



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

**Meeting with representatives from AT & T prior to the Monthly HOA Board Meeting:**

Terence Ferguson of AT & T Fiber Development along with his associate, Patrick, met with the Board and several Members at 7 PM prior to the Monthly Board meeting. They presented information and answered questions on the recent installation of Fiber Internet in Lake Capri.

They will be present at the Lake Capri Social and Yard Sale Event to be held on the grounds of the Clubhouse on Saturday, March 26, beginning at Noon, as has been announced in our emails to Members for this event. At that time they will speak to Members who have questions about AT & T's internet utility or who wish to report damage from the installation.

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

In attendance: Marilyn Cooke, Bob Hasser, Rosa Taylor, Tim Williams, Mary Boysworth, Missy Jarrell, Susan McNeely, and Randy Roddenberry.

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

Beginning Balance as of February 21, 2022	\$ 32,885.18
Income:	\$ 9,245.32
Expenses:	\$ (2,768.14)
Ending Checking Balance March 21, 2022	\$ 39,362.36
Beginning Money Market Balance February 21, 2022	\$ 14,101.92
Income:	\$ .11
Ending Money Market Balance March 21, 2022	\$ 14,102.03
CD#8110001812253	\$ 20,411.97
CD #8110001023100	\$ 20,413.02
CD#8110000968659	\$ 20,328.86
 Total Bank Balance as of March 21, 2022	 \$114,618.24
(Checking, Money Market, and CDs)	

President Cooke asked if there were any questions for Bob and there were none.

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

>Today I looked on the Rockdale County site (**ITB #22-02 Rockbridge Road Bridge Over Lake Capri**) & saw that there wasn't any new information about which company's bid was accepted. But was informed that the same company who originally built the culvert, won & will construct the new bridge. Utility work has apparently begun.

>We are getting ready for our event this Saturday. We will have vendors including AT&T. There will be food, a DJ, and a raffle, but the main reason for this event is to get our Covenants to all members, invite non-members to join & give residents a chance to sign up to help in any area they may have time for. Saturday, March 26<sup>th</sup> at the Clubhouse from Noon until 4 pm.

**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):** The Beach Gate code has been changed to the new 2022 code. Members receive the new 2022 Beach Gate code in their Membership Packet which is mailed to them once they pay their 2022 Dues.

We need a new lock for the Beach bathroom. I would like to get one that has more than 5 numbers available on it for changing codes.

Hopefully we can get some volunteers at the event on Saturday, March 26, to help with a few projects, including tearing down the fenced garbage area. All of the pails have been removed and put under the deck outside the bathroom.

**Clubhouse: Missy Jarrell – (770-378-7425 or msnjarrell@comcast.net):** There has been one rental this month and four are coming up. Our trash service wants us to use their rolling trash bin for Clubhouse trash instead of trash cans in the fenced garbage area as has been done previously. Missy discussed with the Board ways and means of disassembling and removing the fencing.

**Hospitality: Michelle Lewis-Headley (mslheadley@yahoo.com or 678-910-1088):** Not present. Sent a report that she plans to have an Easter Egg Hunt for Lake Capri's children this year. Watch your emails for information on this.

**Lakes and Dams: Randy Roddenberry (770-713-3290):** Randy met with a representative from Solitude Lake Management company regarding repair/replacement of the siphon on Lake Sorrento. The estimate is \$2,000. Until the siphon is working, we will be unable to lower the lakes. Lowering the lakes helps control weeds and algae.

The Board noted that this company increased the monthly fee they charge us before their contract expired. They need to reimburse us for the overbilling and bill according to the contracted fee until the contract expires. Their work on Lake Sorrento has improved the weed problem in that lake. The Board discussed possibly transferring their service to Lake Capistrano when the current contract expires. Service for that lake should not cost as much since it is a smaller lake.

**Landscape: Tim Williams (678-662-8641):** Tim stated that New Landscaping Service will begin mowing the HOA common areas and dams in May. They mow eleven times over the summer season. Tim has cut some dead trees on the Lake Capistrano Dam and plans to cut some on the Lake Capri Dam.

The Board discussed the need to bush hog the back border of the Lake Sorrento Dam where the woods are growing in.

**Important Note to All Members: Saturday, May 7, is our Annual Clean-Up of the Beach and Clubhouse area.** Please mark your calendar and come to the Clubhouse on May 7 to lend a hand and beautify your neighborhood. 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!

**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.

**Restrictions: Chip Hatcher (gmahatcher@gmail.com or 678-526-9805):** Not present. No report. Mr. Dixon of 2588 Lake Capri Drive presented plans to enclose his patio. A motion was made to approve, it was seconded, and passed with all in favor, none opposed, and no abstentions.

A Member clarified that the request at 2551 Lake Capri Drive is not to extend the concrete driveway but rather to build a carport. Once the plans have been submitted to the Board, we will vote on the approval.

Chip Newman is working with Rockdale County Code Enforcement to resolve problems on non-Member and Member properties in Lake Capri that violate the Rockdale County Code.

**Safety and Maintenance: Buddy Denman (770-826-0233 call or text):** Not present. No report. Mary reported that the sign at the Lake Sorrento spillway has been run over and needs to be reinstalled. Marilyn stated that the lamp posts on the causeways need to be painted and volunteered to paint some of them. Please contact Marilyn (770-559-3646) if you can help with this.

**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)): Several signs have come off of the fence due to the high winds over the past 2 months. Found one across the street! I have put them back up. Only lost one of the towing signs.

Mary discussed with the Board when to start our patrols by the hired deputy this year. It was decided to begin the patrols in April and continue through May since that is the time of year when we see the most trespassing and poaching of fish by non-Members and non-residents of Lake Capri. We hope that by discouraging this early in the season, we “nip the problem in the bud” so to speak. We would like to do more paid patrols because they are effective, but the deputy's hourly fee has nearly doubled and that affects our budget.

**\*\*\*We need to have more folks get involved and do some neighborhood watching!\*\*\***

**Welcoming Newcomers: June Reece - (732-742-6064, text or leave a voicemail or [jbreece@live.com](mailto:jbreece@live.com)):** Not present. Sent a report to say that seven homes in Lake Capri are in the process of being sold. June is monitoring them and will welcome new owners once that move in.

She sent a sympathy card from the Lake Capri HOA to Buddy Denman at the death of his sister.

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 a house is for sale on Biscayne Drive that is not an HOA Member house. He suggested it would be good if, once new owners are in place, they were contacted about joining the Association. One of the task groups the Board hopes to establish, The New Members Task Group, would do just that. At present, there are approximately 60 non-Member homes in Lake Capri. If they would join, it would do much to help support the community where they live.
- A Member stated that there are two trees fallen in Lake Biscayne from a vacant lot. As part of good lake management, owners of lakefront properties including vacant lots are expected to keep the lakes free from fallen trees and debris from their property. One of the new Task Groups that the Board is establishing would focus on vacant lots to see that the owners are properly maintaining their property. **If you would volunteer for this important work, please contact any Board Member.**
- A Member raised a concern about the design of the new bridge for Rockbridge Road. It was explained that the Rockdale County DOT has already finalized the design for the bridge and in fact, the bid process is complete, and construction should begin soon.

**The next regular Board meeting will be on Monday, April 18, 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 has come to Lake Capri. The flowers are beautiful. Easter is just around the corner and pollen is in the air.

Congratulations to Becky and Jake Clouse on their October marriage. Also, sympathy is extended to Jake and Becky on the death of Jake's mother.

Sherry Keller has been recovering from shoulder surgery. Hope all is well now.

Prayers and get well wishes for Carol Schuier.

Herb George spent a few days at Rockdale Medical Center but is home and doing much better.

Artie Sangster is home after a stay at Rockdale Medical Center and then a couple of weeks at Rockdale Rehab.

Rosa Taylor and Greg Meyers recently visited St. Augustine, FL. They say it is a fun destination not too far away with interesting historical sites and museums, delicious sea food, and beautiful beaches. Last week they visited Gibbs Garden in Ball Ground, Georgia, where they saw hundreds of daffodils in bloom.

Former long-time resident Tom Aiken passed away last week. Tom and Joyce were active in Lake Capri for many years. Tom was president of Lake Capri HOA, a Navy Korean War Veteran and a retiree of the Royal Typewriter Company. He is survived by his wife Joyce, daughters Linda and her husband, Karen, and her husband, four grandchildren, and many great-grandchildren. Sympathy is extended to the Aiken family.

Lithonia First United Methodist Church will resume its Holy Week services on April 11. Everyone is invited to attend these services. The service will begin at 12:00 with about a 30-minute service and a light lunch of soup and sandwiches be served immediately following the service. The speakers are:

Monday Bishop Carl McRae, Exousia Lighthouse Ministries

Tuesday Rev. Chris Shurtz, Conyers First United Methodist

Wednesday Dr. Jim Martin, Retired Minister First Baptist Church of Lithonia

Thursday Rev. Dr. M. Lavell Sanders, Stockbridge First United Methodist Church

Friday Dr. Marvin L. Crawford, First St. Paul A.M.E. Church.

In 1972 the Lake Capri Homeowner's Association dues were \$25.00 per year. Now our dues are \$230.00 per year. In the past 50 years, the dues averaged an increase of \$4.10 per year. Think of how that little amount of money has kept Lake Capri the beautiful neighborhood it still is. I don't understand why anyone would not want to be a member and help preserve this place for another 50 years, and yet there are residents in Lake Capri who have not joined and do not contribute with dues even though some try to use the amenities. The HOA Board is creating a new task group to contact these residents, explain the benefits of membership, and seek to enroll them. If you would like to volunteer for this task group, please contact any Board Member.

Our home values have grown and grown! Our dues do so much: the lakes, the clubhouse, the beach, the dam and all the common areas plus the many activities.

We are fortunate to have residents volunteer to serve on the board and to not have to pay a management company to run our HOA.

Do a Spring clean-up around your homes.

Remember!!! Rockdale County has a leash law. You must not let your dogs run loose. You are responsible for any damage or injury caused by not obeying the law.

Call me with your news.

Susan McNeely 770-482-2658