



Representing Member Homeowner Associations Since 1982

October 2020 Newsletter

Hello JCCA Members,

Only a week or so left before the General Election - be sure to vote and make sure you check out our info on where to early vote and the scheduled locations for the Fulton County Mobile Voting units.

Fulton County schools started Phase V - full face to face education this week. Stay up to date on the latest news from Fulton County Schools [here](#). Be sure to also take advantage of the Fulton County Nutrition program that provides free breakfast and lunch for all Fulton County students - regardless of whether they are are choosing in person or virtual school. Click [here](#)

to for more information and to reserve your meals and pickup locations/times.

The JCCA 2021 Annual Meeting that is traditionally held in January of every year will be moved to the spring (date and location to be determined). However, we will still be holding our annual board election. Ballots and candidate information and instructions will be included with each current member's annual membership invoice. We will truly miss seeing you all in January, but this is the most responsible option at this time. Let me know if you have any questions or concerns regarding this process. Email me [here](#)..

Lastly, We have received several comments/questions regarding neighborhood HOA annual meetings and are pleased to announce that HMS has developed a virtual training for JCCA members on Thursday, November 5th to address this topic. More info is below.

We are always interested in how we can help you better, Email us [here](#), and let us know what's on your mind and how we can help!





The JCCA is always looking for fresh perspectives and leadership for our Board. If you are a self starter looking for a way to impact our community, we'd love to talk to you! Send this [application](#) to Communications@jccahome.org



HOA Annual Meetings - Moving to a Virtual Format

brought to *the JCCA Newsletter* by Michael Crew, HMS Homeowner Management Services President



This article is a preview of the issues which will be addressed in our **upcoming class on Annual Meetings in the Age of COVID-19 on Thursday, November 5 at 7:00 pm**. Michael is happy to answer any additional questions participants may have, time permitting. Please [email](#) him ahead of the meeting so he can work them into the webinar.

You are invited to a Zoom webinar sponsored by JCCA and presented by Homeowner Management Services Inc.

When: Nov 5, 2020, 07:00 PM Eastern Time (US and Canada)

Topic: JCCA Educational Session: Overview of Safe Community Meetings – Annual and Board.

Michael Crew, President of Homeowner Management Services Inc, will speak on Community Meetings - Strategies and Issues for a legal and successful meeting.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84437368837?pwd=K2JjYkd1ZGxHRGU1VnpWVWtrVEFuUT09>

Passcode: 094107

Or iPhone one-tap :

US: +16465588656,,84437368837# or +13017158592,,84437368837#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 844 3736 8837

International numbers available: <https://us02web.zoom.us/j/84437368837>

COVID-19 has resulted in many changes. One of those changes is realizing that large gatherings create an unhealthy and potentially dangerous environment for those attending. Association annual meetings are just such an environment. Therefore, we must re-evaluate our approach to annual association meetings and the desired objectives.

[Read More](#)



Pumpkin Patches in Johns Creek

Johns Creek Patch has all the latest info on a traditional fall family favorite activity - pumpkin patches!



Along with crisp air and turning leaves, a fall tradition for many families is a visit to a local pumpkin patch. And while the coronavirus pandemic of 2020 has caused some of the region's pumpkin patches to modify how they operate, quite a few will be open this fall. We have hours, attractions and activities as the pumpkin-picking season ramps up.

[Read more](#)



Early Voting Locations in Fulton County

Early Voting for the November 3, 2020 General Election is October 13 through October 30.

Locations vary throughout the County but there are

several located in or near Johns Creek. Follow this link for the most current early voting locations, hours of operation and locations and hours of mobile voting units.

[Fulton County Early Voting Locations](#)



Zoning Update

Larry DiBiase, JCCA Zoning Director

Planning Commission:

The Planning Commission will hear the application on November 4, 2020

[RZ-20-006](#) | 3000 Old Alabama Road – November 4, 2020

The subject property is located at 3000 Old Alabama Road, within the Kroger Shopping Center. Specifically, the building effected by this case houses a Tide Dry Cleaners with a future Dunkin Donuts.

The applicant is requesting a modification to a condition on the property thus allowing another drive through window (in addition to the Chase Bank drive through) for a Dunkin/Baskin-Robbins tenant. The current zoning, 2008 RZ-08-001 limits a drive through to be located where the current Chase Bank resides. If approved, this modification in essence will add a second drive through window onto the property and relocate the designated area of a restaurant with a drive through from the Chase Bank location to the Dunkin Donuts location.

At the Public Participation Meeting, October 3, 2020, Individuals from neighboring subdivisions came to express their opposition to the installation of a drive through window at a specific location on the property. Opposition cited primary noise and traffic congestion to be of great concern.

Both developer and neighbors have met (Via Zoom) following the public meeting to address concerns and find solution. Subsequently, the developer incorporated changes to the site plan in hopes of addressing these concerns.

While the changes are welcome, a continued concern over traffic stacking at the Haynes Bridge light while attempting to enter or exit the property exists. In addition, the internal parcel "cut through" traffic from Old Alabama to Haynes Bridge further burdens the light and compounds traffic.

[Internal Memo](#)



The Board of Zoning Appeals (BZA):

October 2020: Meeting cancelled, No new cases
November 17, 2020: Three cases will be reviewed

- V-20-003 | 90 Old Sandhurst Landing
- V-20-004 | 325 Bracknell Way
- V-20-005 | 520 Harbour Gate Circle

All three cases will consider stream buffers setback for new and/or add-on construction to an existing structure. The additional structures may impact the percentage of impervious surfaces area on the property.

Public Participation:

October 2020: Meeting Cancelled, No new Cases
November 2020: Meeting Cancelled, No new Cases



City of Johns Creek News and Updates:

City Council Work Session and Meeting Recap

The Johns Creek City Council met on Monday, October 15 for work session and council meeting. There were several items discussed that may be of particular interest to residents.

During the work session, the council discussed the city's Stormwater Utility (the city will be conducting education and outreach efforts in the near future) and the creation of a budget amendment to create a fund to distinctly manage funding and grant program options for the CARES Act.



Watch the work Session [here](#).

Work Session [Agenda](#)

Stormwater Utility Draft [Press Release](#)

Stormwater Utility Draft [FAQs](#)

CARES Act [Agenda Report](#)

CARES Act [Budget Amendment](#)

During the Council Meeting, The Georgia Recreation and Parks Association presented Diane Aichele (Park Place Volunteer) with Statewide Volunteer of the Year Award, Kirk Franz (Recreation Manager for Johns Creek) with District 7 Manager of the Year and the Johns Creek Recreation and Parks Division with District 7 Department of the Year - all are well deserved!

Ed Densmore, Johns Creek City Manager presented his monthly report, and council approved a facility usage agreement with Autry Mill Nature Preserve and approved the placement of another Gateway marker at 4395 Kimball Bridge Road.

Watch the full Council meeting [here](#).
Council Meeting Summary [Agenda](#)
Meeting [Agenda With Document Links](#)



**Stay Up To Date with Latest Covid-19
Information**

Here is the Georgia Department of Public Health Daily COVID Status [Report](#) to keep on top of the latest case numbers and information.



JCCA 2020 Board of Directors

[Amy Little, President](#)

[Aurobind Kondala \(AK\), Vice President](#)

[Teri Hernandez, Treasurer](#)

[Rebecca Beaver, Secretary](#)

[Anne Harriman, Committee Development Director](#)

[Scott Sanders, Training Director](#)

[Larry DiBiase, Zoning Director](#)

Upcoming Events and Important Dates

November 2, City Council Work Session
(5:00pm), Meeting 7:00pm

November 4, Planning Commission, 7:00pm

November 5, JCCA and HMS Safe Community
Meetings Webinar, 7:00pm

November 12, Quarterly Town Hall Meeting.
7:00pm

November 16, City Council Work Session
(5:00pm), Meeting 7:00pm

November 17, Board of Zoning Appeals 7:00pm



Johns Creek Community Association | www.jccahome.org |

STAY CONNECTED

