Irongate Homeowners' Association

Newsletter - Summer 2008

Improvements to Sunset Drive Entrance

(Miriam Bryant, Treasurer)



As most of you know, work on our long-term improvement project at the Sunset Drive entrance off of Country Club has begun. The water leaks have been repaired and all the old plants have been removed. This year, the Board has earmarked $5,500 to complete the project. This money, along with the developers' contribution of $2,000, will be used to repair brickwork, provide more lighting, and install irrigation and plants. These improvements have been a long time coming and we are all looking forward to the completion of work by June.



Volunteer Needed: Maintenance Coordinator, Entrance Beautification Committee

The Board needs someone to serve as the Maintenance Coordinator of the Entrance Beautification Committee. This person would work with Olive Branch Design and Landscape, the painter, and the electrician to maintain the four Irongate entrances. For more information about the position, please contact Treasurer Miriam Bryant (764-8765).

Report on County Commission Meeting

(Alice Paul)



On April 1st, Treasurer Miriam Bryant, I, and five other Irongate residents attended the County Commission Meeting. It was extremely important to Irongate residents that we supported this fight against the re-zoning of residential property for a commercial wood chipping business. This wood chipping operation would have been located less than a half mile from the Country Store and planned to use million dollar equipment to reduce 20-inch diameter trees into mulch Eleven individuals spoke against the rezoning, but local attorney Jimmy Franklin spoke most eloquently and factually. He presented a letter from a wood-chipping business owner in Vidalia detailing how the business would create a fire hazard, be extremely noisy, and create acid air pollutants. Mr. Franklin presented evidence of what this "*acid*" could do to the paint on the cars at Rozier Ford. Imagine what it would do to *our lungs*. He also pointed out to the commissioners that granting the re-zoning application would be in violation of Bulloch County's own zoning laws since the operation would be classified as a heavy industrial business, not highway commercial. Thankfully, Commissioner Roy Thompson made a motion to reject the proposed rezoning request; it was carried unanimously by the County Commission.

Irongate and Hazelwood comprise a very large tax base for the county. We must stand up for our community and fight the expansion of industry into our residential area. The Commissioners' Meeting reflected what we can do if we stand as a unified residential group with sound reasoning. Thanks to the many Hazelwood and few Irongate residents who attended the meeting.

Treasurer's Report

(Miriam Bryant, Treasurer)



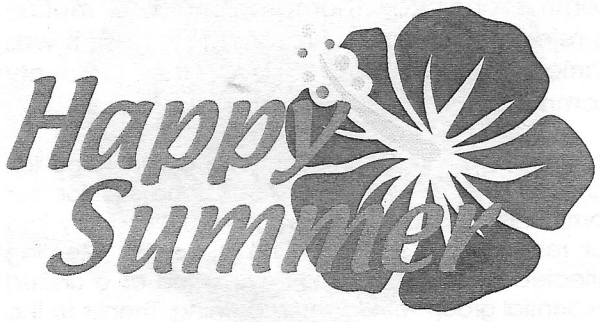
I'm pleased to report that our homeowner association has more members than ever and is fiscally sound. Membership stands at 205 households, with the remaining 28 opting out of membership.

The Association is now operating as a non-profit corporation whose official name is "The Iron Gate Community HOA, Inc."

At present, our Association has $16,850 in assets: $15,200 in Cash and $1,650 in Dues Receivable. Unpaid membership dues now exceed 10% of our yearly income. Because we need these dues to meet our financial obligations, the Board plans to use its best efforts to collect 100% of those by summer.

Two Block Captains Needed

Two areas in Irongate need block captains: Shasta Court and Irongate Place/Plantation Trail (100-107). If you live in these areas and can serve as a block captain (see responsibilities in left column), please contact Tina Porter, block captain coordinator, at 764-3284.



Irongate Block Captains



Our block captains play many important roles in our neighborhood. On their assigned streets, they are responsible for:

- delivering newsletters and invitations to social events,
- greeting newcomers, giving them information packets (with letters from the IHA president and Habitat for Humanity, an application for IHA membership, and a copy of the IHA covenants), and handing out welcome baskets (made by Lynda Smith),
- keeping informed of births, illnesses, deaths, and reporting these to the secretary.

Tina Porter serves as the chair of the block captains and keeps things running smoothly. *Many thanks to Tina and the 2008 block captains for their excellent work!*

Our 2008 Block Captains

Starr Anderson (764-1176) - Lakeside Court
Marci Arling (764-5062) - Sunset Drive, Pine Needle Court, ½ of Ramblewood Drive
Sara Barnes (489-3573) - Anna Way, Julieann Way
Suzanne Heidler (489-9984) - ½ of Wellington Circle, Royal Crest Court
Judy Holleman (764-2915) - Shelter Pointe Rd.
Donna Jarrett (764-5922) - Remington Way
Pat Long (764-5045) - ½ of Ramblewood Drive
Judy McQuaig (764-8399) - Oxford Court, ½ of Wellington Circle
Nancy Ponder (764-6804) - West side of Monarch Circle
Pat Pontieri (764-4133) - Crestview Drive, Colonial Court
Tina Porter (764-3284) - Princeton Way, Eastgate Place
Jean Ricketts (764-9181) - Cambridge Court, Tiffany Court
Lynda Smith - Plantation Trail (127-147), Winchester Way
Heather Whitlock (764-4857) - Southgate, Impala Court, East side of Monarch Circle

Volunteer needed - Shasta Court
Volunteer needed - Windy Hill Court, Irongate Place, Plantation Trail (100-107)

Welcome New Homeowners!

The residents of Irongate welcome our newest homeowners:

Walt and June Bacon
206 Princeton Way

Al and Janet Burke
103 Irongate Place

Jon and Missy Dasher
904 Monarch Circle

Carl and Ruth Gooding
232 Wellington Circle

Joseph and Shannon Hand
812 Julieann Way

Russell and Karen Keen
207 Plantation Trail

Charles and Colleen Patterson
135 Plantation Trail

Carolyn Phillips
929 Monarch Circle

Nick and Melanie Propps
1203 Shasta Court

Xiao Jun Wang and Li Ma
810 Shelter Pointe Road

Next Newsletter to Be Distributed via E-mail



To save on printing costs, the IHA Board has decided that future issues of the IHA newsletter will be distributed via e-mail attachment, unless a resident requests a hard copy. **Please include your e-mail address on the questionnaire accompanying this newsletter to be sure that you receive your copy.**

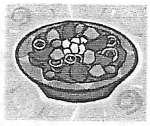
IHA Questionnaire



A questionnaire is accompanying this issue of the newsletter. Its purpose is to facilitate communication between residents and the IHA Board. Please complete and return it as soon as possible to Secretary Lois Taylor (her address is on the form).

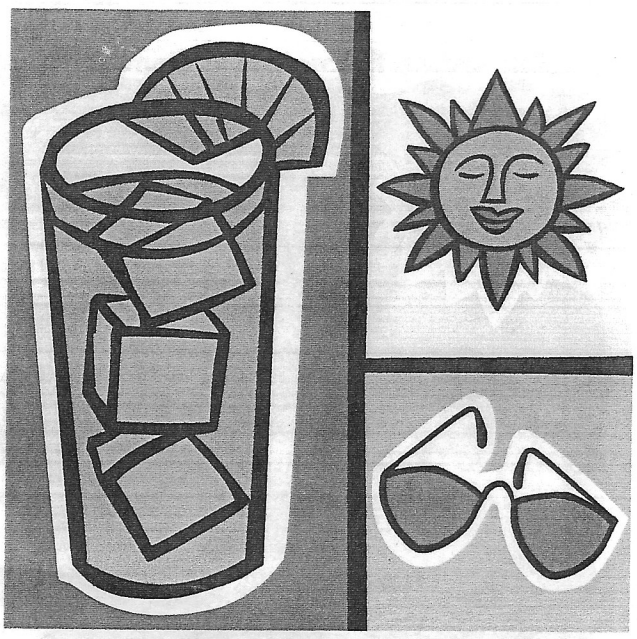


Irongate Ladies Luncheons

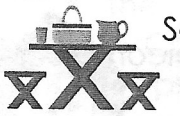


Irongate women are invited to attend the monthly Irongate Ladies Dutch Luncheons held at noon on the second Wednesday of each month at the Forest Heights Country Club. You do not have to be a member of the country club to attend and there are no dues or agenda. Wendy Weinberger coordinates the luncheons for us. If you are not already on her e-mail reminder list and would like to be included in the monthly reminder, please e-mail your e-mail address to wendyweinberger@frontiernet.net.

The next Irongate Ladies Dutch Luncheon will be on May 14th at noon.



Summer Party Planned for IHA Residents!



Social Committee Chair Marci Arling reports that she is planning a summer gathering and that details will be announced shortly via a flyer. Tentative plans include blocking off one of the streets, grilling hamburgers and hot dogs, and asking folks to bring a dish to share. If we're lucky, we might even have some music! Stay tuned!



Irongate Thanks . . .

- The **Keith and Patti Barber family**, the **Jon and Miriam Bryant family**, **Barbara Shiffler**, and **Howard and Lois Taylor** for decorating the Irongate entrances for the holiday season!

- **Bill Barnes** for continuing to pick up trash at the entrances on Cypress Lake Road. (Bill reports that he could use a little help, particularly directly across from the road from the entrances. Contact Bill (489-3573) if you have an extra 30 minutes in your schedule.)

COPY OF NEW BYLAWS

At the last IHA Homeowners' meeting, the Board agreed to distribute copies of the newly adopted bylaws. These will be distributed at the next meeting (to be announced at a later date). Residents who are unable to attend the meeting should contact Secretary Lois Taylor (225-4174) and request that she send copies via attachment.

NEIGHBORHOOD CONCERNS

[from the IHA Executive Board]

Dog Owners



A big THANK YOU to all the responsible dog owners who clean up after their pets! It is so annoying to discover a pile of doggie doo on your lawn. Please practice the Golden Rule and respect your neighbors by picking up after your dog. The inverted garbage bag trick is simple, clean, and quick, and it's the right thing to do!



Also, there have been a number of complaints about barking dogs. If your dog is a chronic barker, please keep Fido inside or do what you can to minimize the barking. Your neighbors want to enjoy their patio and porch conversations and need their beauty sleep!

Owners of Vacant Lots



Do you own one of the vacant lots in the neighborhood? To help the general appearance of the entire neighborhood, please consider mowing one or two strips next to the street. It is a small thing, but it really spruces things up a bit. Thanks.

Owners of Watercraft and/or Trailers



As stipulated in the Irongate covenants, boats and trailers of any type must not be visible from the street. Thank you for your cooperation.

Golf Carts and Four-Wheelers



Unlicensed drivers cannot operate motorized vehicles on public roads, and *Irongate's streets are public roads.* Injuries sustained by unlicensed drivers raise serious questions about insurance coverage, and accidents could result in significant legal liability to the owner of the motorized vehicle. *Please help us protect our children by complying with the state law.*

FIRE SAFETY

(Howard Taylor, Irongate Safety Chair)



The City's contract with the County to provide fire protection for the unincorporated area which includes Irongate will expire on June 30, 2009. Unless there is an extension to the contract, the County will assume responsibility for providing fire protection for Irongate at that time. Regardless of which agency provides Irongate with fire protection, their ability to fight a fire is dependent upon an adequate supply of water. Currently this supply of water must come from tanker trucks which will be filled by lakes or the water stand pipes (these are not fire hydrants) located throughout Irongate. If you have a stand pipe located on the corner of your yard, check to be sure that it is painted red and has a cap on the opening. If this is not the case, please advise the water company of this when you send in your next payment.

A personal fire plan is the most effective method to protect your family and your home. Inspect your smoke detectors to make sure they are working. Develop an evacuation plan and family meeting location away from the house. Have practice fire drills. Place your valuable papers in a fire vault or away from home. Have fire extinguishers (ABC type) in your kitchen, garage, etc. Don't overload your electrical outlets. Improper/excessive use of extension cords is a major cause of home fires. If needed, have a qualified electrician install additional outlets.

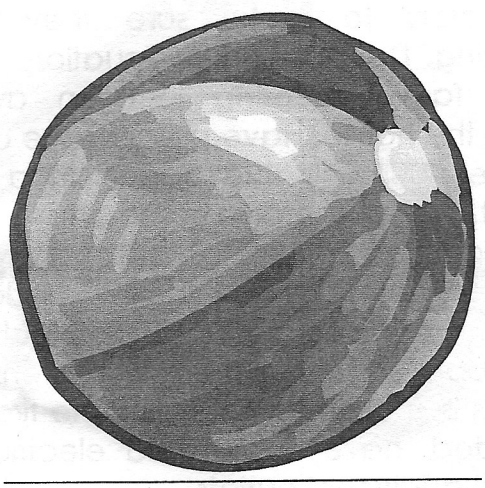
2008 ASSOCIATION OFFICERS & COMMITTEE CHAIRS

President: Randy Anderson - 489-1176
Vice-President: Barbara Shiffler - 764-8291
Secretary: Lois Taylor - 225-4174
Treasurer: Miriam Bryant - 764-8765

Block Captains: Tina Porter -764-3284
Entrance Beautification Committee-Maintenance Coordinator: Volunteer needed (see page 1)
Entrance Beautification Committee-Permanent Improvements: Marci Arling - 764-5062
Luncheons: Wendy Weinberger - 764-5568
Newsletter: Marky Lloyd - 764-2915
Safety: Howard Taylor - 225-4174
Social: Marci Arling - 764-5062

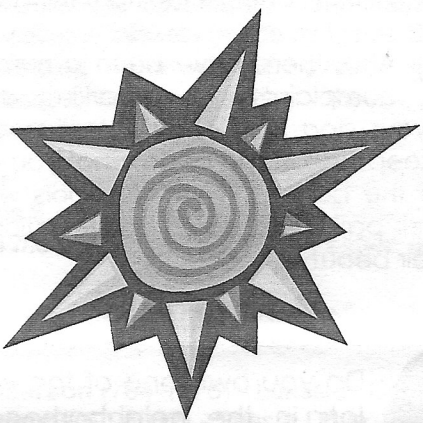
IRONGATE DEVELOPERS

David and Patsy Bobo - 764-6043
Lehman Franklin, Jr. - 764-9616



SUPPORT OUR NEIGHBORS

Please contact Secretary Lois Taylor (225-4174) if you know of neighbors who are seriously ill or if you learn of any deaths in our neighborhood. Lois will send a card on behalf of Irongate residents to these individuals.





USEFUL TELEPHONE NUMBERS

Habitat for Humanity: 489-2076 (for holiday flags)
Nuisance animals: 489-1661
Potholes/road problems: 764-6369
Speeders: 764-8888
Street lights out: 489-0110
Water problems: 865-9270

NOTICE
In case of burglary, theft, or vandalism, immediately contact the Bulloch County Sheriff's Department: 764-8888.