


Summer/ Fall 2016

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We're on the Web!
IvyStation.org

Email Us @
IvyStationDuluth@gmail.com

 Find us on
Facebook
Ivy Station Duluth

Welcome to the Ivy Station homeowners association newsletter.

It's never been a better time to call Duluth Home!

The new HOA board is excited to announce the return of the Ivy Station Runner, our quarterly newsletter.

This newsletter is your source for information about our wonderful neighborhood, home improvement tips & advice, as well as a way to stay up-to-date with upcoming events and activities

We are also excited to announce we have built a Facebook group for our residents. Please find us @ Ivy Station Duluth.



UPCOMING NEIGHBORHOOD EVENT:



Ivy Stations' 1st official Halloween house decorating competition.

Prizes will be awarded to Most Creative & Scariest house.

Houses will be judged Sunday October 30th from 6:30- 7:30 PM.

Winners will be notified by letter.



Please be respectful of the neighborhood

- The speed limit in the community is 25 MPH. Please watch out for walkers, joggers, children and pets.
- Come to a complete STOP at stop signs.
- Practice regular lawn care maintenance
- Pick up after all grass clippings, leaves and debris to prevent drainage issues.
- Keep any trees in your backyard trimmed to prevent intrusion into your neighbor's yard or overhang onto their house.
- Keep your pets on leashes and pick up after them.

Let's Keep Our Neighborhood Beautiful!



SCHOOL IS BACK IN SESSION

Please be mindful when parking in the street.

- Ensure there is enough room for buses & emergency vehicles to pass through the street.



- Do not park directly in front of anyone's driveway.

-No vehicle may be continuously parked in one spot for over 36 hours

- Do not park within an intersection, or within 30 ft. of a stop sign (on either side of the street)

- Do not park within 15 ft. of a fire hydrant.

A Note From The ACC

Ivy Station is a covenanted community. The new Board of Directors and ACC are working diligently to address all of the concerns voiced by our homeowners. Please make note of the Bylaws and Covenants. We are working for the good of our community and would appreciate homeowner and renter cooperation. If you are leasing property here in Ivy Station, you will be held to the same standards.

If you are planning any home improvement that involves a change to the residence or property such as - but not limited to - fencing, change of house color, patios, sunrooms, or sheds, you must submit a change request form to the ACC for approval. This form may be obtained from our website or from any committee member, officer, or director, or by emailing or phoning in a request.

Lawn care includes regular mowing, weed control, maintenance of flowerbeds, and maintenance of trees, trimming of shrubs, edging, and debris removal. Lawn debris must be taken to the dump. Clippings must be enclosed in paper bags. Limbs are not required to be in bags. As of 2007, you may purchase lawn debris pickup for one year. Please see the Duluth site for procedure and price; the dumpster card, location, dump hours, and types of debris accepted.

It is illegal to place lawn trash in Duluth trash bags, recycle bins, or to blow or cause clippings to reside in the street.

If you receive a notice either on your mailbox, in person, or by post, please remember this is NOT personal. We will enforce the rules impartially.

The ACC is composed of unpaid volunteers elected to be your neighborhood watchdogs. You CHOSE to reside in a neighborhood with covenants, more than likely because this is a desirable and attractive location. Please help us to keep it that way. It is just as hard for us to cite our friends and neighbors as it is for you to receive a citation. We know that most of you will receive a reminder in the spirit in which it is given and will rectify any adverse situation and we thank you for your support!

If you need an official copy of the covenants, please visit our website: IvyStation.org

PLEASE NOTE

Effective August 15th, we will begin to regulate all properties.

If you are found in violation, you will receive a notification and will have 15 days to comply. We are more than willing to work with you based on your situation, but steps must be taken to show you are working to address the issue. Any violation that goes unattended and has not been addressed with the Board of Directors within 15 days of notification will be forwarded to the HOA Attorney, for legal action. The cost of which will be the obligation of the Homeowner.

Please email us with any questions, or concerns.

Let's Keep Our Neighborhood Beautiful!



Detention Pond Trash

You may not be aware, but grass clippings, yard debris and street trash all make their way to the neighborhood detention pond.

This can cause the pond to clog and flood. Please pick up all yard waste, and make sure recyclable items are secured in their bins.

We appreciate everyone being mindful and considerate of this issue.



Fall Lawn Maintenance Tips

Autumn, with its cooler temperatures and occasional rainfall is the ideal time to prepare your lawn for next spring. Give it a little attention now, and you'll be rewarded with a lush, healthy spring lawn. Just follow these six tips.

KEEP ON MOWING

As the season draws to a close, drop the mower's blade to its lowest setting for the last two cuttings of the year. That will allow more sunlight to reach the crown of the grass.

AERATE THE SOIL

Fall is also an ideal time to aerate your lawn so that oxygen, water, and fertilizer can easily reach the grass's roots.

RAKE THE LEAVES

Don't wait until all the leaves have fallen from the trees to start raking. If you do, the leaves will become wet from rain and morning dew, stick together, and form an impenetrable mat that if left unmoved will suffocate the grass and breed fungal diseases.

FERTILIZE FOR FUTURE GROWTH

Most lawn experts agree: If you fertilize your lawn only once a year, do it in the fall.

FILL IN BALD SPOTS

The quickest, easiest way to do this is with an all-in-one lawn repair mixture.

WEED CONTROL

Weeds, like most plants, are in the energy-absorbing mode during the fall. They're drinking in everything that comes their way, including weed killers. Apply an herbicide now and the weeds won't return in the spring.

13 Halloween Front Yard Decoration Ideas

1. Turn your front yard into a graveyard.
2. Replace all your light bulbs with red ones.
3. Turn your front yard into a display of lights. Use fluorescent decorations and add colored accent lights as well. Hang string lights on the porch, in trees and everywhere else.
4. Hang several bats from a tree to give the illusion of a spooky bat colony.
5. Make your driveway into a ghost-lit walkway.
6. Decorate your yard with pumpkin planters.
7. Make it look like a giant spider took over your front yard; cover it in fake spider webs.
8. Have a spooky doormat.
9. Hang a wreath covered in bats on the front door.
10. Make a scary scarecrow. You can get a special Halloween scarecrow, or take your ordinary corn-husk fall scarecrow and paint it with blood.
11. Have a skeleton popping out of your yard.
12. Turn your garage door into a shadowy Halloween scene.
13. Make a scary cat cut-out. Create an arched-back black cat for your front yard to give trick-or-treaters and Halloween guests a fright.

Exciting Things Are Happening in Duluth!

**Ivy Station
2015/16**

Representatives:

President/ Director:
Gerry Aina

**Vice President/
Director:**
Debra Domagalski

Treasurer:
Jerry Kennington

Secretary/ Director:
Andre' Griggs

**Architectural
Committee:**
Michael Foote


**Welcoming
Committee:**
Open

Social Committee:
Open

*To volunteer, please
email or contact a
Director.*

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Ivy Station Duluth

A culturally diverse and vibrant community, Duluth is a place where families, businesses, lives, thrive. The City offers everything to truly capture the spirit of good living.

With easy access to Atlanta, Duluth offers the best of big-city amenities and small-town ambiance.

This is Duluth, Georgia!

A lot of wonderful new things are happening in downtown. It's never been a better time to call Duluth home.

Named a Top Ten City for Best American Values by NewsMax Magazine

Ranked a Best Affordable Suburb in Georgia by BusinessWeek Magazine



Duluth Events Schedule

Fri 8/19-
Food Truck Friday / Flicks on the Bricks

Fri 8/26-
Food Truck Friday

Fri 9/2-
Food Truck Friday / Flicks on the Bricks

Fri- 9/9-
Food Truck Friday

Sat 9/10-
**Summer Concert Series:
On the Border**

Fri 9/16-
Food Truck Friday / Flicks on the Bricks

Friday 9/23- Sun 9/25
Duluth Fall Festival
<http://duluthfallfestival.org>



Sun 9/25-
Duluth Donut Dash 5K
<http://www.duluthdonutdash5k.org/>

Fri 9/30-
Food Truck Friday

Fri 10/7-
Food Truck Friday / Flicks on the Bricks

Fri 10/14-
Food Truck Friday

Fri 10/ 21-
Food Truck Friday / Flicks on the Bricks

Fri-10/28-
Howl On the Green