



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

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

In attendance: Marilyn Cooke, Bob Hasser, Rosa Taylor, Tim Williams, Mary Boysworth, Missy Jarrell, Susan McNeely, Randy Roddenberry, Buddy Denman Via Zoom: Michelle Lewis-Headley

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

Beginning Balance as of April 18, 2022	\$ 42,842.54
Income:	\$ 3,727.47
Expenses:	\$ (5,125.27)
Ending Checking Balance May 16, 2022	\$ 41,444.74
Beginning Money Market Balance April 18, 2022	\$ 14,102.15
Income:	\$ .12
Ending Money Market Balance May 16, 2022	\$ 14,102.27
CD #8110001023100	\$ 20,413.02
CD#8110000968659	\$ 20,328.86
CD#8110001812253	\$ 20,417.05
Total Bank Balance as of May 16, 2022	\$116,705.94

Bob reported that the Lake Capri HOA has a total of 278 Members.  
218 Members are paid and current on all charges. 36 are unpaid on 2022 dues.  
24 are past due on 2022 and other years. This results in \$49,082.40 total current year dues and past years monies due.

Bob has researched the US Government Bonds known as I-Bonds and found that they are currently paying a good rate of interest. He will invest \$10,000.00 from our Money Market Account in an I-Bond to take advantage of the better rate since currently, we make only a few pennies a month in the Money Market.

President Cooke asked if there were any questions for Bob. A Member asked for more information on the I-Bonds. Bob and two other Members present stated that these are safe US government bonds and provided information on how they work. The Member agreed that this was a good decision for this portion of the HOA savings.

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

>I received an email in regard to excessive noise/music from neighbors. All any of us can do if you are not friendly with your neighbors is to speak with them and call the Sheriff. We do not have law enforcement powers.

>According to our covenants **5. USE RESTRICTIONS (q) Nuisance it shall be the responsibility of each owner and occupant to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on his or her Lot.** Please take pride in your Lot (front & back) keep it clean & mow your grass. As stated in the January meeting. Our Covenant Committee is working hard to get Lake Capri back to our “Pre-COVID & Pre-Closed Rockbridge Road “ look. And we appreciate all those who have complied with the Committee just by speaking with you or receiving a soft letter. We have many more houses to tend to, but we should not have to for overgrown grass. It’s not only a Lake Capri covenant but also a County Ordinance to keep your grass cut.

>Please be mindful of your property line. Working on, driving over, or just being on your neighbor’s property without their consent is “trespassing” according to Georgia law.

>We have not heard anything from the new DOT until a non-resident asked what was happening with the bridge. The DOT responded to the individual and copied us. Telling that person that they were working on the utilities at this time, something we told our members two months ago when they began, but thanks for copying us.

>Members were asked if they would sign the Petition for Rockdale County Forensic Audit & if they would collect signatures.

>It was asked when we would have another “Yard Sale Day”? The Board suggested **Saturday, May 28<sup>th</sup>, from 9 am-1 pm.** Those vendors who registered & paid before can return to sell your items but please let Rosa know. Anyone new wanting to be a vendor please contact Rosa at eproe50@yahoo.com

### **Vice President: Open Position**

### **Committee Reports:**

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

On the Friday before the Spring Cleanup, Joseph Richardson and CK Newman dragged the beach which helps fluff up the sand, expose debris to be removed, and helps with weed control. We thank them for their good work.

**We had an awesome turnout for our Spring Cleanup on Saturday, May 7. Some of the projects accomplished: we cleaned up the beach and put the silt fence back up; cleaned the kid's play area and replaced the toys; took down the wooden fence around the garbage pails; trimmed the bushes and cleared brush from the picnic area. We got most of the storage room behind the men's restroom cleared out.**

The Board would like to recognize the following who came out and worked hard for Lake Capri: Mary Boysworth, Tim Williams (Organized the brush clearing in the picnic area), Missy Jarrell (Organized the storage room cleanout), Chip Newman, Nancy Newman, CK Newman, Larry Smith, Gerald Tillman, Lee Pickens, Nyirah Gardner, Isaiah Gardner, and Kia Barnes.

Our heartfelt thanks to all of these volunteers who do so much to keep Lake Capri a safe and beautiful place to live. (If I missed anyone, please let me know.)

A special thanks to Mike Fitch who spent a couple of days clearing the brush and trees over at the Sorrento Boat ramp.

We still have some projects left to do: we need to organize the storage room behind the ladies’ restroom; get the remainder of large items out of the storage room behind the men's restroom; clean out picnic grills and put down a new layer of bricks; clean tape from the outside windows of the clubhouse; put up new hooks on the front windows for Christmas wreaths; the white signs need to be cleaned.

Please call me if you can help with any of this or if you have suggestions, ideas, etc.

The Board discussed the bid we have received for new metal doors for the Beach restrooms at a cost of \$2,610.00. A motion was made and seconded to accept this bid. The motion passed with all Board Members voting in favor, none opposed, and no abstentions.

Once the doors are installed, Mary will purchase new locks and have them put in. Until then, she will try to open the Beach restroom doors on the weekend days, but they must be locked at the end of each day for security.

**Note to Members:** The Clubhouse garbage pail is now being kept on the deck outside the kitchen. If you pick up trash around the neighborhood or have poop bags, etc., you can use that pail. Please only put BAGGED trash in the pail!

**Clubhouse: Missy Jarrell – (770-378-7425 or [msnjarrell@comcast.net](mailto:msnjarrell@comcast.net)):** There have been two rentals this month and four are coming up. Marilyn stated that we need suggestions for how to better organize and mark the parking spaces in the Clubhouse parking lot.

**Hospitality: Michelle Lewis-Headley ([mslheadley@yahoo.com](mailto:mslheadley@yahoo.com) or 678-910-1088):** Michelle has nothing planned at this time. Mary will try to plan something at the Beach for Memorial Day. Please watch you email for information on this and other Lake Capri Events.

**Lakes and Dams: Randy Roddenberry (770-713-3290):** Randy reported that the parts have been ordered for the siphon for Lake Sorrento. This is a large but important project which will rebuild the siphon system for that lake. Serenity Lake Management gave us a quote for treating Lake Capistrano for weeds and algae, but it was too high. Randy and Chip N. have devised a plan to treat that lake themselves.

A member asked if the tree that fell from a resident's property into Lake Capistrano had been removed. It has not. Lakefront property owners are responsible for keeping trees and debris from their property out of the lakes. This resident has been contacted and asked to comply.

**Landscape: Tim Williams (678-662-8641):** Tim reported that the Spring Clean-Up was a great success. He was glad to see some new faces among the volunteers who came out that day because these Clean Up days are a great way for everyone to meet their neighbors. Tim thanked all the volunteers who helped that day. He especially thanked Chip Newman and CK Newman who had a truck and trailer and hauled off two loads of debris. (Please see the Beach report above for the names of the volunteers and a list of projects that were completed that day.)

Tim reported that New Landscaping Company, the service that mows and clears our Lake Capri Clubhouse grounds, dams, etc., has made two of their scheduled maintenance cuts. They completed the scheduled additional clearing, mulching of the beds, etc., around the Clubhouse. They cleared the yucca and overgrown shrubs from the Lake Capri Drive Bridge and removed logs and debris from that spillway and the lakes.

The picnic area has been trimmed and cleared of debris. Members are asked to avoid dumping any debris on the former burn pile location. There is a Burn Ban in Rockdale County until October 1, so any debris put there would just sit and be an eyesore until then.

Bob Hasser stated that he was having some driveway work done at his home and as part of the same job he would have his contractor repair the hole in the Clubhouse parking lot. Thanks, Bob!

The Board complimented Tim on just how great everything looks all around the Clubhouse grounds and other HOA common areas. We offer a grateful thank you to Tim, Mary, our Lake Capri volunteers, and New Landscaping for their hard work for our beautiful home, Lake Capri!

**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.

Sometimes Members say they wish they could come to the Clean-Up Day, but they could not make it. Here's something we can all do at any time. We can pick up trash near where we live or around the neighborhood when we are out for walks.

**Restrictions: Chip Hatcher (gmahatcher@gmail.com or 678-526-9805):** Not present. Missy reported that the gravel parking area at the Vigay's residence on Lake Capri Drive looks good and recommended approval. A motion was made to approve, it was seconded, and passed with a unanimous vote by the Board, no nays, and no abstentions.

The Restrictions Committee is currently focusing on vehicle and parking violations of our Covenants. They are seeing some success from these efforts. Chip N. is working with Rockdale Code Enforcement to resolve violations on non-member properties. He has reported the address on Casablanca that is running a trailer business from their residence.

Missy reported that the furniture and debris from the residence at Lake Capri Road and Malta has been cleared. This was the result of an eviction that was finally resolved after two years.

The CK Newmans of 2716 Isle of Pines presented plans for a dock. It met Covenant requirements. A motion was made to approve, it was seconded, and passed with a unanimous vote by the Board, no nays, and no abstentions.

**Safety and Maintenance: Buddy Denman (770-826-0233 call or text):** The Board was very happy to see Buddy feeling better and present with us once again. He had nothing to report at this time.

**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): If there is someone fishing who doesn't have a pass or decal, Members can take a picture of their tag and send it to me.** You don't need to approach them. Same goes for those parked at the beach.

I had to ask several folks to leave the boat ramp again for not having passes. This has to stop. Also, I am running into a lot of passes that have NOT been filled out or signed. This really has to stop. Members, You MUST fill out a pass BEFORE giving it to someone. If you continue to not follow the rules, then we may not allow you any more passes. "My pass is in my other car" is NOT an excuse anymore. Believe me, I have heard every excuse there is!

This is for everyone's protection and safety.

If you need an extra decal or passes, please contact Bob Hasser.

Also, there have been several occasions where someone has called the Police on a neighbor over a disagreement. This is NOT something you call the Police for. Either get a neighbor involved or bring it up to the HOA. Please don't waste the valuable time of the Police for something petty.

What if there was a real emergency that they couldn't get to it because of your issue? Please think before you call.

As always, IF YOU SEE SOMETHING, SAY SOMETHING!

Call the non-emergency number (770-483-4200), unless it is an emergency, then call 911.

And you can always text me.

A Member complained of people speeding and parking in a way that created a hazard to motorists. Another resident reported that a suspicious stranger came to her home. While the Board sympathizes and wants to be informed of problems in the neighborhood, we have no authority to enforce the traffic laws or the criminal code of Rockdale County. Please contact the proper law enforcement authorities to report any problems.

**Welcoming Newcomers: June Reece - (732-742-6064, text or leave a voicemail or jbreece@live.com):** Not present. Sent report.- The following newcomer has been welcomed: Dat Donnie Nguyen, 2532 Lake Capri Drive. The Board joins June in welcoming our new neighbor 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:** Marilyn introduced Halas Wilbourn who was present at the meeting and has volunteered to serve as Vice President on the Board. A motion was made to appoint him to the position, it was seconded, and passed with unanimous consent, no nays, no abstentions.

Welcome to the Board, Halas!

**The next regular Board meeting will be on Monday, June 20, 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

**Welcome to summer! Now, we just need some rain. Our grass that was so green a month ago is now getting brown.**

Marilyn Cooke has had a busy month. On April 29, she attended the graduation of her Godson, Phillip “PJ” Williams who graduated from University of South Carolina of Beaufort (USCB) with a Bachelor of Arts in Communications (Cum Laude). On May 13th, her niece, Taylor Summers was hooded and graduated with a Master’s in Social Work from Atlanta Clark University (Cum Laude). On May 15<sup>th</sup>, another niece, Lauren Summers graduated from Spellman College with a Bachelor of Arts in Photography (Cum Laude). Taylor and Lauren are sisters. Congratulations to all.

Curly and Lolly Buffington spent a week in Destin, Florida where they attended the destination wedding of their daughter Kristi.

Artie (AJ) Sangster is in Rockdale Medical Center recovering from the flu. Get Well wishes to AJ.

We just heard the news that a tornado touched down in Gaylord Michigan in the parking lot where Michael Roebuck works. Michael and his family are fine but some of his co-workers lost everything. Michael is the son of Ruth and Buddy Roebuck.

Sympathy is extended to Henrietta Biltz in the death of her son Greg who passed away May 20 after an extended illness. Greg had been with his mother for the past year or so due to his illness. In addition to his mother, he is survived by 2 daughters and their husbands and 5 grandchildren. Funeral plans have not been announced.

Former long time resident Allene P. Burdette, age 97, of Lawrenceville died May 8, 2022. Allene grew up in Atlanta and married the love of her life, Joe Burdette. She played an active role in her children’s education and was an Honorary Life member of the PTA. She enjoyed singing and performed solos and duet in the church choir. Allene was an active member of the First Baptist Church of Lithonia, where she was a teacher, director, planner of events, and participant in Young at Heart. She was known for her sharp wit and humor which she used to imitate Minnie Pearl. She was an expert seamstress and crocheter. Many of us were recipients of the church bulletin necklaces which she made. She was also an important member of the Lake Capri Woman’s Club. She was preceded in death by her husband of over 60 years, Joe Burdette. She is survived by her

daughter, Carol Plumlee and her husband Gary, of Lilburn; son, Earl Burdette and his wife, Cheryl of Cumming; four grandchildren and seven great grandchildren. Sympathy is extended to Allene's family and friends.

The contract for our bridge repair has been signed and hopefully, the bridge repair will be complete before years end. Thank you Marilyn for staying on top of this and letting the community know what is going on.

We have been blessed not to have any serious accidents with all of the traffic that goes through our neighborhood. People speed through and have no care for our safety and property. If you see a car on the Capistrano causeway, wait on your end until the car is across.

As I have said many times, Lake Capri is a wonderful place to live and we should all appreciate the work that our HOA does as volunteers to keep our neighborhood in good condition. All of our rules and regulations are to benefit the neighborhood. The rules are not complicated to follow. Keep your lawns cut, garbage cans out of sight, cars parked in driveway, not on lawns, shrubbery cut, etc. Do your part!

Please call me with your news! 770-482-2658 [spmneely@bellsouth.net](mailto:spmneely@bellsouth.net)

Susan McNeely