



Lake Capri Homeowners Association, Inc.
January 2021 Meeting Minutes

The meeting was called to order by President Marilyn Cooke at 7:30 PM. The minutes of the November 2020 meeting were approved as written and distributed.

Present at the Clubhouse: Marilyn Cooke, Bob Hasser.

Present remotely via Zoom: Mary Boysworth, Missy Jarrell, Michelle Headley, Tim Williams, Randy Roddenberry, Susan McNeely, June Reece, Chip Hatcher, Rosa Taylor

Treasurer's Report: Bob Hasser - (770-482-9248)

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| Beginning Balance as of January 1, 2020 | \$ 8,498.68 |
| Income: | \$ 52,678.36 |
| Expenses: | \$(36,773.25) |
| Transfer from Checking to Dam Repair Savings Acct | \$(3,780.00) |
| Ending Checking Balance December 31, 2020 | \$ 20,623.79 |
| Beginning Money Market Balance January 1, 2020 | \$ 21,857.32 |
| Income: | \$ 1.38 |
| CD#8110000968659 | \$ 10,315.40 |
| CD#8110000968667 | \$ 10,404.21 |
| CD #8110001023100 | \$ 20,376.20 |
| Transfer from Checking to Escrow Acct for Dam Repair (Escrow Total \$22,530.00) | \$ 3,780.00 |
| Ending Money Market Balance October 24. 2020 (Includes CDs) | \$66,734.51 |
| Total Bank Balance | \$87,358.30 |

The income figure includes attorney fees that were collected from members who were in arrears with their dues. Currently, 31 members still owe dues from last year and other years. Bob continues to work with the attorneys on the collection of outstanding dues. Bob's wise decision to place some of our savings in CDs earned us \$1,340.00 interest, which is better than the little we earn in the Money Market Account. Marilyn, our president, asked if there were any questions for Bob, and there were none.

President's Report – Marilyn Cooke (mcooke614@gmail.com) or (770—559-3646).

Happy New Year & it is good that many of you are present, safe, well, or getting well.

> I just want to again thank all those who participated in the 2020 Gift Program (listed in the Newsletter) that blessed 14 Lake Capri children. Several of the children created 'Thank you' cards.

>We have had complaints on Casablanca about a white box truck & the garbage & unsightly conditions surrounding the rental house on the corner of Malta & Lake Capri Road. The Covenants Committee has received both complaints.

> The sensor that turns the lights on & off on Capistrano was replaced. I received a quote to update the wiring for the lights & it included the installation of the last missing lamp (that we have to purchase) on Capistrano & I will present that quote next meeting.

> PLEASE **DO NOT** PUT ANNUAL DUES IN THE DROPBOX AT THE CLUBHOUSE!

> Last month someone literally moved one of the concrete barricades that closed off Rockbridge Road. John Moretto (head of DOT) was contracted & it was put back in place and additional concrete barricades were put down.

> We still have the crazy traffic & large trucks racing through Lake Capri. We still have NOT heard anything from the Sheriff's Dept in regard to closing the Union Grove entrance into Lake Capri. Now many motorists are avoiding the "speed tables" on Lake Capri by going up & around on Amalfi. This makes it dangerous for those residents now.

> We have NOT forgotten about the THREE areas not covered by any traffic control devices. (Lake Capri Road, Lake Capri Drive from the Union Grove side & Lake Capri Drive from the Rockbridge entrance). Our cries are falling on deaf ears. So, yes, we are reaching out to the community for additional help! If anyone has suggestions about what else we can do, send them to any Board member. We also encourage every resident to contact the County with this concern. Their information will be included at the end of the minutes AND we are going to send out an email with their contact information. We NEED every resident to write and complain about the situation. Individual email adds weight to our concern as a community!!

> We still have not heard any information about the progress on the repairs of the culvert on Rockbridge. (We were told we would be updated). We are continuing to send out correspondences to all parties involved.

Vice President: Ashley Baird (770-862-4572) Not present. No report. Marilyn would like Ashley to ramp up promoting the Neighborhood Watch Program.

Committee Reports:

Beach: Mary Boysworth (678-457-7324 or mboysworth@yahoo.com)

1. Pulled up dock ladder out of the water and secured it. Please do not put it back in the water.
2. Took down the volleyball net and put it in storage.
3. Christmas decorations are down, but not put away yet. Need to organize the storage room a little better, so bought a shelf to start putting smaller items on and get them off the floor. Can get more if they work out. Would like to have a cleanup day just for that.
4. Mary needs volunteers to help her with organizing the storage area and other Beach projects. Please consider volunteering for your Lake Capri community. Thank you!

Clubhouse: Missy Jarrell – (770-484-0244 or msnjarrell@comcast.net): I've been awaiting a couple more estimates on repairs and painting of the clubhouse. No renting until COVID is under control.

Hospitality: Michelle Lewis-Headley - (mslheadley@yahoo.com or 678-910-1088) Nothing to report at this time.

Lakes and Dams: Randy Roddenberry - (770-713-3290) Randy stated that the lakes and dams are all right at this time. Missy gave Randy the names of two volunteers who may be able to help him repair the Lake Sorrento siphon.

Landscape: Tim Williams - (678-662-8641): Tim met with a member who grows palmetto plants and has offered to donate some for landscaping use in HOA common areas. Tim will assess where they may be used.

Publicity: Susan McNeely - (770-482-2658). Please see attached Newsletter

Restrictions: Chip Hatcher - (whatsoccer@comcast.net or 770-500-9592) A member wishes to install a decorative fence in their front yard. Chip will visit them. A member mentioned an address on Amalfi with RVs and trailers parking. This has been reported to the County, but Chip will follow up. A large dumpster has been parked in a driveway on Lake Capri Drive for months and must be removed. A dump truck and other commercial equipment is being parked in the driveway and the yard of a home must be removed. A member reported a home that has a large amount of discarded furniture and trash in the backyard.

The following is a report from the Restrictions Committee:

Parking: Per our Covenants, No vehicle in Lake Capri is to be parked on a non-paved or a non-gravel equivalent surface. If you are currently parking your vehicles in your yard and not on a paved surface, please remove them.

Signs: Per our Covenants, No signs are allowed in yards here in Lake Capri except for the following: A Real Estate For Sale sign when a home is being sold; One political sign per candidate during an election campaign.

Temporarily, the following exception is allowed: signs requesting drivers slow down will be permitted until the bridge is repaired. **Note: Commercial business signage is not allowed.** If you have any signs other than the two permitted types or the one temporarily permitted type, please remove them.

We will be issuing citations within the next weeks to each who do not comply with the Parking and Signs Restrictions of the Covenants of Lake Capri.

Safety and Maintenance: Buddy Denman - (denman557@comcast.net) Not present. No report.

Security: (Open Position) **Mary Boysworth - (678-457-7324 or mboysworth@yahoo.com)** is helping with this position.

1. Bob and I did a little revising of the document that will go out with the decals & passes. We added some information so that there should not be any questions going forward about having and showing passes. I have already had one person sitting in his car in the parking lot give me grief about parking there. He tried to tell me that it is a public space and he could be there and only the police could make him move. I told him that it was a private community and there were several signs posted. After he called me the Queen Karen, I just went inside to check on things and he left. If he was still there when I came back out, then I would have called the police.
2. Gate code will be changed on March 1st.
3. There was an officer here last Thursday between 4:30- 5:30 pm sitting at the boat ramp and giving out tickets. I would assume they were for speeding. The speed controller was out, so he must have had radar on his SUV.

NOTE: While the Board continues to contact the authorities regarding the bridge outage and the traffic, we encourage all Members to PLEASE add your voice to ours. **Contact the Sheriff Department to request more traffic and crime prevention patrols in our neighborhood.** The Detour continues to pose risk to our residents, and as we know “It is the squeaky wheel that gets the grease.”

Here is the contact information:

Sheriff Eric J. Levett, Rockdale County Sheriff's Department

Address: 911 Chambers Dr NW, Conyers, GA 30012

Phone: 770-278-8000 Email eric.levett@rockdalecountyga.gov

Facebook: Rockdale County Sheriff's Department

Captain Welch (Sheriff's Dept) jason.welch@rockdalecountyga.gov

Contact information for the Board of Commissioners:

Chairman, Oz Nesbitt, Sr.: 770-278-7001 oz.nesbitt@rockdalecountyga.gov

Commissioner, Sherri L. Washington: 770-278-7014 sherri.washington@rockdalecountyga.gov

Commissioner, Doreen Williams: 770-278-7008 doreen.williams@rockdalecountyga.gov

Department of Transportation

John Moretto (DOT) (770) 278-7200 | **M:** (470) 529-5967 john.moretto@rockdalecountyga.gov

Storm Water Department

Ann Wead-Kimbrough annwead.kimbrough@rockdalecountyga.gov

Welcoming Newcomers: June Reece - (732-742-6064, text or leave voicemail or jbreece@live.com)

June welcomed the following new neighbors: Raven Y. Welch of 2767 Lake Capri Drive

Greg Napier of 3004 Barcelona Way

Mr. & Mrs. Jarius of 2085 Monterey Drive

The Board joins June in welcoming all these new neighbors to Lake Capri!

Still pending from last report: David Anderson of 2085 Lake Sorrento Drive
Najarian Capital LLC of 2511 Amalfi Drive

Unavailable this period: Nicole Humphrey of 2902 Barcelona Way
Michelle Barrera of 2075 Salerno Drive
Harold Lakeram of 2536 Amalfi Drive

IMPORTANT: If you know of someone new moving into Lake Capri, please contact June so that the newcomer can be welcomed. In addition, if you know of an illness or bereavement in the neighborhood, please contact June with the name and address. She will send a Get Well or a Sympathy card from the Lake Capri HOA.

Good and Welfare:

--Bob requested a wellness check on a residence with an overflowing mailbox. We were happy to learn that the resident is well but just does not get out much.

--The Board would like to thank Nancy Newman our trusty volunteer who purchases and installs the seasonal flowers and the winter greenery in the planters at the Lake Capri Boat Ramp.

--*Call for Volunteers:* The Board Member Positions you see listed in the Minutes each month provide an easy list of the different jobs that must be done to keep Lake Capri safe and beautiful. We encourage all our Members to consider donating a little time and talent to this effort. Please feel free to contact the different Officers or Committee Chairs via phone or email to find out how you can help. Thank You!

The next regular Board meeting will be on Monday, February 15, 2021, at 7:30 PM. Meeting adjourned.

The numbers below are important for you to keep by your phone and use when necessary:

Emergency - 911

Sheriff - non-emergency – 770-483-4200

Animal Care and Control Department – 770-278-8403

Code Enforcement – Garbage dumping and litter on roadways, Junk Vehicles, Not Keeping Grass Cut, Sign Violations, etc. 770-278-7103 or codeviolation@rockdalecounty.org

Road Maintenance Department – Limbs, etc., piling up along roadways, bushes obscuring visibility, broken road signs, etc., 770-278-7200 or email a request to kimberly.kelly@rockdalecountyga.gov

Lake Capri Newsletter

Happy New Year to everyone! It is my prayer that 2021 will be better than 2020!!!

Tommy, my sister, and I tested positive for Covid on December 11. We followed all of the rules by wearing a mask, staying 6' apart and we still came down with the virus. (We think we got it by doing volunteer work at our Food Bank because 2 other volunteers had it.) We had a bad couple of days. I had severe pain, an eye infection, loss of smell and no energy. Tommy had milder symptoms and my sister had low oxygen level. It is serious and not to be taken lightly!!! Please follow the rules and wear those masks. I would also like to thank Judith Chabot for all she did for us during this time. Judith and I have been friends for over 20 years and she is truly a dear friend. She made soup for us and even came over to check us out and make sure we were okay. Other than lack of energy, we are improving every day. Tommy and my sister both have coughs but we

have all tested Negative and have had our antibody screen and are ready to donate our antibodies to help those less fortunate.

Our heartfelt sympathy is extended to the family of Kenneth McEachern of McEachern Site Services. Mr. McEachern passed away on January 9. He did so much for us in Lake Capri with the maintenance of our dams and lakes. We especially remember and are grateful for his expertise and hands-on assistance when hurricane flooding destroyed a large section of one of our dams.

Former longtime resident John Brooke Bittinger, Jr. passed away, December 6. John is survived by his wife Marjorie, sons Brooke and Sandi and their families. John was known as the "Marathon Man" One of his running buddies was Hank Duffy. They ran all over Lake Capri and when John and Marjorie moved to Conyers, you could often see John running the streets in Conyers. Our sympathy is extended to his family and friends.

Sympathy is extended to Sherry and Tim Keller in the death of her 100 year old grandmother who passed away in Arkansas several weeks ago. She was a month shy of her 101 birthday.

Lake Capri is one of the greatest subdivisions in Rockdale County. People move here because of the beauty and amenities we have. This is a community with covenants and restrictions. Everyone is aware of this when you purchase your home. We have a few people that refuse to follow these rules and regulations. They don't care how their property looks and it seems all they want to do is destroy our beautiful neighborhood. We welcome all neighbors but would appreciate it if you followed the rules. PLEASE KEEP YOUR GARBAGE CANS OUT OF SIGHT, PARK YOUR CARS IN THE DRIVEWAY, NOT ON THE GRASS, KEEP YOUR LAWNS CUT, YOUR SHRUBBERY TRIMMED, MAINTAIN YOUR HOMES AND PAY YOUR DUES. What a bargain! \$200.00 per year.

We don't want to forget those families that so graciously blessed our Lake Capri children for Christmas:

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| Charlie & Robin Belcher | Beau & Althea Murphy |
| Jim & Peggy Bloom | C.K Newman & Shelly Buffington |
| Laura Buckles (Paces-Landing Neighbor) | Lee & Brenda Pickens |
| Marilyn Cooke | Randy & Debbie Roddenberry |
| Buddy & Donna Denman | Tony & Mary (Booker-)Simpkins |
| Brenda Gunn (Marilyn's Sister) | Martin & Norma Sims |
| Mike & Missy Jarrell | Rosa Taylor & Greg Meyers |
| Donna McCoy | |

THANK YOU AGAIN!!

Please remember to wear your mask and stay 6' apart. Covid -19 is serious!!! Take my word.

It's hard to write a newsletter with no news. Call me with your news.

Thanks,

Susan McNeely 770-482-2658