

A close-up photograph of a field of bright yellow tulips. The flowers are in various stages of bloom, with some fully open and others still budding. The background is a soft-focus field of more tulips, creating a sense of depth. The overall color palette is dominated by the vibrant yellow of the petals and the green of the stems and leaves.

# St Ives

HOMEOWNERS ASSOCIATION

THE ST IVES MONTHLY COMMUNITY NEWS MAGAZINE | APRIL 2026

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*\*BOARD POSITIONS ARE UPDATED ANNUALLY IN APRIL*

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**RED OAK SANITATION  
HANDLES GARBAGE  
REMOVAL IN ST IVES.**



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ATLANTA

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Please save this phone number  
to reach the DIRECT  
JOHNS CREEK 911 OPERATOR  
from St Ives on your cell phone:

**404-843-6670**

# FROM THE BOARD

## APRIL 2026 HOA NEWSLETTER

---

*Dear Neighbors,*

With the recent break in the weather, it has been wonderful to see so many of you outside enjoying the neighborhood - walking, connecting with neighbors, and taking full advantage of what makes our community so special. These moments are a great reminder of the vibrancy of St. Ives and the importance of the shared spaces we all value.

I would also like to reflect more fully on our recent Annual HOA Open Meeting, which highlighted a year of meaningful progress and set the stage for several important initiatives moving forward. Over the past year, we successfully transitioned to a new professional management partnership with PMI Northeast Atlanta, bringing enhanced operational support, improved responsiveness, and greater transparency for homeowners. Alongside this, we implemented a new homeowner portal and communication platform, which has already increased engagement and accessibility across the community. Financially, the Board has remained focused on strong fiduciary stewardship - advancing a zero-based budgeting approach, improving reserve funding with a clear path toward long-term sustainability, and enhancing transparency around how finances are managed. From an infrastructure standpoint, we made significant progress on stormwater management and lake maintenance, while laying the groundwork for future projects including irrigation repairs or replacement, paving and sidewalk improvements, and continued stormwater upgrades. We also strengthened collaboration with the St. Ives Country Club through a formal cooperative agreement, ensuring better coordination on shared spaces and joint initiatives. Looking ahead, our priorities include updating our bylaws and/or covenants, further enhancing community engagement (including continued virtual meeting access), addressing impacts from the Abbotts

Bridge corridor project, and continuing to refine our security and access protocols, including the evolving visitor pass system. I would also like to extend a warm welcome to Ricky Thompson, whose addition to the Board brings fresh perspective and energy as we continue this important work.

Finally, I want to extend a sincere thank you to Mayor Bradberry for joining us at the meeting and providing a comprehensive and thoughtful update on the current and future state of Johns Creek. His remarks offered valuable insight into city-level priorities, including infrastructure investments and the continued growth and development of our area (Medley), as well as the local response to the deer problem. It was particularly helpful to hear how these broader efforts intersect with our community - especially as we navigate ongoing considerations related to nearby projects such as Abbotts Bridge. Since this newsletter edition will have come out after the "State of the City" meeting on March 26, I hope some residents were able to attend in order to gain a deeper understanding of where Johns Creek is headed, hear directly from city leadership, and engage in the broader conversation about how our community fits into that vision. Staying informed and involved at both the neighborhood and city level is essential as we continue to advocate for the needs and priorities of St. Ives.

Thank you, as always, for your continued engagement and commitment to making St. Ives such a great place to live.

Warm regards,  
Laurence Busse  
St. Ives HOA President

# ELECTION RESULTS

*Your Voice Matters*



## St Ives HOA Vote Count

The recent HOA elections have concluded, and we are pleased to announce the results. Thank you to everyone who participated and cast their votes. Your involvement has a direct impact on the community and ensures that every voice is heard and represented.

Congratulations to the newly elected board members! We look forward to their leadership and vision for our community. Together, we can create a thriving environment that meets the needs of all residents. Stay tuned for upcoming meetings and initiatives that will enhance our neighborhood.

**329**

*Total Votes  
Cast!!*

**44%**

*Total  
Homeowners!*

## ***Elected Board Members - Vote Count***

<i>Larry Busse</i>	<i>234</i>
<i>Chris Albrecht</i>	<i>197</i>
<i>Teri Hernandez</i>	<i>229</i>
<i>Bill White</i>	<i>174</i>
<i>Ricky Thompson</i>	<i>164</i>

*Board  
Members*

**5**

# FROM THE BOARD

## ARCHITECTURAL STANDARDS

---

# *Spring is in the Air!*

Spring is finally here and many of us have begun our spring-cleaning rituals. Out with the old and in with new projects to beautify and brighten up our homes. Did you know most exterior projects, as well as additions and alterations require HOA approval? Knowing where to go first and what to do next will help to keep your project on track.

### **Do I need Approval?**

Exterior Projects Requiring HOA Approval:

- Exterior construction
- Roof Repairs
- Deck repairs or expansions
- Driveways
- Fireplace additions requiring a chimney
- Pools, Ponds and hot tubs
- Exterior remodeling
- Window replacement
- House or garage additions
- Exterior lighting including landscape lighting
- Construction work performed by homeowner on Sunday
- Exterior Painting of house, windows, trim or shutters (including usage of same color paint)
- Exterior Landscaping including the addition and/or removal of trees, shrubs or turf

If you are unsure about your planned project, please contact us for clarification and assistance to ensure a smooth process.

### **What form do I need?**

Submit your request for project approval:

- Log in to the St. Ives HOA Portal.
- Scroll through the menu to Submit Request for Project Approval.
- Complete the form and be sure to attach any pertinent documentation.
- Please wait for project approval before performing any exterior work on your home.

### **Do I need a permit?**

Some exterior repairs and/or additions require a permit from the City of Johns Creek. It is recommended that you visit the City's website and determine if your project requires a permit to ensure you have the necessary documentation to support your project request.

### **Am I in the River Corridor?**

Many of us are unsure if we reside within the river corridor, and if so, what does that mean? Before you begin to plant trees, hardscapes or ponds, you must determine if your property is within the Chattahoochee River Corridor and if a permit is needed. You can also contact the City of Johns Creek Planning Department (770-639-5500) for further information.

The Architectural Standards Committee is always looking for neighbors interested in sharing their time and talents. Please feel free to contact us if you are interested.

Heather Williams, Architectural Standards Director



**Parents of the Class of 2026  
(Respond by May 1st)**

**During May, St Ives will be displaying graduation**

**banners at the front and back entrances of**

**St Ives to recognize**

**HIGH SCHOOL AND COLLEGE GRADUATES.**

**We need your help to collect the names of the  
graduates!**

**Please submit the following information**

**To [stivesseniors@gmail.com](mailto:stivesseniors@gmail.com) by**

**May 1st to be included on the banner.**

**INFORMATION RECEIVED AFTER MAY 1st, WILL NOT BE  
INCLUDED ON THE BANNER**

**STUDENT FIRST NAME - as you want on banner**

**STUDENT LAST NAME**

**STUDENT HIGH SCHOOL/COLLEGE**

**FAMILY ADDRESS**

**COLLEGE/FUTURE PLANS/UNDECIDED**

**College/future plans will be posted in the neighborhood newsletter,  
not on the banner.**

**CLASS OF 2026**

# ST IVES COUNTRY CLUB EVENTS & CATERING

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NO OUTSIDE FOOD AND BEVERAGE ALLOWED.  
ROOM MINIMUMS WILL APPLY.



# BRAIN HEALTH & DEMENTIA COMMUNITY SYMPOSIUM



Saturday, April 25 • Birmingham UMC • 8:30 a.m. – 3 p.m.

15770 Birmingham Highway | Milton, GA 30004

This event brings together community members, family caregivers, and healthcare professionals for education and meaningful dialogue focused on dementia risk reduction and caregiving support.

#### WHAT TO EXPECT:

- Teaching from Antoine R. Trammell, MD, MPH, from Goizueta Brain Health Institute at Emory University, about memory challenges, diagnostic approaches, treatment advances, and lessons in successful aging
- Practical strategies for dementia risk reduction
- Real-world caregiving tools and support resources
- Brain-healthy cooking demonstrations
- Interactive experiences, including a Virtual Dementia Tour, therapeutic recreation activities, and canine therapy
- 12 sessions across three breakouts

Tickets \$20 each



Lunch Included

*This event is a strategic partnership with Birmingham UMC, Beyond Dementia & Alzheimer's Association, Georgia Chapter*

[BirminghamUMC.org/Dementia](http://BirminghamUMC.org/Dementia)

More information on the organizers at:  
[BirminghamUMC.org](http://BirminghamUMC.org)  
[BeyondDementiaCoalition.org](http://BeyondDementiaCoalition.org)  
[Alz.org](http://Alz.org)



# AROUND JOHNS CREEK

## CALENDAR & EVENTS



### CITY OF JOHNS CREEK APRIL 2026 CALENDAR

Friday April 3rd  
Easter Bunny Hopp (4-8P) - The Boardwalk  
at Town Center - 11360 Lakefield Drive

#### **Thursday April 9th**

Arts, Cultural & Entertainment Committee  
@6:30P - City Hall

#### **Tuesday April 14th**

Planning Commission Meeting @7P -  
City Hall

#### **Wednesday April 15th**

Recreation & Parks Advisory Committee  
@6:30P - City Hall

Mobile Voter Education & Registration  
(11A-2P) - Ocee Library

#### **Friday April 17th**

Wilson Creek's Kindergarten Roundup  
(9:30-10:30A) - Wilson Creek Elementary  
School

#### **Monday April 20th**

City Council Meeting @7P - City Hall

#### **Tuesday April 21st**

Board of Zoning Appeals @7P - City Hall

#### **Wednesday April 22nd**

Climb Aboard the Mobile Career Bus  
(10A-2P) - Ocee Library

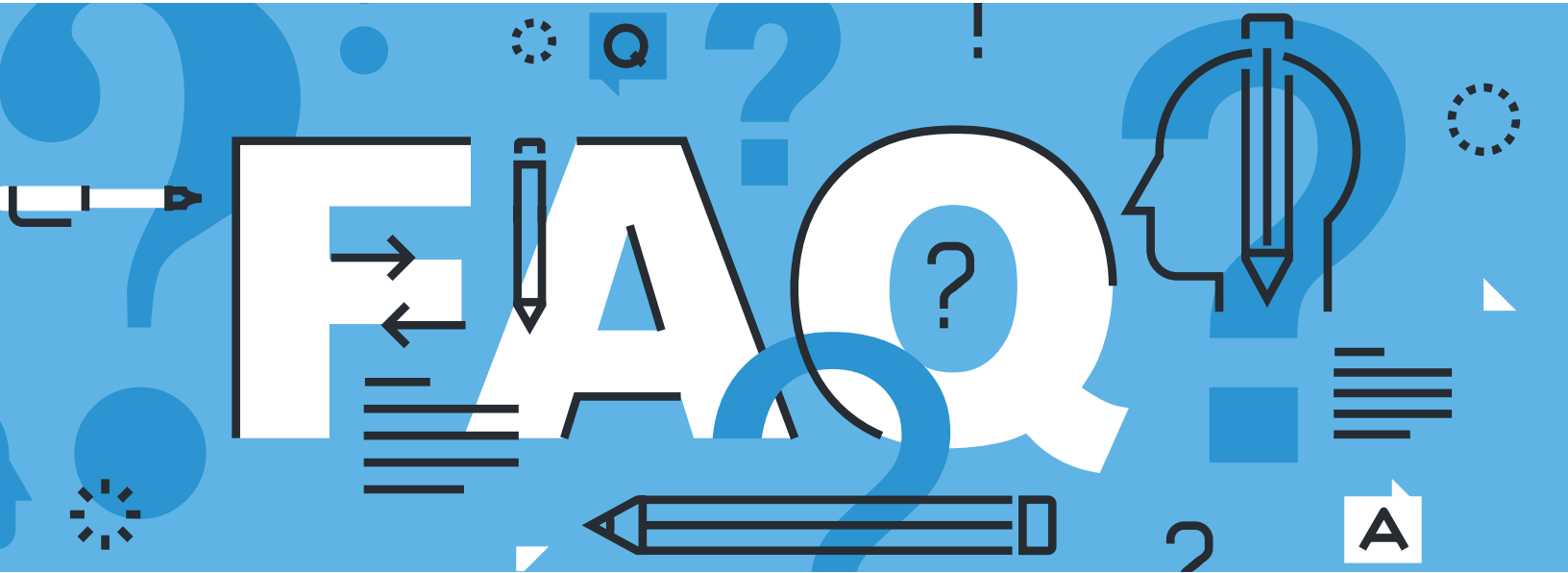
#### **Saturday April 25th**

Maternal Career Expo (12P-4P) - Johns Creek  
Baptist Church



### DATES TO REMEMBER

- April 1st..... April Fool's Day
- April 1st.....Passover Begins at Sundown
- April 3rd.....Good Friday
- April 5th.....Easter Sunday
- April 9th.....Passover Ends at Sundown
- April 10th.....National Siblings Day
- April 14th.....Holocaust Remembrance Day
- April 15th.....Tax Day
- April 16th.....Emancipation Day
- April 22nd.....Earth Day
- April 24th.....Arbor Day



## Do You Have Questions for Board Members?



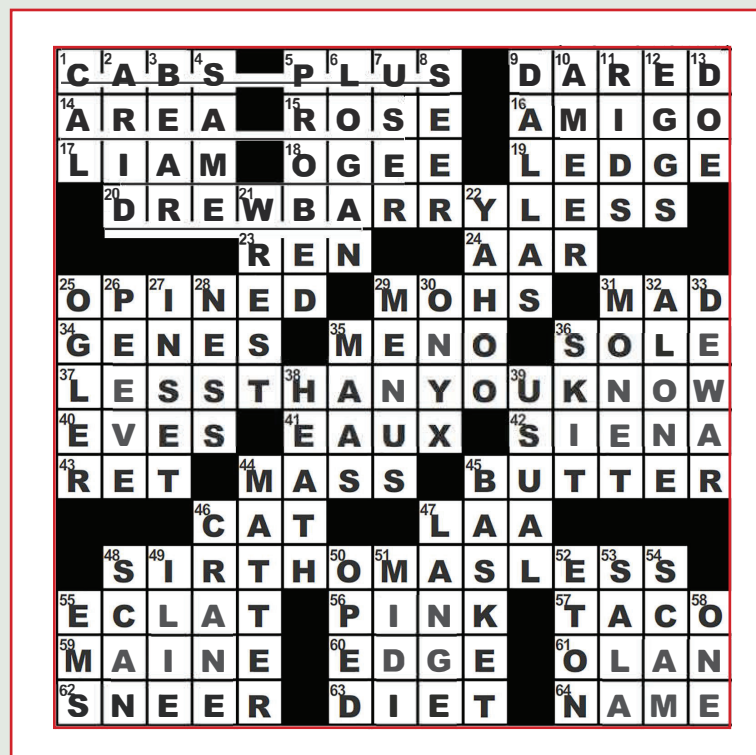
**Homeowners:** Do you have questions for your HOA Board Members? Please submit your questions to: [stivesnewsletter@stivescc.org](mailto:stivesnewsletter@stivescc.org) by the end of the day on the 15th of each month. We will attempt to answer your question in next month's newsletter. (Please note, if your question is specific in nature and only pertains to you and your household, we will address that with you, and it will not be addressed in the newsletter.)



Homeowners you may submit a note of acknowledgment for you or a family member(s) by sending the info to: [stivesnewsletter@stivescc.org](mailto:stivesnewsletter@stivescc.org) by the 15th of each month. Only the Internal Affairs Board member sees these emails so if you would like to keep your question Anonymous just indicate that in your email.



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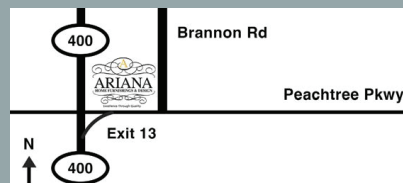
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# FUN & GAMES

## SUDOKU

### Easy

	2		3	7				
		3				9	2	4
4						8	7	
		7						8
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			6					2
6	7	2	5	3			8	
5	4	9	8			3	1	

### Medium

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	9			6					
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				5	9		6		
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	7			2	5	8		1	
			9						
							3	4	5

### Hard

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				4				
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			2					

### Expert

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			8		2			6	
					7			2	
							3	9	5
	6						9		
	8			4	1				
		2						4	

### ACROSS

- 1) They get hailed
- 5) Arithmetic sign
- 9) Took the challenge
- 14) Vicinity
- 15) Pete who's not in the  
Baseball Hall of Fame
- 16) Barcelona buddy
- 17) Neeson of films
- 18) S-curve molding
- 19) Mantel
- 20) "The Wedding Singer"  
star?
- 23) Stimp's cartoon pal
- 24) Rhine tributary (Var.)
- 25) Theorized
- 29) Rock hardness scale
- 31) Insane
- 34) Heredity units
- 35) "You leave \_\_\_ choice"
- 36) Foot part
- 37) What unintelligent people  
fathom?
- 40) Nights, in classifieds
- 41) Waters, in France
- 42) Italian tourist center
- 43) Soak hemp
- 44) Type of appeal
- 45) Oleo alternative
- 46) Ocelot, e.g.
- 47) Half a Teletubby's name
- 48) "Utopia" essayist?
- 55) Conspicuous success
- 56) Lighter than red
- 57) Burrito's cousin
- 59) Bangor's home
- 60) Add a fringe to
- 61) "The Good Earth" heroine
- 62) Look of scorn
- 63) Daily fare of nourishment
- 64) Moniker

### DOWN

- 1) Ripken of baseball
- 2) Bone-dry
- 3) Wall Street pessimist
- 4) Word before "time" and "place"
- 5) Delved into
- 6) Boston's airport
- 7) \_\_\_-friendly
- 8) Nostradamus, supposedly
- 9) Texas city
- 10) One spelling for a Bahrain bigwig
- 11) Unburdens
- 12) Souffle ingredients
- 13) Anonymous John
- 21) Seize forcibly
- 22) Country bumpkin
- 25) People watcher
- 26) Rub the wrong way
- 27) Mini-map
- 28) Top Untouchable
- 29) Diner cards
- 30) Banded chalcedony
- 31) "Haystacks" painter
- 32) In solitary
- 33) Flask type
- 35) Goat bleats
- 36) Comic sketch
- 38) Scottish moor
- 39) Customary
- 44) Make a difference
- 45) Bread container
- 46) Whooping bird
- 47) "Blue Sky" Oscar winner Jessica
- 48) Check for blips
- 49) "Would \_\_\_ to You?" (Eurythmics  
hit)
- 50) Newspaper opinion page, briefly
- 51) Skirt type
- 52) Bond's alma mater
- 53) Room in a casa
- 54) Con man's job
- 55) Common pair?
- 58) " \_\_\_ more time!"

### NO MORE!

By Marsha Handley

1	2	3	4		5	6	7	8		9	10	11	12	13
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	48	49					50	51				52	53	54
55						56					57			58
59						60					61			
62						63					64			



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- Chip & Michelle Little, Buyers 2026

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\$1,933,000 | Sold 2x



**203 Thorpe Park**  
\$1,480,000 | Sold 2x



**3186 St Ives CC Pkwy**  
\$1,375,000 | Sold 2x



**3014 Castle Pines Dr**  
\$1,850,000 | Under Contract in 1st Weekend



**205 Southern Hill Dr**  
\$1,400,000 | Sold Off Market



**1106 Ascott Valley Dr**  
\$1,700,000



**3001 Castle Pines Dr**  
\$1,650,000



**212 Southern Hill Dr**  
\$1,190,000



**1090 Vintage Club Dr**  
\$1,650,000 | Sold Off Market



**1135 Ascott Valley Dr**  
\$1,650,000 | Represented Buyers



**3162 St Ives CC Pkwy**  
\$1,700,000 | Sold Off Market



**508 Butler National Dr**  
\$1,350,000



**127 Villamoura Way**  
\$1,040,000 | Sold in 1 week!



**302 W Country Dr**  
\$1,350,000  
Under Contract in 1st Weekend

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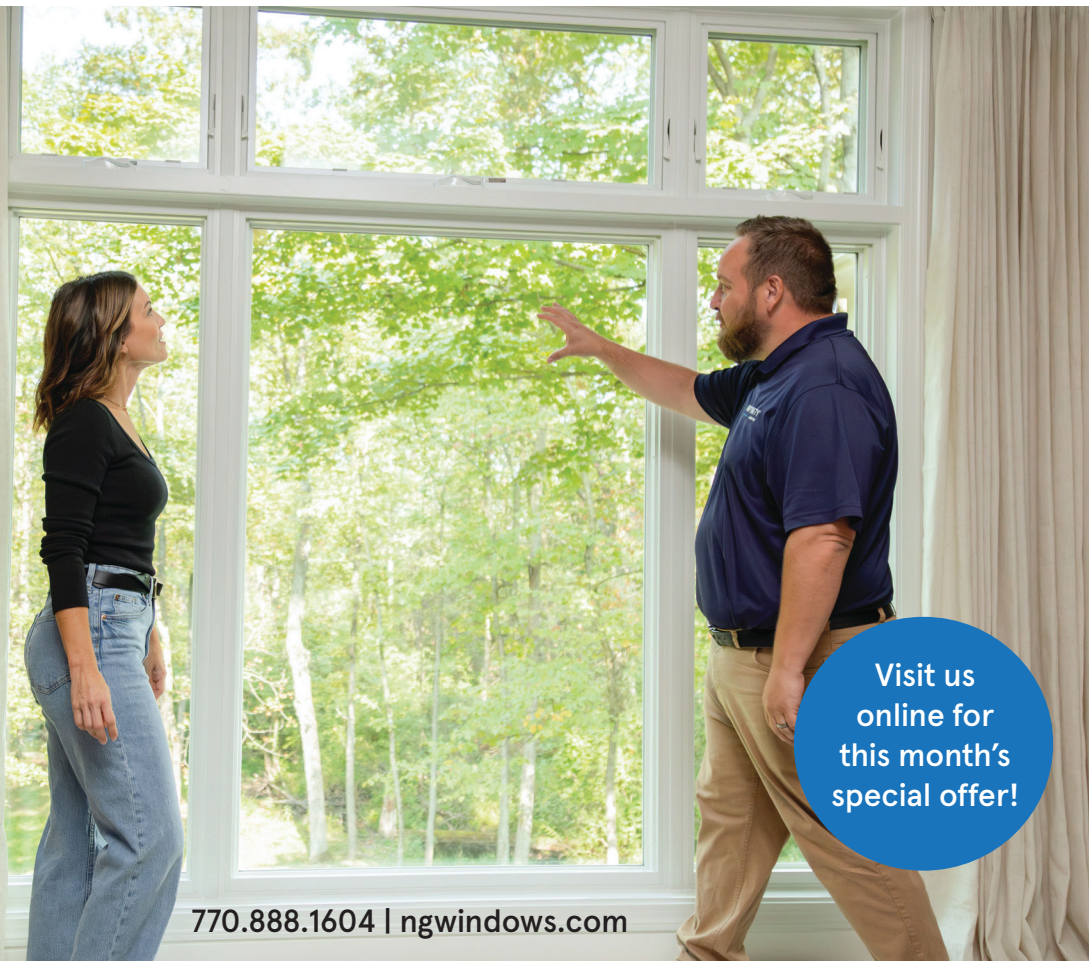
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# SUDOKU SOLUTIONS

## Easy

9	2	8	3	7	4	1	6	5
7	6	3	1	8	5	9	2	4
4	1	5	9	6	2	8	7	3
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2	8	4	7	5	3	6	9	1
8	3	1	6	4	9	7	5	2
6	7	2	5	3	1	4	8	9
5	4	9	8	2	7	3	1	6

## Medium

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1	9	7	3	6	8	2	5	4
3	4	2	5	9	1	6	8	7
6	8	5	2	1	3	4	7	9
7	3	4	8	5	9	1	6	2
2	1	9	4	7	6	5	3	8
4	7	3	6	2	5	8	9	1
8	5	1	9	3	4	7	2	6
9	2	6	1	8	7	3	4	5

## Hard

5	6	8	3	1	9	4	2	7
3	4	2	7	8	6	9	1	5
1	9	7	4	5	2	6	8	3
9	2	6	5	4	3	8	7	1
8	5	1	6	2	7	3	4	9
4	7	3	1	9	8	2	5	6
6	8	5	9	7	4	1	3	2
2	1	9	8	3	5	7	6	4
7	3	4	2	6	1	5	9	8

## Expert

5	1	3	4	2	6	8	7	9
8	2	6	3	7	9	1	5	4
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2	7	8	1	6	4	3	9	5
7	6	4	2	8	5	9	3	1
3	8	9	6	4	1	5	2	7
1	5	2	7	9	3	6	4	8



  
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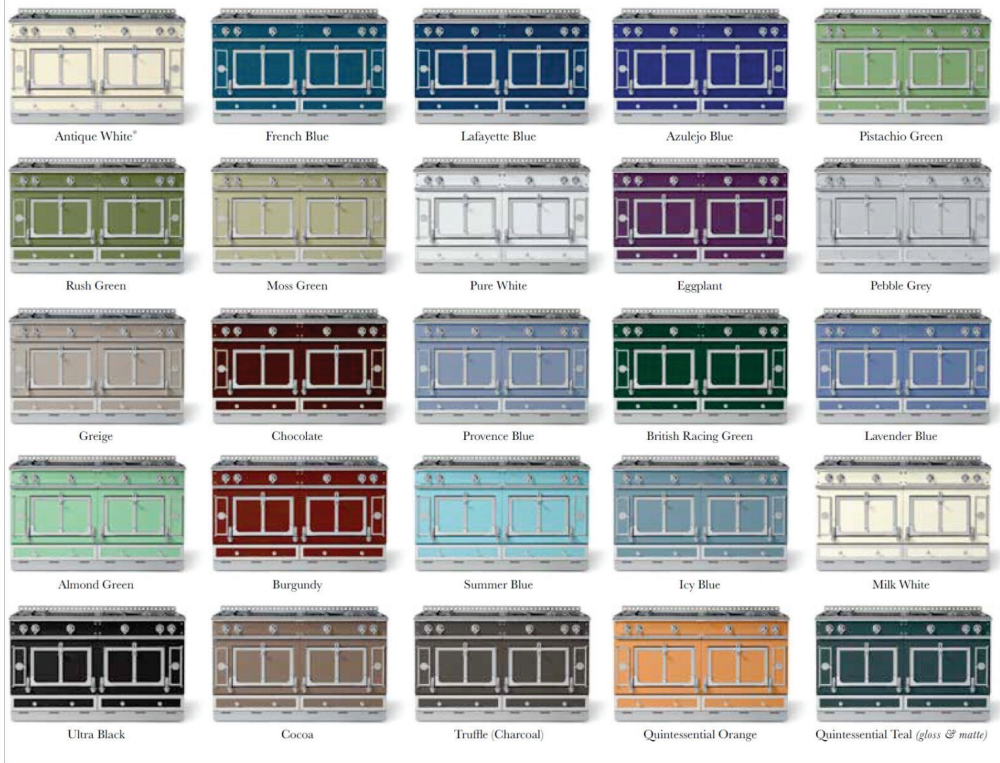
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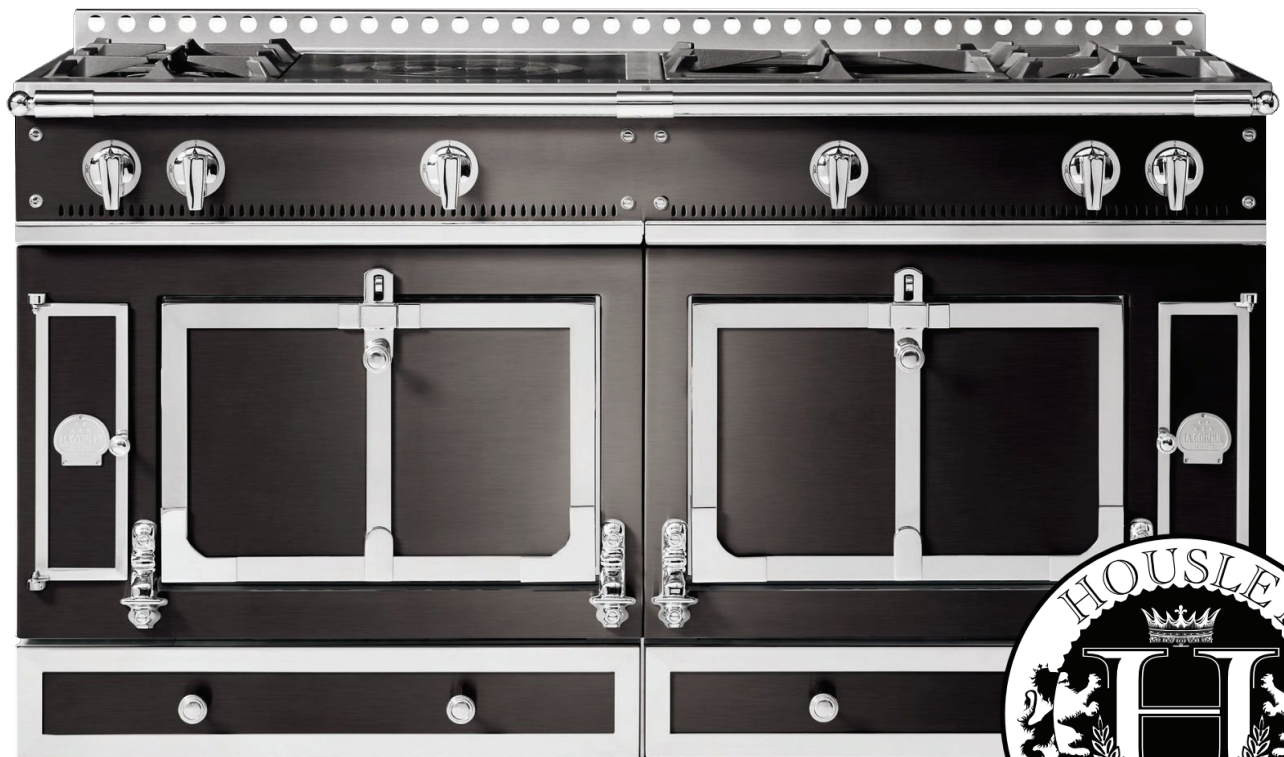


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**LA CORNUÉ**





# The Parenting Corner

The “Village” Reboot:  
And Why It Starts Right Here  
in Our Neighborhood

If you've ever calculated the monthly cost of childcare and briefly considered selling a kidney... welcome. You are among friends.

If you've ever wondered how previous generations raised kids without 14 apps, three carpools, and a color-coded family command center... same.

And if you've caught yourself thinking, "There has to be a better way to do this," you're absolutely right.

There is.

It's called the village. And it turns out, the most natural place to rebuild it is right here — in our own neighborhood.

### **THE VILLAGE ISN'T A FANTASY. IT'S GEOGRAPHY.**

For years, we've thought of "community" as something abstract; school groups, sports teams, social media circles.

But the most powerful (and practical) village is the one within walking distance.

The family three doors down.

The grandparents who just moved into the ranch home on the corner.

The dad who works from home and can grab one extra kid at 3:15.

The village isn't a concept. It's proximity.

And that's where a neighborhood-first approach makes all the difference.

### **THE PARENTING POD: NOW WITH STREET NAMES**

Parents across the country are forming childcare co-ops and "pods" to share the load:

- ▶ Rotating after-school pickup
- ▶ Swapping Friday night babysitting
- ▶ Sharing summer camp drop-offs
- ▶ Hosting joint homework hours

But here's the thing, these pods work best when they're hyper-local.

When you don't have to cross town.

When your kids already know each other.

When trust is built from seeing someone at the mailbox 200 times.

That's why a neighborhood-first mindset, like the one FrontPorch encourages, matters so much. It strengthens the connections already around us instead of sending us searching for solutions miles away.

Because the best backup is often already on your street.

### **MULTI-GENERATIONAL LIVING: THE QUIET SUPERPOWER**

We're also seeing more multi-generational living: grandparents moving in or closer, adult children staying longer, families consolidating households.

Why?

- ▶ Childcare costs are sky-high
- ▶ Housing costs aren't exactly nostalgic
- ▶ And honestly... grandparents are often calmer at 4:30 PM than we are

When multiple generations live within the same neighborhood ecosystem, something powerful happens:

Kids gain more mentors.

Parents gain margin.

Grandparents gain purpose and daily joy.

A neighborhood-first approach makes this easier too — because proximity isn't just about childcare. It's about belonging.

### **LONELINESS IS THE HIDDEN COST OF MODERN PARENTING**

We don't talk about this enough.

Modern parenting can feel isolating — even in beautiful, active neighborhoods.

We commute separately.

We work remotely.

We schedule everything.

We scroll instead of gather.

But here's the shift: when we intentionally invest in our immediate neighborhood community, little by little, we reduce that isolation.

FrontPorch's neighborhood-first philosophy isn't just about local resources. It's about local relationships.

It's about creating environments where:

Parents actually know each other's names

Kids move freely between trusted homes

Help feels natural instead of awkward

### **SMALL STEPS TO REBOOT YOUR VILLAGE**

You don't need bylaws or a nonprofit charter. Try this:

1. Invite another family over. Not for a Pinterest dinner, just pizza.
2. Offer to take one extra kid to practice this week.
3. Start a simple "After School Help?" group text.
4. Be brave enough to say, "This is hard. Want to team up?"

Chances are, someone nearby has been hoping you'd ask.

### **WHY NEIGHBORHOOD MATTERS MORE THAN EVER**

The "Village Reboot" isn't about going backward. It's about rediscovering what works.

And what works is local.

When we strengthen the neighborhood first, when we lean into the people who share our sidewalks, playgrounds, and HOA emails, parenting becomes less overwhelming and more connected.

The truth is, our neighborhoods are full of untapped village potential.

Behind every garage door is someone juggling work, homework, dinner, and wondering if they're the only one.

They're not. And maybe, just maybe, the future of parenting isn't found in another app...

It's found at the end of your driveway.

Until next week,

*Your neighbor who promises it's definitely our turn for carpool.*



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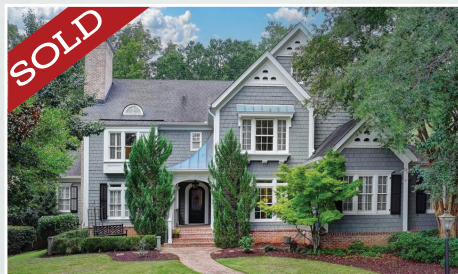
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- NeighborGuard, your locally sourced directory of neighbor-referred and/or vetted and verified service providers offering exclusive NeighborGuard Deals.

Because finding reliable service providers shouldn't feel like a risk, NeighborGuard gives you the homeowner a safer starting point - No more having to "Google & Guess." NeighborGuard guards your time, money, safety and satisfaction.

- Local Community updates, events and informative content.



**NeighborGuard**  
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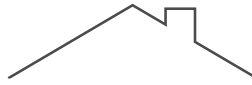
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