

Minutes of the Chattahoochee Plantation Community Association Meeting.

November 3, 2019, 6:30 PM at the Atlanta Country Club

Chairman's Report:

Joe Gavalis, Chairman of the CPCA

Introduced Guest in attendance: Georgia State Senator Kay Kirkpatrick, Georgia House of Representative Sharon Cooper, Commissioner Bob Ott, Commission Chairman Mike Boyce, Cobb Elder Abuse Task Force Jason Marbutt, and Captain George Mestre or Precinct 4.

Traffic Issues: Traffic has increased exponentially in the last few years due to GPS guidance apps like Waze and Google Maps. A reported 300 cars per day pass thru the intersection of Willow Knoll and Ponte Vedra Dr. Perhaps traffic could be restricted from cut- thru traffic. It was suggested to put a Round-A-Bout at Woodlawn and Paper Mill Rd, but that would most likely increase traffic, not reduce it. It was found that more cars went through the intersection of Woodlawn and Paper Mill when it was a functioning light verses its current function as a stop sign.

Security--recent burglaries and mail thefts: Mail theft and burglaries are increasing in the area and elder abuse is becoming more common. Jason Marbutt was available to answer any questions or concerns citizens may have regarding elder abuse. Sharon Cooper mentioned there are new rules, regulations, and legislation coming to protect seniors. Sharon is also working with the Governor's office regarding elder abuse; the common perpetrators are family members and/or the people that have Power of Attorney over the elder. Elders are also being scammed over the phone with such ruses as threatening to shut off utilities and missing jury duty. Sharon is working on a possible Elder Abuse seminar.

Kay Kirkpatrick is also working on various committees such as Health & Human Services, Insurance, Military & Veterans, and Ethics; to address seniors' and veterans' needs.

During the week and a half encompassing Labor Day weekend, there were six burglaries in our area. In all incidents the homeowners were not home and despite the cameras working at the Atlanta Country Club, there were no eye witness accounts to provide tips to the police.

George Mestre is the captain of Precinct 4 and pointed out that our area is a target for mail theft and burglaries because we have things people want. He strongly recommended calling 911 immediately if you see any suspicious activity. For years, many of us were told that you only call 911 in a dire emergency-- things are different now and the police want you to call 911 if you see something or even if your mail was stolen. You can also send a text to 911. Sending a text should be used when you are in a situation where you need to remain hidden and quiet. When texting 911, do NOT

use any emojis and do NOT include others on the text. It is recommended to text your address and state your emergency.

He noted that this is not a good time to be a police officer and that they are understaffed by 90 officers; percentage wise. The vacancies in Precinct 4 are consistent with other precincts in Georgia. They are actively and aggressively trying to recruit officers. Joe Gavalis installed a mailbox alarm and within a few days of having the alarm, someone opened his mailbox late in the evening. He immediately called 911. The police arrived on the scene and found two people in a car stealing mail. The perpetrators then sped off. The officers did not pursue due to high speed chase rules. Capt. Mestre strongly suggests signing up for USPS Informed Delivery so you know what to expect in your mailbox every day. He suggests getting a Ring doorbell or installing cameras in or on your home. He suggests keeping the serial numbers of valuable items such as iPads, cell phones, laptops, home computers, and guns logged in the event that these items are stolen. Knowing the serial numbers helps recover stolen items. The same applies for jewelry as well; keep photos to aid in recovery efforts.

Judy Winchell provided information regarding what to do if your mail is stolen. Call 911 immediately and report the crime. Next, call the Postal Inspector at 877.876.2455 and inform them that your mail has been stolen. If your mail theft results in your identity being stolen, contact the Sherriff's Department at 770.499.4725. If the crime is not reported, the police, the Postal Inspector, and the Sherriff will never know. She also suggested freezing your credit with Equifax, Experian, and Trans Union. This can be done on-line or over the phone. When you freeze your credit, no one is able to open a credit card or line of credit in your name.

Bob Ott mentioned that in the event that your identity is stolen, it is very important to contact the Sherriff's Department immediately. They will provide you with a password that you may need to enter the country if you travel abroad.

Security video proposal for CPCA Entrances: Joe Gavalis received an estimate from Flock Safety for a camera at one of the entrances of CPCA. The cameras read the license plates of all cars coming and going into an area. If a license plate has been used in a crime, or linked to a person wanted by authorities, the police are immediately notified of the car's last location. Three Parks in East Cobb have approved Flock cameras to be used. The initial cost to lease the camera is \$2000.00 and the cost per year is \$2000.00. If you wish to have your license plate removed from the camera system you can. A motion was made by Marlon to move forward with purchasing a camera. There were no objections.

It was mentioned that there is a street light out on Pinehurst Circle. The power line was cut and will be replaced. Bob Ott referenced a link for citizens to report a street light outage; the link can be found on Bob Ott's November 1st newsletter (if you do not receive the newsletter, please contact Risa Baylis at risaabaylis@yahoo.com and she will email you the link). Cobb County will alert his office of the request. If the light is not repaired in 5 to 7 days please contact Bob Ott's office directly (770.528.3316).

Paper Mill Village: The location that formerly housed Impulse Beauty Salon will now be divided into three different businesses.

Five Guys restaurant will replace Del Taco - parking lot of Dick's Sporting Goods.

Mellow Mushroom will replace Muss & Turner – parking lot of Fresh Market.

Flying Biscuit will replace Massage Envy - by Kroger.

Fresh Market is closing. An official replacement has not been named.

Parkaire shopping center wants to add another row of buildings in the middle of the current parking lot. Since the property is zoned Commercial there are little to no restrictions. Bob Ott will be working with them closely on the potential project.

Directory/Newsletter: The directory for 2018 was delivered to homes last year. The most recent newsletter was mailed in September. If you need copies of either, please contact Janie Kissling at 404.483.2838

Cell Tower: A large cell tower has been installed at the end of Columns Drive. It is not operational yet. Bob Ott mentioned that we will start to see smaller cell towers being installed to increase capacity of cellular coverage. The State has removed the Counties' power to veto the installation of small cell towers. The small cell towers are usually installed in or around existing utility poles.

Possible New City of East Cobb – CPCA Board takes no position pro or con: It was reiterated that the CPCA does not take a position regarding the proposed cityhood issue. The CPCA recommends that you review both sides and vote in November 2020.

Both Cityhood proponents and opponents have websites that detail their positions. We encourage everyone to examine the facts and make their own informed decision soon, before the legislation is voted on in the House.

Oppose Cityhood Website: <https://eastcobballiance.com>

FB: <https://www.facebook.com/EastCobbAlliance>

Pro Cityhood Website: <https://communityofeastcobb.com>

FB: <https://www.facebook.com/eastcobbcityhood>

Treasurer's Report: Copies of the annual budget for 2019 & 2018 were provided to attendees. Jerry Thompson reviewed the expenses and reported that the CPCA should end the year with \$24,000 in reserve. After 30 years of service, Jerry will retire as the Treasurer and the new Treasurer is Doug Krueger.

Committee Reports:

Maintenance and Beautification:

Medians and Entrances: Lynn Thompson and Trish Chapmen currently oversee the maintenance of the entrances and 13 islands throughout the Chattahoochee Plantation Community. They are currently revitalizing the islands within tight budget constraints. Pinestraw will be installed in the next few weeks. Christmas wreaths will be installed the week of Thanksgiving.

The beautification and maintenance of ACC is paid for by the \$145.00 per year dues; a portion of these funds is also used to pay for security cameras and off duty policing. Homeowners outside of ACC pay \$85 per year which covers security. Payment of dues is voluntary and we desperately need others to pay/participate so the beautification team can increase plantings, continue maintenance of ACC, and provide security.

Security-- CALL 911 for suspicious activity: If you see something, say something and call 911.

Neighborhood Watch: Off duty police patrol our areas. This is funded by the CPCA annual dues. Please participate and pay your dues.

Zoning/Variances: There are no current variances in the area.

Lot on Paper Mill: The clear cut lot on Paper Mill that has a white house is currently under a stop work order. The County and Fire Marshalls have deemed the home unsafe and are working with the homeowner to remedy the safety concerns.

The intersection of Woodlawn and Lower Roswell is slated to be modified, but the project is currently on hold due to securing the right of way from the School Board that owns property along Lower Roswell.

Membership: One of the goals of the CPCA is to increase membership. One possible solution is to have the ability to pay membership dues electronically. If you have any others ideas please share them with the CPCA.

New Business:

Bob Ott mentioned that there is a new App for people that live along the Chattahoochee River. You will be able to see river height and flood gate readings. The App is called Chattahoochee Riverkeeper.

Bob Ott provided an update on the Felton property which is 18 acres located off of Johnson Ferry. The home on the property will be removed because it is too expensive to make it ADA compliant for public use – the estimate was \$3 million. The 18 acres will remain untouched and return back to nature as in compliance with the former owners' will.

Internal Homeowners Group Meetings: Last year the CPCA hosting a meeting of all the block captains and HOA presidents. We will host another in early 2020.

Real Estate Agents Brunch: CPCA will also contact area Real Estate Agents regarding an annual brunch.

Volunteers for CPCA committees/Offices: The CPCA is looking for volunteers for the CPCA committees/Offices. If you are interested please contact Joe Gavalis, at 678.427.8761

Adjournment: Meeting adjourned at 7:50 pm.