

Winter/Spring 2017




INSIDE THIS ISSUE:

A Note About Street Parking	2
ACC Corner	2
Winter Home Care Tips	3
A Note About The Detention Pond	3
Duluth Information	4
Contact Information	4

We're on the Web!
IvyStation.org

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Reminder:
February 28th is the due date for the HOA assessment fees

A new year, a new outlook...

It has been a very busy year for the HOA board members, with weekly meetings and many discussions and ideas of how to make our neighborhood better.

The board has accomplished several goals such as the updates and improvements of the Ivy Station Website and the creation of our facebook page, which is a great tool for communication and information.

We are very happy to have seen improvements by the residents, including better yard maintenance and a drastic decrease in problematic street parking. We have a long way to go, but it has been a good start.

The ACC's intent was to target improvements from the curb in. We still have some work to do. This year we will focus on continuing to ask for your help to make this neighborhood beautiful and this will in turn help increase the value of our homes.

The City of Duluth has been making great improvements and the Duluth community has become a very desirable place to live and raise a family. We have the opportunity to grow and be a very desirable neighborhood with a great location and easy access to downtown.

In this letter you will find many tips on how you can help. Please feel free to contact us via email or facebook and give us your ideas and concerns. We are all in this together. We look forward to this year and the prosperity it can bring!



The HOA board is working to help improve our neighborhood. We are very excited to announce that brand new street signs will be installed in the coming weeks.

The new signs will match the beautiful signs that are in downtown Duluth. This is an important step in helping to improve our neighborhood appearance.



- **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.
- **Keep your fence secure so your pets don't run around unattended**

A Note from the ACC

The States 1st Prognosticator, General Beauregard Lee predicted that we will have an early spring. We really want to get a head start on winter clean up. Remove seasonal decorations. Pay attention to gutters and debris, most important, weed control. We have a serious problem with some homeowners not participating in a weed control program and letting the problem get out of hand. Georgia is known for its pollen and weeds. If you don't have professional weed control, please keep what green space you have in cut, trimmed and blown condition. **NO GRASS CLIPPINGS IN GUTTER.** Blow and pick them up, detention pond is operating properly and we'd like to keep it clean and functioning.

This is also the time to repair and paint. Remember all exterior colors must be approved by the ACC & BOD. Rule of thumb is if you see the color, hue or shade existing now, it's generally approved. If you are changing your colors, try not to stray far from color palette you see. Request Forms can be downloaded at our Ivy Station website.

Remember, on windy recycling days secure any loose recycle items with a brick or something to keep it from blowing through the subdivision.

Everyone should make an effort to get to know your neighbors and keep an eye out for one another. If you notice anything suspicious, please, do not hesitate to call Duluth Police.

If you receive a violation letter, please comply. If violation(s) have not been corrected within 30 day, all fines will accrue at the rate of \$50/day until the violation(s) have been corrected or a written agreement/arrangement has been approved. **We have met with our attorney's office and they have agreed to handle all violations that have not been corrected.**

If you are renting the property and believe any violations are not your responsibility, please forward the letter to the homeowner/management company or send us their contact information and we will make sure they receive any communication and or violation letters.

The grace period/reminders to replace mailboxes/posts have expired. If you have not replaced your mailbox and/or post, the first wave of violation letters will be sent out within the next month.



Spring Home Maintenance Tips

Spring is right around the corner. See below for HGTV's tips on how to keep your house in tip-top shape for the warmer months ahead.

✓ Examine Roof Shingles

Examine roof shingles to see if any were lost or damaged during winter. If your home has an older roof covering, you may want to start a budget for replacement. The summer sun can really damage roof shingles. Shingles that are cracked, buckled or loose or are missing granules need to be replaced.

✓ Probe the Wood Trim

Use a screwdriver to probe the wood trim around windows, doors, railings and decks. Make repairs now before the spring rains do more damage to the exposed wood.

✓ Check the Gutters

Check for loose or leaky gutters. Improper drainage can lead to water in the basement or crawl space. Make sure downspouts drain away from the foundation and are clear and free of debris.

✓ Use Compacted Soil

Low areas in the yard or next to the foundation should be filled with compacted soil. Spring rains can cause yard flooding, which can lead to foundation flooding and damage. Also, when water pools in these low areas in summer, it creates a breeding ground for insects.

✓ Examine the Chimney

Examine the exterior of the chimney for signs of damage. Have the flue cleaned and inspected by a certified chimney sweep.

✓ Inspect the Concrete

Inspect concrete slabs for signs of cracks or movement. Fill cracks with a concrete crack filler or silicone caulk. When weather permits, power-wash and then seal the concrete.

✓ Move Firewood

Remove firewood stored near the home. Firewood should be stored at least 18 inches off the ground at least 2 feet from the structure.

✓ Check Outside Faucets

Check outside hose faucets for freeze damage. Turn the water on and place your thumb or finger over the opening. If you can stop the flow of water, it is likely the pipe inside the home is damaged and will need to be replaced. While you're at it, check the garden hose for dry rot.

✓ Service the AC Unit

Have a qualified heating and cooling contractor clean and service the outside unit of the air conditioning system. Clean coils operate more efficiently, and an annual service call will keep the system working at peak performance levels. Change interior filters on a regular basis.

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.



Ivy Station 2017/2018 Volunteer Representatives:

**President/Treasurer
/Director:**
Gerry Aina

**Vice President/
Director:**
Debra Domagalski

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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Exciting News for Parsons Alley

Brick Store Pub founders to open first brew pub

Story Featured in Atlanta Business Chronicles | By: Amy Wenk

When three friends from Athens, Dave Blanchard, Mike Gallagher and Tom Moore, opened Brick Store Pub in Decatur in 1997, it was one of seven restaurants in the area. But over the years, it became a hub for the community, helping Decatur grow into the lively dining and nightlife destination it is today.

Now, the Brick Store founders hope to have a similar impact on Duluth, Ga., where city officials are working hard to reinvigorate the historic downtown with new restaurants, shops and housing.

Blanchard, Gallagher and Moore, along with partners Todd DiMatteo and Ryan Skinner, plan to open Good Word Brew Pub in Duluth. The nearly 7,500-square-foot brew pub will come to a new project called Parsons Alley that is redeveloping seven historic downtown Duluth buildings. Saying the team plans to focus on approachable beers and mixed fermentations such as sours

It marks the group's first foray into beer making.

DiMatteo, general manager of Brick Store for the past seven years, offered just a few details on the brews it could produce, and IPAs.

"We are hoping to get people excited about beer and Duluth," DiMatteo said. "I think there's a little bit of magic in Duluth."

Gallagher added he sees the city as "very reminiscent of when we first came into Decatur" and a good option for his team as rents surge down town Atlanta.

It will bring up to seven new restaurants to Duluth.

The project also has landed a location of Dreamland BBQ and clothing store American Threads, which are now open.

In addition, the team behind Decatur's Taiyo Ramen + Drinks (formerly Makan) plans to open a Korean steakhouse and oyster bar at Parsons Alley. And, Simply Done Donuts, an Atlanta food truck, will open its first brick-and-mortar restaurant at the project.

For Duluth officials, the project marks an exciting new day for the city. "I know our perception is changing," said Duluth Mayor Nancy Harris, calling her city a mini Decatur. "We've decided we want to be a destination city."