

Park Pointe HOA

Town Hall Meeting 10/23/2007 – Minutes

Call to Order

8 homes from the HOA were represented in the meeting. This does not constitute a 20% quorum necessary for voting.

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 third meeting this year between our assigned officer (officer Pope) and the Park Pointe home owners which qualifies us to receive a P.A.C.T. sign in our neighborhood.

- Officer Pope distributed Important Phone Numbers (Suwanee & Gwinnett county numbers)
- Officer Pope distributed the September Crime Report. During discussion 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).
- Officer Pope will distribute yearly crime statistics in first meeting of 2008
- Officer Pope noted a rash of “entering autos” (car burglary) in some apartment complexes off of McGinnis Ferry. These were mostly of the “smash & grab” variety which means that high value items such as GPS navigation systems and satellite radios in easy site were taken. Officer Pope warned home owners to ensure that all valuable items are removed from the car or locked in the trunk including laptop computers and purses.
- There was one home burglary in Ruby Forest during the middle of the day. This is the neighborhood just north of Park Pointe on Buford highway. This was the closest substantial crime to Park Pointe since the last P.A.C.T. meeting.
- During discussion, officer Pope noted that the George Pierce park (directly behind Park Pointe) is patrolled regularly including during the night by both Suwanee and Gwinnett police.
- Officer Pope was pleased to note that 4 or 5 new police officers have been recently hired onto the Suwanee police force.
- As always, please be on the lookout for suspicious activities and call Suwanee police (with a tag number if possible).
- Officer Pope distributed information on the Neighborhood Watch Program

General Discussion (Colin Waters)

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

Architectural Control Committee (ACC)

- All homeowners should remove yard stakes and support lines from trees that were planted during construction on the street. Homeowners are responsible for trees on their properties including those between the sidewalk and street.
- Four trees will be replaced by the builder that had died during the previous spring and summer. These should be replaced this fall.
- A discussion was held regarding the home owner responsibility for trees that die that will not be replaced by the builder. Some homeowners felt that the homeowner would be required to replace the trees while others believe that a homeowner would have the option to remove the dead tree and replace with grass. *The board will review the covenants to determine the actual requirements.*
- The ACC violation schedule has been changed to be more lenient but easier to manage.
- A discussion was held regarding the responsibility of the builder with vacant homes to pay the HOA. *The board will review the covenants to determine if the builder needs to pay HOA.*
- A discussion was held regarding the rights of the builder to have the very large sign in the front lot. *The board will review the covenants to determine if the builder is permitted to have this sign.*
- Pine straw for HOA owned spaces has been mostly corrected. For some time, the trees in the common areas inside the neighborhood have not had good pine straw and have been in violation of ACC guidelines.

Social Committee

- A discussion was held regarding the community garage sale. The social committee will try to do better advertisement next time.
- A reminder of the now past community block party was made and additional information passed out via a flyer.
- Colin mentioned that there had been some interest in Park Pointe residences using Ruby Forest amenities. While Park Pointe will not have a coordinated effort to make a deal with Ruby Forest, interested residences can email president@parkpointehoa.org
- Since not all homeowners received the last newsletter, a recommendation was reached to have the social committee mail all newsletters by U.S. postal service.

Finances

- There was some discussion of having a management company assume some of the responsibility of the ACC. Because Park Pointe is self managed, there is a significant amount of volunteer work that must be done by members of the ACC committee. Because of a lack of interest in HOA activities, we may quickly deplete the amount of volunteer work we can get. Bids for the work ranged from \$360/month to \$570/month.
- Eric Lusher (treasurer) reviewed the HOA financials. At current predictions, the HOA should have a \$3000 surplus by the end of the calendar year and \$7000 by the end of 2008.
- There was discussion that if we hire a management company, we will have to raise dues by some amount.

Elections

Because a quorum was not present, no elections could take place. There was a discussion of current and upcoming vacancies.

All board members are up for election. The current VP has expressed a desire to retire his position; all other current board members are currently willing to serve the next term pending general election approval.

The ACC and Social committee members are appointed. Deanna Krupa volunteered to join the social committee.