



**Lake Capri Homeowners Association, Inc.**  
**April 2022 Meeting Minutes**

**The April 2022 Board Meeting** was called to order by President Marilyn Cooke at 7:30 PM. The minutes of the March 2022 meeting were approved as written and distributed.

In attendance: Marilyn Cooke, Bob Hasser, Rosa Taylor, Tim Williams, Mary Boysworth, Missy Jarrell, Susan McNeely. Via Zoom: Chip Hatcher

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

Beginning Balance as of March 21, 2022	\$ 39,362.36
Income:	\$ 6,556.82
Expenses:	\$ (3,076.64)
Ending Checking Balance April 18, 2022	\$ 42,842.54
Beginning Money Market Balance March 21, 2022	\$ 14,102.03
Income:	\$ .12
Ending Money Market Balance April 18, 2022	\$ 14,102.15
CD #8110001023100	\$ 20,413.02
CD#8110000968659	\$ 20,328.86
CD#8110001812253	\$ 20,417.05
 Total Bank Balance as of April 18, 2022	 \$118,103.62

President Cooke asked if there were any questions for Bob and there were none. A member stated that US Savings Bonds are currently paying more interest than CDs. Bob said he would discuss this with the member after the meeting.

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

Our event on Saturday, March 26<sup>th</sup> was windy, but otherwise great. We had 7 vendors, music, food, and raffled off 11 donated prizes. We gave out 40 Covenant packages and had several members sign up to help with upcoming events. Let's keep this positive energy going.

DOT has filled in some areas on the sides of the roads that have eroded for one reason or another with asphalt.

**Vice President: (Open Position)- IMPORTANT: Your Lake Capri community very much needs someone to fill this position. Please contact a Board Member if you would be willing to serve.**

**Committee Reports:**

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

**Important Note to All Members: Our Annual Clean-Up Day of the Beach and Clubhouse area will be Saturday, May 7, beginning at 9 AM. Volunteers are needed!! Please come to the Clubhouse on May 7 and lend a hand for YOUR Neighborhood. Volunteers will be treated to pizza following the Clean Up.**

On Clean-Up Day, volunteers will help with the following: install the silt fence around the Beach; disassemble and remove the wooden structure in the Clubhouse parking lot; pick up trash in the Beach area and around the neighborhood; clean out and organize the storage area in the basement of Clubhouse.

Note to all Members: Please help by picking up trash, especially in front of your house. It may not be your trash, but it is your neighborhood. Thank you!

Mary plans to get a new lock for the Beach bathroom. Chip N. has someone who can give us an estimate for new steel doors for the Beach bathroom.

**Clubhouse: Missy Jarrell – (770-378-7425 or [msnjarrell@comcast.net](mailto:msnjarrell@comcast.net)):** There have been two rentals this month and six are coming up.

**Hospitality: Michelle Lewis-Headley ([mslheadley@yahoo.com](mailto:mslheadley@yahoo.com) or 678-910-1088):** Not present. Sent this report: Thank you, to everyone who came together to make the Easter Egg Hunt a wonderful experience for the children. We had neighbors and family members helping to hide the 300+ eggs we hid around the area. Everyone had a great time. Music, snacks, and drinks were offered as well.

We are looking for volunteers to help with Memorial Day. Please let us know if you are interested in lending a helping hand.

**Lakes and Dams: Randy Roddenberry (770-713-3290):** Not present. Sent a report by Chip Newman: Chip met with Nathan of McEachern Site Services regarding the replacement of the valve and siphon on Lake Sorrento. The estimate is \$3,700 for parts and labor. The estimate includes Nathan coming out and getting the siphon running when we are ready to drain the lake and training a Lake Capri volunteer to operate the siphon in future. Several steps are involved in that process. Chip Newman volunteered for this.

The valve and siphon system is required to lower the lake. Lowering the lakes for a few weeks in the winter season each year is an essential element of lake management for weed and algae control. If we can lower the lakes for a few weeks each year, thus controlling the weeds, we would no longer need Solitude Lake Management which would save us their monthly fee.

A motion was made to accept the bid from McEachern Site Services and proceed with this job. The motion was seconded and passed with all in favor, none opposed, and no abstentions.

Chip N. spoke with Solitude Lake Management and resolved the billing issue that was discussed last month.

**Landscape: Tim Williams (678-662-8641): Important Note to All Members: The Annual Clean Up of the Beach and Clubhouse area will be Saturday, May 7, beginning at 9 AM. Members are encouraged to come to the Clubhouse on May 7 to lend a hand and beautify your neighborhood. Tim hopes to have at least 20 Volunteers this year. His main goals will be to clear around the picnic area and the Lake Capri Dam. This is a wonderful opportunity to meet your neighbors and learn more about your community. Do a little, do a lot, every effort is appreciated! Volunteers will be treated to pizza after the Clean Up.**

Tim discussed with the Board the scope of work included in the contract he has signed with New Landscaping Service for maintenance of our HOA common properties such as the Clubhouse areas, lake causeways, and shorelines. This will include 10 mowing's (\$1,050 per cut) and one "beginning of the season" clearing of shorelines, etc., cost \$1,250. Tim stated that New Landscaping tries to do a good job, and they are easy to work with. He said if anyone sees an area that needs attention to please let him know.

**Publicity: Susan McNeely (770-482-2658 or [spmcneely@bellsouth.net](mailto:spmcneely@bellsouth.net)).** Please see the attached Newsletter. Please contact Susan with your news. We always like to recognize any graduates in Lake Capri. Please contact Susan if anyone in your household is graduating from high school or college so that he or she can be recognized in the Newsletter.

**Restrictions: Chip Hatcher ([gmahatcher@gmail.com](mailto:gmahatcher@gmail.com) or 678-526-9805):** A new resident at 2532 Lake Capri Drive has spoken to Chip about installing a fenced dog run. When Chip has the plans, he will submit them to the Board for approval consideration.

The Restrictions Committee is focusing on campers and other improperly parked vehicles that are in violation of Lake Capri Covenants. Letters are being sent to those who are in violation.

Chip Newman is working with Rockdale County Code Enforcement to resolve problems on non-Member properties in Lake Capri that violate the Rockdale County Code. He discussed his recent work on this which is never an easy process. The Board thanked him for his efforts.

**Safety and Maintenance: Buddy Denman (770-826-0233 call or text):** Not present. No report.

**Security: (Open Position)- IMPORTANT: Your Lake Capri community very much needs someone to fill this position. Please contact Mary Boysworth if you have questions about this position or please speak to any Board Member if you would be willing to serve.**

**Mary Boysworth** has been helping with this position. (678-457-7324 or [mboysworth@yahoo.com](mailto:mboysworth@yahoo.com)):

Mary stated that the deputy we used last year for our hired security patrols is not able to patrol for us this year. He did not know of anyone he could recommend in his place. A member mentioned he will ask some deputies he knows in case anyone would be interested.

Mary stated that she needed help with a security camera and a member present at the meeting volunteered to help.

**Welcoming Newcomers: June Reece - (732-742-6064, text or leave a voicemail or [jbreece@live.com](mailto:jbreece@live.com)):** Not present. Sent word to Marilyn that she had nothing to report.

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:**

- Bob mentioned that a candidate running for public office sent information on their campaign addressed to the Lake Capri Homeowners Association. Since the Homeowners Association does not endorse political candidates or disseminate campaign material, the mailing was discarded.

**The next regular Board meeting will be on Monday, May 16, 2022, 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**

Spring is here. The flowers are just beautiful and children will soon be out of school for the summer. It's hard to believe how fast this school year has gone by.

--Long time resident Joyce E. (Love) Gooddale age 92 passed away on March 22, 2022. Joyce retired from the Federal Government and was a member of Conyers First United Methodist Church. Joyce was preceded in death by her husband William Goodale and sister, Merle Conner, also a long time resident of Lake Capri. She is survived by her son, Steven Ennis of Lake Capri and her brother, Kenneth Love and two grandchildren, Tara and Amanda. Sympathy is extended to the family and friends.

--Bob and Sandy Hasser took a bus trip to Charleston for a few days.

--Tommy and I spent a couple of days in Murphy, N. C. and then a couple of days in Chattanooga visiting with friends from our elementary and high school days in Thomaston.

--Welcome home to Carol Schuier after spending over a month in DeKalb Emory Hospital. Keep Carol, Michael and Jeff in your prayers as Carol continues to improve!!

--From Beverly Foster, a very busy woman!!!

Eddie and Beverly Foster have been residents of Lake Capri Subdivision for twelve years. Beverly served a few years on the HOA Board. Seeing the desperate need for rural community volunteers and the preservation of rural Georgia's African American history, for 22 years, Eddie and Beverly have devoted their volunteer hours giving back to their native rural community, Walker County, Georgia. This is a northwest Georgia Appalachian community that is over 92% white and only 4.4% African American. Using an inclusive, positive and welcoming approach, they have secured grants for preservation, education and initiation of programs for the advancement of all cultures of Walker County. Furthermore, for the past one and one-half years, Beverly has hosted a television show, Beverly's Historical Moments, on UCTV/265, Fort Oglethorpe, Georgia. One can see reruns on Facebook or UCTV?265.com website in the media section. Presently, they are working on development of Walker County's first African American Memorial Park and Walker County's first African American Museum and Cultural Center.

In February 2022, the organization founded by Beverly Foster in 2000, the Walker County African American Historical and Alumni Association, Inc. received the Walker County Chamber of Commerce 2021 award for the most outstanding civic and nonprofit organization of the year. Eddie and Beverly are proud of this success, but need everyone's prayers for continued success and safety as they frequently travel the highways.

--At our March HOA meeting, we had two representatives from AT&T who spoke to us about the upgrade to Fiber. We were assured it would not increase our monthly bill. Several days after the meeting, I received an email thanking me for coming to the Mall of Georgia to sign up for the fiber upgrade and that they would be at our house on a set date for installation. I have never been to Mall of Georgia and I certainly didn't sign up for this. I had my daughter call and see what was going on and they told her we had no choice since we had phone and internet service with AT & T. We accepted this and the technician came and again, we were informed, it would not change our price in anyway. When my bill arrived on April 16, there was a change from last bill + \$27.48. Two hours on the phone and my cost is still \$27.48 more each month. Hopefully, you won't experience the same thing.

--Please let me know if you have a child or grandchild graduating from high school or college so we could recognize them.

Call me with your news. Remember, Lake Capri is a wonderful neighborhood! Do your part and help keep it this way.

Slow down and observe STOP signs and pick up trash around your streets.

Susan McNeely [spmneely@bellsouth.net](mailto:spmneely@bellsouth.net) 770-482-2658