



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
January 9 - February 12, 2025

Consents In Lieu of Formal Meeting

1. 2/5/2025: Approved (4-0-0) BOD Actions for Period Ending 1/8/2025.
2. 2/12/2025: Approved (4-0-0) North Metro Pool Service Contract for period 4/1 – 3/31/2026.
3. 2/12/2025: Approved (4-0-0) North Cherokee Services Lawn Maintenance Contract for period 4/1/2025 – 3/31/2026.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

Regular Monthly Meeting 2/12/2025

Meeting at Reed residence

Called to order: 6:32 p.m.

Present at meeting:

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

1. Consents listed above noted.
2. Reviewed To-Do List:
 - a. Send bids solicitation to residents for spring cleanup projects by 2/18; response by 2/23/2025.
 - b. Plan to update WP Directory in March continues.
 - c. Send reminder to Board and committee volunteers and confirm participation.
 - d. Approved (3-0-1) Annual Members Meeting for 3:00 pm, Sunday, 4/13/2025.
 - e. Discussed graffiti throughout WP, including the walking trail.
 - f. Send Annual Assessment due 2/28 email reminder to homeowners. Include payment drop-off addresses.
3. Reports:
 - a. Treasurer's Report.
 - i. See page 2.
 - ii. 31 assessments received to date.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: Easter Egg Hunt set for 3pm, 4/19/2025. More later.
 - iii. Sunshine: None
 - iv. Pool: None.
 - v. Neighborhood Watch: None.
4. Meeting adjourned: 7:43 p.m.

Submitted: Hamp Reid, Secretary

Approved (3-0-1) 3/13/2025, via email by all directors attending this meeting.

TREASURER'S REPORT

2025			
Opening Bank Balance		\$ 40,576.93	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 27,720.00	\$ 9,342.00	\$ (18,378.00)
Prior Year Assessments	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Closing Fees	\$ 300.00	\$ -	\$ (300.00)
Initiation Fees	\$ 924.00	\$ -	\$ (924.00)
Late Fees Collected	\$ 92.40	\$ -	\$ (92.40)
Lien fees Collected	\$ 100.00	\$ -	\$ (100.00)
Overpayments	\$ -	\$ -	\$ -
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ -	\$ -
Total Income	\$ 29,136.40	\$ 9,342.00	\$ (19,794.40)
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 30.00	\$ -	\$ 30.00
Bank Fees	\$ 10.00	\$ -	\$ 10.00
Postage/PO Box	\$ 287.00	\$ -	\$ 287.00
Insurance	\$ 2,200.00	\$ -	\$ 2,200.00
Office Supplies	\$ 50.00	\$ -	\$ 50.00
Janitorial	\$ 1,370.00	\$ -	\$ 1,370.00
Prop Taxes	\$ 85.00	\$ -	\$ 85.00
Lien Filing Fees	\$ 100.00	\$ -	\$ 100.00
Health Department	\$ 200.00	\$ -	\$ 200.00
Pool	\$ 11,400.00	\$ 545.17	\$ 10,854.83
Common Area	\$ 4,146.00	\$ 366.00	\$ 3,780.00
Sunshine Cttee	\$ 225.00	\$ 12.08	\$ 212.92
Social Cttee	\$ 450.00	\$ 116.15	\$ 333.85
Website/Zoom Fees	\$ 200.00	\$ -	\$ 200.00
Pool Trash	\$ 150.00	\$ -	\$ 150.00
Legal Fees	\$ 1,500.00	\$ -	\$ 1,500.00
Electricity	\$ 2,400.00	\$ 90.21	\$ 2,309.79
Telephone	\$ 680.00	\$ -	\$ 680.00
Water	\$ 825.00	\$ 15.50	\$ 809.50
Incidental	\$ 2,828.40	\$ 16.26	\$ 2,812.14
Total Expenditure	\$ 29,136.40	\$ 1,161.37	\$ 27,975.03
Net	\$ -	\$ 8,180.63	\$ 8,180.63
Balance		\$ 48,757.56	