



Lake Capri Homeowners Association, Inc.
January 2023 Meeting Minutes

The **January 2023 Board Meeting** was called to order by President Marilyn Cooke at 7:45 PM. The minutes of the November 2022 meeting were approved as written and distributed.

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

Beginning Balance as of November 21, 2022	\$ 20,560.00
Income:	\$ 2,165.00
Expenses:	\$(4,339.98)
Ending Checking Balance December 31, 2022	\$ 18,385.02
Beginning Money Market Balance November 21, 2022	\$ 15,097.93
Income:	\$.25
Ending Money Market Balance December 31, 2022	\$ 15,098.18
CD #8110001858695	\$ 20,390.17
CD#8110000968659	\$ 20,329.87
CD#8110001812253	\$ 10,422.25
 Total Bank Balance as of December 31, 2022	 \$ 84,625.49

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

Thank you to all the families that donated to help make 28 Lake Capri children's Christmas a little brighter.

JULIAN & KELLY HADNOTT	CHIP & ANN HATCHER
CHIP & NANCY NEWMAN	LARRY & GLENDA SMITH
ANGELA WILKES	MIKE & MISSY JARRELL
TIM & ODELLA WILLIAMS	RANDY & DEBBIE RODDENBERRY
BOB & SANDY HASSER	JACK & SUSAN PATES
CK NEWMAN & SHELLEY BUFFINGTON	MARY BOYSWORTH
BUDDY & DONNA DENMAN	BEAU & ARTHEA MURPHY
ROSA TAYLOR & GREG MEYERS	JIM & PEGGY BLOOM
MARILYN COOKE	

>***If anyone knows of a GEMA CASTELLANOS with a niece named Luna, ask her to contact me as I have Luna's gifts

> This year, I will try an Angel Tree & hopefully get more people involved.

> Preserve at Travers Creek is interested in renting our Clubhouse on Feb 15th or 16th for their Annual Meeting, then Bob made a motion, and Buddy seconded; 10 yes; 0 no's; & 0 abstentions.

Vice President: Halas Wilbourn (773-563-8341) Halas straightened the 'STOP' sign on the corner of Rockbridge Road & Lake Capri Drive entrance. He also wants to have a Jazz on the Beach evening & has a Jazz group in mind.

Secretary: Rosa Taylor: Each business entity registered with the Office of the Secretary of State of Georgia is required to file a registration with that office every year. I have completed the 2023 filing for the Lake Capri Homeowners Association, Inc.

Committee Reports:

Beach: Mary Boysworth (678-457-7324 or):mboysworth@yahoo.com Mary picked up all the garbage pails and other stuff outside the bathrooms on the beach that was blown over by the recent strong winds. She took down the wreaths and is working on putting away the rest of the Christmas decorations. She and Buddy plan to put signs back up on Rockbridge Road towards Union Grove. Unfortunately, too many people are parking there and fishing on the bridge.

The new Code will be in effect on **MARCH 6th**. You will receive the new code when you pay your yearly dues.

Clubhouse: Patricia Wills (patriciawills@yahoo.com**)** One rental is scheduled for Saturday, January 20th.

Hospitality: Michelle Lewis-Headley (mslheadley@yahoo.com or 678-910-1088): Michelle expressed that she wants to do a few new things this year: Monthly Community Cahoots, a Wellness Challenge for April & May, and BINGO!!!

Lakes and Dams: Randy Roddenberry (770-713-3290): The valves are all open; however, the lakes have been slow to lower due to the rain. Please be patient, as we have no control over Mother Nature

Landscape: Tim Williams (678-662-8641): As the lakes do lower, we ask that you please remove any & all driftwood around the waterfront of your property.

Publicity: Susan McNeely (770-482-2658 or spmcneely@bellsouth.net). Since we last met in November, we've lost two long-time neighbors: Lewis Wilson & Charlene Boss. Marilyn Cooke also lost her oldest brother on December 26th. Please call or email Susan with your news. See Newsletter below.

Restrictions: Open position. Because we are still dealing with the owner of the STVR, we want to ensure everyone involved is protected. For this reason, I would like to have Missy as the Chair of Restrictions. Buddy made a motion to elect Missy as Restriction Chair. Bob seconded, 9 yes; 0 no's; no abstentions

Maintenance: Buddy Denman (770-826-0233 call or text): Will look into what can be done about the two down poles on the LCD causeway & the entrance lights on the stone wall.

Common Area Monitor (Security): This position is OPEN. Please consider volunteering for this position. Please speak to any Board Member or attend any Board Meeting. Lake Capri needs YOU!

Welcoming Newcomers: June Reece - (732-742-6064, text or leave a voicemail or jbreece@live.com): No report submitted.

If you know of someone new moving into the neighborhood, please let June know so 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: Mrs. Beverly Foster was present to reach out for support in getting the County Stormwater to fix the spillway between her & the Lee family's property. It's been eight (8) years.

>Before our Board meeting, there were two (2) hearings:

FIRST: Mr. & Mrs. Owens for '*parking on the grass.*' A solution was presented & accepted.

SECOND: Mr. Hayes & Mr. Desir for '*parking on the grass & storing vehicles for a business in a residential area (side yard on the grass).*' A solution for the grass was presented & accepted, which should also correct the

second violation. The owner stated that eight (8) vehicles were his personal vehicles & registered to him & that they are not running a business out of their home. Mr. Desir showed us a warning from the County Code Enforcement that was issued sometime in December.

***Please remember that we on the Board are all volunteer homeowners who live here in Lake Capri. You, the members, voted us in to do the best we can to maintain the safe, clean, quiet residential community we have. When our Covenant Committee sees a covenant violation or receives a complaint, they go out, take pictures from the street to document the violation(s) & then send out a 'soft letter' stating the violation(s). We hope the homeowner would appreciate the 'soft letter,' abide by the covenants & rectify the problem.

Communication on both sides is vital & everyone on the Board's phone numbers & email addresses is listed & many neighbors know where we live.

Read your covenants; they are not as strict as many other communities & if you do not have a copy, please let me know. (Thank you, Marilyn)

The next regular Board meeting will be on Monday, February 20, 2023, 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 – Lake Capri is zoned Single-Family Residential. To report Violations, Call 770-278-7103 or use this link to submit electronically <https://rockdalecountyga.gov/sitemap/forms/code-violation-submission-form>

Examples of violations: Junk Vehicles; Zoning Violations such as commercial vehicles or equipment visible on residential property; Not keeping your grass cut; Garbage dumping or litter on residential properties; Sign violations.

Road Maintenance Department – to report limbs, etc., piling up along roadways, bushes obscuring visibility, broken road signs, etc., call 770-278-7200 or email a request to kimberly.kelly@rockdalecountyga.gov

Lake Capri Newsletter

Happy New Year!!!

The Rockbridge Road Bridge is finally complete and open for traffic. It only took the county approximately 28 months to get it done! Our residents have had to endure all kinds of treatment during this time. Street lights were knocked down, speeding on our streets and being threatened when we tried to get people to slow down. Those are just a few of the things that happened.

Sandy and Bob Hasser took a bus trip to St. Augustine, Florida to see the Christmas lights and when they returned home, Sandy had to spend a few days at Rockdale Medical Center due to a heart valve problem. Let's pray Sandy can get this taken care of in the near future.

Martha Sangster spent a week at the Rockdale Medical Center suffering with a kidney problem.

Let's keep Carol Schuier and Jeffrey and Michael in our prayers. Carol has been in the hospital over a month.

Long time resident Charlene Boss, age 90, died December 1. She was preceded in death by her husband Phillip Boss, daughter Terri Boss and son Gary Boss. She is survived by daughter Linda and Lawrence Young, grandson Will and Tiffany

Young, grandson Phillip Boss and grandson Garret Young, great grandson Tripp Young and great grandson John Brody Young. Our sympathy is extended to family and friends.

Longtime resident Lewis Wilson passed away December 6 at the age of 67. Lewis is survived by his wife Dara Jones Wilson, daughters, Holly Christian (Terrel) and Devin Wilson; brothers Phil Wilson(Tania), Mike Wilson (Donna), Scott Wilson (Carrie), Glenn Wilson (Kathy); grandchildren: Terrah and Clay Christian and Perry Wilson and parents Perry and Shirley Wilson. Lewis was a great person always helping family and friends. Lewis was noted in Lake Capri for walking his two great big white dogs that he loved dearly. A beautiful celebration of life for Lewis was held December 18 at the Carriage House at the Georgia International Horse Park. Sympathy is extended to Dara, family and friends.

Sympathy is extended to Marilyn Cooke and family in the death of her brother Donald W. Curtis who passed away January 6 in Jamaica, New York.

Former longtime resident Archie Brown, age 86, of Madison passed away December 27. Archie is survived by his wife Joyce; his daughter Marisa Walton(Tommy) of Madison, 3 grandchildren and 7 great grandchildren. Archie was a retired Principal serving in several schools throughout the DeKalb County School system. He was a longtime member of Lithonia first United Methodist Church. A memorial service for Archie was held January 7 at the Chapel of J. C. Harwell and son Funeral Home. Sympathy is extended to the Brown family and friends.

It's time to pay dues for the Lake Capri residents. What a bargain for \$230.00 per year. That is less than \$20.00 per month! It pays to keep up our lakes, the clubhouse, the beach area and the grass cut in our common areas, and neighborhood activities.

Let's work to keep our neighborhood looking good. Do not park on your grass, keep your garbage cans out of sight, keep your shrubbery trimmed, your grass cut and leaves raked. Don't throw trash on the streets and roads.

Our association meetings are every 3rd Monday night at 7:30. Come and see what is going on. We are all volunteers, we don't get any pay!!!

Send me your news at spmneely@bellsouth.net.

Susan McNeely