

# Park Pointe HOA

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*Town Hall Meeting 01/22/2008 – Minutes*

## **Call to Order**

16 homes from the HOA were represented in the meeting.

## **P.A.C.T. Discussion (Suwanee Police Officer Pope)**

Police and Citizens Together (P.A.C.T.) is a partnership between Suwanee police and residences. This is the first meeting this year between our assigned officer (officer Pope).

- Officer Pope distributed Important Phone Numbers (Suwanee & Gwinnett county numbers). He noted that under most circumstances, if you need police assistance, you should dial the Suwanee police number rather than the Gwinnett county 911 (although 911 will get you through).
- Officer Pope distributed the November Crime Report.
  - During discussion from the last meeting he clarified that a “cleared” action indicates an arrest or no further action required, a “exclear” action indicates no further action and “suspended” indicates that Suwanee police are waiting (i.e. victim non responsive).
- A homeowner noted there was some graffiti at the top of the cul-de-sac (presumably Abbey Pointe Way) on the fence. Officer Pope made a note of it. He suggested the homeowners each independently report the offense to get attention to the matter.
- No burglary has been reported in Park Pointe although Ruby Forest has had a few break-ins.
- Colin Waters asked Officer Pope if he knows how to get a light at the entrance to George Pierce Park. Officer Pope suggested we take it up with the city council directly as it would have more impact.
- Officer Pope noted that he patrols the neighborhood regularly; he tries to patrol at least twice daily. He says recently he tends to park on the top of the hill on Abbey Pointe way.
- Officer Pope discussed P.A.C.T. (police and citizens together) for the first time participants. He encourages everyone to come to the police or him directly with any sort of problems or concerns. Keep in mind that they won't consider any calls to be a nuisance. His number is 770-945-4607 Ext. 538

## **General Discussion (Colin Waters)**

Colin Waters, the current Park Pointe HOA lead the general discussion with input from the board members present.

## **Current Events**

- Street trees are homeowner responsibilities – please keep them trimmed and mulched properly. Tree stakes can be removed. Four trees have been recently replaced by the builder.

- Trees must be replaced when they die; this is the homeowner responsibility.
- The ACC has had some challenges organizing responsibilities. The violation schedule is:
  - First violation a homeowner will get a letter
  - After three weeks, a second letter will be sent
  - After another three weeks, a third letter will be sent and an assessment made
- Drought is still in effect – watering ban is still in effect.
- The community garage sale will be held later this year during a weekend to be determined in April and October.
- We have a new landscaper; the previous landscaper was not very responsive. The new landscaper is Honey Bee landscaper. The new landscaper is willing to entertain the idea of a community pine straw sale day in which homeowners could buy the pine straw on site. There's also the possibility of discounted lawn mowing rates. More information will be sent to homeowners later.
- We are currently self-managed; the management company was too expensive to maintain given our current level of assessment.
- Currently, the treasurer position is open and the current Vice President wishes to step down.

## Rental Policy

- The current covenant section regarding rental properties were distributed.
- There was discussion about amending the covenant to limit the number of rentals in the neighborhood.
- A non-binding vote was cast and the results were
  - For 0% rentals: 5 votes
  - For 4% rentals: 13 votes (1 by proxy)
- Because the requisite number of homeowners was not present to cast a binding vote, the HOA board will propose an amendment to the covenants via a mailing.

## Budget / Dues Increase

- Budget is attached (separate PDF - 2008-01-New HOA Account Balance)
- As of this time, not all dues have been paid (13 are delinquent)
- In order to build a fence and engage a management company to take over ACC responsibilities, the HOA will need to raise dues.
- A non-binding vote was cast to raise dues and the results were
  - For \$0 increase: 0 votes
  - For \$50 increase per year: 3 votes
  - For \$100 increase per year: 14 votes
- Because this requisite number of homeowners was not present to cast a binding vote on a special assessment, the HOA board will propose the assessment via a mailing.

## **ACC**

- Make sure you file an MRF (modification request form) before you modify the exterior of your house or yard.
- There was some discussion of a speed bump – the city may pay for it.

## **Social Committee**

- Please send any ideas for the social committee to the board.