

**Springside Property Owners Association
Annual Meeting – October 2, 2018 Minutes**

President Chris Culver opened the meeting at 6:35 pm.

Qualifications of Quorum:

4000, 4003, 4006, 4007, 4010, 4014, 4018, 4020, 4027 were in attendance and 4008, 4012, 4017, 4019, 4022, 4024, 4026, 4028, 4030 by proxy.

Welcome neighbors:

All residents introduced themselves and briefly discussed new engagements, marriages and births in the neighborhood this past year.

Meeting Minutes:

Secretary Karol DeVito read the old minutes from 2017 which were accepted without dissent.

Treasurer's Report:

A copy of our financial statement with a breakdown of income and expenses was distributed to homeowners. Treasurer David Carr reviewed the expenses, potential repairs/improvements and expected balance for the end of 2018. All homeowners paid their annual dues on time which saves us time and expense. Administrative costs for our bookkeeper were \$700 which included four closing letters (\$25 each). Our largest expense continues to be for our common area which includes payment for water, electricity, flowers, trimming of trees and bushes and repairs. Repairs are often needed for the sprinkler heads as trucks pull up on the edge of the road for utility work and run over them. Costs are trending down for 2018 as no large expenses or special projects are planned for this year. We have \$13,400 in reserves for any unexpected repairs and for future big expense items such as replacing/repair of the fence, irrigation system, etc.

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 motion passed unanimously to keep the annual fee \$600 with a discount to \$450 if paid by January 31.

Landscaping Committee

David Carr reported that Arbor-Nomics provides our chemical treatments and Scenic Roots maintains the lawn, the shrubs and picks up trash along our common area. While Arbor-nomics continues to do a good job, we may elect to change landscaping vendors as Scenic Roots has not provided the same quality of service as in the past. Last year we did have a major pruning of the trees and bushes in the common property; however, recently, the tops and backs of trees are not getting trimmed as they should. David also had the City of Smyrna replace the cover for some water valves which had been damaged. While there are currently no large projects planned for 2018, expected expenses for this year are for repair of the lights at the entrances, any needed fence repairs and possible pressure washing of the fence. There are also some junipers which are dying and may need replacing. Reserves are present for big expense items such as repair of the fence or irrigation system.

Architectural Control Committee (ACC)

ACC member Linda Pesoli reported that this past year there were homeowner requests for a change in exterior paint color and a new porch. A discussion was held regarding the need for approval from the ACC before making certain modifications to your home or property. This process protects the integrity of the neighborhood and the home owner should anyone question the modification.

The Covenants state:

(d) In the event that any construction or alteration work is undertaken or performed upon any Lot without application having been first made and approval obtained as provided in paragraph (a) of this Section 3, said construction or alteration work shall be deemed to be in violation of this covenant, and the person upon whose Lot said construction or alteration work was undertaken or performed may be required to restore to its original condition, at his sole expense, the property upon

The process for submitting an ACC request for changes is as follows:

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

Laura Hall reported that there have been no reports of break-ins or car thefts in Springside this past year; however, homes and cars continue to be broken into in nearby neighborhoods. Linda Pesoli reported an occurrence of mail theft this past year. There was a suggestion of placing a warning sign of neighborhood surveillance at the entrances to the subdivision. Tamryn Magill volunteered to check with the City of Smyrna regarding any approval required. A discussion was held about Ring doorbells and other property surveillance cameras. 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.

Committees: All committee reports were accepted.

Nominations and Elections

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. Sarah Roberson graciously volunteered to be on the ACC and Neighborhood Watch and will join both committees along with the other members who will remain.

Board of Directors

President: Chris Culver (4007)

Treasurer: David Carr (4006)

Secretary: Karol DeVito (4010)

Committees:

ACC: Linda Pesoli (4000), David Frohn (4023) and Sarah Roberson (4028).

Landscaping: David Carr (4006).

Neighborhood Watch: Kristin & Bryan LaBar (4004), Matt Hall (4018), Jessica Frohn (4023) and Sarah Roberson (4028).

New/Old Business:

YARD WASTE & GARBAGE CANS

There was a complaint again this year about homeowners leaving their yard waste sitting at the curb for several days before pick-up. **Please be courteous to your neighbors and do not leave your yard waste out at the curb for an extended period.** A reminder was also made concerning homeowners leaving their garbage cans out in plain sight for long periods. **Please remove your garbage can from view** and adhere to this covenant: **Section 4 of the Restrictions in the Covenants states: “Garbage containers shall be buried or screened on each lot so that the same *shall not be visible from the street of from any part of any other lot.*”**

LAWN MAINTAINENCE

There was a complaint again this year about the maintenance of front lawns. Lawn service is a great value to those homeowners with busy schedules that prevent them from maintaining their lawns. Please use a service to mow your lawn and control your weeds if you cannot do so yourself. Several neighbors use and recommend Arbor-Nomics for weed control. If you are a do-it-yourself homeowner, weed control, mowing edging and trimming on a regular schedule is suggested. Together with each homeowner maintaining their property, we can keep our neighborhood beautiful and help keep up our property value.

MAILBOXES

There was a complaint again 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 may be reached on line at www.classymailboxes.com. 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 current name 800-436-1647. You may also order it online from other web sites. 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. Last year an amendment to the Covenants was proposed to limit and restrict parking in the street. The process for covenant amendments was reviewed at this year's meeting. 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 recap of suggestions made included requiring homeowners to park in their garage and/or driveway and placing time limits for street parking by guests.

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 or driveway.

The meeting was adjourned at 7:45 pm.