



St Ives

HOMEOWNERS ASSOCIATION

THE ST IVES MONTHLY COMMUNITY NEWS MAGAZINE | SEPTEMBER 2024

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My Dear Neighbors,

September kicks off the season of Football. All the children are back at school and counting the days for Fall Break! I don't know about you, but I am wishing for an early fall with the heat index dropping rapidly!

A survey was sent out to all in our community in the past month. It was about using fireworks in our neighborhood. Thank you all for participating and providing feedback. Over 67% of our Homeowners stated they would like our bylaws to remain as stated. That is "No Fireworks allowed in the community". The major concerns noted were noise that disturbs children, pets and Veterans of combat, folks not controlling the debris falling onto other properties, and the safety including homes or dry brush catching fire. The Board voted on keeping the bylaws "as is" which is no fireworks may be fired.

I mentioned this last month but need to do it again Our speed limit is 25 MPH on all streets in the community. Also, stop signs are for a purpose. Please stop before proceeding through the intersection. Safety is all of our responsibility. We still see there are too many speeders in our community. We do give citations so please slow down. I know young adults don't read newsletters like this so please remind your children that drive, to obey the speed and stop signs please. This also holds true to golf carts, you are to obey all rules of the road driving them as well.

Hopefully by the time this Newsletter gets published the trimming of the bushes and trimming the trees in the park area will be completed. The vendor experienced a delay

due to the heavy rain that put them behind. We are on the schedule, and it soon will be completed. Also, on Friday August 16th the "Don't Block the Box" was painted on the street behind our back gate. Hopefully, drivers will respect keeping this intersection clear.

The Board has been working hard on improving our new website and our financial accounting system that will provide you all with much greater automation. As well as ease of finding information and obtaining forms for requesting approval or support.

A little bit about the new system we are starting to implement are features like: you will be able to pay your dues starting for 2025 on-line; you will be able to review your account real time and see that you are paid up; you will be able to see the progress on requests like modifications to your property; It will be much easier to find instructions on things you need to be aware of; easier accessibility of forms; look up rules; and everything in between. Patience is asked by all to get this large task completed.

One thing you can assist us with is to make sure you provide us with your email address or your new one if you recently changed it.

I personally thank you for your patience.

The Best,

Jim Cichanski | St Ives HOA President
jcichanski@flexhr.com | 404.966.0690

Are you thinking about some external projects this fall regarding your home? According to Garden Design, the arrival of Labor Day means summer is over for many people. But for gardeners looking to stretch out the growing season, it signifies a new opportunity for planting. From early fall through most of November is one of the best times of the year to plant spring-blooming bulbs, cool-season annuals, as well as many trees, shrubs and perennials.

Fall can also be a good time to paint the exterior of your home because of the cooler temperatures and lower humidity.

TEMPERATURE:

Cooler temperature makes it easier for painters to work without the sun beating down on them. Extreme temperatures can cause paint to dry unevenly.

HUMIDITY:

As temperatures drop in the fall, humidity also tends to decrease, which helps surfaces dry quickly. This means paint dries faster too, so you don't have to wait too long between coats. Also, the paint is more likely to stick and last longer.

Remember before starting a project be sure you have submitted your request to the HOA office and if you have any questions give them a call. Also, if for some reason your approved project has been postponed or delayed contact the office with updates to prevent the approval from being outdated.

Merv Brown | Architectural Standards Director

FROM THE BOARD

COMMUNICATIONS - WE'RE GOING DIGITAL



In the coming months, the HOA is excited to update our website and communication platform to better engage with homeowners. This will include new features like enhanced surveys on neighborhood matters, improved communication between HOA & homeowners, easier access to HOA documents, and neighborhood events.

To ensure you stay informed about upcoming social events, neighborhood alerts, and other important updates, we need your current email address.

Please email us: stivesnewsletter@stivescc.org

- **Include your name & home address**

We also will send out forms, so keep an eye on your mailbox for a form that needs to be completed and returned to either the front or back gate.

We need everyone to participate!

Thank you for staying connected,

HOA Communications

FROM THE BOARD

EXTERNAL AFFAIRS

How much do you know about voter registration and our elections process? Are you interested in learning more? You are certainly not alone. Fulton County, though their Department of Registration & Elections Academy, conducts the Elections Academy. The Elections Academy is a monthly initiative designed to engage and educate Fulton County residents about the intricacies of our electoral process. The Elections Academy aims to offer citizens a deeper understanding of election operations and processes while fostering a sense of community involvement and transparency. Attendees will learn the voter registration process, elections operations, information on election resources and will tour the Fulton County elections hub. Sign up here [Elections Academy \(fultoncountyga.gov\)](https://www.fultoncountyga.gov/elections-academy)

Have you ever thought about becoming a poll worker or were interested in learning more about what is involved? With less than 100 days remaining before the [November 5](#) General Election, the Fulton County Voter Education Outreach team needs volunteers and is encouraging eligible residents to consider becoming poll workers. These workers will staff 35 polling locations for the Advanced Voting Period ([October 15](#) - [November 1](#)) and 177 locations for the [November 5](#) General Election. For more information or to apply Become a Poll Worker ([fultoncountyga.gov](https://www.fultoncountyga.gov))

CONSTRUCTION UPDATES:

[Jones Bridge Widening project from Waters Road to State Bridge Road](#) - will provide three lane roadway with deceleration lanes into neighborhoods and provide improve egress from neighborhoods, it will also provide longer carpool queuing lanes and school bus lanes at Dolvin Elementary. Construction expected to be complete in summer 2025.

[Sargent Road at Ashwick Trace](#)

[Roundabout](#) - construction expected to be complete summer 2024.

[Rogers Bridge Road Trail and Bell Road Trail](#) - installation of multi-use trails along east side of Rogers Bridge Road from Bell Road to Amberleigh Way and along Bell Road from Cauley Creek Park to Rogers Bridge Road. ****Detour Alert:** Rogers Bridge Road will be CLOSED between Bell Road and Kemper Drive starting August 19, 2024 for installation of stormwater lines and realignment of roadway. Rogers Bridge Road will be open to local traffic only. Closure is expected to last three months.

ZONING UPDATES:

[SUP-24-0001, 9725 and 9855 Nesbit Ferry Road](#)

[Special Use Permit](#) application for expansion of Mt. Pisgah Christian School campus for 15 year expansion plan to include two new academic buildings, a curriculum enhancement building, a performing arts center, a natatorium six outdoor tennis courts and an existing house for a total of 123,662 square feet of additional building.

Approved with Conditions by Planning Commission on July 9 and Approved by City Council Meeting on July 29.

[RZ-24-0004 and VC-24-0003, 2950 Old Alabama Road and 2950 Ivey Ridge Lane](#)

Requested change in zoning from O-I (Office Industrial District) to A-L (Apartment Limited Dwelling District) to convert an existing assisted living facility into age-restricted, active adult multi-family dwelling with on concurrent variance to reduce the required parking from 164 to 61 spaces.

Planning Commission recommended approve deferral and remand to Planning Commission Meeting on September 10, 2024. City Council Meeting approved remand and rescheduled for vote at Council Meeting on September 30, 2024.

[RZ-24-0005, 11605 Jones Bridge Road](#)

Requested change in zoning from C-1 (Community Business District) Conditional to C-1 (Community Business District) to allow for a 1,928 Square foot Dunkin Donuts coffee shop with a drive-through pick up window.

Scheduled for Planning Commission on August 6 and City Council Meeting on August 19.

[RZ-24-0002, 6350 Hospital Parkway](#)

Requested change in zoning from MIX (Mixed Use District) to TR (Townhouse Residential District) to allow for 60 townhomes at a density of 8.9 units per acre on 6.74 acre lot.

Scheduled for Planning Commission on September 10 - after deferral from May 28 Council Meeting.

[RZ-24-0007 and SUP-24-0002, 11350 Johns Creek Parkway](#)

Requested change in zoning from TC-X (Town Center Mixed Use District) Conditional to TC-X (Town Center Mixed Use District) to allow for a 175 Room, 6 story boutique hotel in Medley with Special Use Permit to exceed the 60 foot height allowed in TC-X zoning district.

Scheduled for Public Hearing on August 1, Planning Commission on October 1 and City Council Meeting on October 21.

[RZ-24-0006 and VC-24-0004, 5150 Abbotts Bridge Road](#)

Requested change in zoning AG-1 (Agricultural District) to R-4 (Single Family Dwelling District) to allow for single family detached residential subdivision with 2 lots at a density of 2.29 units per acre on .87 acre and a concurrent variance to eliminate the 10% common open space requirement.

Scheduled for Planning Commission on October 1 and City Council Meeting on October 21.

We've had a busy August and I'm happy to report to you some of the new security developments within the neighborhood. First and foremost, a big thank you for your efforts to drive carefully around the school busses. We've had a good start to the new school year, and Richard Calliste, our head of security, continues to monitor for safe and proper parking, waiting, and driving around our kids. A reminder that you should not be parked or stopped close to the corner when waiting for the bus – this creates blind spots for other motorists, which is a recipe for danger with little ones running around.

As promised, I wanted to provide feedback on our morning rush hour front gate pilot. There were no concerns or safety issues. Feedback has been positive, with a much shorter line of cars exiting the neighborhood. We will continue the current practice and reevaluate periodically. Caution should be observed when approaching the gate, especially now with Johns Creek High School back in session.

We continue to have reports of speeding, reckless driving, and not following road signs in the neighborhood. We have increased patrols – the best way to avoid a citation is to not break the rules. We are also looking at solutions to some problem areas within the neighborhood, including additional street signs and/or speed bumps. If your road is to be affected, I will reach out ahead of time to gauge opinion.

You all recently received an email survey from me asking your opinion about fireworks in the community. Our response rate wasn't high, but we had enough feedback to understand the general opinion of folks within the neighborhood. The consensus, at this point, is an agreement with the current rules and regulations prohibiting the use of fireworks in St.

Ives. For now, I ask that you please abide by our current rules and refrain from using fireworks within the neighborhood. I will also mention that my goal is to try to achieve consensus. If you do not participate in outreach efforts (either through surveys or via email), your opinion will not be factored in. I leave the choice of participation up to you, as your level of interest in this or other issues raised may fluctuate.

Speaking of surveys, I am planning to continue reaching out to you to gauge opinion on a few security-related issues. Please expect one related to alarm monitoring and another related to out-of-town checks, both services are facilitated by our security staff. I urge you to respond – we would like as more responses to ensure the community sentiment is best understood. If you are not getting St. Ives HOA emails, please reach out to the office and make sure you are on the distribution list and have not blocked the sender. You can also email me, and I can sort it out for you. The HOA Board and staff will be working in the coming weeks/months to make sure we have contact info for everyone in the neighborhood. This will become increasingly important as we increase our utilization of two-way email communications with residents.

Finally, please reach out to me at busse@gwu.edu if there are issues that come up that I may be able to address. Many of you have done this already, and I do my best to raise them to the Board and the HOA staff as appropriate. My platform when seeking this role was to increase communication, and I hope I am living up to the promise.

Respectfully,

Larry Busse | Security Director

FROM THE PROPERTY MANAGER

HOA BOARD OF DIRECTORS MEETING MINUTES JULY 16, 2024

Attendees

Present: Merv Brown, Jim Cichanski, Bill White, Teri Hernandez, Jennifer Sobocinski, Chris Albrecht, Barry Baum, Bill White & Amy Little, Larry Busse (for Security section and part of overview)

Quorum Present? Yes

Others Present: Sandy Bornhorn, Property Manager

Meeting was called to order 5:05P

President's Update: Jim Cichanski

- Unanimous approval of Minutes from June Board Meeting
- General Liability insurance – new broker chosen
- Legal committee was created to include three prior attorney's: Mo Barto, David Bear, Collin Gromley
- Qtrly meetings between Board Presidents at SICC and HOA will start to occur; subcommittee was developed to facilitate communication and engagement
 - ▷ Stop signs will now be installed as golf cart path intersects with neighbor roads
 - ▷ HOA Security will help club security on golf course, upon request
- Landscaping lights repair for front entrance was approved to get completed
- Lights in our community need to be repaired and maintained. Also, over the years the lamps are all different. We are working in getting replaced and look the same – will be working through finalizing and repairing. We have negotiated a price reduction.
- We are working on ensuring there is a Rapid Response Plan jointly between HOA and SICC

Treasurer's Report: Teri Hernandez

- Treasurer's Report for last month
- Review of balance sheet & income statement
- Status of Budget for 2024
- LOC Status

Infrastructure Report: Barry Baum

- The Eagle Scout Project in the community park was completed June 22nd
- The road patching will be done July 23rd
- The GA Power proposal for replacing the LED light fixtures has been finalized. The new total amount per month including taxes and fees will be \$6,912.86/month as compared to our current cost of \$7,372/month. This results in a monthly savings of \$459.43 or \$5,513.16 per year.
- We have q quote to trim all the trees and brush around the community park for \$11,530. This was approved by the Board

- The community has a broken storm drain off the parkway which needs to be fixed immediately. We have one estimate for \$53,000 and will be getting additional quotes. The HOA budget includes \$75,000/year for storm drain repairs

Internal Affairs & Communications: Jennifer Sobocinski

- Newsletter articles need to be submitted by July 19th
- No questions were submitted to the HOA Board
- Website – beginning to review HOA website options

External Affairs: Amy Little

FULTON COUNTY NEWS:

On July 3, The Fulton County Board of Commissioners announced their intentions to increase the 2024 Millage Rate by 3.74%. The Rate will be 8.87 mil (an increase of .32 mil). Public meetings were held at 10:00am and 6:00pm pm on July 11, with a third meeting and adoption scheduled for August 7 at 10:00am.

Fulton Board of Commissioners next meeting is Wednesday, August 7 at 10:00am. Meetings are aired live on Fulton Government Television at <http://bit.ly/watchFGTV> or streamed on <https://www.fultoncountyga.gov/watch-fgtv>

CITY JOHNS CREEK NEWS:

Millage Rate. Staff recommends millage rate of 3.646 (current rate as adopted in FY2024 Budget and proposed FY2025 Budget). 3 public hearings have been scheduled: July 8 at 11:00am, July 8 at 6:00pm and July 29 as part of the 7:00pm City Council Meeting. All meetings would be held at Johns Creek City Hall.

Dog Park Competition. Newtown Park Dog Park was nominated for USA Today 10 Best Dog Parks in the US and won second place.

Public Works: Update on "Don't Block the Box" conversation with Chris Haggard.

Construction Update: detailed in newsletter article

Zoning Updates: detailed in newsletter article

Security: Larry Busse

- Fireworks: We received some additional complaints recently. I would like to distribute the following survey through mail chimp. Board input appreciated before sending out.
- Internet update: AT&T finishing up install at front gate house
- Flock Cameras discussion and awaiting quotes
- TekWave Updates – Richard is evaluating any updates

continued on next page

FROM THE PROPERTY MANAGER

HOA BOARD OF DIRECTORS MEETING MINUTES JULY 16, 2024

- Area in the neighborhood petition – Board developed a response
- Discussion around security staffing and approval of an additional resource

Architectural Standards: Merv Brown

- Exterior project status – requests moving smoothly through the process; 18 new requests in July

Bill White: Landscaping

- Trash Can Audit
- Mailbox Audit: 215 homes reviewed

Chris Albrecht: Legal/Compliance

- Preparing a list of all of the HOA contracts with due dates and action items dates
- Announce our legal committee is formed and first meeting will be 7/17/2024

Property Management Report

- Irrigation – Irrigation repairs have been made on St Ives CC Pkwy.
- Landscaping- Seasonal flowers have been affected by the heat. Irrigation has been increased
- GDOT- The HOA attorney is still negotiating our easement and Common area property valve with the GDOT attorneys.
- Drain Issues- A storm drain headwall needs to be repaired off of St Ives Pkwy
- Building damage- A delivery truck damaged the front gate house exit lane.

Assistant Property Management Report

- Violation Inspection Fees- Recent property inspections have increased this last month for non-compliance items.

Meeting Adjourned 7:55P

FROM THE PROPERTY MANAGER

HOA BOARD OF DIRECTORS MEETING MINUTES AUGUST 20, 2024

Attendees

Present: Barry Baum, Merv Brown, Jim Cichanski, Larry Busse, Amy Little, & Bill White (arrived 6P)

Not Present: Teri Hernandez

Quorum Present? Yes

Others Present: Sandy Bornhorn, Property Manager, Haggai Sikalumbi, Asst Property Manager

Meeting was called to order 5:06P

President's Update: Jim Cichanski

- Unanimous approval of Minutes from July Board Meeting
- Thank you to the Director's – Financial Software approved, Deer Reduction moving, Wastewater committee moving
- Stormwater sub-committee meeting scheduled for July 31st – Amy, Jim, Dan & Mac
- Joint Board Meeting with SICC scheduled for Sept. 25th – Barry, Jim, Teri & Jennifer
- Issues with noise of Alarm System
- Speed Bump on Quaker Ridge was deferred to the security section
- CHOA Halloween Charity event was approved.
- Joint Board meeting with the Club and the HOA on Deer reduction – (Jim, Chris, Barry / Dennis, Mac & Tim attended). The last meeting included the DNR. Will set a date to have a homeowners meeting for early November.
- Working with SICC on joint "rapid response plan" meeting was on Friday August 17th

▷ Joint meeting planned approx. 2-3 weeks after the Club's Annual meeting in October

- Need updated emails for all homeowners
- 2025 schedule for Board meetings & Events
- Website – Rules & Regulations. We will work on making it easy for homeowners to find things on the new site.

Treasurer's Report: Teri Hernandez

OLD BUSINESS

- Treasurer's Report for July – Balance Sheet & Income Statement
- State of the Budget for 2024
- LOC Status

NEW BUSINESS

- Update on the conversion/ implementation of new property management/ accounting software
- Board Member for signatures – Eunify
- Motion to increase dues was unanimously approved (first increase in three years). The reason being this year we have had inflation hit our normal operational costs; security and maintenance. During 2024, we will spend close to \$400K on items that were approved in 2023 and on storm water drains. We also have a large road repair that has been deferred and needs to be completed next year, if at all possible.
- Budget meeting September, need numbers from all board members, will send out categories

FROM THE PROPERTY MANAGER

HOA BOARD OF DIRECTORS MEETING MINUTES AUGUST 20, 2024

Infrastructure Report: Barry Baum

WILDLIFE PROJECT -

- Planning to have a Town Hall Meeting for homeowners and club members in early November with USDA Wildlife Services and Georgia Department of Natural Resources concerning our deer overpopulation. The meeting date should be confirmed in early September.

PAVING -

- Potential speed bumps were discussed on Wild Dunes Way in the front of the neighborhood and on the parkway in the rear of the neighborhood. The actual placement has yet to be determined. Further discussion is needed with homeowners before a final decision is made.

LIGHT FIXTURES -

- New LED light fixtures will be installed on every street light pole in the neighborhood beginning in early September. Georgia Power will also paint light poles and trim branches as needed when these fixtures are installed. The project will likely take one to two months to complete.

Internal Affairs & Communications: Jennifer Sobocinski

- No questions were submitted to the HOA Board
- Website – we will be working with the new accounting system's suite of software that will give us more information and communication with homeowners

External Affairs: Amy Little

FULTON COUNTY NEWS

The Fulton County Board of Commissioners came to an agreement on the 2024 Millage Rate. The rate adopted is 8.87 mil.

CITY JOHNS CREEK NEWS

Millage Rate: The millage rate of 3.646 was approved at the City Council Meeting on July 29, 2024. Parks bond millage rate set at .250.

Don't Block the Box: Striping and signage alerting motorists to not block the area on Parsons Road at our back gate entrance should be underway within the next two weeks. Many thanks to the City of Johns Creek Public Works for helping make turning out of our back gate entrance easier and safer for our residents, contractors and guests!

Construction Updates: detailed in External Affairs Article

Zoning Updates: detailed in External Affairs Article

Security: Larry Busse

OLD BUSINESS

- Fireworks survey results – didn't get a high response rate; but responses were consistent - there will be no change to fireworks policy for now
- Confirmed front gate rush hour pilot has been working – re-evaluate in 9 months
- Flock Cameras – evaluating change of vendors

NEW BUSINESS

- Gate Impacts – evaluating how to reduce damage to arm and automobiles
- Alarm Monitoring discussion – plan to reach out to neighborhood
- Out-of-town checks discussion – plan to reach out to neighborhood

Architectural Standards: Merv Brown

- Exterior project status
- Bill White, Landscaping
- Landscaping and Mailbox
- Garbage Can compliance is improving

Legal/Compliance: Chris Albrecht

- Status of spreadsheet on all contracts, expiration dates and trigger dates of auto renewal
- We had our 1st meeting with our Attorney's committee

Property Management Report: Sandy Bornhorn

- The GA Power light project will be starting within the next couple of weeks. We are waiting on the delivery of the new light fixtures from the manufacture
- The new landscaping at the front gate area will need several replacement plants this fall. This is being covered by the landscaping company
- New settlement amounts were received for two lots at the back gate area for the Abbotts Bridge Widening project.
- We discussed looking into a monthly or quarterly service provider for storm drains
- Building damage/ repairs were completed where we had an impact on the building.

Assistant Property Management Report: Haggai Sikalumbi

- Violation inspection / fines will be put in place for non-compliance homes in the community
- Haggai stated that all homeowners have been very cooperative on keeping him apprised of status on getting their Mailboxes in compliance.

Meeting Adjourned 7:56P



CITY OF JOHNS CREEK SEPTEMBER 2024 CALENDAR

Thursday, September 5th

Zoning Public Participation Meeting @7P - City Hall

Saturday, September 7th

Summer Concert: Face to Face (6-10P) @ Newtown Park

Monday, September 9th

Public Hearing - Presentation of 2025 Budget @7P - City Hall

Monday, September 9th

City Council Meeting @7P City Hall

Tuesday, September 10th

Planning Commission Meeting @7P - City Hall

Wednesday, September 11th

Patriot Day Commemoration @8:30A @ Newtown Park

Thursday, September 12th

Arts & Cultural & Entertainment Committee @6:30P - City Hall

Saturday, September 14th

Pup-a-Palooza (12-3P) @ Newtown Park

Saturday, September 28th

Household Hazardous Waste Day (9A-1P) - City Hall

Monday, September 30th

City Council Meeting @7P City Hall

DATES TO REMEMBER

- September 1st..... National Pet Rock Day
- September 2nd Labor Day - Federal Holiday
- September 5th National Cheese Pizza Day
- September 8th Grandparents' Day
- September 11th Patriot Day
- September 15th National Wife Day
- September 21st..... Oktoberfest
- September 25th..... National Daughter Day
- September 28th..... National Son Day
- September 29th..... National Coffee Day

AROUND JOHNS CREEK

2025 BUDGET OVERVIEW FROM THE MAYOR

Dear Johns Creek Neighbor,

Following is a brief overview of the Fiscal Year 2025 annual budget. Please note that this overview is for the budget, as I proposed it to the City Council. It is built on the rollback rate. Although the Council worked together extensively on formulating the Capital Improvements Plan over several months, this and any other part of the budget is subject to change pending the majority approval of Council.

For the complete budget document, please go to the city homepage or directly to it here:

<https://johnscreekga.gov/departments/finance/budget/>

Please feel welcome, as always, to reach out to me with your thoughts or questions at John.Bradberry@johnscreekga.gov



John Bradberry
Mayor City of Johns Creek



FISCAL YEAR 2025 BUDGET

The proposed FY2025 Budget continues our city's investment to propel our community forward. Revenues and expenditures are balanced at \$78,644,790.

REVENUES

FY2025 Revenues are down by 2% compared to FY2024. This is driven by an anticipated \$2M decrease in the City's largest revenue source: Local Option Sales Tax (LOST) compared to the amount originally budgeted at the outset of 2024. The 2023 renegotiation of the split of LOST revenues with the County resulted in a smaller percentage of sales tax revenues being received by the City. Additionally, rather than continued significant growth in overall sales tax revenue (experienced in FY2022 and FY2023), the overall amount of sales tax revenues experienced only modest growth in FY2024 and is forecast to be flat in FY2025.

The City's second largest revenue source is property taxes. The FY2025 Budget has been developed based on a rollback millage rate of 3.516.

EXPENDITURES

FY2025 operational expenditures (on personnel and the day-to-day City operations) rise by 11% compared to FY2024. The growth in operational expenditures is driven by six personnel additions for public safety and rising healthcare costs for City employees.

Four of the new positions are in the Police Department. The two new crime suppression officers, one new criminal investigations division detective, and one new intelligence officer were all outlined in the Police Department Multi-Year Plan presented in the spring of 2024. The final two positions are in Municipal Court for the insourcing of probation services which is anticipated to improve customer service and reduce recidivism.

In terms of healthcare costs, premiums are anticipated to rise by 73% based on preliminary projections from our broker. This increase is indicative of both general industry increases as well as our claims history specific to the City of Johns Creek.



As was discussed last November during the renewal of the City's health insurance, the City's health insurance provider has paid out millions more for claims than the City has paid in premiums over the last three years. It is unlikely any other provider will provide services at a more affordable rate. In terms of financial impact, the projected rise in healthcare costs is an increase of \$2.8M over FY2024 to provide the same health insurance coverage for City employees.

CAPITAL PROJECTS

Despite the flat sales tax revenues and rising operational costs, the FY2025 Budget still provides for significant capital investments to further improve our community based on the strategic priorities of the City Council. In May 2024, the City Council adopted a Capital Improvement Plan (CIP) to set the priorities for capital investments over the next five years. The City Council unanimously supported the construction of the replacement Fire Station #63 / Police South Substation as the top priority. The City Council also reached a consensus that any FY2024 surplus would go to this top priority and adjusted the Budget Policy (in June 2024) to allow for the use of previously collected funds in the Property Tax Millage Rate Stabilization (PTMRS) Fund to be used for capital projects. Between the funds allocated in FY2024, the known FY2024 surplus, the \$1M balance of the PTMRS, and the remaining \$7.7M needed to fully fund construction are allocated in the proposed FY2025 Budget. Additionally, the FY2025 Budget provides for the four new vehicles needed for each of the new police department positions (which is the second-highest prioritized project in the Capital Improvement Plan).

Additionally, the FY2025 Budget continues investments in our park facilities. As outlined in the Recreation and Parks Master Plan (adopted in 2023), prioritized projects for 2025 (funded in the FY2025 Budget) include Autrey Mill Nature Preserve animal habitat relocation; Ocee Park replacement of the baseball field quad lighting, Ocee Park common area renovations for improved surface durability; Shakerag Park nature trail walking surface improvements; and Cauley Creek Park, Ocee Park, and Shakerag Park wayfinding signage.

TRANSPORTATION PROJECTS

The FY2025 Budget also continues the more than 26 projects that are at various stages of development presently being funded by the Transportation Special Purpose Local Option Sales Tax (TSPLOST). A few projects in construction in FY2025 include the Jones Bridge Road widening (Waters to State Bridge), The Jones Bridge Road at Sargent/Douglas intersection improvement, and Abbots Bridge Road (Parsons to Primrose Parkway) project which addresses safety, improves traffic flow, adds sidewalks and turn lanes for neighborhood access.

EQUIPMENT AND VEHICLES

The FY2025 Budget continues to set aside for the replacement of essential equipment and vehicles. The fourteen public safety vehicles scheduled for replacement in FY2025 are provided for by the proposed FY2025 Budget. Additionally, just over \$1.5M of essential equipment used by police, fire, and the information technology used across all City departments are provided for by the FY2025 Budget.

SUMMARY

Overall, the FY2025 Budget is aligned with the City Council's strategic priorities. While the FY2025 Budget continues to advance all of our strategic priorities, the most significant areas of focus – as seen in the personnel additions and highlighted capital projects are in public safety and recreation and parks.

The full FY2025 Budget will be presented as part of Work Session on July 8, 2024 and then posted online and available at City Hall for review. The full FY2025 Budget includes both summary and detail information for each operating department and fund. Discussion to finalize the details of the FY2025 Budget is anticipated to take place as part of the Work Sessions on July 29 and August 19. Public Hearings are scheduled to take place as part of the Council Meetings scheduled for July 29 and September 9. After incorporating any changes supported by a majority of the City Council, the final FY2025 Budget is anticipated to be adopted as part of the September 9, 2024 Council Meeting.



CHOA Boo Halloween Event

Friends
Volunteering Because Every Child Needs a Friend



Ordering and Pricing

- Online ordering at choa.org/buyaboo
- Supplies (Boo signs, yard stakes & tags) once you order, supplies will be delivered to your house at the end of September
- Yard signs can start being displayed after they have been delivered. Please take them down NLT November 5th.
- The St. Ives Neighborhood Chair is Haley Jagor: Haley.Jagor@yahoo.com

\$30 for 1 Buddy Boo sign	\$100 for one limited edition Vampire Boo sign
\$100 for 4-pack of Buddy Boos	• \$500 Boo Sponsor

*Boo Sponsor (Includes logo recognition on neighborhood page, Vampire Boo sign, and Buddy Boo sign)

Timeline

September 1-8	- Get ready to order - Put it on your calendar so you don't forget!
September	- Promote CHOA Boo with your neighbors - Coordinate a neighborhood Boo Kickoff Party (optional)
September 9th	- First day of Boo sales , website live (choa.org/buyaboo) - Remind your Friends and Family members you want to give signs to - If you would like to reach out directly to your Neighborhood Chair, please connect with Haley Jagor at: Haley.Jagor@yahoo.com
September 15-30	- Boo signs will be delivered to your House by a Team of volunteers - Prepare your list on who you want to Boo (optional) - Obtain gifts if you elect to Boo your neighbors
October	- Continue to promote Boo activities and posting of signs - Connect with Children's team if you need more signs to sell or if you have a surplus of signs and would like to redistribute some of your signs to another neighborhood
October 14	- 4-pack Buddy Boo option removed from website
October 31	- Boo Day! Happy Halloween!
November 5	- Make sure you are a good neighbor and take your signs down

Key Information

- With each Boo sign purchase the buyer should pick-up the Boo sign, yard stake, and Boo tag
- All purchasing must be done online.
- Honor System: Boo signs will be left on your porch, side door, garage, etc.

Children's Contact

Anna Shumard
Anna.Shumard@choa.org

choa.org/buyaboo



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September

Social & Recreation

September 2

Labor Day Luau Pool Party
Whites & Woods Tennis Mixer

September 5 - 7

Member Guest Golf Tournament

September 12

Whiskey Club Tasting

September 14

Low Country Boil

September 15

Couples Can O'Spaghetti
Golf Tournament

September 17 & 18

Women's Club Golf Championship

September 18

Kids Club Science Show

September 19

Wine Club Tasting

September 20

Talent Night

September 20 & 22

Men's Club Championship

September 21

Supper Club
Member Member Pickleball
Tournament

September 26

Trivia Night

Weekly Offerings

Sundays

Breakfast & Brunch
Bottomless Mimosas

Tuesdays

Happy Hour
Family Friendly Buffet

Wednesdays

Kids Club
Happy Hour

Thursdays

Happy Hour
Half Off Wine Night

Fridays

Live Music

Saturdays

Prime Rib Night



FUN & GAMES

WORD SEARCH

L U A P T S O A N E L E H D U I Y L M P V C N N I T S U A O
G G Q C J L Y N K I C J P A Y R F K A C Y H G I E L A R S J
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G C H C H S D X V C S N G Y R E M O G T N O M G C L O W G A

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SACRAMENTO
SALEM
SALT LAKE CITY
SANTA FE

SPRINGFIELD
ST PAUL
TALLAHASSEE
TOPEKA
TRENTON

ACROSS

- | | |
|-------------------------------------|---|
| 1) Stitch up anew | 39) Gentleman of the road |
| 6) Rye fungus | 40) Drumstick, initially |
| 11) Santa ____, Calif. | 41) At ____ (military order) |
| 14) Coffee emanation | 42) Breakfast staple |
| 15) Wife of Abraham | 43) Some forms of protest |
| 16) Cupid's mo. | 47) Sprinkle |
| 17) Initial use of nuclear weapons | 49) Sandbox toy |
| 19) "O death, where is ____ sting?" | 50) Doughboy's ally |
| 20) Football support | 51) Wet bars? |
| 21) Bird call | 53) "Crikey!" |
| 22) Lecherous looks | 56) "____ Father, who art ..." |
| 24) Burn a bit, as a burger | 57) Camel competitor |
| 25) It's white and fleecy | 60) Wrath |
| 26) Acted the umpire, in a way | 61) Erupt, as tempers |
| 31) Audibly | 62) Gain computer access |
| 32) A poker stake | 63) Drug that might cause flashbacks |
| 33) Flight on a shuttle | 64) Valuable stringed instrument, for short |
| 36) Like a recluse | 65) Ivory partner |
| 37) Cocoon occupants | |

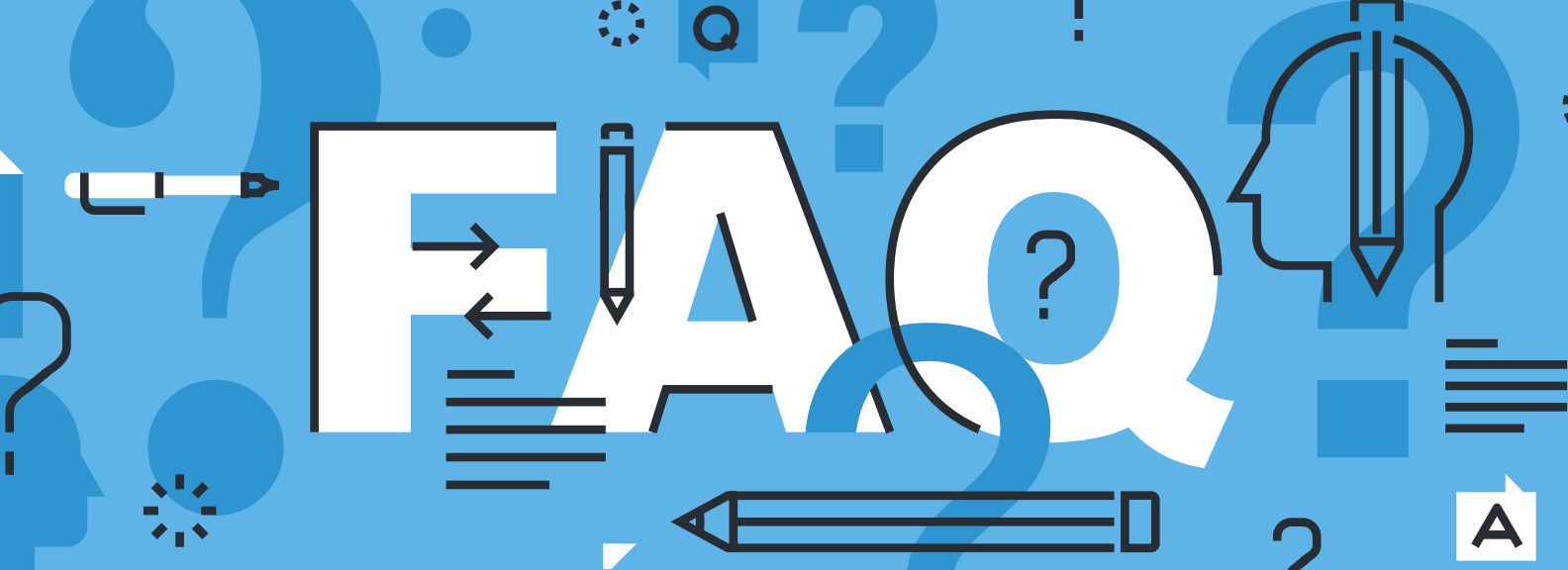
DOWN

- 1) Huck Finn's boat
- 2) Famous canal
- 3) Mad as a hornet
- 4) Letters on an ambulance
- 5) Observed
- 6) Fruity-smelling chemical compounds
- 7) Filet mignon order, sometimes
- 8) What cleats increase
- 9) Furniture wood
- 10) Similar stuff
- 11) Earthquake follow-up
- 12) Indira Gandhi's father
- 13) Bottomless gulf
- 18) A herring relative
- 23) Before, romantically
- 24) Whodunit board game
- 25) Provide as a footnote
- 26) Refuse to raise
- 27) Cosmetic additive
- 28) Not buzz-cut
- 29) Come to the point?
- 30) Some strands in a cell
- 34) Bassoon's smaller kin
- 35) Soprano Lily
- 37) It gets flipped
- 38) "____ it or lose it"
- 39) Icy pellets
- 41) Inundates
- 42) React angrily
- 44) It often starts with "www"
- 45) Incapable of littering
- 46) Military "lights out" song
- 47) Overpamper
- 48) Comes down in buckets
- 51) Surgery aftermath, sometimes
- 52) Creole pod
- 53) Computer acronym for sloppy work
- 54) Cut from the same cloth
- 55) Opposite of admit
- 58) Farthest or highest (Abbr.)
- 59) Apt first name for a thief?

NO ROOM TO SPARE?

By David M. George

1	2	3	4	5		6	7	8	9	10		11	12	13	
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17					18							19			
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63				64								65			



Do You Have Questions for Board Members?



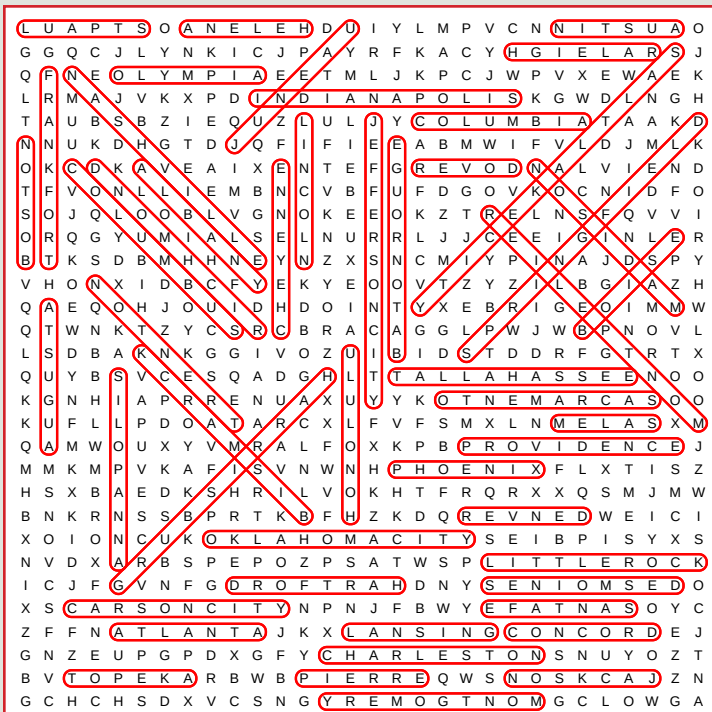
Homeowners: Do you have questions for your HOA Board Members? Please submit your questions to: stivesnewsletter@stivescc.org by the end of the day on the 15th of each month. We will attempt to answer your question in next month's newsletter. (Please note, if your question is specific in nature and only pertains to you and your household, we will address that with you, and it will not be addressed in the newsletter.)

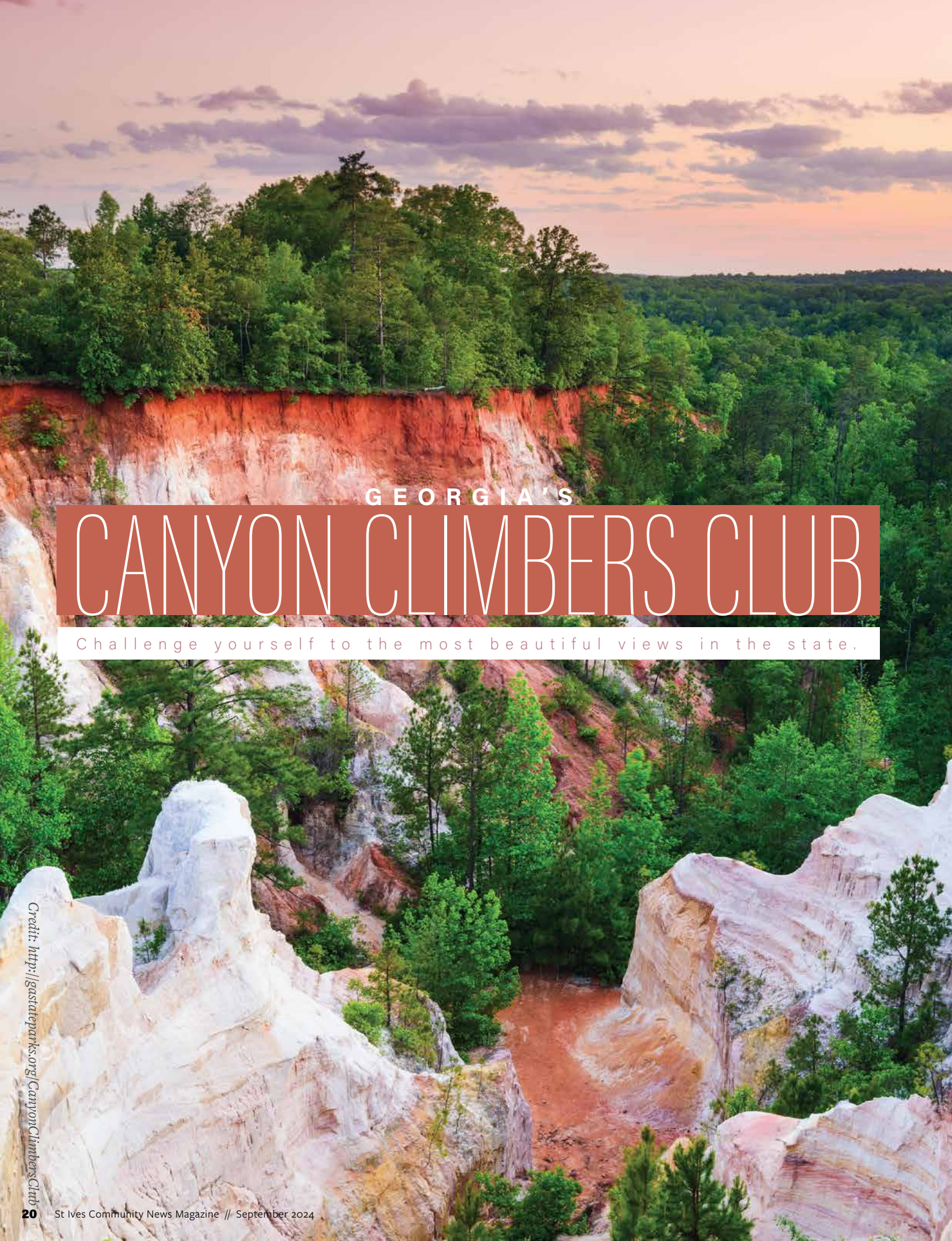


Homeowners you may submit a note of acknowledgement for you or a family member(s) by sending the info to: stivesnewsletter@stivescc.org by the 15th of each month. Only the Internal Affairs Board member sees these emails so if you would like to keep your question Anonymous just indicate that in your email.



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▼ Providence Canyon

Georgia's Canyon Climbers Club is for those few who have scaled to the top of Amicalola Falls, explored the depths of Providence Canyon, braved the swinging bridge in Tallulah Gorge and mastered the staircase in Cloudland Canyon. **To join the Canyon Climbers Club**, stop by one of four participating state park offices and purchase a \$10 membership card, or buy a card online. A healthy dose of enthusiasm and sturdy hiking boots are recommended. Hike all four parks, get your card punched by rangers, and redeem it for a t-shirt and bragging rights. No time limit applies, so hikers can take as long as they wish to visit all four parks.

Providence Canyon (Lumpkin)

1.5 miles both ways (~2500 steps)

One of Georgia's most photographed landscapes is Providence Canyon State Park in the southwest. The beautiful multi-hued soil of these canyons was originally exposed after farmers used poor erosion control during the 1800s. Today, the area is a protected state park with 10 miles of trails and backpacking sites. A surprising feature of the park is the perpetually wet canyon floor. The exposed water table creates a pretty pattern in the sand, called a "braided stream." Club members need to hike the loop trail, with a side trip into scenic canyon 5, to complete their 1.5-mile quest. Because the park's visitor center is now closed, membership cards are punched at Florence Marina State Park, a short drive away.

Amicalola Falls (Dawsonville)

604 steps one-way

The 729-foot Amicalola Falls is the tallest cascade east of the Mississippi River. A paved, one-mile Base of Falls Trail begins at the bottom and climbs up the mountain while following the water's edge. Overlooks and staircases with more than 600 steps provide excellent views, and thankfully a few benches offer places to rest. Club members must hike this waterfall trail to get their card punched. Amicalola Falls State Park is near Dawsonville in the middle of north Georgia. Overnight accommodations include a mountain-top lodge, rental cottages and campground.

Cloudland Canyon (Rising Fawn)

1200 steps both ways

On the edge of Lookout Mountain in northwest Georgia sits Cloudland Canyon State Park. The rugged gorge has more than six miles of hiking trails, including the one-mile Waterfalls Trail with a 600-step staircase. During very dry summers, the park's two waterfalls can shrink to a trickle, yet the rugged scenery of this park remains some of the best in the state. Club members must hike down the Waterfalls Trail, and back up of course, to get their card punched.

Tallulah Gorge (Tallulah Falls)

620 steps both ways

Tallulah Gorge State Park in northeast Georgia is one of the most spectacular canyons in the South. The 1,000-foot-deep gorge was crossed twice by high wire acrobats—Professor Leon in 1886 and Karl Wallenda in 1970. Today, visitors can hike from one side to the other via a suspension bridge swaying 80 feet from the bottom. The staircases leading to the bridge include 310 steps from the north rim and 340 from the south rim—quite a workout for visitors who complete the whole journey. However, Canyon Climbers Club members need walk only up and down from the north rim's overlook 2.



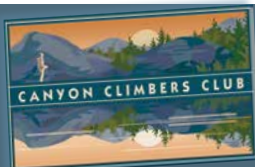
Amicalola Falls



Cloudland Canyon



Tallulah Gorge



When you have completed all four parks, send your card in and it will be returned along with your new t-shirt. Send your card to:
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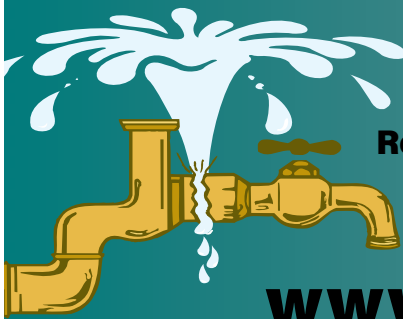


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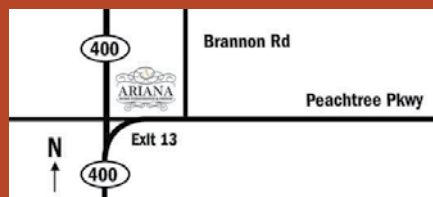
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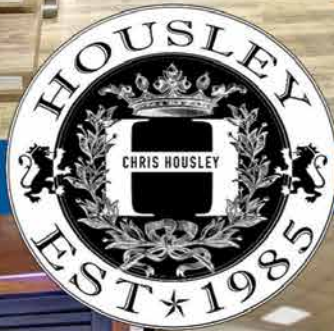
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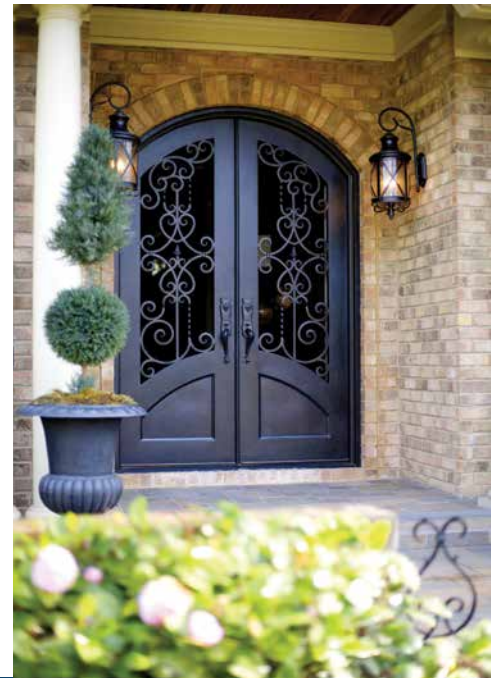
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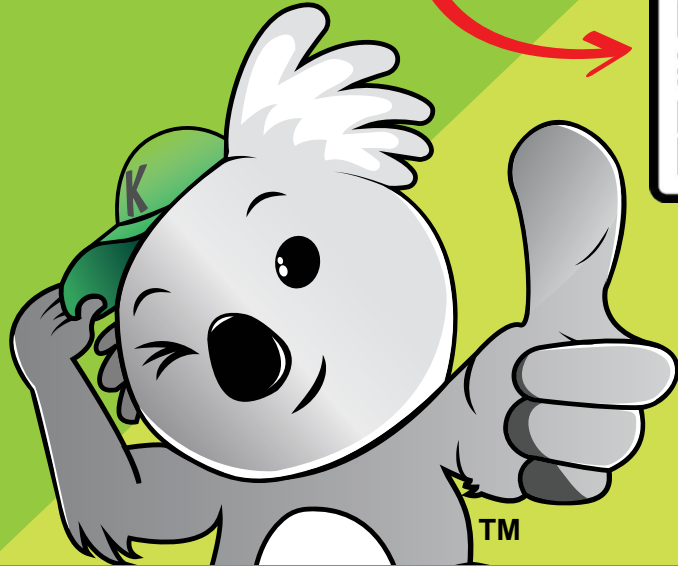
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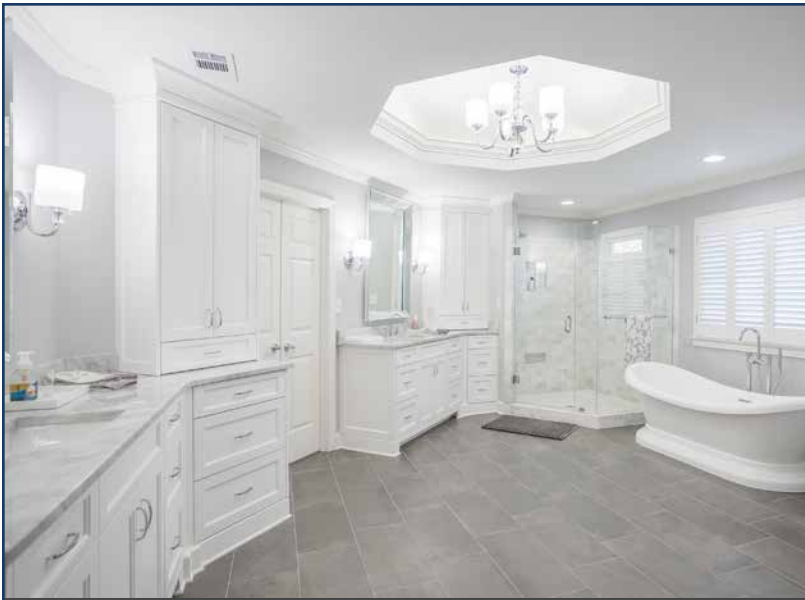
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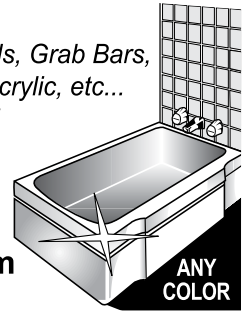
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