



**Town Hall  
Homeowners Meeting**

**14 July 2018**



# Board of Directors

**Barry Hess – President**

**Mike Sanderson – Vice President**

**Mike Draper – Treasurer**



# Meeting Purpose

## **Mid-Year Update and Informational session**

- **HRCRA Overall Status**
- **Hear Homeowner Concerns**
- **Address Questions**

# Agenda

- **Welcome & Thanks**
- **Overview**
- **Sheriff's Department**
- **Financials & Budget**
- **Reserve Study Update**
- **Common Properties**
- **Community Management Discussion**
- **Input from Homeowners**
- **Adjourn NLT 10:30**



# Guest

## **Fayette County Sheriff's Office**



# Committee Thanks

**ARC - Brad Williams (Chair)  
Steve Sutcavage**

**Comms – Laurie King (Chair)  
Carol Axford**

**Landscape – Open**

**Neighborhood Watch – Nancy Holland**

**Pool – Amanda Solvason**



# Committee Thanks

**Social – Amanda Diehl (Chair)**

**Heather Leskusky**

**Aria Williams**

**Jen Allred**

**Tennis – Bryan Lamberth**

**Welcome – Carol Axford**

**Betsy Boos**

**Laurie King**

**Suzanne Quattlebaum**

**Web – Steve Watson**



# So Many Other Thanks

**Graduation Banner – Tony Lewis**

**Donut Dash, Movie, & Trunk or Treat  
– Jason & Alisha Thompson**

**Ice Cream Socials  
– Amanda Solvason & Sarah Salter**

**Wine & Cheese Socials  
- Kim Boone & Danielle Satterfield**





# So Many Others Thanks

## **Capture the Flag**

**- Mike & Leah Mims**

## **Garage Sale**

**- Jen Allred**

## **Entrance & Main Park Pressure Wash**

**- Steve Sutcavage**

## **Pool WiFi**

**- Kirk (TV Guy) Stephenson**

## **Entrance Sprinkler System Repair**

**- Steven Craven**



# So Many Others Thanks

## **Pool Opening Cleanup Day**

**– numerous teens and adults**

## **Pool shower & storage repair**

**- Brad Williams**

## **Weekly Pool Cleaners**

**Ally Boos                  Emma Dix**

**Carter Golovach Ethan Golovach**

**Molly Golovach Elizabeth King**

**Ethan Roberts    Kobe Roberts**

**Megan Ware**

**Others we may have inadvertently missed**



# Accomplishments

- **911 only pool phone**
- **Gazebo roof**
- **Pressure washed Tennis Courts, Pool House, Gazebo**
- **Main park plants**
- **Curb Repairs**
- **Entrance sprinkler system**
- **Pool / tennis entry latches**
- **Upgraded pool filters**
- **Revised pool rules after legal review**
- **New pool termite protection with repair bond**
- **Removed dead trees from Denton Park, Fitzgerald Park, & Tennis Court**



# Future Endeavors

- **Gazebo repair**
- **Drainage pond**
- **Fence line posts**
- **Denton Park ground cover**
- **Pool WiFi**



# Financials & Budget

## Two Accounts

Operating Budget		Current
From 2017	\$14,473	
2018	\$99,684	
	<hr/>	<hr/>
	\$114,157	\$79,086
Reserves		
From 2017	\$23,272	\$23,318
TOTALS	\$137,429	\$102,404

# Reference Handout

# Reserve Study

**Implemented in Feb 2015**

**Funds collected and saved “in reserve”**

- **For the replacement of major components of a community’s common property**
- **Such as roofs, tennis court re-surfacing, pool re-surfacing, etc.**
- **Conceptually, saving funds overtime to equal the depreciation of major components so that when the time comes to replace the item, you have the money**

## Why - ??

- **Fiscally responsible**
- **Plans for the replacement of major assets at the end of their useful life (sufficient funds when required)**
- **Equalizes the expense contributions of current and future owners**
- **Minimizes the need for special assessments**



# Reserve Study – First 4 years

2015	Item	Action	Remaining life	Useful life	Projected cost	Year	Actual cost
2016	Asphalt parking lot	sealcoat	1	6	\$1,995		
		resurface					
	Main park walkway	replace	1	20	\$32,500	2017	\$32,340
	Goza road fence	repair repaint	1	10	\$2,700		
	Stormwater detention pond	maintain	1	10	\$1,500		
2017	Horsemens Run fence	repair repaint	2	10	\$3,000		
	Pool fence	repair repaint	2	15	\$1,350		
	Pool furniture	restrap replace	2	10	\$10,000	2017	\$15,096
2018	Pool resurface	replaster	3	10	\$16,500		
		replace shake					
2019	Gazebo	roof	4	20	\$3,000	2018	\$3,500
	Entrance pillars	repoint	4	20	\$1,500		
	Site electrical & landscale lighting	repair replace	4	20	\$2,500		
	Pool roof	replace	4	20	\$5,250		
	Pool sump pump	repair replace	4	20	\$1,000		
	Pool attic toilet exhaust fan	replace	4	20	\$1,000		
	Pool ceiling fans	replace	4	20	\$500		



# Pool Parking



- **Private Parking for homeowner's**
- **No parking between 10:15pm and 7:00 am**
- **No Loitering at any time**
- **Unattended vehicles can be towed**
- **If you need short term additional parking for some reason, please contact us. We will be happy to work with you.**
- **Contact: 404 - 721 - 2770**

# Open Discussion

## Discussion Rules

- **Please wait to be recognized**
- **2 Minutes per individual**
- **Focus on Issue**
- **No personality issues**
- **Be polite**

# Common Properties

## Discussion Topics

- Entrance
- Pool
- Tennis Court
- Parking Lot
- Sprinkler Systems
- Main Park
- Gazebo
- Denton Park
- Fitzgerald Park
- Landscape

Other ?



# Management Company

**HomeLink mid-contract review**

**Seeking Homeowner input**

**Comments / Opinions on their performance**



# Annual Meeting & Election

**Annual Meeting & Election for 2019  
will take place in the Fall**

**Per our Attorney, the newly elected Board  
assumes Office immediately after the election...  
NOT on 1 Jan of the next year**

**We hope you consider running  
for a Board position or  
volunteering for a Committee**

# End

**Thanks to everyone for taking the time to attend !!**

**Please take time to thank a Church member for hosting us !**

**Board will stay for any individual questions.**