

## **MINUTES FOR JEFFERSON WOODS ANNUAL HOA MEETING ON 01/29/2017**

The Jefferson Woods Annual Homeowners Association Meeting took place on 01/29/2017 at 2:00 PM at the Woodcreek Clubhouse.

Board Members in attendance were John Warnock, Vice President; Amy Barkley, Social Coordinator; Norm Tapley, Treasurer; Susan Dwyer, Secretary. Also in attendance was Steve Harrelson of Homelink Property Management, LLC. Tom Hughes, President, was not present as he was out of town.

Meeting was called to order at 2:00 PM.

Introduction of board members and Homelink member was made.

A total of 25 homeowners were in attendance representing 19 properties and 6 proxies.

### Homeowners

Barkley, 200 Monarch Drive  
Wyper, 110 Jefferson Woods Drive  
Dwyer, 160 Mockingbird Trail  
Watkins, 250 Jefferson Woods Drive  
Glynn, 180 Monarch Drive  
Bains, 215 Monarch Drive  
Chaphe, 215 West Creek Court  
Robison, 110 Monarch Drive  
Sabulski, 130 Glenfare Trace  
Kozusko, 220 Jefferson Woods Drive  
Warnock, 160 Monarch Drive  
Butler, 280 Jefferson Woods Drive  
Davis, 195 Jefferson Woods Drive  
Mahaffey, 135 West Creek Court  
Gavora, 275 Jefferson Woods Drive  
Waters, 225 Monarch Drive  
Krampe, 130 West Creek Court  
Willis, 145 Monarch Drive  
Tapley, 225 Jefferson Woods Drive

### Proxies

Tramonte, 160 West Creek Court  
Wright, 210 Jefferson Woods Drive  
Ernberger, 120 Jefferson Woods Drive  
Gadhia, 105 Jefferson Woods Drive  
Hughes, 240 Jefferson Woods Drive  
Rader, 170 Mockingbird Trail

Reading of minutes from last year's HOA meeting was waived.

John Warnock thanked the Barkley family for keeping the cart paths clean. He discussed projects that were completed (lighting and fencing at the front entrances) and things we would like to do this coming year (repairing signs and tops of columns at front entrances and taking care of sign posts that need repairing).

Amy Barkley gave a Social Committee overview discussing the block party, adult social, Yard of the Month and Holiday Decorations. She reviewed that we have had many new homeowners move into Jefferson Woods this past year. Yard of Month winner, Holiday Decorations winner and new homeowners all receive gift cards. She mentioned the new holiday decorations that were put up at the entrances this past year and that there would be even more next year. Amy also mentioned that we participate in Woodcreek's annual garage sale each year and JW homeowners would be notified when this event was going to take place.

Susan Dwyer reviewed how the neighborhood directory is updated whenever a change is made and then it is emailed out to the community via the JW HOA group email. She went over that it was important that homeowners provide any changes in email addresses and/or phone numbers both to keep the directory current and to allow email communication through the JW HOA group email. She mentioned there has been a problem with some homeowners receiving the group emails and she has put those homeowners in a separate group mailing. She mentioned that the website is in the process of undergoing a change and that there would be no updates on the website until this was taken care of.

Steve Harrelson of Homelink went over the budget and what money was spent on this past year. He mentioned that there were no delinquent dues this past year. He mentioned we currently had approximately \$12,000 in the checking account and \$12,574.46 in the money market account.

John Warnock asked the homeowners if they had any comments, questions or concerns.

1. Andy Wyper mentioned that there were two new sign posts in the Mosier's basement. He said the Mosiers were planning on moving next year so we would need to find another place to store the street signs and mailbox posts.
2. Andy would like to see some improvement made in the way the common area looks.
3. Nancy Glynn would like to see more flowers at the entrances and would like to see netting placed over them to keep animals from eating them.
4. Kathy Kozusko asked about the sprinkler system at the entrances and whether or not it needed replacing.
5. Bill Mahaffey brought up how the golf cart fee for Peachtree City went up and if there were any plans to challenge this and was told we were not going to challenge the fee. He also wondered if the carts going from PTC to the schools were checked for Fayette County golf cart stickers and was told the school does not enforce this.
6. Andy Wyper wanted to know how plans were going for the golf cart path Fayette County was going to put in to the school; he was told that Fayette County had put this project on hold for the time being.

7. Nancy Glynn wanted to know if there were plans to pave the streets in Jefferson Woods, especially Monarch Drive and Glenfare Trace as they had not been done previously. Street paving is done through Fayette County on a priority basis. John Warnock said he would call his contact and get information regarding street paving.
8. Several people wanted to know if Jefferson Woods could go to one garbage service for the neighborhood to keep the traffic down and keep garbage cans on the street to a minimum. Sally Ray also mentioned how their trash service price has gone up quite a bit. The board does not dictate garbage service to residents in JW but Bill Mahaffey suggested calling services to find out if we could negotiate a discount for trash service if the entire neighborhood agreed to one trash company and then see if the residents of JW would be willing to do this. Steve Harrelson from Homelink said he had some contacts with regards to this and would make some inquiries.
9. Nancy Glynn wanted to know how long the new fencing was expected to last and was told that barring unforeseen complications it should last 10-20 years.
10. Bill Mahaffey asked if we could find out if there were children in the neighborhood who could do yard work and other chores and if they could be put on the directory as had been done in the past. The secretary said she would send out an email requesting this information from families and would send out a list to homeowners and add it to the directory.
11. Nancy Glynn reminded everyone that the Social Committee had sign-up sheets at the front for various social activities (bunco, walking, crafts, book club, bridge, skeets, knitting) for those in the neighborhood who were interested. The secretary will send out an email to the neighborhood so that people who did not attend the meeting today would be aware and could sign up if they wanted.

John Warnock brought up that two board positions were open and asked for nominations for the positions. John Warnock was nominated and this was seconded. Bonnie Willis was nominated and this was seconded. Andy suggested nominations be closed and this was seconded. Board members for 2017 will be:

John Warnock, President  
Amy Barkley, Vice President  
Norm Tapley, Treasurer  
Susan Dwyer, Secretary  
Bonnie Willis, Social Coordinator

At this time John Warnock read the comments that Tom Hughes had written to Jefferson Woods regarding his time as board president for the past four years:

*It has been a pleasure to serve with this board and the people that have taken the time and interest to act in the best interest of our neighborhood. I have enjoyed getting to know them personally and can only hope the neighbors in Jefferson Woods appreciate the time and effort they have all put into making our neighborhood as desirable as it is. The issues we have dealt with have helped maintain all of our property values and increase the appreciation of our neighbors. I will miss these friends even though I will see them on their walks. I hope everyone appreciates what they have done for us. My deepest gratitude to all of them, Tom Hughes*

Meeting was adjourned at approximately 3:20 PM.