

Hi Everyone,

Thank you to those of you who were able to attend our annual meeting. We had a great turnout! Here is a recap of what was discussed in the session:

2024 Update

- Installed new security cameras and electronic locks at the pool and clubhouse - unfortunately, we have had some issues of vandalism in this past. Thanks to our new security cameras and vigilant neighbors, we were able to catch the people who vandalized our pool this summer and address the issue with them. We have not had further recurrences since then.
- There were a number of water issues with the clubhouse this year, which needed to be addressed. We installed a new drainage system to take water away from the building and had repairs done to the foundation, roof and window to correct a leakage issue.
- Repaired the sprinkler system around the clubhouse to get it working and repair a leak.
- Increased the amount of insurance coverage we have on the common areas to be in line with current replacement costs.
- Worked with the City of Johns Creek to address issues with people not stopping at the stop signs in the neighborhood. This has led to better compliance with the signage.
- Had dead plants replaced near the clubhouse and installed new plants at the end of Merganser Ln in a common area. One of the board members has also spent a lot of time in the common area along Brumbelow to improve the way it looks, including pruning plants, pulling weeds, and picking up trash.
- Installed a new walkway along Mallard Lake near the entrance to the suburb. This gives a place for pedestrians to walk to keep them out of the street.
- Had the road signs in the neighborhood cleaned and painted to improve the way they look.
- Followed up on covenant violations regarding the storage of trash cans. Per the covenants, all trash cans need to be stored out of view of the street and any other lot.

Upcoming Projects

- Repair the fence along Brumbelow. This has come away from the support pole and needs to be repaired.
- Replace the smoke detector in the clubhouse.
- Replace the awning at the clubhouse.
- Resurface the tennis court.

Financial Update

We currently have roughly \$98k in the bank with \$73k of that being held in reserve for major projects. This insulates us from needing to implement assessments should a major expense come up. This year we have had ~\$68k in operating expenses. We have not needed to use any of the reserves this year.

Community Feedback

- Suggestion that we water the fall flowers more frequently.
- Suggestion that we do a regular community survey to allow people to give feedback more frequently and in different ways.
- Suggestion to allow homeowners to pay their HOA dues electronically.
- A few issues were raised regarding Waste Management. We would like to remind the community that Waste Management changed their policy and now they only pick up things that fit inside your trash bin. If you have a larger item, please call them to schedule a pick-up. Additionally, we do want to remind everyone that they are individual customers of Waste Management and the HOA is not able to negotiate with WM on your behalf. We have been clearly instructed multiple times in the past that each individual homeowner needs to call them if they have concerns.

2025 Board of Directors

- Kristin Bender
- Nichole Brennan
- Linda Henderson
- Ron Jones
- Robert Klein
- Jimmy Lee
- Tom Rumph

We do encourage all community members to get involved and share any feedback you may have.

Thanks,