

## **MINUTES FOR JEFFERSON WOODS ANNUAL HOA MEETING ON 04/18/2021**

The Jefferson Woods Annual Homeowners Association Meeting took place on 04/18/2021 at 2:00 PM at the Woodcreek Clubhouse. The meeting had been postponed due to COVID-19.

Board Members in attendance were Mitch Osbourne, President; Amy Barkley, Vice President; Norm Tapley, Treasurer; Susan Dwyer, Secretary; Andreas Krampe, Member At Large. Also in attendance was Steve Harrelson of Homelink Property Management, LLC.

20 homeowners were in attendance and 7 proxies, for a total of 27 represented properties.

### Homeowners

Barkley, 200 Monarch Drive  
Dwyer, 160 Mockingbird Trail  
Wyper, 110 Jefferson Woods Drive  
Kozusko, 220 Jefferson Woods Drive  
Davis, 195 Jefferson Woods Drive  
Gadhia, 105 Jefferson Woods Drive  
Tapley, 225 Jefferson Woods Drive  
Osbourne, 105 Monarch Drive  
Hughes, 240 Jefferson Woods Drive  
Glynn, 180 Monarch Drive  
Gavora, 275 Jefferson Woods Drive  
Smith, 100 Glenfare Trace  
Brown, 260 Jefferson Woods Drive  
Brown, 110 West Creek Court  
Krampe, 130 West Creek Court  
Locker, 150 Mockingbird Trail  
Mahaffey, 135 West Creek Drive  
Raymond, 165 Monarch Drive  
Ruhe, 215 Monarch Drive  
Tramonte, 160 West Creek Court

### Proxies

Dunn, 130 Glenwood Chase  
Houghtaling, 180 Jefferson Woods Drive  
Chaphe, 215 West Creek Court  
Warnock, 160 Monarch Drive  
Ediger, 155 Monarch Drive  
Golden, 165 Mockingbird Trail  
Yelton, 115 Monarch Drive

Meeting was called to order at 2:00 PM.

Introduction of board members and Homelink member was made.

### Review of 2020

Mitch gave a synopsis of the 2020 HOA annual meeting minutes. Motion was made and seconded to approve the minutes.

Norm Tapley presented a budget overview as of 12/31/20. Largest expenditure was \$16,744 for the new street signs/poles/speed limit/stop signs/message boards (all poles and signs were \$12,004 and message boards were \$4740). In the following discussion about the placement of speed limit signs, which were changed with board approval to more favorable positions, that previous positioning had been at property lines; suggestion was made to mark these previous lines. Suggestion was made to get larger letters for the message boards, which was already in progress. Questions from homeowners included how many bids were obtained for the poles and will the company repaint them as needed.

### New Business

Norm Tapley presented the 2021 budget. Homeowners were made aware that Jefferson Woods is going to charge a one-time initiation fee of \$200 for new homeowners, which is in current practice with other subdivisions, and that Homelink has increased their management fee. Assessment notices were sent out in November; all but one have been paid.

### Homeowners Questions/Concerns

#### Cart Paths

- Can we get speed limit signs for the golf cart paths? Can we put speed bumps on the golf cart paths?
- It was explained that Fayette County is responsible for maintaining the golf cart paths in Jefferson Woods, not the homeowners.
- Peachtree City is responsible for the cart paths along Redwine Road.

#### Street Repairs

- Fayette County maintains the streets. Homeowners can contact the county directly about the condition of their street but the county determines the order in which streets are repaired and/or paved.

#### Cars on Driveways

- If a car on a homeowner's driveway has up-to-date tags it is considered to be operable, as per the law.
- Parking on the grass is still prohibited.

### Block Parties

- \$1000 is budgeted for block parties in 2021.
- Through discussion it was felt that fall is the best time for the block party.
- An email will be sent in the future asking for volunteers for a Social Committee.

### Board Nominations

Mitch Osbourne presented that there are two positions available on the board for a two-year term but that the current members were willing to stay if there were no volunteers to serve. Laurie Davis volunteered for the board. Motion was made and seconded for Susan Dwyer and Andreas Krampe to remain on the board and Laurie Davis would become a board member. Motion was accepted.

### New Mailboxes

- The board would like to have JW change mailboxes from the current wooden ones to metal ones matching the street sign poles, as this will be aesthetically pleasing and the metal will last longer than the wooden ones, thus saving the homeowner on replacement costs in the future.
- Where are they made? (USA)
- How long will they last? (Longer than wooden ones)
- Can the mailbox itself be replaced with one from Home Depot? (Probably not due to the mailbox design itself)
- Will the HOA or homeowner have to fund repairs in the future? (Steve will find out)
- There is a discount if the entire neighborhood gets the mailboxes. Total cost, including installation hauling away old posts and mailboxes, would be \$362 (normally \$420.99). This is for their larger mailbox, which is the same size as what we currently have in JW.
- Current price of replacement of the wooden mailbox is \$285.
- AOD will work on a 20/40/40 price basis – 20% up front to order materials, 40% prior to installation and 40% after installation.
- Mitch discussed at length that the board had the right to decide on new mailboxes but would prefer that homeowners have the opportunity to vote on the issue. Ballots will go out within the week and we need 2/3 of homeowners to agree to the change in the current Design Guidelines from wooden mailbox posts to metal posts. Ballot will include payment options of either one or two payments. It will state on the ballot that if the ballot is not returned at all that it will be considered an approval of the mailbox change.
- All homeowners at the HOA meeting were asked if they would approve the new mailboxes and almost all approved.
- It was mentioned by a homeowner that the change in mailboxes would be a property value improvement.

### Covenant Violations

- If mailboxes are approved Homelink will discontinue sending out violations for condition of wooden mailbox posts.
- At this time most violations will relate to yards and pressure washing houses.
- An issue was brought up about a chain link fence that has been put up; this is definitely a covenant violation and needs to be addressed by Homelink to the owner of the property.

### Adjourned

Meeting was adjourned at approximately 3:00 PM.