



Board of Directors

wpha.bod@gmail.com

Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
November 14 – December 11, 2024

Consents In Lieu of Formal Meeting

1. 12/4/2024: Approved (3-0-1) BOD Actions for Period Ending 11/13/2024.

Regular Monthly Meeting 12/11/2024

Meeting at Reeds', 398 Westchester Way

Called to order: 6:33 p.m.

Present at meeting:

- Directors: Kevin Reed, Hamp Reid, William Walters
- Others: Scott Kearney, Caroline Benitez

1. Consents listed above noted.
2. Reviewed To-Do List:
 - a. Pool patio furniture will be covered after Christmas Lights Contest on 12/21/2024.
 - b. Work on 2025 budget continues.
 - c. Footnote added to all Waverly Park Press Extras (WPPX) reminding all to advise the [Sunshine Committee](#) of neighborhood happenings.
 - d. 2025 Assessment Invoices will be dated 1/15/2025 and sent to treasurer for printing and mailing.
3. Reports:
 - a. Treasurer's Report.
 - i. See page 2.
 - ii. Unknown garbage pickup charge to be disputed.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: Christmas Lights Contest set for 12/21/2024.
 - iii. Sunshine: Discussed letter to new residents asking residents to submit contact info.
 - iv. Pool: None.
 - v. Neighborhood Watch: None.
4. No new business.
5. Meeting adjourned: 7:14 p.m.

Submitted: Hamp Reid, Secretary

Approved (3-0-1) 1/8/2025, at BOD meeting.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

TREASURER'S REPORT

2024			
Opening Bank Balance		\$ 28,949.00	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 27,720.00	\$ 27,722.00	\$ 2.00
Prior Year Assessments	\$ -	\$ 1,118.00	\$ 1,118.00
Interest	\$ -	\$ 262.39	\$ 262.39
Closing Fees	\$ 300.00	\$ 200.00	\$ (100.00)
Initiation Fees	\$ 924.00	\$ 616.00	\$ (308.00)
Late Fees Collected	\$ 92.40	\$ 561.00	\$ 468.60
Lien fees Collected	\$ 100.00	\$ 700.00	\$ 600.00
Overpayments	\$ -	\$ 58.50	\$ 58.50
Replacement Card Fees	\$ -	\$ 10.00	\$ 10.00
AC Comm Fines	\$ -	\$ 2,200.00	\$ 2,200.00
Total Income	\$ 29,136.40	\$ 33,447.89	\$ 4,311.49
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 30.00	\$ 30.00	\$ -
Bank Fees	\$ 10.00	\$ 10.00	\$ -
Postage/PO Box	\$ 287.00	\$ 150.00	\$ 137.00
Insurance	\$ 2,200.00	\$ 2,484.00	\$ (284.00)
Office Supplies	\$ 50.00	\$ -	\$ 50.00
Janitorial	\$ 1,370.00	\$ 1,160.00	\$ 210.00
Prop Taxes	\$ 85.00	\$ 85.09	\$ (0.09)
Lien Filing Fees	\$ 100.00	\$ 127.38	\$ (27.38)
Health Department	\$ 200.00	\$ 250.00	\$ (50.00)
Pool	\$ 11,400.00	\$ 7,671.11	\$ 3,728.89
Common Area	\$ 4,146.00	\$ 4,830.67	\$ (684.67)
Sunshine Cttee	\$ 225.00	\$ 71.08	\$ 153.92
Social Cttee	\$ 450.00	\$ 196.78	\$ 253.22
Website/Zoom Fees	\$ 200.00	\$ 232.20	\$ (32.20)
Pool Trash	\$ 150.00	\$ 363.00	\$ (213.00)
Legal Fees	\$ 1,500.00	\$ 300.00	\$ 1,200.00
Electricity	\$ 2,400.00	\$ 1,975.80	\$ 424.20
Telephone	\$ 680.00	\$ 680.97	\$ (0.97)
Water	\$ 825.00	\$ 669.30	\$ 155.70
Incidental	\$ 2,828.40	\$ 293.01	\$ 2,535.39
Total Expenditure	\$ 29,136.40	\$ 21,580.39	\$ 7,556.01
Net	\$ -	\$ 11,867.50	\$ 11,867.50
Balance		\$ 40,816.50	
	Bank Balance	\$ 40,856.50	12/11/2024