



March 2009

Olde Vineyard HOA Newsletter

The newsletter of the Olde Vineyard Homeowner's Association

The Grape Vine



President's Message

Dear Neighbors,

As your HOA president for a second and final year, I want to take a moment to thank the people who have so generously donated their time and efforts on behalf of our subdivision. These are the officers and members of your Board of Directors. It has been my pleasure to work with these extraordinary folks who are willing to take care of the "big yard." I am referring to the 1.4 acres that makes up our Clinton- Raymond Road frontage and the center island, an area twice the size of biggest lot in the subdivision. These are the folks with the unenviable task of not only keeping it all looking good, but also with the responsibility of ensuring that your hard earned annual dues money is wisely used. You may not always agree with what the BOD does on your behalf, any more than you agree with the color of your neighbor's house. This is why we do everything by approval of a nine-member committee, have informative annual meetings, and send out newsletters. We would greatly appreciate your constructive comments and suggestions. So please, next time you see a board member out in the yard, say hello and let them know what you think; and maybe even give them a pat on the back...

Thank you for your support,
Manny Fuentes



Summary from the 2008 Annual Meeting.

We had a good turnout for the 2008 Annual HOA Meeting. The meeting was held at the MSHAA building on Clinton - Raymond Road on September 25, 2008. For those of you that were unable to attend, the following summary covers the high points of the meeting:

1. Review of fiscal year 2008 expenses (see last page)
2. Presentation of proposed budget for fiscal year 2008 (see last page)
3. Maintenance at the entrance (i.e. grass cutting, landscaping) was continued with Farner Landscaping. Board Member Bob Pollard was the project manger for rebidding the front maintenance. He obtained three (3) bids from local providers and the Board of Directors selected Farner due to price and past work performance. Several other maintenance projects were discussed.
4. National Neighborhood Night Out, held in September, was again hosted by Joyce and Jerry Ellis, 106 Napa Valley Drive. Although it rained and attendance was less than the year before, about 40 people showed up as well as the Police Chief, Mayor, our Aldermen and our State Senator. The chili dogs were a big hit with everyone, especially the kids. Next year if it rains, it will move inside, so plan to attend. It is a good chance to meet your neighbors and our local city and state officials.



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5. A discussion was held regarding Clinton's Neighborhood Enhancement ordinance. The city ordinance includes many of the provisions of the Olde Vineyard Protective Covenants. For the most part, Olde Vineyard residents maintain their property in accordance with the ordinance. However, occasionally some residents leave trailers, boats, etc. in the street or their driveways or on the grass beside their house, or let their grass grow excessively. The city Ordinance Compliance Coordinator, Ms. Tammy Robertson, routinely travels through Clinton's neighborhoods to check for potential violations and will issue citations to offenders. Another matter that is reported frequently is using the street for routine parking. The Clinton police will issue parking citations for frequent offenders. Ms. Tammy Robertson can be contacted at 601-924-2256. Also, you can contact a board member if you have any questions or concerns. The provisions of the ordinance can be found on the Olde Vineyard Website at www.oldevineyard.com.

6. Tony Greer, Ward 2 Alderman, and an Olde Vineyard resident, presented a review of the activities in Clinton, including new business, maintenance projects, future developments in the city and Real Estate Values in Olde Vineyard: Tony has updated his presentation with the following information:

Projects that have been completed that benefit Ward 2 directly include the ditch improvements on Clinton Raymond Rd and the signal light at Trailwood and Springridge. The ditch repair project is being paid for by a federal grant for soil conservation. This project is moving along quickly. The grant did not include ditch improvements on the east side of Clinton Raymond Rd but, the City is moving forward to make repairs and absorb the expense. This will provide a more comprehensive solution to drainage problems in this area.

The traffic signal at Springridge and Trailwood provides much needed relief to all the folks who need to make a left turn onto Springridge from Trailwood, especially in the mornings. We lined up the entrance to the shopping center with Trailwood to give us a safer intersection. This project was paid for with a grant from MDOT. An extension of this project included signal lights at I-20 and Springridge (South exit, eastbound) and Lakeview at Clinton Blvd. All of these will make it easier to get around.

The Quisenberry Library is a marquis project that is well underway. Over 190 pilings have been drilled and flooded with concrete to secure the foundation of this building. They are up to 30 feet deep and will support a raised concrete foundation. We expect this building to be substantially complete near the end of 2009. We are very appreciative to the Quisenberry family for their generous contribution of land to the City for this great project. The library is located on Northside Drive west of the bowling alley.

For those of you with high school children, you will be glad to know that we are in the process of buying the last few sections of right of way for the widening of Pinehaven Drive from Northside to Berry Drive. This should give us some traffic relief in this area.

On the real estate front, we see values in Olde Vineyard holding their own against this recession. However market times are significantly longer. I did a comparative market analysis of Olde Vineyard and noted that the average price per square foot is around \$93.32 and that the average selling time or "Days on Market" is around 195 days. Of course, individuals should obtain an appraisal if they want a true indication of the value of their home. Each home is different and some have more amenities than others. This should be taken into account when considering valuation.





7. The 2009 Board of Directors was presented and approved.

Your new officers are:

President - Manny Fuentes, 924-5769

Vice President - Jerry Ellis, 925-0245

Treasurer - Jenae Heep, 924-2074

Secretary - Catherine Broome, 925-0199

Directors at Large:

Chuck Weiss, 924-0458

Travis Dye, 924-4372

Frank Grove, 924-5124

The next meeting of the Olde Vineyard's Home Owners Association will be held in the August/September 2009 time frame



Projects Completed or Currently Underway in 2008.

- As previously mentioned, the grass cutting and landscaping maintenance contract was awarded to Farner Landscaping. Thanks to Bob Pollard for his leadership in getting this done. Farner has done a good job in the past and bid the contract at the same price as last year.

- The project to replace the trees along the front fence has been completed. All 55 of the Bradford Pear trees were dying or diseased and needed to be replaced. The board received bids from 3 landscape architects and selected Pinehaven Nursery of Clinton for the job. The board had budgeted \$3000 for the removal and replacement of 25 of the trees, planning to do half in 2009 and half in 2010. Pinehaven bid \$3500 to replace all of the 55 trees so we used part of the contingency funds to have the 55 trees removed by another contractor and completed the entire project for \$5300 in one year. All three of the bidders recommended using the Savanna Holly tree to replace the Bradford Pears. The hollies are a plant native to Mississippi and are very resistant to disease. They require little maintenance, stay green year round, and will not invade the overhead power lines. We were able to obtain trees that were already 4 to 5 feet tall. They will reach 20/25 feet tall at maturity and have a very long life span. Both of the contractors did a good job getting their work done on time and cleaning up after their work.

- The 4 lantern lights at the entrance have been replaced. Also, the outside electric plugs were replaced and /or repaired. We shouldn't have anymore difficulties with breakers tripping and shutting down the Christmas lights. Both projects were completed for \$ 667. Well within the amount budgeted.

- Christmas decorations. The board selected Dee's Florist of Clinton to install the decorations at the front entrance. Decorations were not used on the entrance road fences because of vandalism we had last Christmas. We are looking for suggestions for this coming Christmas (2009) regarding the decorations. Contact a board member with your ideas.

- Repair was done to the sprinkler system. There was a water line break on the north side of the entrance due to tree roots breaking a water line. The line was repaired and several sprinkler heads replaced to keep the front entrance beds and center island watered properly.

- Three (3) stolen Olde Vineyard street signs were replaced. The signs and poles are unique to Olde Vineyard and we must purchase those signs for replacements. The city will put up their standard signs

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which are different. The city did install the signs for us including installing the poles. Thanks to the Clinton street maintenance crews for their support.

-The city has begun work on the drainage ditches on both sides of Clinton Raymond Road using a combination of Federal and City funds. Many of our homeowners had mentioned how the ditches running along the North side of our entrance had deteriorated over the years-creating a very hazardous situation. The Project should take 6-8 weeks. Thanks are in order for the City Engineer Richard Broome, Tony Greer our Alderman and the other city fathers for making this project happen.

- Two streets were repaved in Olde Vineyard. These streets, Napa Valley Drive and Santa Clara Drive were not repaved several years ago when several others in Part1 and 2 were done. Both of the streets were cracked and had numerous pothole repairs. We contacted the City Engineer's office and they did an assessment based on a standard formula and determined that those 2 streets warranted resurfacing. Thanks to the City Engineers Office and Richard Broome for their help.



Annual City-wide Spring Cleanup

Spring cleanup for the City of Clinton will run from 1-15 Apr 09. The city will provide free trash bags (available at the Clinton Public Works Office off of Springridge Road), and dumpsters will be setup for the drop off of large items during the same dates at the old motocross track off of Springridge Rd.

Remember that Hazardous waste such as: used motor oil, paint, batteries, aerosols, insecticides, etc must be taken to the Environmental Service Ctr located at 1570 Terry Rd in Jackson. Hours of operation are: Tues & Thursday and every 4th Saturday 8 am-3pm. Phone number is 601-960-0000.

Mailbox Improvements

Copper Sculptures is your point of contact for Mailbox replacement. For those of you with the old wooden post mailboxes-you can replace the entire thing with a shiny new modern Olde Vineyard mailbox with pole for \$165. The person to contact there is Amber at 1-800-235-6725.

The Olde Vineyard Website is looking good!

Your best source of information about your subdivision along with useful city links is the Olde Vineyard Website found at <http://www.oldevineyard.com> . We encourage everyone to take a look and thank your neighbor Lana & Richard Feldman for designing and maintaining it for us.

Welcome New Neighbors!

Please join us in welcoming the following new families to your splendid neighborhood:

- Bob and Charlene Bruce residing at 111 Arbor Cove
- Michael and Tammye Jefcoat residing at 103 Concord Drive
- Phil & Nita Burchfield residing at 103 Arbor Drive
- Spurgeon & Katrina Banyard residing at 109 Moselle Drive

Please don't be offended if we missed anyone, we usually do. Instead, give Manny a call and he will drop by with a welcome package.





Olde Vineyard Protective Covenants:

Members of the board frequently receive questions regarding the Protective Covenants. The Covenants are in 3 phases, one for each development of the subdivision. The covenants are basically the same with only a few minor variances. The covenants are enforceable and the Board will pursue violations of the covenants to ensure the integrity of the standards of Olde Vineyard are met. In general, the covenants cover architectural standards, outbuildings, driveways, and the like. Also, the covenants include most of those items included in the city Neighborhood Enhancement Ordinance. The covenants have been included on the website at www.oldevineyard.com. You can download a copy of your covenants by going to our website- click on the covenants and plats lookup your address and then click on the phase (call one of your Board Members if you need a hard copy of these)

Homeowners' Association Dues

To date 137 of Olde Vineyard Homeowners have paid their annual dues for 2009 compared with a record 148 last year). Several who had not paid before came forward and paid and commented on the projects and progress that has been made in keeping Olde Vineyard a nice place to live. Many members have discussed the dues with us and how the budget is allocated. They now understand and support what it takes to keep our neighborhood one of the most desirable places to live in Clinton. Sincere thanks to everyone who is willing to do his/her part to ensure that we all can continue to live in a secure, beautiful neighborhood.

The current list of dues-paying neighbors is provided below (listed by last name and address).

Jimenez, 104 Arbor Cove
 Smith, 113 Arbor Cove
 Wyman, 114 Arbor Cove
 Heep, 115 Arbor Cove
 Strawder, 117 Arbor Cove
 Noel, 118 Arbor Cove
 Howe, 102 Arbor Drive
 Burchfield, 103 Arbor Drive
 Rankin, 107 Arbor Drive
 Fuentes, Arbor Drive
 Zhang, 107 Bordeaux Drive
 Pierce, 200 Bordeaux Drive
 Cerco, 201 Bordeaux Drive
 Hudson, 202 Bordeaux Drive
 Gibson, 203 Bordeaux Drive
 Pinkard, 205 Bordeaux Drive
 Hathorn, 209 Bordeaux Drive
 Horne, 301 Bordeaux Drive
 Cardin, 303 Bordeaux Drive
 Kala, 304 Bordeaux Drive
 Sullivan, 306 Bordeaux Drive
 Pate, 307 Bordeaux Drive
 Niceley, 309 Bordeaux Drive
 Cobb, 706 Cabernet
 Oberhausen, 600 Cabernet Drive
 Prassel, 603 Cabernet Drive
 Carr, 605 Cabernet Drive
 Spikes, 607 Cabernet Drive
 Carr, 703 Cabernet Drive
 Loomer, 102 Chianti Cove
 Parks, 103 Chianti Cove
 Kim, 104 Chianti Cove
 McCollum, 105 Chianti Cove

Bailey, 204 Concord Drive
 Rutland, 205 Concord Drive
 Smith, 209 Concord Drive
 Anothayanontha, 210 Concord Drive
 Prewitt, 211 Concord Drive
 Whitton, 212 Concord Drive
 Scheider, 214 Concord Drive
 McCord, 216 Concord Drive
 Robinson, 300 Concord Drive
 Lewis, 301 Concord Drive
 Scrivner, 302 Concord Drive
 Robinson, 303 Concord Drive
 Merkich, 305 Concord Drive
 Carr, 306 Concord Drive
 Williams, 310 Concord Drive
 Aninias, 312 Concord Drive
 Dye, 313 Concord Drive
 White, 315 Concord Drive
 Pippin, 316 Concord Drive
 Pollard, 318 Concord Drive
 Caldwell, 319 Concord Drive
 Gentry, 320 Concord Drive
 Dilworth, 321 Concord Drive
 Therrell, 326 Concord Drive
 Folkes, 330 Concord Drive
 Finch, 400 Concord Drive
 Ellis, 401 Concord Drive
 Dang, 405 Concord Drive
 Bridges, 406 Concord Drive
 Kerut, 408 Concord Drive
 Grace, 410 Concord Drive
 McCracken, 411 Concord Drive
 Young, 412 Concord Drive

Wimbish, 205 Monterey Dr
 Proctor, 210 Monterey Dr
 Feldman, 211 Monterey Dr
 Harrison, 215 Monterey Dr
 Hensarling, 217 Monterey Dr
 Noel, 313 Monterey Dr
 Majors, 317 Monterey Dr
 Blackstock, 202 Monterey Drive
 McDevitt, 207 Monterey Drive
 Williams, 213 Monterey Drive
 Okoye, 300 Monterey Drive
 Saxton, 301 Monterey Drive
 Kucia, 302 Monterey Drive
 Callegan, 307 Monterey Drive
 Harrington, 309 Monterey Drive
 Greer, 310 Monterey Drive
 Weiss, 315 Monterey Drive
 Causey, 319 Monterey Drive
 Bufkin, 308 Monterey Drive
 Butler, 103 Moselle Drive
 Yates, 104 Moselle Drive
 Ivey, 105 Moselle Drive
 Burrage, 106 Moselle Drive
 Floyd, 107 Moselle Drive
 Banyard, 109 Moselle Drive
 Broome, 110 Moselle Drive
 Harris, 112 Moselle Drive
 Davis, 113 Moselle Drive
 Pigott, 117 Moselle Drive
 Patel, 120 Moselle Drive
 Goswami, 121 Moselle Drive
 Allen, 103 Napa Valley Dr
 Ellis, 106 Napa Valley Dr





Mann, 308 Concord
 Furstenberger, 101 Concord Drive
 Barker, 102 Concord Drive
 Jefcoat, 103 Concord Drive
 Cullinane, 104 Concord Drive
 Throm, 105 Concord Drive
 Baldwin, 106 Concord Drive
 Weissinger, 107 Concord Drive
 Deer, 109 Concord Drive
 Hood, 110 Concord Drive
 Curry, 116 Concord Drive
 Wilson, 202 Concord Drive
 Mobley, 203 Concord Drive

Luong, 413 Concord Drive
 Morgan, 414 Concord Drive
 Skelton, 112 Concorde Drive
 Anthony, 101 Ingle Nook Cove
 Johnson, 102 Ingle nook Cove
 Hood, 105 Ingle nook Cove
 Derosette, 101 Merlot Cove
 Brandon, 102 Merlot Cove
 Denson, 103 Merlot Cove
 Rao, 104 Merlot Cove
 Walker, 105 Merlot Cove
 Smith, 312 Monterey
 Wright, 203 Monterey Dr

Warren, 107 Napa Valley Dr
 Donnell, 108 Napa Valley Dr
 Brashear, 113 Napa Valley Dr
 Stuart, 105 Napa Valley Drive
 Oberhausen, 110 Nappa Valley Dr
 Null, 101 Santa Clara
 Pulliam, 102 Santa Clara
 Grove, 103 Santa Clara
 Lynchard, 105 Santa Clara
 McClendon, 107 Santa Clara
 Long, 103 Sherry Cove
 Suber, 104 Sherry Cove

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Those who have not yet paid can send their dues payment to Jenae Heep, our treasurer. Please make your checks payable to the **Olde Vineyard Home Owners Association**, at the mailing address below:

Olde Vineyard Homeowners Association
 Attn: Jenae Heep, Treasurer
 115 Arbor Cove
 Clinton, MS 39056



**Financial Report Fiscal Year 2007-2008
 Olde Vineyard Homeowners Association**

Beginning Balance 10/1/07:		\$3,213.88
Deposits:		\$14,300.00
Expenses:		
Farmers (Lawn Care)	\$7,379.00	
City of Clinton - water	\$204.04	
Entergy - electric	\$493.46	
Replacement street signs	\$807.24	
Liability insurance	\$455.00	
Birdwell electric (front entrance)	\$188.32	
mailing (invoices/newsletters)	\$406.19	
General maintenance	\$298.27	
Bank fee (balance under \$5000)	\$10.00	
Olive Branch (Holiday decorations)	\$856.00	
Storage Max (Holiday decorations)	\$394.00	
Front lighting	\$593.19	
Fence Cleaning	\$275.00	
Paint front sign	\$470.00	
Website fee	\$9.95	
Annual Night Out (food)	\$220.32	
Directory printing	\$302.10	
 Total expenses:	 \$13,362.08	
 Ending Balance 9/25/08:		 \$4,151.80



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OLDE VINEYARD SUBDIVISION BUDGET FOR 10/1/2008 - 9/30/2009

Income from Dues Budgeted:	<u>\$13,000</u>
Balance carried over	\$4,152
Expenses Budgeted:	
Lawn care, including mowing, seasonal flowers, mulch, pine straw, tree trimming, and planting.	\$7,000.00
General Maintenance (light bulbs, irrigation system electrical, etc.)	\$600.00
Electricity for lights in front area and island lights. . . .	\$600.00
Water for irrigation system.	\$200.00
Printing costs and labels (newsletters, financial reports, etc.)	\$400.00
Neighborhood Night Out expenses	\$200.00
Reserve	\$2,682.00
Postage - stamps for paying bills and for newsletter. . .	\$200.00
Christmas Decorations (Dee's Florist)	\$1,000.00
Storage unit for Christmas decorations.	\$370.00
Fence repair and cleaning.	\$400.00
Begin replacement of 25 Bradford Pears at front entrance (2-3 year time frame)	\$3,000.00
Liability insurance for common area	\$450.00
Monthly bank fee	\$50.00
Total Expenses Budgeted	<u><u>\$17,152</u></u>