

GLEN EVES SUBDIVISION

MINUTES OF ANNUAL MEETING OF HOMEOWNERS

NOVEMBER 18, 2015

The annual Glen Eves HOA meeting was held on Wednesday, November 18, 2015, at the home of Lois Mott with 13 attendees: Shane Caldwell, Leslie Fienberg, Bill & Lorraine Houghton, Betty Moreland, Dan & Helen Leach, Lois Mott, Ted & Linda Poolos, Diane Richardson, Diane Stone, and Michael Yoss.

Meeting was called to order at 7:15pm by Lois Mott.

Guest Speaker: Diane Stone, Chairman of Glen Eves Neighborhood Watch, introduced speaker, MPO Zachary Frommer, Community Relations Unit/SWAT, Roswell Police Department . Officer Frommer discussed ways we can protect our property and prevent crime in our neighborhood and to call 911 for any matter of concern. Solicitors must have a Roswell permit, and call 911 for suspicious activity. We need to lock our cars and close our garage doors to prevent crime. The City has self-defense classes available. We can follow neighborhood news on internet: *Nextdoor.com*

In Memory: During 2015, we lost two neighbors of Glen Eves Drive, and we would like to remember in prayer the passing of Henrietta Max-Onakpova (July 13, 2015) and Will Meredith (October 11, 2015).

Thanks: A special thanks to Betty Moreland for welcoming newcomers to Glen Eves and for storing our holiday decorations in her home. Also, thanks to Ted & Linda Poolos, Bill & Lorraine Houghton for putting up holiday decorations in the front entrance.

NEW BUSINESS

Election of 2016 Officers:

Lois Mott – President; Bill Houghton – Treasurer; Helen Leach – Secretary

A motion made by Ted Poolos and seconded by Shane Caldwell to re-elect Lois Mott, President and Bill Houghton, Treasurer and to elect Helen Leach, Secretary. Motion approved.

Approval of 2014 HOA Meeting Minutes: Motion made by Diane Stone and seconded by Shane Caldwell to the HOA Minutes of November 20, 2014, as written and distributed.

Welcome New Residents: The Board thanks residents for keeping their property in accordance with our current covenants. Because our neighborhood is well kept, sales have been brisk and values continue to rise. We welcome our new neighbors and invite you to get involved with us.

1975 Glen Eves: Dialo & Tiffany Allen

2030 Glen Eves: Jeffrey & Jennifer Funke

200 Glen Holly Drive: Andres Felipe Saigado & Isban Paola Rojas Panache

260 Glen Holly Drive: David Dorfled & Chelsea Dorfled

1940 Glen Eves Drive: Under contract

115 Glen Holly Drive: Under contract

Treasurer's Report: Bill Houghton

- 1) Income: \$11,080.04
Expenses: \$13,523.00
Projected expense for balance of 2015: \$1,529.52
- 2) Itemized expenses:
Office: \$72.19
Landscape Front Entrance: \$6,723.26
Fence Repair: \$2,998.00
Fence Painting: \$3,680.00
Road Sign: \$49.55
- 3) Motion was made and seconded to approve the Treasurer's report
Approved

HOA Assessment: During 2015, the HOA placed liens on 7 delinquent properties and collected on 4 of them to date. Interest compounds at 21.9% on unpaid dues.

Assessment Increase: Assessment increase of \$20 (\$180.00) is recommended beginning in 2016 to cover expenses. Motion was made by Ted Poolos, seconded by Diane Richardson effective 2016. Approved. Bill Houghton will send out the assessment notices in November, payable 1/1/2016.

Landscaping at Front Entrance:

Overgrown & dead bushes in our front entrance were removed in July 2015. We selected new plants that are more appropriate for the space. This should reduce the amount of long-term maintenance pruning. Despite diligent watering, five shrubs needed to be replaced in September.

Dan Leach recommended a need to investigate installing a water meter and sprinkler system for our front entrance. This may need to be a multi-year project. Lois Mott will investigate costs of one main system to cover both sides and/or 2 individual systems per side with Fulton County Water & Sewer.

Bill Houghton volunteered to continue managing the maintenance of the entrance. He will schedule pruning, planting and mowing. Ted Poolos volunteered to lead the holiday decoration activity for the entrance for November 21.

HOA Fence Repairs & Repainting: Chamblee Fence replaced 15 rotten support posts (out of 30) and 304 rotten boards along Eves Road, for a total expense of \$11,080.04. Priming and painting of the fence was a total of \$3,500 by Paint, Patch, & Punch of Alpharetta. Individual homeowners along Eves Road may contract the interior staining of their fence sections or perform the work themselves. Lois Mott will distribute an informational flyer for property owners whose property borders the HOA fence to contact Bruce Stultz of Paint, Patch, & Punch (404-660-0992) at their own cost or if they may want to paint the fence interior themselves.

Trees Along HOA Fence: A total of 11 diseased and damaged trees were removed along our Greenbelt by the City of Roswell at no charge to the HOA. The City also marked their area of obligation for us which is 44 feet from the center point of Eves Road. We welcomed the City's help on this project.

We need more tree grooming along the Greenbelt. Our property extends 4 feet outside of the fence and many of these trees need pruning. This should be a future HOA project to assure continuance of good property values for Glen Eves.

Mailboxes: Each property owner is responsible for maintaining their own mailbox. Some need to be cleaned and painted. If you need assistance, please contact Lois Mott and the HOA will help you arrange the work. A can of Rustoleum paint will work wonders and make your box look brand new.

Update HOA Directory: We need an immediate update on our HOA Directory. Send updates to Lois Mott if your phone or contact has changed. Meeting attendees requested a hard copy for each household.

Fire Station #4: Roswell broke ground October 23, 2015, for our new 15,000 sq. ft. Fire Station #4. The new location is Old Alabama Road and Market Boulevard, near the Publix shopping center. The new two-story station will feature three drive-through bays and will replace the current station on Holcomb Bridge Road. Construction is set for completion by December 2016.

OLD BUSINESS

East Roswell Library: In November 2015, our voting place changed from Bridge Grace Church to the new East Roswell Library. Watch for area book sales that provide needed funds for special projects at the Library.

Riverwalk Village: The applicant for the Riverwalk proposal (along Old Alabama/400) has submitted changes to the development plan. <http://eastroswellalliance.org/docs/Revised-Plans-11-113-15.pdf>

Planning Commission date has again been postponed from November 19 to allow the staff adequate time for review (see Roswell Government website for updates on meetings). Please attend community meetings and represent Glen Eves. This project includes mixed-use and high-density multi-level buildings and will have an impact on our area.

Street and Curb Repairs: Recently, the City repaired certain curbing in Glen Eves; however, one damaged curb on Glen Ivy Street was not repaired. Lois Mott requested that the city repair this area and will follow up. Roswell street sweepers recently removed marks and debris from our newly-paved streets, and we encourage residents to help in maintenance of it. Bill Houghton installed a No Outlet street sign at our front entrance to discourage vehicles from speeding in here just to turn around.

John Wieland Homes: Mixed-use plans by developer John Wieland include 80 single family homes, 29 townhomes, and 17,000 sq ft of commercial. The first phase under development is single family homes and townhouses.

Sawnee Electric: Report subdivision street light outings directly to Sawnee EMC, Customer Service Department (770-887-2363). Sawnee offers a duct sealant rebate. You may be eligible for a rebate of one-half of your cost up to \$100 for having a professional seal your accessible ductwork with mastic. Please visit Sawnee EMC's website at www.sawnee.com/energy

Be A Good Neighbor: Roswell City ordinance requires overnight parking to be off the streets.

Dog Owners: Please train your dog to use your own yard, not the one across the street! Please pick up any deposits they leave in the street while walking. Leash is required¹

Thanksgiving Food Donation: Food contributions were requested and given to Marion Haley of 1990 Glen Eves Drive for her charity/work group.

Courteous Driving: Please slow down as speeding is a problem. We have over 20 children living in Glen Eves. They are at risk when drivers are going too fast. Also, if you have visitors coming to your home, please remind them to drive cautiously.

Meeting was adjourned at 8:40 pm.

Respectfully submitted,

Helen D. Leach, Secretary

TO DO:

- 1) Lois Mott will contact Fulton County Water/Sewer for estimates on future installation of water meter(s) and sprinkler system for our front entrance.
- 2) Lois Mott will coordinate creating and distributing an informational flyer for property owners along Glen Holly Drive for staining their interior section of the HOA fence.
- 3) Bill Houghton will get estimates on additional front entrance landscaping (weed control, plantings, and mulch).
- 4) Trees on our side of the Greenbelt need additional grooming.
- 5) Mailboxes need to be cleaned, painted, and repaired.
- 6) HOA Directory needs to be updated.
- 7) Speeders in our subdivision need to slow down – or do we have to install signs?