



Board of Directors
Waverly Park Homeowners Association
P. O. Box 26
Lebanon, GA 30146
waverlypark.net

Board of Directors Actions
August 14, 2025 – October 9, 2025

Consents In Lieu of Formal Meeting

1. None.

Board of Directors' Monthly Meeting 10/09/2025

Meeting at WP Pool

Called to order: 6:32pm

Present at meeting:

- Directors: Scott Kearney, Steve Dillon, Jared Martin, John Kreeger
 - Others: Don Carnahan, Hamp Reid
- 1) Consents listed above noted.
 - 2) Reviewed To-Do List:
 - a) Board agreed that additional quotes should be obtained for pool/common area camera system.
 - b) Speeding cars and traffic-calming measures were discussed. BOD will request additional signage from Cherokee County and seek advice from Cherokee County Sheriff's Office.
 - c) Further quotes will be sought for asphalt repair in pool parking lot.
 - 3) Reports:
 - a) Treasurer's Report.
 - i) See page 2.
 - ii) No issues to report.
 - iii) One assessment remains outstanding, lien was filed.
 - b) Committee Reports
 - i) Architectural: Property maintenance issues are being addressed.
 - ii) Social: Social Committee will be asked if they are intending to have a Halloween Party/event at the pool.
 - iii) Pool: Pool now closed for season. No issues.
 - iv) Neighborhood Watch: Nothing to report.
 - v) Sunshine: Nothing to report
 - 4) New Business:
 - a) Notice of 2026 assessment now needs to be drafted so that it can be sent out as and when required. Actual assessments (bills) will be sent as usual in January.
 - 5) Meeting Adjourned: 7:32pm
- Submitted: John Kreeger, Secretary. Approved (3-0-0) 10/27/2025 via email.

TREASURER'S REPORT

Opening Bank Balance		\$ 40,576.93	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 29,070.00	\$ 28,665.50	\$ (404.50)
Prior Year Assessments	\$ -	\$ -	\$ -
Interest	\$ -	\$ 4.00	\$ 4.00
Closing Fees	\$ 300.00	\$ 200.00	\$ (100.00)
Initiation Fees	\$ 924.00	\$ 646.00	\$ (278.00)
Late Fees Collected	\$ 92.40	\$ 288.00	\$ 195.60
Lien fees Collected	\$ 100.00	\$ 200.00	\$ 100.00
Overpayments	\$ -	\$ -	\$ -
Replacement Card Fees	\$ -	\$ 9.00	\$ 9.00
AC Comm Fines	\$ -	\$ -	\$ -
Total Income	\$ 30,486.40	\$ 30,012.50	\$ (473.90)
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 30.00	\$ 60.00	\$ (30.00)
Bank Fees	\$ 10.00	\$ 49.00	\$ (39.00)
Postage/PO Box	\$ 287.00	\$ 239.00	\$ 48.00
Insurance	\$ 2,200.00	\$ 2,661.00	\$ (461.00)
Office Supplies	\$ 50.00	\$ -	\$ 50.00
Janitorial	\$ 1,370.00	\$ 1,160.00	\$ 210.00
Prop Taxes	\$ 85.00	\$ 89.25	\$ (4.25)
Lien Filing Fees	\$ 100.00	\$ 129.39	\$ (29.39)
Health Department	\$ 200.00	\$ 250.00	\$ (50.00)
Pool	\$ 11,400.00	\$ 7,379.11	\$ 4,020.89
Common Area	\$ 4,146.00	\$ 2,994.88	\$ 1,151.12
Sunshine Cttee	\$ 225.00	\$ 73.25	\$ 151.75
Social Cttee	\$ 450.00	\$ 116.15	\$ 333.85
Website/Zoom Fees	\$ 200.00	\$ 155.88	\$ 44.12
Pool Trash	\$ 150.00	\$ -	\$ 150.00
Legal Fees	\$ 1,500.00	\$ -	\$ 1,500.00
Electricity	\$ 2,400.00	\$ 1,733.88	\$ 666.12
Telephone	\$ 680.00	\$ 688.15	\$ (8.15)
Water	\$ 825.00	\$ 884.50	\$ (59.50)
Incidental	\$ 2,828.40	\$ 877.60	\$ 1,950.80
Total Expenditure	\$ 29,136.40	\$ 19,541.04	\$ 9,595.36
Net	\$ 1,350.00	\$ 10,471.46	\$ 9,121.46
Balance		\$ 51,048.39	