

St Ives

HOMEOWNERS ASSOCIATION



THE ST IVES MONTHLY COMMUNITY NEWS MAGAZINE | MAY 2026

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**BOARD POSITIONS ARE UPDATED ANNUALLY IN APRIL*

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REMOVAL IN ST IVES.**



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FROM THE BOARD

MAY 2026 HOA NEWSLETTER

Dear Neighbors,

I am honored to serve as the St Ives Country Club Homeowners Association President for the next twelve months. I am taking over for Larry Busse, who served our community with dedication and vision. Larry will be transitioning to Secretary and Committee Chair for Internal Communications, where we will continue to benefit from his experience and insight. I want to extend my heartfelt thanks to Larry for his outstanding leadership and tireless service. He leaves the neighborhood in a remarkably strong position, and I am grateful to build upon the solid foundation he has established.

As a result, I am transitioning out of the role of Treasurer, which I am delighted to hand over to Jennifer Sobocinski. Jennifer currently serves as the CFO of her own company, and I am confident that the Association's finances are in excellent hands.

We are also pleased to welcome a new Board member, Ricky Thompson. We know he will be a valuable addition to our leadership.

The remaining Board members and their roles are as follows:

- Jim Cichanski – Vice President, Legal
- Heather Williams – Architectural Standards
- Bill White – Security
- Todd Schlesinger – External Affairs
- Chris Albrecht – Infrastructure
- Ricky Thompson – Infrastructure

As your 2026 Board, we are committed to serving the neighborhood to the best of our abilities. Like you, we are homeowners who care about this community, and we are all in this together.

My vision is to maintain the beauty of our community and its security in a fiscally responsible way. Under Larry's thoughtful leadership last year, we introduced a kinder, more collaborative approach to HOA interactions—one that prioritized understanding and partnership over enforcement. We will proudly continue this approach in working with all homeowners, with the goal of keeping St Ives a welcoming place for residents and visitors alike.

Thank you to everyone who attended our annual meeting. We were encouraged by the participation and engagement, which reflects the pride residents take in our community. The neighborhood remains in a healthy and stable position, and we will continue building on that strong foundation. We also saw great success with the introduction of electronic voting, which made participation more accessible and efficient. Looking ahead, one of our goals for 2026 is to review and propose updates to our bylaws to ensure they remain current and aligned with the evolving needs of our community.

Teri Hernandez
HOA President
hernandezteri@me.com



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FROM THE BOARD

ARCHITECTURAL STANDARDS

April Showers bring May Flowers!

It is warming up and the pollen will finally bid us all adieu. We will soon find ourselves freshening up our landscaping and beautifying our outdoor living spaces. Did you know most exterior projects, as well as additions and alterations require HOA approval? The St Ives Architectural Standards Committee is here to guide you in the right direction. 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, if you have the available credits and if a permit is needed. You can contact the City of Johns Creek Planning Department (770-639-5500) for further information or reach out to the property management team.

What about my Tree?

Can I cut down my tree? Should I plant this one? Tree removal must be approved in accordance with our HOA rules and regulations as well permitting through Land Development with the city of Johns Creek. To preserve the natural beauty of our properties, no living tree having a diameter of three (3) inches or more, as measured four (4) feet from the natural grade, shall be removed from your property unless approved by the ASC. Removal of 50+ year old hardwood trees are not permitted without a detailed arborist report and a replacement landscape plan. Please contact our property management team or the ASC if you have questions about tree removal or contact Land Development (678) 474-1607.

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

Heather Williams
Architectural Standards Director



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Patricia Mallmann, Realtor[®]

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FROM THE BOARD

MEETING AGENDA

ST IVES COUNTRY CLUB

HOA BOARD MEETING AGENDA

THURSDAY APRIL 2, 2026

5:00 PM AT ST IVES COUNTRY CLUB

AGENDA: HOA MONTHLY GENERAL MEETING

Attendees: Larry Busse, Teri Hernandez, Jennifer Sobocinski, Jim Cichanski, Heather Williams, Bill White, Todd Schlessinger, Chris Albrecht, & Ricky Thompson

Guests: Priscilla Marlyere & Haggai Sikalumbi

President, Larry Busse

- Call the meeting to Order at 5:04PM
- Welcome new member, Ricky Thompson
- Introductions of Board Members
- Election of Officers
- Nominations for President & Vote – President leads rest of meeting
 - Larry Busse & Teri Hernandez both nominated
 - Teri Hernandez was elected as the new HOA President
- Nominations for VP & Vote
 - Jim Cichanski & Chris Albrecht both nominated
 - Jim Cichanski was elected as the new VP of the HOA
- Nominations for Secretary & Vote
 - Larry Busse was unanimously elected as Secretary
- Nominations for Treasurer & Vote
 - Jennifer Sobocinski was unanimously elected as Treasurer
- 2026 positions were chosen over email:
 - Infrastructure will be divided into 2 categories – led by Chris & Ricky
 - Architectural – Heather
 - Internal Affairs – Larry
 - External Affairs – Todd
 - Legal - Jim
- There were no March meeting minutes during the HOA annual meeting
- Update on Legal Issues - none

Treasurer, Teri Hernandez

- February Financial Statement Review
- Senior Graduation Banner – May Newsletter

Priscilla Marlyere, Property Manager

- Status on Family members getting access decals for their cars to reduce contractor back-ups
 - o Lots of requests and seems to be well received
- Reviewing the damage to front gate from a car running into the front gate house.
- Share Board Calendar for 2026 – confirmed dates & location of meeting
 - o Review of the calendar; and moving 50% to virtual
 - o Vote to have the Board Dinner in December - approved
- HOA dues status – 1 household is delinquent as of March 31, 2026
- Electronic voting was successful with 44% of households submitting their votes
- Fish Stocking – getting proposals
 - o Motion to approve stocking the two neighborhood lakes with fish proposal – unanimously approved
- Outstanding sink hole update
 - o Priscilla has approval to move forward with the repairs to the sink hole near Royal Dornoch
- Spring Flowers Update
 - o Finalizing annual flowers
- Pine Straw Proposals
 - o Approved vendor for pine straw installation

VP Infrastructure – Chris Albrecht

- Reserve study was started – it will be a 30-year plan
- Fence on Parsons Road was approved by Johns

Creek

- o Permitting and fence to be scheduled for installation

Legal/Compliance, Jim Cichanski

- Vendor discussion
- Move forward with prime plumbing to complete stormwater project phase II – motion approved
- Collection of fines from contractors – spoke with attorney
- Board to review solutions
- Haggai will call vendors regarding outstanding citations, as well as send citations via mail to vendors

Internal Affairs, Jennifer Sobocinski

- Board Agenda is to be finalized the Friday before each Board Meeting; all materials should be sent to Board no later than Monday AM prior to Board meeting
- Reminder – newsletter articles for each area – due 3rd Friday of each month (April 24th)

External Affairs, OPEN ROLE

- NA

Security, Todd Schlessinger

- Nightwalkers are still dangerous as they are not on the sidewalks
- Helmets for e-bikes should be preferred

Architectural Standards, Heather Williams

- If homeowners have questions; use the portal or email or call front office
- Homeowner issues
- Wooden fences are not allowed within the neighborhood
- Homeowner house expansion with no permit and no authorization – voted to authorize fines - approved

Landscaping, Bill White

- Cooperative agreement team should review of the homes on the golf course to ensure compliance when updates are being made
- Solar lights are not allowed in the front yard

Assistant Property Manager, Haggai Sikalumbi

- Outstanding Citations as of March 2026 was \$9,525
- ASC had 68 projects submitted in as of December 2025
- 7 homes on the market right now; 3 have been sold in Feb/March 2026

Close the General Meeting at 7:42P

EXECUTIVE ADMINISTRATIVE SESSION

- Needed (Item to be sent to Board Member prior to meeting if possible)

Close the Executive Session

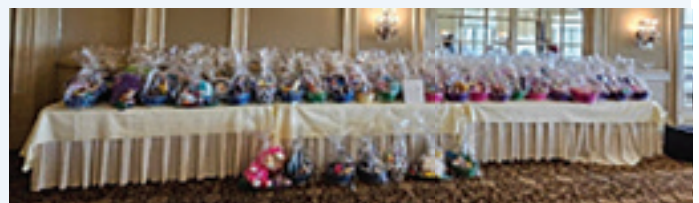
EASTER BASKETS FOR STAR HOUSE

The Charity Guild March event for Star House was held at 10:00 am on March 31, 2026, in the St Ives ballroom. Nearly 80 Easter Baskets were assembled for the children in the Star House program at Mimosa Elementary School in Roswell. We are proud to continue this 20-year tradition.

After assembling the baskets, Stephanie Christiansen Butler, Star House Executive Director, shared with the group details about their program. Carol Swan, who works with development and community engagement for Star House, also attended our event. After-school tutoring has been provided for 33 years for kindergarten – fifth grade students. The program is from 2:20 – 4:20 pm and includes 90 minutes of academics. Enrichment programs are held every Friday afternoon.

A check for \$5,000 was presented to Star House to help fund their programs.

Thank you to all those who donated items and helped assemble the baskets. The Charity Guild and Star House appreciate your support!



AROUND JOHNS CREEK

CALENDAR & EVENTS



CITY OF JOHNS CREEK MAY 2026 CALENDAR

Saturday May 2nd

International Festival

Annual cultural celebration featuring global food, music, performances, and family activities.

Friday May 8 th

Boardwalk at Town Center Grand Opening & Summer Concert

Opening of the new Boardwalk space with live music and community festivities.

Monday May 11th

City Council Meeting

Regular meeting of city leadership; open to public participation and livestream viewing.

Saturday May 16th

Touch-A-Truck

Family-friendly event with hands-on access to construction, utility, and emergency vehicles.

Wednesday May 20th

Recreation & Parks Advisory Committee Meeting

Public meeting focused on parks planning, programming, and development.

Saturday May 30th

Bulky Recycling & Clothing Collection Day
Scheduled collection event for large household items and textile donations (registration typically required)



DATES TO REMEMBER

- May 1st.....May Day, Law Day, National Loyalty Day
- May 4th.....Star Wars Day ("May the Fourth be with you")
- May 3rd.....National Fitness Day
- May 5th.....Cinco de Mayo
- May 6th.....National Nurses Day
- May 8th.....V-E Day (European Victory Day),
World Red Cross Day
- May 10th.....Mother's Day (Second Sunday)
- May 12th.....International Nurses Day
- May 13th.....National Receptionist Day
- May 15th.....International Day of Families,
Endangered Species Day
- May 16th.....Armed Forces Day (Third Saturday)
- May 21st.....International Tea Day
- May 23rd.....World Turtle Day
- May 25th.....Memorial Day (Last Monday)

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Homeowners you may submit a note of acknowledgment for you or a family member(s) by sending the info to: 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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Boy Scout Troop 2000 Flag Service

Let our scouts proudly place the American flag at your home on key national holidays!

2026 Flag Schedule

- Presidents' Day (Feb 16 – already

placed)

- Memorial Day (May 25)
- Independence Day (July 3)
- Patriots Day (Sept 11)
- Veterans Day (Nov 11)

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• *Thank you for supporting Troop 2000 and the future leaders of our community!*



CELEBRATING OUR 2026 GRADUATES:

Share Your Pride!

Graduation season is upon us, bringing a well-deserved buzz of excitement to St Ives! It is that special time of year when we pause to honor the hard work, dedication, and incredible milestones achieved by our students—

This year, we want to spotlight the achievements of our St Ives graduates in our upcoming **June newsletter!**

If you would like to recognize your graduate, please submit a picture and any graduation details by May 22nd to stivesseniors@gmail.com.



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BUILDING A STRONGER COMMUNITY THROUGH CONNECTION

As your past President and current Secretary, I've had the opportunity to see firsthand how communication shapes the strength and character of our neighborhood. One of the most important tools we have to foster that connection is this very newsletter.

At its core, the newsletter exists to keep residents informed, engaged, and connected. It serves as a centralized, reliable source of information - whether that's updates from the Board, progress on neighborhood initiatives, upcoming events, or important reminders that affect our daily lives. In a community as dynamic as ours, having a consistent channel for communication ensures transparency and helps everyone stay aligned on priorities and progress.

Beyond information-sharing, the newsletter also plays a critical role in building community identity. It is a platform to highlight the people, stories, and moments that make our neighborhood unique. From welcoming new neighbors, to recognizing volunteers, to sharing milestones and celebrations, the newsletter helps transform a collection of homes into a true community.

Importantly, this is not just a Board publication - it is a community resource. Its value increases significantly when residents contribute. There are many ways to get involved:

- Share updates about neighborhood clubs, gatherings, or informal meetups
- Submit recommendations for local services or businesses
- Highlight a neighbor doing something noteworthy
- Offer ideas for improvements or topics you'd like to see covered
- Contribute photos from events or seasonal moments around the neighborhood

Even small contributions help create a more vibrant and representative publication.

Looking ahead, our goal is to continue evolving the newsletter into something that reflects the full voice of the community - informative, engaging, and relevant. That only happens with participation. If you've ever thought, "someone should include this," that someone can be you.

Thank you for taking the time to read, engage, and contribute. Strong communities are built not just through shared spaces, but through shared communication - and this newsletter is one of the ways we make that happen.

Larry Busse
Secretary, St. Ives HOA

ST IVES COUNTRY CLUB EVENTS & CATERING

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- Chip & Michelle Little, Buyers 2026

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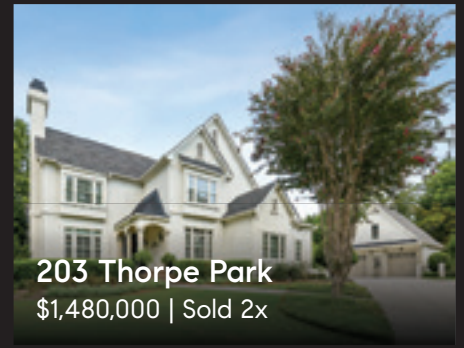
THINK TOTH



130 National Dr
\$1,745,000 | Sold 2x



1409 Spyglass Hill Dr
\$1,933,000 | Sold 2x



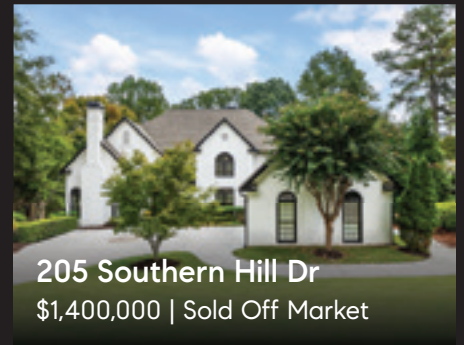
203 Thorpe Park
\$1,480,000 | Sold 2x



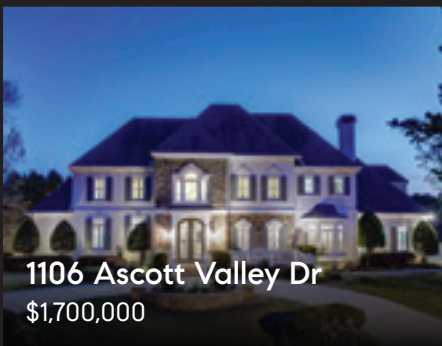
3186 St Ives CC Pkwy
\$1,375,000 | Sold 2x



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



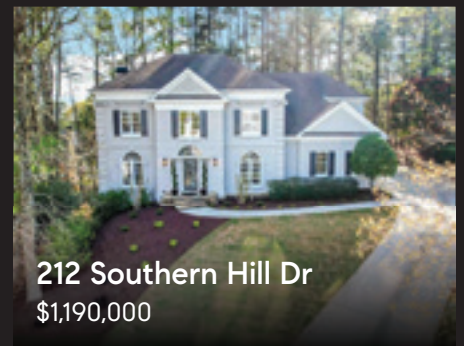
205 Southern Hill Dr
\$1,400,000 | Sold Off Market



1106 Ascott Valley Dr
\$1,700,000



3001 Castle Pines Dr
\$1,650,000



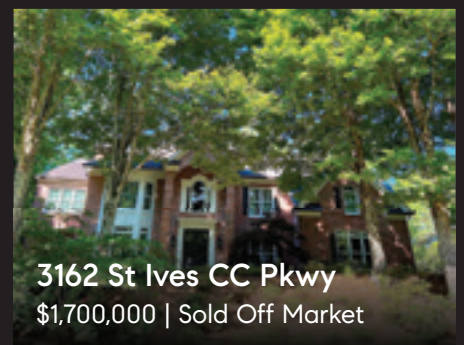
212 Southern Hill Dr
\$1,190,000



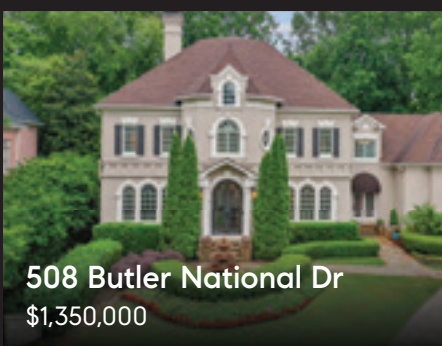
1090 Vintage Club Dr
\$1,650,000 | Sold Off Market



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

ST IVES

Petting Zoo and Easter Egg Hunt

What a “hoppy” Sunday it was! The weather could not have been more beautiful as the St Ives community came together in full spring spirit for our annual celebration.

By the Numbers

- 903 eggs hidden (and successfully found!)
- Countless smiling kids
- Parents and Grandparents
- 2 patient ponies for pony rides
- 1 very vocal sheep
- 1 gentle donkey
- A few goats—including one extremely adorable baby goat
- Several clucking chickens and
- 1 very distinguished rabbit

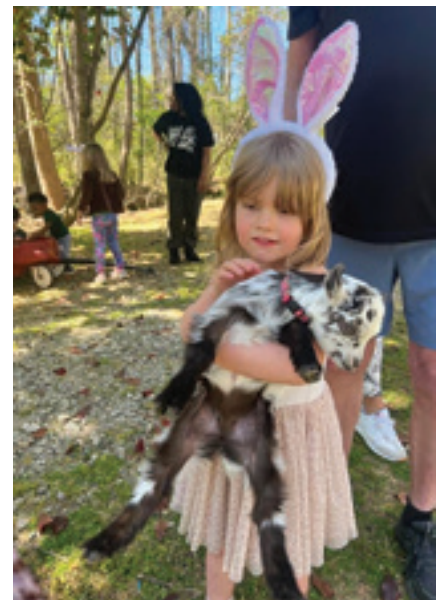
Highlights of the Day

The petting zoo was extremely popular. Between the pony rides and the baby goat’s playful antics, there was never a dull moment. Meanwhile, the egg hunt was a whirlwind of excitement—all eggs were tracked in record time, leaving no chocolate behind!

More than anything, it was a joy to see neighbors connecting and watching children delight in meeting the animals. It was the perfect way to welcome the new season together.

A Heartfelt Thank You

A huge thank you to our incredible volunteers who helped coordinate the animals and keep everything running smoothly, and to everyone who contributed to making the day so special. Events like this are what make St Ives such a wonderful place to call home.






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A SWEET TRADITION FOR A GREAT CAUSE:

The Busse Kids' Mother's Day Bake Sale

Hi neighbors!

We're Daniel and Rose Busse, and we're excited to share that our 5th Annual Mother's Day Bake Sale is coming up again this year!

Every year, we put together a bake sale to celebrate Mother's Day and give back to others. What makes it special to us is that we choose a different charity each year, and 100% of the money we raise goes directly to that cause. Over the past few years, thanks to your support, we've been able to donate to organizations like UNHCR, Wellroot Family Services, March of Dimes, and the Atlanta Community Food Bank.

This year, we're proud to support the Alzheimer's Foundation of America, an organization dedicated to supporting individuals and families affected by Alzheimer's disease.

One of the best parts of this tradition is that we don't do it alone—other kids in the neighborhood help bake, set up, and run the sale. It's become a fun way for all of us to work together and give back as a team.

This year, Mother's Day falls on May 10, 2026, and that's when we'll be out baking and selling!

Where: Our driveway at 1155 Vintage Club Drive, right next to the country club gate

When: Sunday, May 10, 2026 (Mother's Day!)

We'll have a variety of homemade treats—cookies, brownies, and other baked goods—perfect for celebrating the moms in your life (or just enjoying yourself!). Whether you stop by for something sweet or just to say hello, we really appreciate the support.

This bake sale has become one of our favorite traditions, and it wouldn't be possible without our amazing neighbors—and all the kids who help make it happen. Thank you for helping us make a difference each year!

We hope to see you there!

— Daniel & Rose



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

Medium

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

Hard

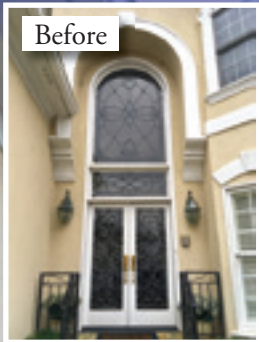
6		2			4		5	
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Expert

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

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Security News

Protecting Yourself from Check Washing

Community Alert

Dear Homeowners,

We want to make you aware that reports of suspicious activity related to check fraud have nearly doubled in recent months.

These types of crimes can originate from multiple locations, making it challenging to identify exactly where mail may have been accessed or stolen. Because of this, timely reporting is critical to helping authorities track patterns and investigate these incidents.

If you believe you have been a victim of mail theft or check fraud, please report it to your local police department as well as your local Postmaster. These reports play an important role in initiating investigations and preventing further incidents.

We encourage everyone to remain vigilant with outgoing mail, especially checks, and to promptly report any suspicious activity.



This Issue

Community Alert

Obtaining the Checks

Preparing/Altering Checks for Deposit

How To Protect Your Mail

How to Protect Your Checks

Report Suspected Mail Theft

Mail Theft-Related Check Fraud is on the Rise

The FBI and USPS are warning that check fraud is on the rise, with a significant volume enabled through mail theft. Suspicious Activity Reports related to check fraud have nearly doubled. As a result, the compromised checks clear, and the funds are withdrawn by the criminal participants before the fraud is detected.

Obtaining the Checks

Fraudsters gain access to legitimate checks and sensitive financial data by stealing mailed checks from USPS facilities or during delivery to the intended recipient. Check theft occurs several ways.

- Checks left in residential mailboxes overnight or for long periods of time
- USPS blue collection boxes after the last pickup time
- Burglary of USPS facilities
- Robbery of USPS employees
- Bribery/collusion of USPS employees



Preparing/Altering Checks for Deposit

To make the checks appear legitimate, fraudsters use check washing or other check "cooking" techniques to alter checks or create counterfeits. In other instances, checks are unaltered and deposited with forged endorsements.

Check Washing involves the use of chemicals to physically alter the check, typically altering the original payee and financial amount.

Check Cooking involves the digital manipulation of an image of a stolen check. Using readily available photo editing software and high-tech printers, fraudsters can manufacture checks. Check cooking allows fraudsters to manufacture multiple checks from a single check image. Often these checks are written for smaller amounts which can go undetected for longer periods of time by escaping the scrutiny or visibility of a larger check amount.



Report suspected mail theft, and other mail-related crimes, tips or incidents:

Call USPIS:

1-877-876-2455

Call 911 to report an active crime in progress.

Mail

Criminal Investigations Service Center

Attn: Mail Fraud

433 W.Harrison Street,
Room 3255
Chicago, IL 60699-3255

Report – United States Postal Inspection Service

<https://www.uspis.gov/report>

Protecting Yourself from Check Washing



This Issue

Community Alert

Obtaining the Checks

Preparing/Altering Checks for Deposit

How To Protect Your Mail

How to Protect Your Checks

Report Suspected Mail Theft

How to Protect Your Mail

- ✓ Pick up your mail promptly after delivery. Do not leave mail in your mailbox overnight or for long periods of time.
- ✓ If you are heading out of town, submit a USPS Hold Mail™ request asking your local Post Office to hold your mail until you return.
- ✓ Sign up for Informed Delivery® at USPS.com to receive daily email notifications of incoming mail and packages.
- ✓ Contact the sender if you do not receive a check, credit card or other valuable mail you are expecting.
- ✓ Consider buying and using security envelopes to conceal the contents of your mail.
- ✓ Use the letter slots inside your local Post Office to send mail. If using a blue USPS collection box, be sure to drop your mail as close to the posted pickup time as possible and before the last collection of the day.

How to Protect Your Checks

- ✓ Use pens with indelible black ink so it is more difficult for a criminal to wash your checks.
- ✓ Don't leave blank spaces in the payee or amount lines.
- ✓ Don't write personal details, such as your Social Security number, credit card information, driver's license number, or phone number on checks.
- ✓ Use mobile or online banking to access copies of your checks and ensure they are not altered. While logged in, review your bank activity and statements for errors.
- ✓ Consider using e-check, ACH automatic payments, and other electronic and/or mobile payments.
- ✓ Follow up with payees to make sure they received your check.
- ✓ Use checks with security features to limit the effectiveness of check washing. Security features can include microprinting, holograms, heat-sensitive ink, watermarks, toner adhesion, chemically reactive paper, security screens, thermal thumbprints, void pantographs, ultraviolet overprinting, security padlock icon, and fraud warnings.

If you believe you have been defrauded, contact your bank immediately. Consider opening a new account and closing out the compromised account to prevent future counterfeit checks being drawn off the account.

Security News



Welcome to the FrontPorch of St Ives

Here's just a few of the things you can find on your Front Porch!

- Access to the online version or your custom HOA and Neighborhood Magazine.
- 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.



Scan the QR code to gain access and learn more about Front Porch





SUDOKU SOLUTIONS

Easy

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

Medium

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

Hard

6	7	2	9	8	4	3	5	1
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Expert

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5	7	1	9	4	6	8	2	3

Thank you!

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