

Park Pointe HOA Meeting

February 20, 2007

Colin Waters introduced the board - Colin Waters, Wynn Morgan, Scott Griffeth all present

Liberty Management representative - Wendy Sanders

Two officers from Suwanee PD - Sgt. Casanas and Officer Pope

Existing Committee Member ACC Committee – Linda Pinner

Sgt Casanas spoke first on PACT - Police and Citizens together. A program designed to keep the community involved in the police process to help keep the neighborhood a safe place. The intention is to have 3 PACT meetings a year to keep the citizens in the loop and update on major issues or accomplishments. They will also provide us a sign showing our PACT affiliation.

For more detailed info please visit
<http://www.suwanee.com/cityservices.pactprogram.php>

or call Sgt. Casanas at 770/945-4607, ext. 327

Officer Pope introduced himself and his role as our community officer. He will be involved in being as hands on as possible helping us with any community issues that arise and doing routine patrols of the neighborhood. His contact information is 770-945-8995. The more communication with Officer Pope, the more he will get to know the community and stay involved.

Wendy Sanders from Liberty did a presentation on their role as a property management company for us. They basically provide us with a web site www.libertycm.com and ongoing support of interpreting covenants, monitoring the neighborhood to ensure that covenants are upheld. They also do our financials which include payment to our vendors, i.e landscaping etc. They also make sure that our property taxes are paid and up to date. They provide a plethora of other services to our community more of which can be found on their web site or contacting Wendy directly at wws@libertycm.com. All homeowners need to log in to the website and update their contact information so we can communicate effectively. Please make sure Wendy and Colin have your updated email address.

Wendy also highlighted the fact that we are operating at a financial low and if something is not done, we will definitely not have enough money to continue operation for the rest of the year. many homeowners expressed there opinion on this and the general consesus was to increase the dues to meet the financial deficit. Definitely choose a more affordable landscape company and possibly , look into becoming self managed. That is, not have Liberty Management and manage the subdivision ourselves. The Board took all of this into consideration and will meet to decide which route to take. The trees that were replanted by the builder and

charged to the Homeowners account was also an issue and rightfully so. Wendy will be following up with the builder to determine the warranty for these trees and hopefully recoup some if not all of that cost. Another area that contributes to the deficit is delinquent HOA fees. We have a total of about 15 homes who have not paid dues. Homeowners expressed that possibly budgeting to have roads paved in the future will be a good idea. The board will also consider this. Funds need to be considered for future emergency needs such as natural disasters and emergency repairs to the retention ponds.

Some updates by Colin Waters.

Entrance landscape lights are not getting enough voltage so Georgia Power is tasked with helping here. Wendy from Liberty is looking into this. All street light issues and questions should be directed to Georgia Power for repair.

Transition status. From our list communicated to homeowners back in early Nov. 2006. The builder responded in mid January and basically only agreed to clean up construction debris, removing the silt fencing, Repaving the roads and making the fire hydrant near the main pond accessible. We are currently in the process of responding and we would like to have fencing in place around the other two pond areas and possibly looking at the erosion issue in pond between lot 14 and 15. After submitting this, we have to wait on builder's response.

Wendy has communicated with the builder to have pine straw installed which had never been installed in the first place, around the trees in the 4th phase.

We had a few volunteers come forward for open positions.

They are :

Two board members: Byan Ponder and Eric Lusher

Social Committttee members : Julie Lusher, Kristin Griffeth and Tori Waters

Architectural Committee members : Linda Pinner, Latanja and Yallanda Moore

Moore and Rodney Gray

We are proud to have these volunteers on board and have no doubt that they will contribute positively to our community.