

Woodington HOA Meeting

3/19/23

- I. Meeting was called to order by the President at 3:10 pm.
 - a. 22 homes in attendance and 12 by proxy.
 - b. Board Introductions – Chris Dunn (President), Dustin Kays (VP), Deb Hodges (Treasurer) & Tonya Taylor (Secretary).
 - c. A reminder that dues are late after the 31st.
 - d. New homeowner introductions since our last meeting:
 - i. 4/9/2022 148 Shellbark, Thompson→Deng/Debiec
 - ii. 6/7/2022 3044 Bristelwood, Chaney→Rowalt
 - iii. 6/7/2022 149 Threechop, Mason→Agola
 - iv. 7/22/2022 136 Threechop, Schwechel→Burrell
 - v. 7/29/2022 141 Threechop, Chambers→Cook
 - vi. 8/31/2022 3031 Bristelwood, Fadus→Guffin
 - vii. 11/7/2022 3018 Tallowood, Lopes→Mann
 - viii. 11/10/2022 3008 Tallowood, Opendoor→Milnov/Shirkov
 - ix. 12/22/2022 155 Threechop, Keil→Hall
- II. General Announcements
 - a. Pool area
 - i. Trees around the pool have been cut down to allow more sunlight and reduce excess moisture
 - ii. The pool house will be repaired and painted very soon
 - iii. Front shrubs will be pulled out and more grass added now that the trees are gone
 - iv. Pool mailbox was damaged during tree removal and will be replaced at the expense of the tree company
 - b. Trash cans
 - i. Trash cans must be kept out of site (inside your garage or behind your house and not visible from the street). Article 9. Section L of the covenants state "Stored receptacles cannot be visible from the street or any part of any other lot".
 - ii. The Board and AAC are generally in favor of 2 sided privacy fences on the side of the house for trash cans but you must submit an MRF (Modification Request Form) and get it approved by the AAC (Architectural Advisory Committee)
 - c. MRFs (Modification Request Form)
 - i. In 2022 we had approximately 17 MRFs submitted and approved. We want to remind you that anything you do to the exterior of you home you must have approval prior to starting work.
 - ii. This can be accessed on our website (woodingtonhoa.com) and under the Architectural Advisory Committee landing page
 - iii. This includes playhouses, sheds (one per lot), swing sets and more. The sooner the MRF is emailed to woodingtonsubhoa@gmail.com, the faster we can get with the committee.
 - iv. The AAC has 30 days to get back to you on projects, but it is generally quicker especially if paint colors are not involved
 - v. Please plan around this time frame accordingly and have your AAC approval before scheduling your project
 - vi. Approval is also needed for significant landscaping in the front of your house
 - vii. Always be courteous and let you neighbors know if you plan on removing trees
 - d. Volunteers
 - i. You may have a special skill we don't know about that could be useful to the neighborhood so please let us know! We have many volunteer positions that need to be filled this year.
 - ii. The pool is getting older and a little more trouble to upkeep. We also have many new residents that use the pool and may not know the responsibilities of volunteers
 - e. Mailboxes
 - i. Mailboxes should be kept looking up to date

- ii. GLOBAL HOME PRODUCTS is our mailbox vendor. Contact them at ghp.crs@gmail.com with 'Woodington Subdivision', your home address, and what you need done
- iii. Style: MB500 with 8" mailbox and newspaper holder
- iv. A completely new mailbox will cost approximately \$577.00 (includes newspaper holder \$70.00). Existing mailbox reinstalled: approximately \$110.
- v. You can also order individual parts from Global Home Products.
 - 1. 8 inch box - \$55
 - 2. Post - \$105
 - 3. Base - \$115
 - 4. Bracket - \$75
 - 5. Number plate - \$35
 - 6. Numbers - \$3.50 each
 - 7. Installation - \$79
- vi. Painting options: Our neighbor Anthony Bonanni from Next Level Painting can spray finish mailboxes for \$75 each. Jon at 678-517-2362 has also painted mailboxes for \$100 each and will give a \$20 discount if 10 or more neighbors participate.

III. Budget

- a. President went over all sections of the previous years budget. Income was higher than expected due to closing fees. He notes repairs and chemicals for the pool were more than expected. Water was also over because the pool had to be drained for cleaning.
- b. President went over the proposed 2023 budget. Pool fence and repairing the pool house is rolled over to 2023 and should be accomplished this year. Not much changed from the 2022 budget.
 - i. We have 2 Stop signs leaning in the neighborhood. We have received a quote for either repairing or replacing as well as adding a short post at the pool parking lot for our "No Overnight Parking" sign. Could run as high as \$2,200 so the Board is still deciding on this route or coming up with alternatives.
- c. There was a motion to pass the proposed 2023 budget. There was a second, and all were in favor.

IV. Resident questions and discussion - none

V. Misc Announcements

- a. Please consider attending the pool cleanup day when it is announced. There are many things that need to be prepped before we can open the pool!
- b. Volunteers are still needed for Landscape and Pool Committees. Email woodingtonsubhoa@gmail.com if you would like to volunteer. We are one of the last neighborhoods in this area with a volunteer HOA Board instead of using a company and we would love to keep it that way if we can get volunteers!
- c. We were notified by Cobb County DOT that they will be repaving the neighborhood between April and June of this year. No cars will be allowed to park on the street. President will try and request certain gutters to be repaired before this starts. Be on the look out for more details.
- d. Erosion control reminder
 - i. No Owner shall create erosion or siltation problems or damage to stream, water course or any other lot Owner. Catch basins and drainage is for purpose of natural water flow can not be obstructed from Owners Lot. If you have mud puddling in your gutters during a storm – this is a problem!
 - ii. We completed the Threechop Creek clearing and widening project in 2021. We do not want to let that get out of control! Please do not dump yard debris where they can be washed down stream.