



Lake Capri Homeowners Association, Inc.
May 2023 Meeting Minutes

The May 2023 Board Meeting was called to order by President Marilyn Cooke at 7:30 PM. Mrs. Foster asked that her wording of the following be added to the April Minutes: I have been fighting the spillway battle, **alone for seven years and trying to get the spillway repaired. It took me two years to be refunded by the County for their employees' damage to my property". And I have written proof of all my communications with Stormwater.** The Minutes of April 2023 were approved with this addition.

IMPORTANT Announcement to Members: The Treasurer position on the Board is OPEN. Please consider volunteering for this position. Please contact President Marilyn Cooke or any Board Member if you have questions or would like to volunteer. **Lake Capri needs YOU!**

Treasurer's Report: Open Position (Marilyn is filling in)

Beginning Balance as of April 2023	\$53,174.55
Income:	\$ 4,198.14
Expenses:	\$(4,362.55)
Ending Checking Balance May 2023	\$53,174.55
Beginning Money Market Balance April 2023	\$17,998.60
Income:	\$.15
Ending Money Market Balance May 2023	\$17,998.75
CD #,,,8695	\$ 20,390.17
CD#,,,8659	\$ 20,335.00
CD#,,,2253	\$ 10,461.03
CD#,,,1115	\$10,000.00
Total Bank Balance as of May 2023	\$132,359.50

Marilyn asked if there were any questions. A member asked if the check numbers could be added to the itemized expense report which the Board receives. Marilyn said that could be done.

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

>A few Board members & I met with the Director of Stormwater & his team on Wednesday, May 10th. It was a very pleasant meeting. The Director of Stormwater, Terence Simpkins covered the project on the Rockbridge Road curve & the Spillway.

Rockbridge Road curve:

We were told that the reason for the flooding on the curve when there is bad rain was due to the pipes being clogged by debris (vegetation, branches, etc.) The County is going to chemically coat the inside of the 36" pipe with a fiberglass lining which will be expanded by heated steam to seal the pipe allowing it to last longer. Then they will install an outlet control structure on the end of the pipe & hand build a 4' X 4' concrete slab under the pipe & double brick around the structure. Hopefully, this project will be completed before August this year. The best part is that they will NOT have to close the roads.

This area & the pipes will be regularly cleaned & maintained by them to prevent any further clogs. If you drive by or see any large debris that looks like it doesn't belong in that area, please call Stormwater & let them know.

The Director also suggested that we inquire about getting flashing "Slow Down" signs for the curve from RDOT or the Sheriff.

The Spillway:

The plan is to use type one tight rocks (large rocks) at the bottom of the spillway, then build it up with the next size rip raft rocks finishing it off with the smaller ones. This tight rock formation should protect the structure. They will do this on both sides of the spillway. All parties that needed to sign a document for the County to proceed with their project have done so.

We asked about the integer of the infrastructure; due to the large & heavy tractor trailers that traveled through here during the 18 months Rockbridge Road was closed, and we were told that it was inspected and is ok. Stormwater's Director will meet with RDOT Director to inquire about posting weight restriction signs & resurfacing the road after they complete the spillway repair.

Stormwater will contact both homeowners & the HOA before work begins. Mrs. Foster asked when will work begin? Since the matter between Mrs. Foster & Stormwater has been resolved, Stormwater is currently waiting for the call from the contractor as to when they can begin.

>RDOT installed a "Speed Reader" after the brick wall at the entrance on Lake Capri Road.

>I spoke with Mr. Curtis Sanders, whose tree is in the Capistrano Lake & he gave written permission to enter his property & remove that dead tree out of the lake.

>The Board would like to thank Janella Knight for supplying the paint and painting the Lake Capri entrance sign on Lake Capri Road. The sign looks great!

Vice President: Halas Wilbourn (773-563-8341) Halas met with Carl Blaschke regarding three trees in the Lake Capri picnic area that need to be taken down and shrubbery that needs to be cleared along the border with Mr. Blaschke's property. There is a fourth damaged tree near a power line. Halas had a quote for \$3,750 from Jesus Best Tree Service for four trees to be taken down, shrubbery cleared, and all debris removed. The Board stated that Snapping Shoals should take down the tree near the power pole and should be contacted. Three trees being removed instead of four should reduce our cost.

Halas stated that he had noticed a pile of debris on the vacant lot at the corner of Lake Capri Drive and Capistrano Way. He asked if it was HOA property. The answer is no; it is privately owned. The HOA manages the Capistrano Causeway but does not own the properties on either end of it.

Committee Reports:

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

Spring Clean Up: The following volunteers answered our call to help in the important work of beautifying the Lake Capri common areas on Clean Up Day: Mary Boysworth, Tim Williams, Bob Hasser, Ann Hatcher, and Chip Newman. The Board thanks these members most gratefully.

Lake Capri is what it is today because of all the work member volunteers have done over the years. **When the next call for volunteers goes out, we hope that we can add YOUR NAME to this list.**

Mary plans to re-staple the beach silt fence and remove driftwood from the beach shoreline.

Halas has volunteered to replace the plumbing for the beach shower which developed a leak during the hard winter freeze. He discussed options with the Board. The Board approved his plans with a goal of having the shower operational by Memorial Day weekend.

Important Announcement: Members and their families are invited to enjoy **Memorial Day at the Lake Capri Beach** on Monday, May 29, 2023. Beginning at 2 pm, stop by the Clubhouse for hot dogs, beans, chips, and sodas. **If you like, bring a dish to share. Call or text Mary at**

678-457-7324 to let her know what you can bring, if you can help, or if you have questions.

Now that we are entering the summer season, please take note of the following:

Beach Rules and Reminders: The gate should be kept **CLOSED** and locked at all times. *Please do not prop it open or open it to others.* Members receive the code when they pay their dues.

-Swimming and use of the lakes is done at the Member's own risk. Members assume any risk for their children and guests. Stay out of the water during thunder or lightning. Lake swimming is not advised following heavy rains or when the lake is stagnant or not flowing over the spillway. Showering after swimming is advised.

-Children under 12 must be accompanied by a parent or adult guardian. Parents please speak to your children and teens about water safety and the Beach Rules.

-Fireworks, cooking or campfires are not allowed in the beach area. Smoking is prohibited except in the area prior to the dock by the outdoor ashtray.

-NO GLASS in the beach area. No alcoholic beverages.

Clubhouse: Patricia Wills (patriciawills@yahoo.com) There are no new requests for rentals at this time.

Three rentals for this month are confirmed as was announced previously.

A recent renter had a question about the "covid clean up" that is mentioned in the Clubhouse rental agreement. This was something that was put in place back during the public health emergency. The wording can now be removed from the agreement.

Patricia purchased a new vacuum cleaner to replace the previous one which was broken. The cost was \$149.75.

Arrow Exterminators came and treated the outside of the Clubhouse.

Hospitality: Michelle Lewis-Headley (mslheadley@yahoo.com or 678-910-1088): Not present. Sent the following:

Michelle will host a **Bingo Night** on **Tuesday, May 23, beginning at 7PM** at the Clubhouse.

Those who attended the Bingo Nights a few years ago remember how much fun was had by all.

Please make plans to come out and join in the good times and fellowship!

Lakes and Dams: Randy Roddenberry (770-713-3290): Release of Fish: 800 grass carp were released as follows: 350 in Lake Capri, 350 in Lake Sorrento, and 100 in Lake Capistrano. Grass Carp are a type of fish that eat grass and are important for keeping lakes from being taken over by weeds. Though they grow to a large size, they do not bite and do not pose a hazard to people. They should be left undisturbed to perform their important work for our lakes.

The cost of the fish release was \$6,848 and was paid by Heidelberg Quarry (formerly Hansen Quarry) as a final consideration for the time when their dam failed and flooded into our lakes. Our thanks to Heidelberg Quarry and to Chip and C K Newman who worked to make this happen.

Solitude Lake Management, who have the contract for managing Lake Sorrento, did a survey to determine the size of our lakes. Lake Capri is 34 acres, Lake Sorrento is 35 acres, and Lake Capistrano is 9 acres. We thank Solitude for doing this for us. The size of each lake is important when determining the amount of copper sulfate to treat for algae, the number of grass carp needed, etc.

The Lakes Committee has been working on the problem of poachers, trespassers, and any illegal use of our lakes. They have installed some signs and have ordered some more that give information about Private Property, Members Only, No Fishing, etc.

IMPORTANT NOTICE TO MEMBERS: If you need more guest passes or hang tags contact Mary Bowersworth. Call or text **678-457-7324**.

Landscape: Tim Williams (678-662-8641): Tim was able to burn the debris pile including the cattails that had been cut down from the Lake Capri spillway by New Landscaping. He has asked Chip N. to level the area with his bobcat when he has time.

The metal grill was stolen from one of the BBQ pits in the picnic area.

Publicity: Susan McNeely (770-482-2658 or spmcneely@bellsouth.net). Please see the attached Newsletter. Please contact Susan with your news. This time of year she especially likes to hear of any students in your family who have graduated so they can be recognized.

Restrictions: Missy Jarrell (770-484-0244 or msnjarrell@comcast.net)

Per our Covenants: **There should be no junk vehicles in Lake Capri in front or back yards. All vehicles should be operable, with up to date tags, and parked on a paved surface.** ANY NEW SURFACES OR DRIVEWAY *CHANGES* MUST BE APPROVED IN ADVANCE BY THE BOARD.

The Restrictions Committee met with a resident on Casablanca regarding parking violations and was working on a plan. But the resident added a gravel driveway without gaining prior approval from the Board. They are now storing vehicles in their back yard. This is not at all acceptable in a residential neighborhood. They will be sent a letter about this and will be reported to the county since construction of **new driveways requires county approval** and storing vehicles in a residential backyard cannot be allowed.

A second address on Lake Capri Drive that the committee had been in touch with regarding a parking violation went ahead and installed a concrete pad. They were supposed to gain prior approval, but the pad does meet our requirements.

Maintenance: Buddy Denman (770-826-0233 call or text): Buddy has a new pole for the flagpole but he needs help installing it.

The Board discussed the light poles at the end of the Lake Capri Causeway that were knocked down during the detour. These poles have been run over regularly over the years. The lantern lights on the causeways are expensive to replace and doing so over and over really gets expensive. It was suggested that the first lamp pole on each side could be painted with reflective paint instead of having a lamp. The reflective paint would clearly alert motorists entering the causeway, but if they do run over the poles, the repair would be less expensive than constantly replacing lantern lights.

Light bulbs are needed for some of the lantern lights on both causeways.

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): Not present. No report.

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:

-Patricia had a concern that the trash service had not picked up at the Clubhouse last week. Mary stated that they had picked up, and another member explained that the pickup times sometimes vary.

-Mrs. Foster stated that she has seen a group meeting at the Clubhouse on a regular basis and inquired as to who these people might be. Patricia and the Board stated that they were unaware of anyone meeting at the Clubhouse other than Members whose rentals are reported in the monthly Clubhouse report or scheduled meetings by the Board. It was requested that if in future Mrs. Foster sees another of these meetings, could she please contact Patricia and/or Mary and alert them at the time so that it would be possible to make inquiries.

-Marilyn asked about scheduling the next Yard Sale. The Board discussed this but did not reach a conclusion as to a specific date. If you are interested in the next Yard Sale either as a vendor or a customer, contact Marilyn or Mary. We need Member input and suggestions. Thank you!

The next regular Board meeting will be on Monday, June 19, 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.

Lake Capri Newsletter

It is summertime in Georgia! The school year will end in a few days and vacations will begin! Let the “good times roll”.

Sympathy is extended to Ruth and Buddy Roebuck on the death of Ruth’s brother who passed away on her birthday.

Chip and Ann Hatcher attended the graduation of their granddaughter Nicole Harding from the University of Arkansas this past weekend. Congratulations to Nicole!

Congratulations to Myles Williams, son of Ozella and Tim Williams, who graduated from The University of West Georgia on May 13th with a Bachelor of Arts degree in Communications, media and film.

Tommy and I attended the graduation of our granddaughter Phoebe Covington Dow McNeely from Berry College on May 6. Phoebe received a Bachelor of Science with a major in Animal Science and a Bachelor of Arts degree with a major in Spanish and a Chemistry minor with honors. Phoebe also received her Global Seal of Biliteracy with distinction of “functional fluency” in Spanish. Phoebe will attend Kansas State University School of Veterinary Medicine in the fall.

Congratulations to Tracci Dickerson Hutchinson, daughter of Patricia Wills, who graduated from Georgia State University on May 4th.

Congratulations to Autumn Beverly, granddaughter of Beverly and Eddie Foster, who graduated from Eighth grade at Greater Atlanta Christian School on May 19th.

Thanks to Janella Porch Knight for painting “Lake Capri” at the Lake Capri Road entrance into the neighborhood. Janella grew up in this neighborhood and it is easy to see that she knows what a great place Lake Capri is.

Many thanks to Mary Boysworth for all the work she does in keeping the beach and surrounding areas in good shape. Mary donated 2 chairs to the pavilion and she would like for the chairs to be kept at the pavilion and not taken on the beach or dock. We don’t want them winding up in the water.

Please monitor your kids and have them put the beach toys, etc. away when finished playing with them. If they dig holes on the beach, please FILL THEM BACK UP. Nobody wants to walk or run on the beach and fall into a hole. Someone twisted an ankle from that last year.

Our by-laws and covenants are so easy to follow. They are written to protect each of us and our property. We do not want junk cars in yards, we want grass cut, garbage cans out of sight, trash picked up, cars parked in driveways and garages. These are simple things to do and if we all do these things what a difference it will make in Lake Capri! Let's all work together and make a difference.

Please STOP at the stop signs!!! Lake Capri Road and Rockbridge is like a race track! Slow down before someone is injured or killed!

Please call me with your news. 770-482-2658
Susan McNeely spmneely@bellsouth.net