



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

Board of Directors Actions
October 10, 2025 – November 12, 2025

Consents In Lieu of Formal Meeting

1. None.

Board of Directors' Monthly Meeting 11/13/2025

Meeting at home of Scott Kearney

Called to order: 6:37pm

Present at meeting:

- Directors: Scott Kearney, Steve Dillon, Jared Martin, William Walters
 - Others: 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) Reviewed quotes presented by Scott Kearney for pool parking lot asphalt repairs. Board unanimously approved quote from Apex Paving to repair pool/ common area parking lot. Scott will contact Apex Paving to accept quote and schedule.
 - c) Further discussed speeding in neighborhood. BOD will review possibility of purchasing additional speed limit signs. BOD will also write to homeowners with shrubbery blocking the view of signage in the neighborhood.
 - d) Discussed sudden resignation of John Kreeger from BOD. Unanimous vote to name Jared Martin as Secretary to replace John.
 - 3) Reports:
 - a) Treasurer's Report.
 - i) See page 3.
 - ii) No issues to report.
 - iii) One assessment remains outstanding, lien was filed.
 - (1) HOA Closing Letter requested from 713 HAB. Anticipated closing date Nov 24, 2025. Completed by William Walters on Nov 7, 2025, and advised of lien and outstanding dues/fees.
 - b) Committee Reports
 - i) Architectural: Property maintenance issues are being addressed.
 - ii) Social: Discussed options for 30-year party next year.
 - iii) Pool: Pool now closed for season. No issues.
 - iv) Neighborhood Watch: Nothing to report.
 - v) Sunshine: Nothing to report
 - 4) New Business:
 - a) Discussed assessment amount for Fiscal Year 2026. Assessment will be raised to \$338.00. Notice of assessment will be sent to residents prior to Dec 1, 2025.

- b) Need to cancel trash service at pool from Red Oak Sanitation. William Walters handling.
- 5) Meeting Adjourned: 8:00 pm

Submitted: Jared Martin, Secretary. Approved (3-0-0) 11/18/2025 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	\$ 54.00	\$ (44.00)
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	\$ 1,220.00	\$ 150.00
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	\$ 8,372.34	\$ 3,027.66
Common Area	\$ 4,146.00	\$ 3,195.88	\$ 950.12
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	\$ 1,971.84	\$ 428.16
Telephone	\$ 680.00	\$ 688.15	\$ (8.15)
Water	\$ 825.00	\$ 1,073.00	\$ (248.00)
Incidental	\$ 2,828.40	\$ 969.97	\$ 1,858.43
Total Expenditure	\$ 29,136.40	\$ 21,319.10	\$ 7,817.30
Net	\$ 1,350.00	\$ 8,693.40	\$ 7,343.40
Balance		\$ 49,270.33	