



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

[waverlypark.net](http://waverlypark.net)

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**Board of Directors Actions**

**June 14 – July 25, 2024**

**Consents In Lieu of Formal Meeting**

1. 6/18/2024: Approved (4-0-0) Weed killer application near parking lot.
2. 6/26/2024: Approved (4-0-0) BOD Actions for Period Ending 6/13/2024.
3. 7/24/2024: Approved (4-0-0) Legal review of a document related to payoff of outstanding liens.

**Directors**

**Kevin Reed**  
*President*

**Steve Dillon**  
*Vice President*

**Hamp Reid**  
*Secretary*

**William Walters**  
*Treasurer*

**Regular Monthly Meeting July 25, 2024**

Meeting at WP Pool

Called to order: 6:32 p.m.

Present at meeting:

- Directors: Steve Dillon, Kevin Reed, Hamp Reid, William Walters
- Others: John Kreeger, Maxine Thornton, Seth Bullard, Hannah Bullard, Marci Meyers, Scott Kearney, Sue Kearney, Jenny Boyd, Scott Roberts, Jared Martin

1. Meeting attendees welcomed and introduced themselves.
2. Consents listed above noted.
3. To-Do List:
  - a. HOA Dissolution
    - i. Reviewed in detail the HOA dissolution opinion letter from lawyer to homeowners. See page 3 for letter text.
    - ii. Will Email attorney's letter to homeowners within the next week.
    - iii. Need for a test vote of homeowners will be reconsidered.
  - b. Confirmed WP liability and director's insurance premium paid.
  - c. Common Area Lawn Maintenance
    - i. Weed killer application on recently cleared area adjacent to parking lot confirmed.
    - ii. Entrance sign hedge trimming pending.
  - d. 720 Habersham Place
    - i. Noted foreclosure sale on 6/4/2024, to a real estate company.
    - ii. Reviewed recent history of this property.
    - iii. Noted receipt of unpaid assessment liens pends legal review of a requested release document.

4. Reports:
  - a. Treasurer’s Report. See page 4.
    - i. Noted all assessments including prior years’ have been paid (except 720 HAB as noted above.)
  - b. Committee Reports
    - i. Architectural:
      1. Two commercial vehicle parking violations are pending.
      2. Other [AC Actions are available on the website.](#)
    - ii. Social: None.
    - iii. Sunshine: Delivered one get-well card.
    - iv. Pool: None.
    - v. Neighborhood Watch: None.
5. New business:
  - a. Neighbors should report violations.
  - b. Architectural Committee membership discussed.
6. Meeting adjourned: 8:06 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) 7/29/2024, via email.

Lawyer Opinion Letter Text  
July 12, 2024

To: The Waverly Park Homeowners Board of Directors

In response to the Board of director's inquiry about the neighborhood's HOA if no homeowners are willing to step up and volunteer to administratively operate the HOA for the community.

It is my understand that over the last four plus years there has been a lack of volunteers to act as officers and directors of the home-owners association and participation in monthly and annual meetings have been very poor.

I further understand that the current Waverly Park Board's terms will expire in April 2025 and that, at least at the current time none of the current board members are will continue to serve.

If there are not enough owners willing to step up and continue the function of these volunteer position within the neighborhood, what options does the HOA have? I have outlined below following alternatives.

**State Receivership** – If there is no board of directors, the State of Georgia will step in and place the HOA in a receivership. An attorney will be appointed to act as the board of the HOA.

That will precipitate an outside management company being hire to run the HOA, enforce the rules and regulations of the neighbor and more than likely some incremental increases in the HOA dues and assessments. It will also result in strict enforcement of any architectural guidelines that could lead to fines for non-compliance.

**Legally Dissolve the HOA:** - Requires approval of 2/3 vote (91 total lots requires approval by 61 homeowners.) The process would require legal expense to facilitate processing of documents with the state of GA, process release of common area property, release property easements, and process billing. There most likely will be no more pool and no maintenance of the common areas. It could have detrimental impact on home values as well.

Neither of these options are good options for the homeowners, but if there is no one willing to step-up and volunteer to serve, then one of these two options would need to be initiated. I also cannot advise the current board members to do nothing since that could open up those individuals to some possible liabilities.

I would hope that given the lack of good options going forward, someone in your neighborhood will get involved and agree to serve on the board. If that participation is not forthcoming then the board needs to pick one of the options and move forward.

Thank you for the opportunity to provide this opinion to the association.

I remain,

Sincerely yours,

John C. Edwards

## TREASURER'S REPORT

<b>2024</b>			
<b>Opening Bank Balance</b>		<b>\$ 28,949.00</b>	<b>1/1/2024</b>
<b>INCOME</b>	<b>Original Budget</b>	<b>Year to Date</b>	<b>Variance</b>
Assessments	\$ 27,720.00	\$ 27,414.00	\$ (306.00)
Prior Year Assessments	\$ -	\$ 574.00	\$ 574.00
Interest	\$ -	\$ 100.03	\$ 100.03
Closing Fees	\$ 300.00	\$ -	\$ (300.00)
Initiation Fees	\$ 924.00	\$ -	\$ (924.00)
Late Fees Collected	\$ 92.40	\$ 447.00	\$ 384.60
Lien fees Collected	\$ 100.00	\$ 300.00	\$ 200.00
Overpayments	\$ -	\$ 58.50	\$ 58.50
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ 2,200.00	\$ 2,200.00
<b>Total Income</b>	<b>\$ 29,136.40</b>	<b>\$ 31,093.53</b>	<b>\$ 1,987.13</b>
<b>EXPENDITURE</b>	<b>Original Budget</b>	<b>Year to Date</b>	<b>Balance</b>
Corp Renewal	\$ 30.00	\$ 30.00	\$ -
Bank Fees	\$ 10.00	\$ 10.00	\$ 2.00
Postage/PO Box	\$ 287.00	\$ 150.00	\$ 287.00
Insurance	\$ 2,200.00	\$ 2,484.00	\$ (284.00)
Office Supplies	\$ 50.00	\$ -	\$ 50.00
Janitorial	\$ 1,370.00	\$ 230.40	\$ 1,353.16
Prop Taxes	\$ 85.00	\$ 84.20	\$ 0.80
Lien Filing Fees	\$ 100.00	\$ 127.38	\$ (27.38)
Health Department	\$ 200.00	\$ 250.00	\$ (50.00)
Pool	\$ 11,400.00	\$ 4,687.97	\$ 8,351.10
Common Area	\$ 4,146.00	\$ 3,943.67	\$ 648.33
Sunshine Cttee	\$ 225.00	\$ 31.08	\$ 210.00
Social Cttee	\$ 450.00	\$ 159.21	\$ 290.79
Website/Zoom Fees	\$ 200.00	\$ 232.20	\$ 200.00
Pool Trash	\$ 150.00	\$ 237.00	\$ 129.00
Legal Fees	\$ 1,500.00	\$ 300.00	\$ 1,200.00
Electricity	\$ 2,400.00	\$ 924.97	\$ 1,752.42
Telephone	\$ 680.00	\$ 460.91	\$ 680.00
Water	\$ 825.00	\$ 142.80	\$ 733.90
Incidental	\$ 2,828.40	\$ 56.50	\$ 2,771.90
<b>Total Expenditure</b>	<b>\$ 29,136.40</b>	<b>\$ 14,542.29</b>	<b>\$ 18,299.02</b>
<b>Net</b>	<b>\$ -</b>	<b>\$ 16,551.24</b>	<b>\$ 20,286.15</b>
<b>Balance</b>		<b>\$ 45,500.24</b>	
	<b>Bank Balance</b>	<b>\$ 46,469.54</b>	<b>7/24/2024</b>