

## Jefferson Woods Annual Homeowners Meeting

February 13, 2011 2:05pm

28 homes were represented

### Item 1

- Larry Golden introduces Board Members and Lydia O Berry the representative from the NMA

### Item 2

- Lydia provides an overview of Neighborhood Management Association and the role the company plays in financial management, paying bills, covenant management, RFM approvals and the monthly financial report. Lydia has a background in property management and has been working with Jefferson Woods for 9 months to date.

### Item 3

- Larry provided some of the highlights for 2010 to include:
  - Revamping of the Website that included information on community and forms.
  - Block party
  - Sprinkler replacement
  - Street light addition
  - Clean up of county property immediately outside the entrances for improved visibility
  - Neighbors have dedicated time and energy to keeping our neighborhood looking nice while managing our out of pocket expenses: including but not limited to Bobby Harris, Dale Shero, Joyce Campesi, Nancy Glenn, Tom Hughes. Peggy O'Farrell, Nic Ballay and Brian Karli, EJ Chaphe and Ray Ernberger. Thank you

### Item 4: *Financial Report by Andy Wyper*

- Copy of Financials are available for anyone who is interested in reviewing. We have maintained our annual dues at \$165.00 for several years. Our 2010 income is \$14,200.00 and spending is \$13,075.00. The difference has been invested in a money market account. Currently we have \$10,000.
- We have a fee of \$295.00 /month for NMA
- \$200.00/month landscape management
- \$228/quarter for insurance
- Total monthly expenses (Electric, water, misc ) approx \$1000.00 month

### Item 5: *Web Site Update by Diahn Thomas*

- Diahn encourages everyone to sign up for group email. Presently there are approx 53 homes of 88 that have signed up.

- The webpage is an excellent source that is updated frequently. There are valuable links, copy of annual minutes, newsletters, and pictures of Yard of the Month

**Item 6:** RFM status report by Dale Shero

- Dale reviews the procedure of RFM. (Request for Modification). Any time there is landscaping or home change the form is submitted to Dale or to any board member who will forward it to Dale. The form is faxed to NMA for review and approval or modification suggestions that will comply with covenants. Board will review and notify homeowner of approval.
- Suggestion from member to also provide a link to the site map that will provide a satellite view that individual plot is overlaid on with specific square footage and property lines. Will be discussed at next meeting.

**Item 7:** *Yard of the Month* by Kelly Austin

- A monthly award from April - December that is bestowed on a yard that is felt to be an example of tidy, manicured, and nicely landscaped. The sign is now chained to prevent theft.
- December Yard of the month is awarded to best Holiday decorations with a \$50.00 gift card award.
- Decorating committee assists Kelly with the front entrance holiday decorations.

**Open Questions from Home Owners**

- Suggestion by member to trim the bushes and remove some key bushes at the Monarch entrance to allow flowers to be placed properly near the light fixture as with the Jefferson Woods entrance. This will be discussed at next meeting and details worked out with Rusty the contracted landscaper.
- Member observes many Trash companies and many pick up days throughout the week. It was noted that Allied Waste provides free recycling program for Peachtree City. We cannot mandate one trash company but can suggest one that the neighborhood would use to eliminate multiple companies with high traffic volume.
- Suggested a Sunday clean up day for mailbox post clean up, We have 6 available prefabricated mailbox posts that are available at \$150.00. Contact a Board Member if you need one. Tom Hughes has graciously helped with the replacement of street signs and will be able to be a resource for new mailboxes once the current supply is used.
- There is observed to be a high amount of traffic on Monarch Rd that is a dead end for people not realizing is a cul de sac. Suggestion for a 'No Outlet' sign to be posted. Will be considered.
- No solicitation signs and sign post for the 'Golf carts allowed' were suggested also.

**New Business**

Committee involvement is encouraged opportunity for involvement include : Social, Flowers, Maintenance, Decoration, and New Neighbors.

Each committee is overseen by a Board member but not necessarily headed by. Please contact the Board to get involved or with suggestions for need for new committee.

### **2011 Goals**

- Spring Fling maybe in conjunction with Spring cleaning day
- Neighborhood Garage Sale.
- Decorations in addition to Christmas.

### **Election of New Board Members**

- Each term is 2 years. There is a rotating basis with 2/3members being replaced at a time.
- The Board meets quarterly.
- Andy, Larry and Kelly's positions are expiring.
- Larry and Kelly do not wish to pursue another term.

### **Open nominations:**

- Scott Barkley nominated and second
- Laurie Rader nominated and second.
- Andy is interested in another term. He was nominated and second.
- They will join Lisa and Dale for the Board for 2011.

Next Board meeting scheduled for February 22, 2011 at 7:30 at the home of Andy Wyper.

### **Tentative Agenda**

- New Member transition
- Newsletter
- Spring fling/clean up day
- Signs
- Garage sale

Adjourn 3:30

Submitted by Lisa Chaphe