

**Springside Property Owners Association
Annual Meeting - September 12th, 2017 Minutes**

The meeting was called to order by President Chris Culver at 6:40 pm.

Qualifications of Quorum:

4004, 4006, 4007, 4010, 4014, 4017, 4018, 4020, 4023, 4027 attended the meeting in person and 4000, 4012, 4016, 4022, 4024, 4026, 4028, 4030 by proxy.

Welcome neighbors:

All residents introduced themselves and welcomed our newest neighbors Tamryn Parkinson and Greg Magill at 4020 and Melinda Eidson at 4027.

Meeting Minutes:

It was decided not to read the old minutes. A copy of the 2016 minutes was offered to anyone wishing to read them and they were accepted without dissent.

Treasurer's Report:

A copy of our financial statement with a breakdown of income and expenses was made available to homeowners. Treasurer David Carr discussed the expenses, potential repairs/improvements and expected balance for the end of 2017. Our largest expenses are for landscaping and accountant/administrative costs. We also had two planned landscaping projects paid out of our budget in the past year. David reported that our annual dues model of \$600 with a discount to \$450 if paid by January 31st is working to encourage timely payment. A vote unanimously passed to keep the annual fee \$600 with a discount to \$450 if paid by January 31.

Landscaping Committee

David Carr reported that costs for landscaping have been stable. Arbor-Nomics provides our chemical treatments and Scenic Roots maintains the lawn, the shrubs and picks up trash along our common area. Last year we had a major pruning of the trees and bushes in the common property. Expected expenses next year are for repair of the lights at the entrances, any needed fence repairs and staining.

Architectural Control Committee (ACC)

A discussion was held regarding making any modifications to your home or property. Chris Culver provided a review of the Covenants and the process for submitting a request for any changes:

MODIFICATIONS to your property (such as fences – there are 3 approved styles, sheds, roofs, patio, pergolas, playhouse, swimming pool, basketball goal, outside painting or door if the color is changing) should be submitted to the Architectural Control Committee. Two ACC member signatures are needed per request. (The current ACC Committee Members are David Frohn 4023 & Linda Pesoli 4000). The ACC will review the request in accordance with the covenants and sign or request additional information. Once it is approved, it goes to the BOD for final approval. A full copy of the Covenants and By-Laws along with an Architectural Control Request Form is available on the Springside website: <http://www.neighborhoodlink.com/smyrna/springside>

Neighborhood Watch

Unfortunately, there have been several incidents of cars being broken into including the theft of a car in Springside and nearby neighborhoods. In particular, thieves are looking for guns. Please store and lock any weapons inside your home. For those vehicles with keyless entry, thieves have been able to ping the key inside a home and break into the car. It was recommended that you store any “keyless” keys inside a metal container to prevent this. Bryan LaBar reported finding five stolen purses dumped at the entry to our subdivision. A police report was filed. Please keep your eyes and ears open for any unusual activity in the neighborhood. If you see any suspicious activity or a safety issue do not hesitate to call 911 or the police. Thereafter, please contact a neighborhood watch member so that they can make sure it is conveyed to the entire neighborhood.

Adopt-A-Mile Coordinator

David Frohn has graciously volunteered to be in charge of the Adopt-A-Mile Committee. Adopt-A-Mile is part of the Keep Smyrna Beautiful program. It is a great opportunity for us to give back to our community and help keep the street along our common area clean and catch up with neighbors at the same time. Springside subdivision picks up debris and trash on the one mile stretch along King Springs Road from South Cobb Drive up to Reed Road. The Adopt-A-Mile Coordinator contacts Rhine Circle households 4 times a year on specific dates chosen by City of Smyrna. The coordinator picks up supplies from the city and has them ready for the morning of the scheduled clean up. Volunteers usually finish in less than 1-2 hours.

Committees: All committee reports were accepted.

Nominations and Elections

Chris Culver, David Carr and Karol DeVito discussed the duties of the Board of Directors. The floor was then opened to any volunteers or nominations for any of the board or committee positions. There were no new volunteers for BOD and it was motioned and unanimously accepted that the BOD members remain the same. Several neighbors volunteered for Committee positions and were accepted with no dissenters.

Board of Directors

President: Chris Culver (4007)

Treasurer: David Carr (4006)

Secretary: Karol DeVito (4010)

Committees:

ACC: David Frohn (4023) and Linda Pesoli (4000).

Landscaping: David Carr (4006).

Neighborhood Watch: Kristin & Bryan LaBar (4004), Matt Hall (4018) and Jessica Frohn (4023).

Adopt-A-Mile: David Frohn (4023).

New/Old Business:

MAILBOXES

There was a complaint this year about the maintenance of mailboxes. Please take a look at your mailbox and spruce it up with paint or replace it as needed. Classy Mailboxes installed our neighborhood's original mail boxes and is still in business. They have relocated but may be reached on line at www.classymailboxes.com their contact info is on the website. A version of the Imperial Model #119 mailbox is still available from Classy Mailboxes who have renamed it. You may telephone Classy Mailboxes to determine the new name 800-436-1647. You may also order it online

from other web sites under the name Imperial mail box. Classy Mailboxes also sells replacement numbers, plates and glue. Together with each homeowner maintaining their property, we can keep our neighborhood beautiful and help keep up our property value.

CAR PARKING

A repeated topic of dialogue for the last several years has been street parking on Rhyne Circle. Safety is at issue when multiple cars are parked on the street impeding access of Fire and Police personnel in their ability to fight fires and save lives. It is also difficult for homeowners to get in and out of their driveways. Cars on the street also invite theft.

An amendment to the Covenants has been proposed to limit and restrict parking in the street. Covenant amendments require 67% of lots to vote in favor of the amendment and the amendment becomes effective only upon recording in the Deed Record of Cobb County, GA.

A lengthy discussion was held on the wording and parameters of the proposed amendment. Suggestions included requiring homeowners to park in their garage and/or driveway and placing time limits for street parking by guests. It was decided to conduct further investigation on the wording of an amendment and the process involved in making a proposed change.

Please be considerate of your neighbors. Parking in our neighborhood is very limited and vehicles should not be parked in the street on a regular basis. Please park personal vehicles in your garage & driveway before parking on the street. Because our street is so small, this leaves room for fire, police and emergency personnel and short time visitor access. Remember to be courteous to your neighbors by not blocking them in or making it difficult for them to maneuver their automobiles out of their driveway or down the street. Notify your neighbors in advance if you are planning a large event (i.e. large party, graduation, baby shower) and provide a contact number in case of a blocked car/driveway.

BLOCK PARTY

A block party was suggested for all residents of Springside subdivision. This will be a wonderful opportunity to meet new neighbors and get reacquainted with the old. Kristin LaBar and Tamryn Parkinson volunteered to spearhead this fun event.

The meeting was adjourned at 8:00 pm.

List of contractors/workers recommended by your neighbors:

<u>Company/Person Name</u>	<u>Phone</u>	<u>Type Work</u>	<u>Homeowner</u>
<i>Apex Fence Company</i>	<i>770-425-0048</i>	<i>Fencing</i>	<i>Florence(s)</i>
<i>Arbor-Nomics</i>	<i>678-251-2214</i>	<i>Weed control</i>	<i>Carr, David</i>
<i>Bartlett Heating & Cooling</i>	<i>770-429-0278</i>	<i>HVAC</i>	<i>Frohn, Dave</i>
<i>Breda Pest Control</i>	<i>770-466-6700</i>	<i>Bugs/Termites</i>	<i>Frohn, Dave</i>
<i>Capital Drywall & Painting</i>	<i>redbeacon.com</i>	<i>Painting</i>	<i>Florence(s)</i>
<i>Ridgepoint Roofing</i>	<i>678-494-8171</i>	<i>Roofing</i>	<i>Frohn, Dave</i>
<i>Scenic Roots</i>	<i>770-436-6669</i>	<i>Landscaping/Tree removal</i>	<i>Culver, Chris</i>
<i>Superior Wildlife Removal</i>	<i>678-300-9904</i>	<i>Wild life removal</i>	<i>Florence(s)</i>
<i>Yellow Ribbon Tree Experts</i>	<i>770-512-8733</i>	<i>Tree removal/trimming</i>	<i>DeVito, Karol</i>