

Woodland Creek – Annual Neighborhood Meeting  
March 27, 2018

I. Call to Order

There were 46 homes represented.

Jimmy Rutland called the meeting to order at 5:30 pm and introduced himself, Charles Saliba and Darolyn Klein.

Jimmy Rutland explained the history of the Homeowner's Association and involvement of himself, Charles Saliba and Darolyn Klein. He said there were currently approximately 475 homes completed in the neighborhood. He also explained the purpose of the association is to help manage common areas, amenities, budget, billing, etc. The HOA is a partnership between the developer and the homeowners. He explained some things the HOA cannot control (ie: speeding) and encouraged the homeowners to utilize Darolyn and their neighborhood representatives.

2017 Minutes were discussed and reviewed. Charles Saliba explained there was an error in the minutes. They stated that initiation fees had increased to \$300 when actually they remain at \$240. Jimmy Rutland opened the floor for questions and there were none.

II. Financial

The 2017 Year End Financials were reviewed.

The 2018 Budget was introduced and expenses were discussed.

- a. Jimmy Rutland explained that the HOA had budgeted for 68 new members this year with a goal of 75.
- b. There will be no increase in HOA dues this year
- c. Expect that deficit should be paid in full to developer by 2021; just a projection
- d. Project to turn HOA over to the homeowners in 5 years

Jimmy Rutland explains to homeowners what a surplus in the budget means and how it can be used by the HOA eventually

Jimmy Rutland opens the floor to questions:

Q: Homeowner: Is road repair the responsibility of the HOA?

A: J. Rutland: Was the responsibility of the county but now has been turned over to town of Pike Road. Developer/HOA is not responsible for repairs/maintenance. Town of Pike Road is in the process of marking pot holes and will patch.

Q: Shaun Rice (Cumberland): Wanted to make sure there were funds enough in the budget to go back to a more dramatic Christmas display in the neighborhood common areas

A: J. Rutland: Assured homeowner that the display was going back to the original design

Q: Joyce Guthrie (Crescent Lodge Dr.): Voiced concern over the temporary patches that Pike Road will be doing on the roads. Doesn't understand why there isn't plans for a bigger fix.

A: J. Rutland: Cannot speak for Pike Road but hopes for a permanent fix sometime in the next few years.

Q: Carl Simpson (White Oak): Is there any money in budget or plans to create a construction entrance?

A: J. Rutland: No plans for a construction entrance at this time. Another developer has purchased land adjacent to WC property and has mentioned that he may consider letting us create a construction entrance but nothing firm at this time.

Q: Frank Mitchell (Copper Leaf): Any idea the cost to the HOA for the many times the pool had to be closed and cleaned because of children's accidents in pool?

A: D.Klein: The pool was closed 7 times last year due to these potty accidents. It's a big inconvenience to the neighborhood because the pool has to be closed, lowered and shocked. The cost is minimal because our pool service handles. No plans for fines. It's very difficult to pinpoint who is responsible unless someone confesses. Did improve as the season progressed last summer. Children are required to wear a swim diaper and pool manager tries to supervise.

Q: David Love (White Oak): Where is security listed in the budget? Concerned that it is not effective. Security have no certifications.

A: C. Saliba: Listed under G&A

J. Rutland: Budgeted \$46, 720; this covers security patrols and cameras; HOA not responsible for break ins; security is daily from 10-6; HOA can decide to discontinue security if residents desire; they do report to police any occurrences; DK publishes their number in the newsletters and will do so again in the upcoming one. Reiterated to always call 911 first if there is a real security danger. Security cameras are more of a deterrent, however, film is being reviewed now regarding a recent incident.

C. Saliba: They do have certification; can carry fire arm and have power to detain. Security firm is Presidential Security & Protective Services, LLC.

J. Rutland dismissed C. Saliba from the meeting and turns the meeting over to D. Klein.

### III. Neighborhood Representatives

D.Klein: Introduced neighborhood representatives, had each one stand up, introduce themselves and tell a little about themselves and what their neighborhood do to come together and get to know one another

Encouraged homeowners to keep their contact info up to date with HOA

Asked for volunteers for the two vacancies that need to be filled for representatives

Will have several meetings throughout the year to discuss neighborhood issues

#### IV. General Discussion

1. Wayne Barron (Crescent Lodge Drive): Concern that clippings in trash bags are not picked up. Explained that Pike Road does not pick up clippings, only trash; if homeowner is leaving bags out, D. Klein will write a letter to them; explained in more detail our letter to neighborhood regarding construction dumpsters and their purpose/use
2. Karen Reed (Crescent Lodge Drive): Pike Road has info re: debris drop off and recycling on their website; D. Klein mentioned a private business who will haul off debris and will include their number in the next newsletter; can take debris to Georgia Washington school last Sat. of the month; Mike Horonzy (Crescent Lodge Drive) noted that you can request a 2<sup>nd</sup> trash bin from Advanced Disposal at a cost of \$20 every 3 months and that a new company (AmWaste) will be taking over in June
3. Neil Hughes (Crescent Lodge Circle): Inquired if traffic light would be put in at the entrance of the neighborhood. J. Rutland explained that it would be a while because the DOT would begin widening Vaughn Road in 2019 and after widening will consider traffic light.
4. Delores Love (Crescent Lodge Drive): Expressed much concern over children riding on golf carts throughout the neighborhood and litter. D. Klein will put notice in the newsletter discouraging this. J. Rutland suggested notifying security, D. Klein, the parents and even the police re: golf carts. He said to notify him if anyone sees a sub litter or go around buses.
5. Carl Simpson (White Oaks): Wants to add another bathroom to the pool area. J. Rutland explained there was already a bathroom in the pool area and another would not be added.
6. J. Rutland updated White Poplar residents on the new signage going in. Hopeful that it will be complete by April 9<sup>th</sup>.
7. Mike Horonzy (Crescent Lodge Drive): Will HOA or LNH repair the sidewalks in the neighborhood? J. Rutland said it's on the radar, will hopefully be able to grind down and repair. If you see construction debris or landscape debris blocking sidewalks, please notify D. Klein.
8. D. Klein encouraged homeowners to always notify her if they have any issue and she will address.
9. J. Rutland discussed the fact that more updated landscaping is planned around the neighborhood to update aging landscaping. Several in attendance voiced their appreciation for the work being done.
10. Karen Reed (Crescent Lodge Drive): Expressed a thank you for the tree replacement project on the center island in front of the Lodge.
11. J. Rutland reiterated that there are no plans for another pool, playground equipment, tennis courts, etc to be built. When the HOA begins to have a surplus and the HOA is turned over to the residents, they can consider. Pool hours will remain the same and will not open before noon on Sunday. D. Klein reminded those in attendance that any time the pool is open without a manager on site, there is liability.

Jimmy Rutland adjourns the meeting at 6:45 pm.

