



Lake Capri Homeowners Association, Inc.  
June 2021 Meeting Minutes

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

In attendance: Marilyn Cooke, Bob Hasser, Mary Boysworth, Tim Williams, Rosa Taylor, Chip Hatcher, Ashley Baird, Randy Roddenberry, Susan McNeely, Buddy Denman, Missy Jarrell.

Via Zoom: Michelle Headley.

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

Beginning Balance as of May 17, 2021	\$ 38,624.18
Income:	\$ 3,077.02
Expenses:	\$ (9,414.74)
Ending Checking Balance June 21, 2021	\$ 32,286.46
Beginning Money Market Balance May 17, 2021	\$ 19,870.95
Income:	\$ .17
(Dam repair Escrow Acct \$22,530.00)	
Ending Money Market Balance June 21, 2021	\$ 19,871.12
CD #8110001023100	\$ 20,407.90
CD#8110000968659	\$ 10,323.21
CD#8110001812253	\$ 20,406.83
Total Bank Balance as of June 21, 2021	\$103,295.52

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

I sent out an email today about getting “slow down” signs and have already had responses. It may not be a grand thing, but something is better than nothing. We are still asking if anyone has any suggestions to aid in this traffic concern, please let us know. The last day to order is **Monday, June 28<sup>th</sup>, 2021**

This is a “**Covenant Community**” meaning there are rules that have been in place for a long time. Very simple rules that members need to be followed.

- Have your member sticker visible on your vehicle: either on the outside rear window or hanging from your rearview mirror.
- If you give out a “Guest Pass”, Your guest must hang the tag from the rearview mirror where the information is readable. They are also to carry a personal guest pass on their person. 12 years old & up.
- We can tow any vehicle without the proper sticker or tag at the owner’s expense. It is posted, it has been emailed & we have said it.
- There is **NO** Glass allowed on Common property (would you like to step on or get cut by a piece of broken glass? Of course not.) Accidents do happen but if there is no glass, no one has to worry about those types of accidents.
- There is an area to smoke & put your cigarette butts. Butts on the ground look terrible!
- Trash on our grounds also looks terrible. Why would you leave your trash? Why do we have to tell you to pick up after yourselves? We have enough problems with the detour people throwing their garbage out of their vehicles onto our roads & in our front yards. Please pickup & clean up!!

- The trash cans at the Clubhouse are **NOT for your personal household garbage**. It is for the trash that is collected at the beach, picnic area & Clubhouse.
- When you pick up your dog's poop, take it with you & dispose of it.
- Covenants are in place for a reason. Our Covenants are simple!
- **SLOW DOWN!** Several of our residents still speed through here. **WHY?**
- Let's strive to keep Lake Capri clean & safe. If everyone does their part, we can do this!

**Vice President: Ashley Baird (770-862-4572):** No new homeowners have called Ashley. She knows of one streetlight which is out and a Board member mentioned a problem with another one. Ashley will report both to Snapping Shoals.

### **Committee Reports:**

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

- **Kids area is ready for use.** I still need to put up a rail or fence, so please stay away from the taped-off area. (Any suggestions are welcome).

-Please cover the sand turtle and set the table back up when finished with them to keep out the rain and other animals.

-The new kid's chairs are to stay in the kid's area.

-That also goes for all toys borrowed from the container next to the bathrooms.

EVERYTHING needs to go back to where you got it.

Please don't leave anything on the beach or dock or it will wind up in the lake!

-The volleyball net is up on the Beach.

-A reminder to all: There is **NO GLASS allowed** on any Lake Capri Property!

I have already found glass bottles in the trash and pieces of glass on the beach.

We only allow plastic and cans and there are recycle bins for those.

-Smoking is only allowed next to the fence past the dock and in the parking lot.

There are ashtrays in both areas to put out your cigarettes.

Please don't leave your butts in the parking lot or throw them in the lake!

-If you are at the boat ramp or Dam, please take your trash with you or dispose of it in the Clubhouse garbage.

**Clubhouse: Missy Jarrell – (770-484-0244 or msnjarrell@comcast.net):** There have been two rentals so far and one more is planned. Missy has purchased and installed the new air purifier and a sanitizing station for inside the Clubhouse.

**Hospitality: Michelle Lewis-Headley (mslheadley@yahoo.com or 678-910-1088):** Michelle thanked Mary and Kimmie for their help with the Memorial Day Event. She appreciated all those who attended.

Michelle asked if we should have an event for July 4<sup>th</sup>. The Board discussed and decided not to hold an event since many Members tend to be away or celebrating with family that day. Mary said that we still have ice pops and drinks from the Memorial Day event and she volunteered to give those out to Members who are at the Beach the afternoon of July 4<sup>th</sup>.

The HOA now has a speaker system that can be used to provide music for HOA Hospitality events. It was in use at the HOA Memorial Day event.

**Lakes and Dams: Randy Roddenberry (770-713-3290):** Weed control pellets have been applied to areas of the lakes, but it is too soon to know how effective this will be.

Randy and an HOA Member reported to the Board on a problem of algae in Lake Sorrento and Lake Capistrano. Their research indicates that this is an especially aggressive form of algae that can take over a lake and make it uninhabitable for other forms of life such as fish. Last year, Randy spoke to a representative of Solitude Lake Management Company who gave a quote of \$400 a month to manage Lake Sorrento and address weed control. He contacted this representative and arranged a meeting. A motion was made to pursue a written con-

tract with Solitude Lake Management for Lake Sorrento. The motion was seconded and passed with a unanimous vote in favor, none opposed, and no abstentions.

An important step in maintaining lakes and minimizing weed and algae growth is to lower the lakes from time to time. Before Lake Sorrento could be lowered, its siphon must be repaired. The Board discussed ways and means of getting this done. We will appeal to volunteers for this, and if that fails we will hire McEachern Site Services, the company we have always used for maintaining our dams, etc.

Our annual goose round-up is scheduled. This is a humane procedure done by the U.S. Department of Agriculture for a fee. Our lakes are too small to accommodate populations of non-migrating waterfowl due to the pollution they cause. The geese are transferred to more appropriate habitat of larger bodies of water.

**Members are asked to NOT FEED THE GEESE** as this obviously just adds to the problem.

A Member stated that the depth of our lakes is not measuring as deep as in the past. Lakes naturally silt in over-time due to runoff and leaves falling, etc. However, Members are asked to avoid adding to the problem. Please do not blow or rake leaves, grass clippings, or yard debris into the lakes. **Per our Covenants “(f) Use of Lakes, (iii) No refuse of any kind shall be placed on or disposed of therefrom into the adjacent water.”** Also, we ask that lakefront residents keep docks in good repair so dock lumber does not end up in the lakes and avoid leaving items near the lake that may blow in during storms.

**Landscape: Tim Williams (678-662-8641):** The lawn maintenance of HOA common areas is going well. Tim plans to ask our service to attend to some areas at the edge of the lakes.

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

**Restrictions: Chip Hatcher (gmahatcher@gmail.com or 678-526-9805):** Chip turned in the plans for the fences that the Board approved at the May meeting. A Member asked about building a carport. Chip said they need to submit their plans.

**Safety and Maintenance: Buddy Denman (770-826-0233 call or text):** Buddy installed a new American flag at the Clubhouse. He hopes to install the Fishing/No Fishing signs soon.

**Security: Open Position. Mary Boysworth (678-457-7324 or mboysworth@yahoo.com):**  
**Still the ongoing speeding, etc., and still having folks question WHY I ask for a pass.**

Also noticing more trash along the roads and people are using our trash bins at the Clubhouse for personal trash! Note to Members: the bins at the Clubhouse are for trash from the Clubhouse or the Beach, not personal trash from your home.

Been running into folks that have PAID their dues, but did not get any decals or passes, etc.

When I look them up, there is nothing listed as far as decals go.

I can only assume that they did NOT fill out the paperwork from Bob. So I tell them to call Bob and ask him. (At the meeting Bob stated that this is the case; some Members pay their dues but do not fill out the paperwork that is needed in order for decals to be issues for their vehicles.)

Keith Thompson was present at the meeting and is interested in helping out with security. The Board offered the position of Security Chair to Keith, but he said that at this time he would not take the position. He would, however, continue to help Mary with security. The Board thanked Keith for volunteering his service.

Parking was great for the Clubhouse rental on Saturday. I didn't check to see if they used the passes or not, but it probably helped that we had rain.

**Note to Members:** If you are having a party or family gathering at your home, please ask your guests to park on one side of the street only. Fire trucks and ambulances must be able to get through our narrow streets at all times. This is for the safety of all.

Members are reminded to report parking or traffic violations and criminal or suspicious behavior to the Rockdale County Sheriff's Department and NOT to the HOA Board. The Board has no authority to enforce the laws of Rockdale County.

Tim reported that a driver traveling at a high rate of speed crashed into the telephone pole at the three-way stop at Lake Capri Rd and Rockbridge. The Sheriff's Dept. was called and responded.

**Welcoming Newcomers: June Reece - (732-742-6064, text or leave a voicemail or jbrece@live.com):** Not present. Sent the following report: June welcomed and gave our Welcoming Packet to S. Jones of 2528 Lake

Capri Drive and to L. Sepolveda of 2581 Lake Capri Road. The Board joins June in welcoming these new neighbors to Lake Capri!

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:** A member stated that the vegetation by the bridge near the Clubhouse is obscuring visibility. Another member mentioned an area where tree growth is interfering with the visibility of a roadway. Rockdale County Road Maintenance Department is responsible for maintaining the roadways. Their number is at the end of the minutes each month: Road Maintenance Department – Limbs, etc., piling up along roadways, bushes obscuring visibility, broken road signs, etc., 770-278-7200. Call them to report any problems you see.

**The next regular Board meeting will be on Monday, July 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

**Our bridge is still out after almost a year and we still have no answers to when it will be repaired. We still have to put up with people speeding through our neighborhood and in some instances destroying our property. Remember this when the next election comes around! We are all tax paying residents and I think we deserve better than what we are getting!**

Sympathy is extended to the family and friends of long time resident Grantland Rice who passed away April 23. At the time of his death, Grantland was living with his son and his family. Grantland is survived by his children and their spouses, John Michael Rice (Crystal), Melody Ann Baker (Mike), Allison Leigh Gentry (Joe) and grandchildren, Gabrielle and Carissa Rice. Grantland was married to his wife, Linda, for 57 years. Linda passed away a few years ago. He served in the Coast Guard and enjoyed fishing, traveling and sports. Funeral services were held at Berean Baptist Church on May 27<sup>th</sup>.

Get well wishes to Rita Wasson who had neck surgery on June 11.

Randy Roddenberry continues to improve after his surgery.

Our best wishes to Joyce and Archie Brown who will be moving to an assisted living apartment in Madison on July 1.

Tommy and I spent a weekend in Chattanooga visiting with friends that we went to grammar school with in Thomaston, Georgia many years ago. We came home through Cloudland Canyon State Park where we picked up a granddaughter that is going to be a camp counselor there this summer. It is a beautiful area and I know why Beverly Foster loves that area so much. We had never heard of Menlo, Georgia.

Many of you have probably had someone calling you to see if you were interest in selling your home. Please be careful. If you are interested in selling, call a reliable real estate agent. Don't deal with these scammers!!

While I haven't received calls about graduates in our neighborhood, I know we have some. We extend Lake Capri congratulations to each of you and wish you well in the next phase of your life.

We have several areas that really need some cleaning up by the residents. Our rules and by-laws are not hard to follow. Please be aware that you are to keep your grass cut, garbage cans out of sight, cars parked in driveways, not on the grass, and bushes cut. Don't throw trash on the roads or streets. When you walk, take a bag and pick up the trash. This helps to make our neighborhood look better. Simple things to do!!!

Have a safe July 4<sup>th</sup>. Remember what we are celebrating!!!

Susan McNeely 770-482-2658