



Board of Directors

Waverly Park Homeowners Association
P. O. Box 26
Lebanon, GA 30146

waverlypark.net

WPHA BOARD OF DIRECTORS MEETINGS & ACTIONS November & December 2016

Actions In Lieu of Formal Meetings

Directors

Kevin Reed
President

William Walters
Vice President

John Kreeger
Treasurer

Sandra Lopitz
Director

Hamp Reid
Director

Officers

Sarah Reed
Secretary

1. November 8: Unable to approve lawn maintenance contract. Item deferred until December meeting.
2. November 9: Approved (5-0-0) October 13 board meeting minutes.
3. November 9: Approved (5-0-0) sending via first class mail signed file copies of the unpaid assessments letters originally sent certified with the following statement stapled to each:
 - a. "11/9/2016: This letter was sent to you in a timely manner by certified mail. You failed to accept or pick it up at the post office. We want to be sure you are aware of our plans to take legal action to collect your unpaid assessments. The deadline date in the letter is unchanged. –WPHA Board"
4. December 1: Approved (5-0-0) WP Christmas Lights on December 17. Noted that prize money was covered in the previously approved Social Committee budget.

November Regular Monthly Meeting

Meeting scheduled for November 10 cancelled because of scheduling conflicts.

December Regular Monthly Meeting

Thursday, Dec 8th, 2016

The meeting convened at 7:00 PM at the Reed residence.

Present:

Directors: Sandra Lopitz, Kevin Reed, Hamp Reid, William Walters

Secretary: Sarah Reed

Others: Steve Dillon, Pool Committee; Nick Lopitz, Neighborhood Watch

The meeting started off with Sergeant Prescott from the Cherokee Sherriff's Office. Sergeant Prescott filled in for the Lt in charge of the Neighborhood Watch Division. After introductions, we first discussed neighborhood safety topics. In regards to speeding Sergeant Prescott advised to consider a petition for a speed radar permit. Qualifications for the petition are that a stretch of the road needs to have 500ft of

visibility, 7% or less of a grade in the road and signatures from approx. 50 homes within the neighborhood.

Also discussed the growth of the Hickory Flat area, with this growth they have seen an increase of auto thefts (residential) as well as business thefts. The department strongly recommends everyone to be diligent about keeping everything locked up and valuables out of sight. A recommended app to help stay updated is "Code Red". This also updates with missing person cases and other issues that may arise in the area.

The department is currently staffed with 4 officers per shift, but should soon be to their max limit of 5. The area to cover is quite large, sometimes requiring the officer to travel from 20+minutes away, so they need our patience and want us to know that they are on their way.

Official business started at 7:48

1. Review of matters from previous minutes.

- a. Picnic tables (2) will be posted for sale for \$30 each (As is). New tables have been purchased for next year.
- b. Contract Renewal for Landscaping is up for renewal with Jon Hilton. For comparison we also contacted two other companies for quotes, the vote was between Jon Hilton, Fortner Lawn & Mill Creek Lawn.
 - i. A unanimous vote was for Jon Hilton.
- c. Researching estimates for a termite service. Goal is to review (3) estimates. So far we have one from Daniel & Lawson for \$688 for the initial fee, with \$300 as a yearly renewal fee. We just need to clarify that once cleared of termites; the amount quoted includes the annual bond, to cover us each year with the annual renewal.
- d. Discussed resurfacing pool, per Gene (North Metro) we should make the decision whether we resurface or not by end February. Received quote of \$7,379 for the resurfacing if we decide to do this year, if we wait that price may increase. The replacement of the pump has already been approved, and will be completed in the spring.
- e. A new door knob has been installed for the men's room; new knobs/locks will be installed in the maintenance room and security camera room. We will need to contact a locksmith in order to replace the key on the main gate.
- f. Continued discussions on collecting unpaid assessments. Hamp will get cost estimate for turning collections over to a lawyer.
- g. Hamp is looking into internet access for up at the pool.

2. Reports from Committees

- a. Architectural Committee
 - i. AC Committee reviewed violation at a residence on Ashley Trail. Board approved (4-0-1) sending invoice for violations fines to owner's agent.
- b. Social Committee
 - i. Santa's Visit. Cost is \$250, plus tip. Jason & Chelsea Leming are hosting for us on Sunday, December 11, 3-5PM at 820 Oxford Dr.

Sandra made a motion to ask for additional funds, up to \$30, for supplies for the activity. All were in favor.

- ii. Light Contest is Saturday, Dec. 17th. A budget of \$150 was approved at a previous meeting.
- c. Sunshine Committee –
 - i. Sarah has two deliveries to make; one for a new baby and one for a sick neighbor.
- d. Neighborhood Watch –
 - i. Need to revisit the security cameras to review the change made to the tag camera. We may need to consider moving the pole light.

3. New Business

- a. Hamp made a motion to spend up to \$75 on Christmas decorations for the entrance sign. All were in favor.

Board meeting adjourned 9:30PM

Respectfully submitted by Sarah Reed, Secretary

12/29/2016: Minutes approved (5-0-0).