

LULLWATER LATEST

JANUARY 2014



Annual Meeting, Druid Hills Golf Club, December, 2013

January flexed her muscles early in the new year, tossing us the coldest temperatures in years.

It came with a little black ice (the words in French and German are *verglas* and *Glätteis*, indicating the slick invisible danger), but at least nothing like the Ice Storm of 2011. For Lullwater Estate, the extreme weather led to a few serious burst pipes, some flooding, and one minor fire, but didn't keep us housebound.

As days lengthen, we look forward to those first tiny hints of spring - the palest pink plum blossoms, the doughty first dandelion, and that greenish haze of incipient leaves in the trees, still about a month off, but worth dreaming of, snuggled in our homes. A new board of directors, several new committee chairs, and the annual birth of fresh ideas welcome 2014 with hope and renewed community.

Save the Date!

Druid Hills Civic Association Meeting

Sun. January 26, 1:30 - 3:30

Held at Fernbank Museum, come and meet your neighbors, hear about local events and issues, and vote on the DHCA board of directors.

Callanwolde Arts Festival

January 25 - 26

Eighty-six photographers, painters, sculptors, metalworkers, glass artists, jewelers and more! For information, visit:

www.callanwoldeartsfestival.com

The 10th Annual Dream in Green Celebration

December 15 from 5pm - 10pm

Fernbank Museum.

The 10th Annual Dream in Green celebration - cocktails, live music, dancing, and auctions! For further information, click here:

www.atlantaolmstedpark.org/gala



Photo Courtesy of Bob Kerr

2014 Board of Directors (left to right): Susan Arnold, Sharon Day, Linda DiSantis, Jamie Ciomperlik, Kathy Radde, Michael Plemons, and Chuck Marvin.



President's Column

January 2014

The 2014 Lullwater Estate Owners Association Board of Directors held its organizational meeting on January 8. At this meeting, the board elected the officers for this year. They are: Linda DiSantis, President; Chuck Marvin, Vice President; Sharon Day, Secretary; and Kathy Radde, Treasurer. Other board members are Susan Arnold, Jamie Ciomperlik and Michael Plemons.

In addition, the Board determined the chairs of the various committees. The Chair of the Infrastructure is Linda DiSantis, and the members are Jamie Ciomperlik and John Raevuori. The Chair of Architectural Control is Jamie Ciomperlik, and the members are Michael Plemons, Carol Sleeth, and Bob Kerr. The Chair of Landscaping is Jamie Ciomperlik and the members include Georgia Marshall, Lynn Hart, Bob Kerr, Jim Eichelberger, and Susan Arnold. Shirley Hollberg is chair of the Woodlands Committee and the members are Frank Muckler, Bob Kerr, Don Kenagy, Margaret Fuller, Todd Radde, Kamile Rasheed, Lynn Hart, and John Raevuori. The Community Garden Committee Chair is Jamie Ciomperlik and the members are Shirley Hollberg, Carolyn Johnson, Michael Plemons, Kathy Radde, Lynn Hart and Robert Marshall.

Chuck Marvin is chair of the Communications Committee.

Under the Communications Committee is the Media Committee, which is the old Newsletter and Website Committees combined. The Chair is Betsy Marvin and Jamie Ciomperlik is a member. Shirley Hollberg chairs the Welcome and Social Committees. Michael Plemons, as the representative from the Condo Association, chairs the Condo Committee.

I am very grateful for all these volunteers who are willing to lend their time and expertise to the LEOA. I hope that other residents will consider joining a committee that is of interest to you. Please call me or any committee chair if you would like to learn more about the work of a particular committee. Spending some time helping the community can be rewarding and fun. We would love to get you involved.

-- Linda DiSantis

Lullwater Estate Water Metering Program

In 2010, the Lullwater Estate Owners Association instituted a voluntary water metering program to address the increasing cost of water supplied by the City of Atlanta. Owners were given the option to install a water meter, at their cost, and using that meter, only be charged for the water that they used. Under the program, water meters are read once each year during the last week of December. In January of each year, the final cost of water is computed, for metered and unmetered units, for the previous year. For metered units, the cost is determined by multiplying the gallons consumed, as measured by each meter, by the average cost of water for that year. For unmetered units, the cost of the unmetered water consumption (total water consumption for the community, minus the total of metered

units' consumption) is split among all unmetered units.

Average daily use per unit in 2013 was 89 gallons. If you have a meter, you will receive a rebate if your average was less, or will be charged if your use was more. Each of the metered units has received an email from Robert Marshall letting you know whether you will receive a rebate or a charge. If you are eligible for a rebate, you will receive a check from HMS. If you owe more, you will be billed by HMS in conjunction with your monthly assessment. If you are non-metered, you will be charged a one-time fee of \$19.64 to cover the cost of water used by non-metered units which was in excess of the average of 89 gallon/day/unit.

Policy Regarding the Water Meter Program for Lullwater Estate Owners

The Board determined at the board meeting on January 8, 2014 that it would be prudent to institute a policy regarding when the owner of a metered unit can withdraw from the metering program. We've had metered units opt out of the program in the past, but only at the start of the opt-out year. Opting out at the end of a year presents some hindsight problems that we'd rather not have to contend with. For example, an owner might find at the end of the year that he's had an undetected leak through a toilet, and choose to opt-out for that year, avoiding the cost of the leak. This approach would then put the cost of that leak on all the unmetered units rather than on the owner where it belongs. The new policy provides that, if an owner who is on a meter wishes to withdraw from the metered part of the program, such withdrawal must occur in January for that calendar year. If the owner doesn't withdraw in January, then the unit must stay in the program for that calendar year. This new policy will be added to the Rules of The Lullwater Estate.





Holiday Decorations, 2013
Thank You Frank Muckler!!!

Water Conservation and Saving Yourself Some Money

Through the monitoring program, owners have on occasion discovered that they were using much more water than they thought they were, because of undetected leaks. There were two metered units this year where the usage ran substantially over what it should have been, almost certainly due to water leakage. The same thing occurred last year, with at least one unit; in that case the leak was a leaking (but very quiet) toilet. This is usually the culprit because it is harder to detect.

When metered units experience this overage, the owner pays for it, which is as it should be. It's an expensive lesson, with as much as 50 to 100 thousand gallons wasted, at 2.3 cents per gallon.

We don't know for sure what's happening with the unmetered units, but it is hard to believe that there aren't similar leaks. Rough calculations for the metered units show that 15-20% of the total consumption is leakage waste, this year and last as well. There's no reason to believe the unmetered units would be less. Twenty percent of \$20,000 (the approximate unmetered

share of our water bill) is \$4,000, which is substantial.

Please consider taking some steps to see if you have an undetected leak, whether you are metered or unmetered. Either way, a leak costs you more. With metered units, it's easy: just check your meter, use no water for a few hours, then check again; a leak should show itself in the numbers. Actually, with a typical toilet leak, you can simply stare at the meter and see it happening in real time, with the little triangle indicator that spins when water is in use. With unmetered units, it's harder to detect. One common suggestion is to put some red food coloring in the toilet tank, and let it sit for an hour or so. If the color appears in the bowl, you've got a leak.

Whether you are on a meter or not, this is an important step to take. Either way, a leak is costing you money and we are wasting water, which we all want to avoid.

Renovation Row

Jim and Margaret Newsome recently renovated their master bathroom on the main level. Very clean looking with an excellent choice of matching finishes. Margaret Newsome remarked, "We totally reconfigured our master bath (took out the unused tub). We used Bella Vista who do

kitchens and bathrooms, and they were great. We had a dumpster out for several days which we were able to use for stuff we needed to get rid of. We are now enjoying our new bathroom!" If you wish to have your renovation project featured, please contact Jamie Ciomperlik.



Helpful Recommendations from Margie Ann



For those of you who are either ailing or overwhelmed, Marjorie Ann Morris would like to pass along recommendations to help you out!

Kristy Spann is the young woman who comes and stays with my father-in-law when we are out of town. She has been "sitting" for us for over two years, and we all like her very much indeed.

Her number is (404) 747-1524. As she lives here in the Atlanta area, we do not expect that

she will be able to come whenever we wish after we move away, sometime this summer, so I will be leaving her with an excellent reference!

Bobby Jenkins is a driver in Decatur who has a one-man transport company, Jenkins Transport. He has helped me on a number of occasions for transport of me and various family members to and from doctors' appointments, airport pick-ups and "deliveries," etc. He has always been very reliable and courteous. I have been using his services since I broke my ankle in 2011, and remain very grateful for all his help. His mobile number is (404) 310-2636.

--Margie Ann

Lullwater Estate Annual Meeting



The annual meeting of the LEOA, held December 4, 2013 at the Druid Hills Golf Club, once again was full of holiday spirit and joyous opportunity to catch up on all the happenings of neighbors and friends. With traditional fare (Yes, the scrumptious chocolate bread pudding made its appearance, albeit not for long!) and strong homeowner attendance, the formal meeting was called to order by President, Linda DiSantis, at 7:03PM. Agenda items included the President's Report highlighting the varied, committed efforts and accomplishments of the Lullwater Estate Committees as well as work of the Board of Directors during 2013. Of special note and thanks was the work of:

- Departing 2011-2013 Term Board of Directors Carol Sleeth, Michael Plemons, Laura Ash and Todd Radde,
- Betsy Marvin and Jamie Ciomperlik in the production and distribution of a full-color graphics community newsletter,

Additional agenda items included the Secretary's reading of the 2012 Annual Meeting Minutes, the Treasurer's report providing a summary of the financial health of the Owner's Association as well as the proposed 2014 budget, approval of the 2014 budget, election of new Board of Directors members and opportunity for discussion of Old and New Business. There being no objection or discussion for either item, the previous year annual meeting minutes and 2014 Owner's Association Budget were approved by the membership. The membership also approved new 2013-2015 term Board of Directors members Michael Plemons, Jamie Ciomperlik, Susan Arnold and Kathy Radde.

In addition to the community camaraderie, a special highlight of the evening included the presentation to Shirley Hollberg honoring

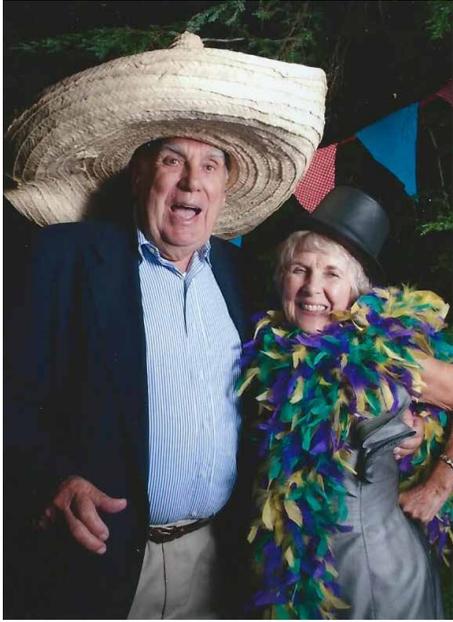
- Jamie Ciomperlik and Robert Marshall's intense work on the the new community website (You must check it out at www.lullwaterestate.org!),
- Anne Murdoch's continuous, multi-year, diligent work with the Landscaping Committee members (Georgia Marshall, Lynn Hart and Jamie Ciomperlik) and the landscaping contractors. The 2013 Landscape Committee's report, put together by Anne Murdoch, past Chair, will be available on our website, along with other committee reports from the past year. Please have a look in the members section under Miscellaneous Documents.
- Robert Marshall's kind, continuing contribution as "water guru",
- Jeff Davis' generous donation of tools facilitating work about the property, most especially in the Woodlands area,
- The amazing work of the Community Garden Committee with Shirley Hollberg and Jamie Ciomperlik as key organizers working with the many community garden plot growers,
- And the many and varied efforts of the Woodlands Committee and helpers including, but not limited to, Frank Muckler, Shirley Hollberg, Don Kenagy, Bob Kerr, Todd Radde, Lynn Hart, Margaret Fuller, Kamile Rashid, and Jamie Ciomperlik.

her recent past presidency of the Owner's Association and many years of service to Lullwater Estate. In concert with Shirley's dedicated efforts to recognize, honor and maintain the natural beauty of our property, an engraved brass plaque and stand were presented to her; the bronze marker will be permanently installed, during 2014, at the beginning of the Woodlands path in recognition and appreciation Shirley's varied and ongoing contributions to Lullwater Estate. Thank you, Shirley!

There being no old or new business discussion, the meeting formally adjourned at 7:30 PM (perhaps, the fastest in the history of Lullwater Estate) making way for further community joie de vie!

-- Sharon Day, Secretary

A New Feature!



We are delighted with a new feature, beginning in the next issue! Jim and Jan Eichelberger have volunteered to help us get to know our neighbors, in an interesting way.

In Jim's words, "To borrow from lyrics of 'The King and I,' it (the article) will be entitled 'Getting to Know You, Getting to Know All about You.' Well, not all about you, just what you want to reveal!"

Jim and Jan plan to interview households in the complex over a period of time and many newsletter issues. They thought they would start with the "oldest," in terms of longevity at LE and the newest residents and work toward the middle from both sides.

The goal is to learn a little about them - where they are from and where they moved here from, perhaps how they met, what work they do or did, why they chose Lullwater Estates, what LE features they especially like (or dislike) and suggestions for improvements.

A firm policy of allowing interviewees to review the article about themselves, before publication, would be followed. No one wants to give a false impression or be misquoted, and that's happened to many of us. And it's strictly up to you, what to reveal!

If you've been here forever,...or just tipped the movers, watch for a call from an Eichelberger soon!

Literary Ladies of Lullwater

The women's book group, open to all women who live here, will meet February 13 at Carolyn Johnson's house to discuss the literary winner of last year's Nobel Prize, Alice Munro's *Dear Life*.

Renowned for decades for her sensitive and articulate short stories, this Canadian author hails from the Toronto area and now lives in Vancouver. We look forward to gathering at Unit 34 for refreshments and chat at 3:30, and a book discussion at 4:00.

Our March meeting will be held at Carol Sleeth's home, and we'll talk about the popular Chicago book, *The Devil in the White City*. This fascinating tale weaves the making of the Columbian Exposition (the 1893 Chicago World's Fair) with a mysterious murder situation.

The George Hart Breakfast Club

We who aren't invited, by virtue of our sex, have no idea whether they ham it up, have cereal drama, are bacon in a warm restaurant, or end up with egg on their faces, but the Lullwater lads who attend seem to enjoy it.

The George Hart Breakfast Club meets on alternate Wednesday mornings over at the American Road House on North Highland, and all adult males resident to our community are invited. The next meeting starts bright and early (or at least early) at 8:00 a.m. on February 5 and follows a regular schedule for most of the year. You can get on the mailing list for reminders by contacting Hilton Fuller, or just show up at the appointed hour, and they'll be glad to see you!

Announcements

Danny and Margie Ann Morris will be retiring and putting their roomy home, #42, on the market in mid-June. They, along with housemate, Danny's 94-year-old father, will be moving to wherever their elder daughter and her family go (east of the Rockies). They will leave a forwarding address! Anyone from LE who wishes to see the pre-perfect version of the house is welcome to do so. They will be very missed by this community!

A lovely house that's come on the market recently is #24, John and Paulette Hinchey's residence. They will be moving full-time to their place on Daufuskie Island, SC.

Keep these properties in mind, when your friends are envious of our lovely community!

Weather permitting, the community garden should undergo it's second and final major expansion this winter. The end of February and early March is when the work will be underway. If you would like to help out or are interested in joining the community garden, please contact Jamie Ciomeperlik.

Garage Door Lights

During these dark winter days, it is important that we provide as much light as possible around the complex for safety reasons. Many of the lights over garages are burned out. Please check your light and if it is not working, please replace the bulb. Your neighbors will appreciate it.

Gutter Cleaning Extension

Because of the recent cold weather, the gutter cleaning has been delayed, which in turn gives residents who had not signed up, a little more time to make this decision. Please let Don Kenagy know by Monday that you've reconsidered and would indeed like to use this service, and be prepared to hand him a check for \$50.

Wanted

Wondering how you can help your community, doing something you love? The newsletter is looking for an artistic type, to draw cartoons of ourselves, our homes and our community! Betsy would love to hear from you at betsyw@mindspring.com!

Guidlines for Contributions:

We love having guest contributors, and welcome your tales of travel, stories of staying home, and other small articles! Please send them anytime to Betsy Marvin.

The newsletter needs photos! We welcome photographic contributions of our residents and around the community grounds. Please send any you might have taken to Jamie.

We place "classifieds" only for residents, who also may, on a one-time basis, recommend a service or business they have used.

Communications Committee:



Betsy Marvin
Editor
betsyw@mindspring.com



Jamie Ciomperlik
Graphics, Web & Photography
monomorphic@yahoo.com

LEOA Board of Directors:

- Linda DiSantis, President
- Chuck Marvin, Vice-President
- Sharon Day, Secretary
- Kathy Radde, Treasurer
- Jamie Ciomperlik
- Michael Plemons
- Susan Arnold