



Lake Capri Homeowners Association, Inc.  
March 2021 Meeting Minutes

The March 2021 Board Meeting was called to order by President Marilyn Cooke at 7:30 PM. The minutes of the February 2021 meeting were approved as written and distributed.

In attendance: Marilyn Cooke, Bob Hasser, Mary Boysworth, Tim Williams, Rosa Taylor

Via Zoom: Ashley Baird, Michelle Headley, June Reece, Randy Roddenberry, Chip Hatcher

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

Beginning Balance as of February 15, 2021	\$ 41,721.08
Income:	\$ 10,285.20
Expenses:	\$ (8,723.21)
Ending Checking Balance March 15, 2021	\$ 43,283.07
Beginning Money Market Balance February 15, 2021	\$ 40,276.50
Income:	\$ .30
(Dam repair Escrow Acct \$22,530.00)	
Purchased new CD#8110001812253	-\$20,406.83
Ending Money Market Balance March 15, 2021	\$ 19,869.97
CD #8110001023100	\$ 20,376.20
CD#8110000968659	\$ 10,315.40
CD#8110001812253	\$ 20,406.83
Total Bank Balance as of March 15, 2021	\$114,251.47

Bob stated that our Annual Audit has been completed and our 2020 books were correct.

Bob showed a ten-inch stack that represented the 2020 paperwork for the collection of Annual Membership Dues. A member asked what about those who have not paid their dues in past years. Bob stated that he works with our attorneys in an ongoing process to collect any dues that are in arrears. This effort sees some success especially when a property is sold since outstanding debts on a property must be settled at closing. He stated that two members who are in arrears for past years are making payments and two more are in judgments.

The Board noted that our expenses were high this month and that this was because our property and liability insurance was paid for our member-owned Lake Capri HOA properties (the lakes, common lake shores, Clubhouse, Beach, Picnic Area, etc.)

**This is a good example of our Annual Dues at work.** We all know that as individual homeowners we must carry property and liability insurance on our homes and lots. In that same way, we as Members of the Lake Capri HOA Association must maintain property and liability insurance for the Lake Capri properties that we, as a group, own.

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

>We sent out Covid-19 vaccine information for those Seniors who were interested in receiving it. We were told they were having trouble finding a place. (Thank you, Ann Hatcher).

>I received an email with the following: *This afternoon there were 3 vehicles heading west across the causeway. The second vehicle became impatient and pulled out and passed the first—bad move. The third vehicle turned on its flashing lights and took off after vehicle no. 2. The deputy went up to the car, talked for a while and then went back to her patrol car and sat there for a long time.* Hopefully, a citation was issued, and the

Sheriff's Dept will continue patrolling in marked and unmarked vehicles. It's getting warm out and I know we are used to walking outside. Please continue to be vigilant when doing so.

>We are a "**Covenant Community**", if you do not have a copy of our Covenants you can go to the website (**lakecapri.com**) go to "**Lake Capri HOA**", then go down to **HOA Membership Documents**. There you will find both our **Lake Capri Covenants** and **Lake Capri Bylaws**. (READ THEM OVER)

> It has only been warm a few days and already there are concerns. A mass email will be sent out about our stickers, ID cards, guest tags, and ID cards. A copy of that email will be attached to this month's Newsletter, and if necessary we will send it out again.

**Vice President: Ashley Baird (770-862-4572)** Ashley had a difficult month due to the death of her puppy, but she will be getting back to her duties this month. She reported that it was reported to her that a neighbor saw a vehicle speeding and three law enforcement vehicles in pursuit but no lights or sirens. The Board suggested that she could contact the Sheriff's Office to follow up on this.

### **Committee Reports:**

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

Missy's son and his buddies moved the volleyball poles for me so it will be clear for Cleanup and new sand. I want to set up a day to clean out the storage room and put things away. It can be during the week, so anyone interested, please let me know. The best days for me are Mon and Tues.

Rosa stated that we have been calling for volunteers without anyone coming forward. Mary should not have to undertake such a large and heavy job by herself; therefore, we should authorize her to hire someone for a few hours and get this job done. The Board approved this.

Still looking into replacing the doors and lock downstairs. A couple of contractors have had a hard time trying to find that size door, so we might just cut the lock off and replace it with a new one and get doors later.

The Beach shower water line is leaking. (Following the meeting Mary reported that the shower and water lines have been replaced and a new handle installed on the shower pull cord.)

Mary plans to purchase new sand for the Beach and asked Tim if he thought New Landscaping would spread it for us. Tim said he thought so, but he would check.

Mary needs a sign for the Beach Gate with Covid Protocol Rules.

**Clubhouse: Missy Jarrell – 770-484-0244 or msnjarrell@comcast.net:** Not present. Sent the following report. Missy bought 2 new lamps for the Capistrano Causeway. John Eidson will install them.

**Hospitality: Michelle Lewis-Headley (mslheadley@yahoo.com or 678-910-1088)** Michelle announced that she is altering our Annual Easter Egg Hunt with Covid protocols in mind. The plan is to hide Easter Treat Bags for the children to find. The Easter Event will take place on Easter Sunday, April 4, beginning at 2 pm outside the Clubhouse and is open to all Lake Capri children. Michelle needs volunteers to help her with this. Please contact her and volunteer.

She would like to try Bingo Game Night via Zoom. Please contact her if you are interested.

**Lakes and Dams: Randy Roddenberry (770-713-3290)** Randy said that the dock that needed to be removed from Lake Capistrano has been removed, and the pine tree that was in Lake Capri is out of the water.

**Landscape: Tim Williams (678-662-8641):** Tim announced that our Annual Clean-Up Day of the Beach and Clubhouse areas will be Saturday, April 24, beginning at 9 AM. This is an outdoor event which can follow Covid protocols.

**IMPORTANT:** Members, please mark your calendars for April 24 and come help Tim and Mary to beautify your community. Since one of the main jobs is cleaning up winter debris, please bring a rake or a grabber tool if you have one. Volunteers will be treated to pizza and soda following the clean-up.

Tim has spoken to Reed New the owner of New Landscaping, which is the service we use for mowing, etc., of Lake Capri common areas. They are determining a schedule for this season.

Tim hopes to burn the debris pile in March, so that new debris from Clean Up Day can be burned before the

burn ban that begins May 1.

Residents are asked to Please Scoop the Poop when they walk their dogs, and Please take the poop bag with you and dispose of it properly rather than leaving it hanging on or by a sign, etc.

A Member mentioned there are some trees on Capistrano that need to be trimmed. Contact information for reporting this to the County is at the end of the Minutes every month. It is as follows:

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

**Publicity:** Susan McNeely (770-482-2658). Not present. Please see attached Newsletter.

**Restrictions: Chip Hatcher** (whatsoccer@comcast.net or 678-526-9805) Letters will be sent to residents with vehicles on their property that are inoperable or do not have current tags. This is a violation of County Law and a violation of Lake Capri Covenants.

**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. Beach gate code has been changed, but there are still people coming in without hanging passes or stickers on their vehicles. When I ask, I get an attitude. When I find cars parked without a pass, here are some of the excuses I get: "My parents live right over there and told me I didn't need one, or I'm doing a job for 'Bill' and he said it was ok," and now I am getting people stopping to have lunch, look at the view or waiting on their realtor to look at a property.

Some of them I let stay but say they have to have a pass next time. However, there are some that I have had to run off because they didn't live here and because of their attitude, etc. Told them if they were seen here again, then the police would be called, and their vehicle towed!

We are getting serious this year, folks. You will only get ONE warning. Put a sticker on YOUR vehicle (or put it on a guest pass and hang it from your mirror) and make sure your guests put the hanging pass on theirs, or you will be subject to towing. It is for YOUR safety!

2020 passes are **NOT** valid. You must use the ones for 2021 and guest passes must be filled out for that day only. Deputy patrols have been seen more frequently and giving out speeding tickets, but it is still not enough presence from them. Call or text me if you see or hear anything.

Marilyn is working on an email to remind Members of the rules regarding Member stickers, I.D.s, Guest Passes, and the use of Lake Capri common areas. (Following the meeting, an email with this information was sent. For hand delivery members, it will be with the March Minutes.)

Tim and Mary discussed security cameras.

Mary and the Board discussed when we should begin our seasonal patrols by the deputies that we hire. Last year we began at the beginning of May. However, with all the outside traffic and the growing problem of trespassers and poachers, the Board, after confirming with the Treasurer that we have sufficient funds, decided to begin our seasonal deputy patrols in April this year.

The Board discussed the problem of people parking on either end of the Capistrano Causeway. It was suggested that since that is a very narrow road and most of it is marked as No Parking, perhaps we could contact DOT and have the entire road marked No Parking. Also, according to Georgia law, there is no parking within 30 feet of a stop sign, so that would ban parking from the last 30 feet on either end of that road. Members are encouraged to report parking violations to the Rockdale County Sheriff's Office.

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

I. NEW RESIDENTS: Najarian Capital LLC (not occupied) 2511 Amalfi Drive

II. GET WELL CARDS: Susan and Tom McNeely 2585 Casablanca Drive;  
William (Buddy) Denman 1964 Lake Sorrento Drive

III. BEREAVEMENT CARDS: Family of Barbara Crews 2775 Biscayne Drive;  
Kevin Reeves - father passed 2565 Rockbridge Road;  
Family of Robert Randolph 3081 Rivera Drive

If you know of someone new moving into the neighborhood, please let June know so that she can welcome them. Also, if you know of an illness or bereavement in our Lake Capri family, please let June know so that she can send a card from the Lake Capri Members.

**Good and Welfare:** Nothing to report.

**The next regular Board meeting will be on Monday, April 19, 2021, at 7:30 PM at the Clubhouse. 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](mailto: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](mailto:kimberly.kelly@rockdalecountyga.gov)

## Lake Capri Newsletter

One year later, we're still wearing masks. The vaccine is just around the corner so just follow the rules and let's let Covid-19 become a thing of the past!

Tommy and I survived Covid-19 in late December and on or about February 10, Tommy suffered a stroke. He has weakness in his left side and his speech was affected. We are very blessed his stroke wasn't any worse and he is working for a full recovery!

Congratulations to Curly and Lolly Buffington celebrated their 57<sup>th</sup> wedding anniversary with a trip to Hilton Head.

Missy and a very dear shelling friend enjoyed a week at Marco Island, Florida where Missy picked up loads of seashells!!

Sympathy is extended to Beverly and Eddie Foster in the death of Eddie's mother, Ardella Foster of Rossville, Ga. on February 21.

Sympathy is extended to the family and friends of Robert Randolph who passed away March 11 after an extended illness. Robert was the owner of Rite Temp HVAC company and had installed many air conditioners in Lake Capri. Robert was a retired Army Sargent Major.

Sympathy is extended to Kevin Reeves and his family and friends in the recent death of his father.

Sympathy is extended to Lisa Mayfield and her family and friends in the death of her daddy Richard Mayfield of Conyers who passed away on March 8.

Longtime resident Barbara Crews passed away on March 5 after an extended illness. Barbara was an active member of Lithonia First United Methodist and had previously served as music director and was also a lay leader in the Methodist Church. Barbara was a lady of many talents and will be missed. She is survived by 3 sons and a daughter plus many grand and great-grandchildren. Sympathy is extended to the Crews family.

Spring is in the air. The flowers are blooming, and Lake Capri is just beautiful. It is time for us to clean up the winter debris around our houses and get ready for spring. Just a little work can change the whole appearance of your home. Pay your dues, keep the garbage can out of sight, don't park your cars on the lawn.

WEAR YOUR MASK, STAY 6 FEET APART AND GET YOUR VACCINE AS SOON AS POSSIBLE.

Call me with your news.

Susan McNeely 770-482-2658

~ ATTACHMENT ~

## Use of Lake Capri HOA Properties

Dear Members,

Lake Capri is a Covenant Community, which means there are rules and regulations that ALL Member residents agreed to follow. When the 2021 packet was sent out after you paid your dues, you received new instructions that need to be followed for your safety and the safety of others. Especially with Rockbridge Road being closed and strangers rerouted through here, we need to work together as a community to enforce our rules that are in place. Remember...

**VEHICLES ON HOA PROPERTY WILL BE TOWED UNLESS** the vehicle has a 2021 Member sticker on the rear window or hanging easily visible/readable from the rear-view mirror. HOA properties include the boat ramp areas on Lake Sorrento and Lake Capri, the Clubhouse parking lot, Capistrano Way on the Lake Capri Drive end, or on Capri Cove. DO NOT BLOCK THE BOAT RAMPS. NO OVERNIGHT PARKING on any HOA property.

**NOTE:** Being a Member does not exempt your vehicles from this rule. Member vehicles parked on HOA properties must have a Member sticker in it or on it as stated above.

**GUEST VEHICLES ON HOA PROPERTY WILL BE TOWED UNLESS** your guest has a properly filled-out guest pass hanging from the rear-view mirror that can be read while standing outside of the vehicle. HOA properties are as stated above. Members are responsible for their guests knowing and following the rules.

The first time our Security or the Sheriff sees ANY vehicle at the Lake Sorrento or Lake Capri Drive boat ramp areas, the Clubhouse parking lot, on Capistrano Way on the Lake Capri Drive end, or on Capri Cove that does not have the appropriate Member sticker or hanging tag, a warning notice will be placed on the vehicle and its information will be entered into a database. On the next offense, the vehicle will be towed at the owner's expense.

If any vehicle is parked on HOA property AND does not have a Member's sticker or a guest pass on the rear-view mirror and is occupied, they will be asked to leave. If they refuse, the Sheriff will be called. To be on private property without permission/credentials is Trespassing.

### I.D. CARDS

**ALL MEMBERS** over the age of 12 years of age MUST carry their properly filled-out personal member resident ID card when on HOA property.

**ALL MEMBER'S GUESTS** must also have on them a completely fill-out guest card.

If you need more guest passes or hanging guest tags, contact us. Remember, if you give a pass to anyone, YOU are responsible for their actions while they are in Lake Capri.

We have new volunteers working with our Security committee and they may not know you or your face. All you have to do is show your Lake Capri ID. Please do not argue with them or become defensive. We are all neighbors, and they are just trying to help keep us all safe. Maybe we can remind each other in a friendly way to make sure to have stickers on or in vehicles and to carry our I.D. cards. Ask your guests to please clean up after themselves and explain the rules.

This is YOUR community. This is OUR community. The HOA and our Security patrols are just trying to keep Lake Capri safe. Let us all as Members abide by these simple rules for vehicle stickers or guest passes and cooperate if asked to show I.D. or guest passes. By doing this we can avoid the need for more Sheriff patrols, an expense which could require higher annual dues.

Thank you,

Lake Capri HOA