



## OLDE VINEYARD NEWSLETTER

September 2007

The newsletter of the Olde Vineyard Homeowner's Association

The Grape Vine

### **President's Message**

After serving as your HOA president for the last two years I can say with conviction that Olde Vineyard is a great place to live! We have wonderful caring neighbors (some old, some new), proud and conscientious homeowners, and a gorgeous neighborhood in which to live the good life. It has been an honor to work with my fellow board members to help maintain our fine subdivision. Thank you all for your support.

### **National Night Out**

Olde Vineyard joined the rest of the city in celebrating National Night Out last Tuesday night at the home of Joyce and Jerry Ellis, 106 Napa Valley Drive. It was an excellent turnout and a great time visiting with friends and neighbors. Thank you Joyce and Jerry, and all those who helped make it such a rousing success.

### **Olde Vineyard in Cyberspace**

New residents Lana and Rick Feldman (211 Monterey Drive) have generously volunteered to design a web site for the subdivision. The content will include Meeting notices and minutes, the covenants, an on-line directory, and perhaps most useful of all, a contractor referral list.

With the pride of home ownership comes the challenge of maintaining our investments in top form. A problem many of us have faced is how to choose a reliable contractor. With some 200 homes in the subdivision we should have plenty of projects to draw from. We expect to have several categories such as yard and garden, general remodeling, painters, roofers, and electrical. This topic will be discussed further at the annual meeting.

### **Christmas Decorations**

For the past several years Catherine Broome has taken care of our Christmas decorating through a contract with the Olive Branch. We on the BOD feel this has worked out very well and we have received many positive comments. If anyone has any comments or suggestions on this topic please pass them to Catherine.

### **Welcome New Neighbors!**

For the past year Manny Fuentes has been driving the "welcome wagon" meeting new residents with a warm handshake and a useful information packet. Manny tries to meet all our new families but if any of you have been missed please give him a call.





Our new neighbors this year include:

Keith & Ronda Allen	103 Napa Valley Dr.	Matthew & Jennifer Harding	100 Concord Drive
Vivian Brandon	102 Merlot Cove.	Gary & Jane Hensarling	217 Monterey Dr.
Ron & Cheryl Brown	207 Bordeaux Dr.	Gerald & Mignon Kucia	302 Monterey Dr.
David & Judy Bufkin	308 Monterey Dr.	Chip & Michelle Mason	207 Concord Dr.
Lee & Courtney Cobb	706 Cabernet Dr.	Thomas & Betty Niceley	309 Bordeaux Dr.
Joey & Keli Craft	114 Concord Dr.	Stan & Donna Prewitt	211 Concord Dr.
Jeff & Tracy Davis	113 Moselle Dr.	Zhonglong & Cao Mei Zhang	107 Bordeaux Dr.
Jerry & Cyndi Grace	410 Concord Dr.		

### **Dues...Dues...Dues**

Every year your Board of Directors spends a significant portion of their efforts to collect the \$100 annual dues necessary to maintain your subdivision. Despite our best efforts we do well to collect from half our residents. For the most part it is the same families who contribute year after year. The Homeowners Association was setup to support and maintain our neighborhood. Board members are unpaid volunteers who lend their time to ensure that Olde Vineyard remains a highly desirable neighborhood. With the exception of printing, postage, and the food and drink served at the night-out, all your contributions go to improvement and maintenance of the 1200 foot frontage along Clinton-Raymond Road and our entrance way. One hundred dollars annually is low compared with dues paid in other subdivisions. It could be lower still if we had full participation. The FY08 annual dues should be paid within the first 60 days of the new fiscal year, which starts on 1 October (just like the Federal Government). **Please support your subdivision with prompt dues payments.**

### **Notice of Annual Meeting**

The annual meeting of the Olde Vineyard Homeowners Association will be held at the MHSAA Building (next to the Clinton-Raymond Road fire station) at 7 pm, Monday, September 24th. In addition to electing a new Board of Directors, a summary of the year's activities, financial status, and next year's budget will be presented.

Last year a vote was taken at the annual meeting in overwhelming support of the covenant changes listed below. These changes will standardize the covenants for all phases with the exception of the square footage minimum for Phase 1. To change the protective covenants the BOD must have the approval 75% of our homeowners. We will begin the approval process at the Annual Meeting. Please try to attend.

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## Proposed changes to Olde Vineyard Protective Covenants:

1. All Phases - Roofing. Replacement roofing will be “architectural” shingles in the colors gray, brown, or black. Nontraditional colors (red, blue, white, etc. are prohibited. (Currently Phase 1 allows 3-tab shingles. This is slightly more specific language for all phases).
2. Phases 1 and 2 Only – Window Frames. Replacement window frames will be made of wood, vinyl, or wooden clad. (Presently only wood windows are allowed in Phases 1 & 2.)
3. Phases 1 and 2 Only – Mailboxes. Replacement mailboxes will be black metal with grape sculpture consist with those in phases 3, 4A and 4B the rest of the subdivision. See figure 1. (The current official mailbox as stipulated by covenants for phases 1 & 2 is the design shown in Figure 2, a white wooden post with cap detail and black mailbox.)



Figure 1. Proposed mailbox



Figure 2. Phase 1 & 2 “official mailbox”

4. All Phases – Satellite Dishes. Exterior satellite dishes will be allowed provided they do not exceed 24-inches in diameter and are not visible from the front façade of the property. (Presently satellite dishes of any size are prohibited in Phases 2, 3, and 4)

### **Errors in Our Mailings**

Keeping current on who lives in the neighborhood is a bit of a challenge. If you receive any mailings sent to past or erroneous occupants or other errors in our correspondence, please contact one of the board members and it will be corrected. Several of you have done that and it is greatly appreciated!





### ***Lastly - From the Yard Nazi***

Ok, the last thing any resident wants to hear from the homeowners association is anything regarding yard maintenance. Sorry, but it has to be said. We need to do more than just cut the grass. Trimming and edging is a must. Walking around the neighborhood I saw too many properties with long grass runners in the street, grass growing in cracks in sidewalks and in the street, and trees and shrubs blocking sidewalks. This not only looks terrible it hurts all our property values. Ninety percent of our homeowners do a fantastic job on their yards, but some of us need to tighten up. If anyone needs help with their lawn care there are a lot of young men living here in the neighborhood who would like the work. Let us know and we will connect you with one.

### **FY07 Olde Vineyard Homeowners Association Board of Directors**

President: Bruce Barker	924-0784	Director: Elisabeth Noel	924-1771
VP: Manny Fuentes	924-5769	Director: Guy Spikes	924-2807
Treasurer: Anita Bridges	924-3810	Director: Janae Heep	924-2074
Secretary: Catherine Broome	925-0199	Director: Bob Pollard	926-1058
Director: Jerry Ellis	925-0245		

**We hope to see you at the meeting!**

**Olde Vineyard HOA  
102 Concord Drive  
Clinton, MS 39056**