



# Lullwater Latest

June 2013





***Summer comes in, and with it comes more contact with neighbors, if we wish. Last year's hobnobbing over the sheep fence will, it seems, be repeated, as two lambs plan to spend the next few months with us. And bonding over the garden must be happening as well.***

Some of us are missing all this, as we escape the heat, visit families and friends, see the world, or travel to work. I write again from Riga, Latvia, a place where winter's winds blow cold and long, but the warm season blows a kiss, not a blast. This week's days top out in the seventies, and we've had little rain, perfect weather for roaming the Art Nouveau section around us, or exploring the medieval alleys of Old Town. We talk with all sorts of people, eat interesting meals, and attend festivals and markets.

In Atlanta, though, outdoor events and festivals abound, and I've listed a few on our Calendar.

Enjoy your garden bounty, be entertained by the lambs, and exult in the lazy summer days of Georgia (or in the invention of air conditioning!), and our next newsletter is planned for early August.



### ***Save the Date!***

Jazz on the Lawn at Callanwolde  
7:30 P.M., June 28

Decatur Pied Piper Parade and Fireworks  
6:00 P.M., July 4

Twilight Concert, Emory University  
8:00 P.M., July 11, July 18



## ***Our Community and Your Board's Responsibilities***

**W**hen each of us purchased our units in Lullwater Estate, we did so in part because of the look and feel of the community. The design, the landscaping, and the look of the property is a big draw and a principal reason we love living here. Foundational pieces that ensure the property will continue to have this appeal are the restrictive covenants that were placed on the property by the developer when Lullwater Estate was built and the architectural standards that go along with those covenants. These covenants and standards allow all of us to maintain a pleasing aesthetic with respect to exterior finishes and landscaping. Maintaining the integrity of the process associated with modifications to the exterior of the property is one of the most important jobs entrusted to the board.

There are two important aspects to protecting the look of our community. First, the covenants, which are a deed restriction on everyone's property, were agreed to by each of us when we bought our property. These covenants ensure that owners will maintain their property in a manner that supports the value of our community. In addition, the covenants establish a very important process for approval of exterior modifications and common area landscaping. If we, as a community, follow this process, we can be sure that we will be able to maintain the character of Lullwater Estate.

Operating in conjunction with the covenants are the architectural standards established by the board, which set the standards whereby approval will be given for changes to the exterior of units and common area landscaping. As we move through time, it is appropriate for the board to consider how these standards should evolve. As homeowners request approval for changes, the board can approve changes that differ from the existing look if it determines those changes are in keeping with the character and look of our community.

The greatest danger to maintaining the integrity and value of the aesthetics of our community is for homeowners to ignore the process whereby they can get approval for their design. If we fail to follow this

process, we risk being unable to enforce the covenants if someone were to make a modification that has the real possibility of undermining the value of the Lullwater Estate community. Although all of us believe that such a situation is unlikely, the board bears the burden to fulfill its duty to the community by ensuring that Lullwater Estate is in a good position to defend an action to protect our property values.

Each year when you receive your letter from the Architectural Control Committee informing you of maintenance issues on your unit, the cover letter reminds you of this obligation to seek approval. We seek your support and understanding of how significant this issue is for all of us. This is one of the most important and, at times, most difficult responsibilities of your board. The board takes this responsibility seriously and hopes that you appreciate and understand why the process is of such significance.

The documents containing the covenants and the standards are posted on the Lullwater Estate website. Please take a moment to review them. I look forward to working with you to ensure that the beauty and value of our lovely community is maintained.

--- Linda DiSantis

President, Lullwater Estate  
Owners Association

## **Community Garden Takes Off**

The optimal alignment of the Community Garden allows it to receive over eight hours of continuous sunlight, each and every day. This translates into massive growth, and lots of watering!

We were fortunate that some residents donated over 100 ft. of unused

water hoses so we can reach the closest well water spigot, which is 215 ft. away! We are still using 100 ft. of Association hose that we would like to free up for other tasks. If anyone has a spare hose they can donate, please contact Jamie Ciomperlik.



### ***Aphids, and Squirrels, and Chipmunks – Oh My!***

Don't let the pictures fool you, we have had our problems with pests. From aphids to chipmunks, the vermin have taken their toll. You may see Havahart traps deployed for the humane relocation of trouble rodents. Let's hope we don't have to resort to plan B.



Woodland Work Crew: Bennett Hollberg, Don Kenagy, Jamie Ciomperlik, Kenneth Yancey and Frank Muckler

Once again, zoological news threatens to overwhelm us here at home! A variety of animals find their way into the newsletter, and no one reports more of a variety than Kristy McDonald in #40. "After the story about the bunny in the window well, I was obsessed with checking our own window well to ensure no cute creatures became trapped!"

One morning, she peeked out in the pre-dawn light, and saw a pair of giant brown eyes there, among the leaves. "In a panic, I rushed to save the poor little dear, only to find it was a giant frog! Still, a life worth saving!" (Remember, Kristy's a doctor!) She found a baby chipmunk the next week, and then one morning at three a.m., a stray cat, who actually climbed out by itself before our heroine could come to the rescue. She has since covered the grate with a fine mesh. Says Kristy, "Enough rescues for me!"

I guess we all need to check our window wells. Who knows what lurks there?

But Bob Kerr tells of finding a copperhead out back, and apparently also hosted a swarm of angry bees on his patio. Since we've had this problem before, we once again contacted our bee man in Morningside, and

presumably our "Estate Honey" will be available for another year.

As far as snakes are concerned, none should be surprised that they live in our woods. It's believed they will avoid confrontations with the coming sheep, but they could be a danger to unsuspecting humans. Children or grandchildren should be on the lookout, if they go back there. Please be alert in any overgrown area, even the paths.

But the big news, of course is the return of sheep to our Woodland area, and we look forward to meeting them. The woodlands crew installed the fence posts Monday, June 3, in record time, thanks to the strong contributions of Jamie Ciomperlik and Bennett Hollberg. Frank Muckler, Don Kenagy, Bob Kerr, Shirley Hollberg and Kenneth Yancey acted as "senior supervisors." The fencing effort has been completed, and a white ewe and her two black lambs will arrive Saturday around 11 a.m. Frank Muckler will welcome them along with any neighbors who wish to greet them on their arrival!

*"Until one has loved an animal,  
a part of one's soul remains  
unawakened."*  
— Anatole France

*In loving memory  
of Emma and  
Maggie, sweet  
pets from LE 26,  
who filled our  
hearts and souls  
with love every  
day! Thank you  
to all our great  
neighbors who  
have been so kind  
in inquiring about  
the "big yellow  
dog and her little  
cat companion",  
sharing your  
heartfelt hugs and  
listening to our  
pet stories.*

*- Sharon and Joy*

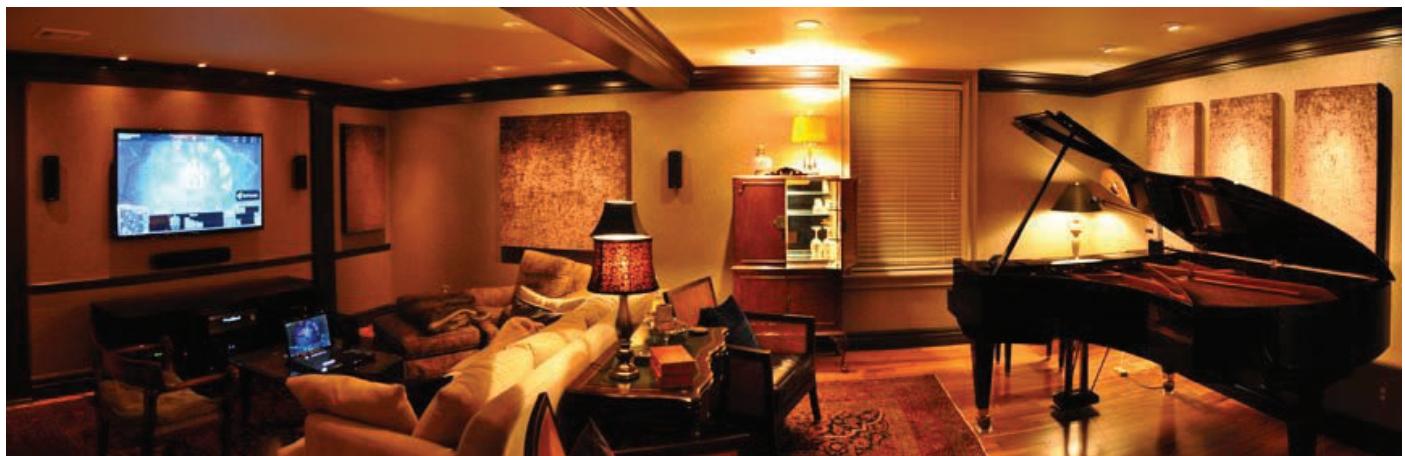




Fenced area

**S**ome residents who have dogs have asked whether the newly fenced woodland area might be used as an off-leash place for dogs to run. This is certainly a secondary benefit of fencing the area for our ovine friends. If you wish to use the area for this purpose, please carefully introduce your dog(s) to the sheep to assure compatibility,

and of course supervise your dog closely. The use of the woods for this purpose will be more attractive in fall and winter months when snakes are less active, and vegetation is less dense. The area should be used for this purpose only by resident dogs - please don't allow visiting dogs to enter the fenced area.



## Renovation Row

**T**his is your chance to show off that latest renovation project. In this series, we will bring you images of improvement projects undertaken by your neighbors. These will be interior and exterior projects, even landscaping projects.

This issue we are highlighting an interior renovation project Jamie and Michael, in unit 50, recently completed. Their basement

was remodeled into a 'media room' (pictured above). Jan and Jim Eichelberger have recently dressed up their patio with a beautiful new pergola (pictured on right), providing capacity for many hanging plants.

In case you have a renovation project you would like to share, please contact Jamie Ciomperlik.



## **Neighbors, Near and Far**

Some summer travels are already completed or underway, others are still in anticipation, but it sounds as though many of us will get away for a little while this summer. I didn't get many reports for the newsletter, but have heard murmurings about visiting families in Chicago, New York, Maine, Mississippi and California, seeing friends in Baltimore, and taking trips to other places. Send me some reports!

Lynn Hart plans to attend her granddaughter Anna Merlene's graduation from Yorktown High School in Arlington, VA, later this month. Lynn's Decatur daughter Susan, "a cool auntie," in her mom's view, will go along.

After duly celebrating Anna's milestone, they'll go to Rehobeth Beach, Delaware, to watch

grandson John Merlene and his baseball team play in a tournament over the weekend, and maybe they'll dip a toe in the Atlantic.

She expects that it will be really strange and a little sad to have a family gathering without George, but reports that he is doing well at Fountainview, where she believes he is receiving the best of care.

Some have asked about our visit to southern France, the Riviera, in fact. A French friend asked me last fall if we'd like to "house-sit" in her apartment in Juan-les-Pines, Antibes, for a couple of weeks this spring. Pinching myself and looking to see if she might be addressing someone else, I took at least 15 seconds before acknowledging our willingness to do her this favor!



**View from apartment, of yachts anchored along Antibes-Cannes coast of Mediterranean during film festival.**

## **Reminder Regarding Large Trucks**

**Please keep in mind the difficulty large delivery trucks have on our property. When possible, request that deliveries be made in the smallest truck available. If you do receive a delivery in a large truck (over about 23 feet), please advise them to exit via the entrance with their "shotgun" helper outside the truck to hold up any entering traffic, and to exit safely to Ponce.**

We flew to Nice, about 15 miles from our destination, and arrived at supper hour, dead tired and lacking our luggage, which had stayed in Amsterdam! Our hostess wanted to show us everything, in French, before she left, and it seemed a very long hour...

During our fortnight, we took public transport to Nice, Cannes (yes, the Film Festival, where we saw no one we recognized), the village of Biot, the Chateau La Napoule and Aix en Provence, and we walked around the old city of Antibes. My French comprehension got a lot better, and Chuck, who's fluent, relished the chance to practice.

We had a marvelous time, and would like to add that if you have a second home in a lovely place, we would be willing to consider house-sitting for you as well. Happy to do a favor for friends!



The grass establishment project in the garden picnic area is looking good!

## Literary Ladies

Open to any woman at Lullwater Estate, the book group meets one afternoon a month to discuss a pre-selected book and related topics. (This group can relate any topic to any book!) We try to plan meetings and books ahead of time, and publish the schedule, so if you'd like to read a book and join us, please do! We meet at 3:30 to snack and chat, and at 4:00 the book discussion begins.

Here's where we'll be, and what we'll be talking about, for the next few months:

- July 18, Elizabeth Strout's *Olive Kitteridge*, at Laura Ash's house, #52
- August, Muriel Barbery's *The Elegance of the Hedgehog*, at Shirley Hollberg's, #16
- September, Thomas French's *Zoo Story: Life in the Garden of Captives*, at Georgia Marshall's, # 54

## Men's Breakfast

A hearty breakfast and pithy conversation are assured for Lullwater men who show up at the 8:00 a.m breakfast on alternate Wednesdays. Politics, current events, house repairs and travel are but a few of the topics discussed, argued and solved during these meals,

- October, Amanda Vaill's *Everybody Was So Young*, at Betsy Marvin's, #25

The later this gets, the more tentative it is! If you are not a regular attendee

and it's a chance to get to know the guys around the neighborhood. Contrary to rumor, membership in the GA State Bar Association is not required. We get together at the American Roadhouse, over on North Highland Avenue in Virginia Highlands, and our next meeting is June 26. Upcoming dates are July 10 and July 24.

and wish to be on the book club mailing list, please contact Laura, at [lashout47@gmail.com](mailto:lashout47@gmail.com).



## ***Classified Ads***

Georgia and Robert Marshall's son Taylor Marshall is looking for pet sitting, house sitting or dog walking. He's been doing data entry at the the courthouse. If anyone has any leads on that type of job, please let them know. Taylor's # 404-909-2637 Georgia's #404-909-3477

## ***Newsletter Committee:***



**Betsy Marvin**

*Editor*

[betsyw@mindspring.com](mailto:betsyw@mindspring.com)



**Jamie Ciomperlik**

*Graphics & Photography*

[monomorphic@yahoo.com](mailto:monomorphic@yahoo.com)

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