



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

Board of Directors Actions
November 13, 2025 – December 11, 2025

Consents In Lieu of Formal Meeting

1. None.

Board of Directors' Monthly Meeting 12/11/2025

Meeting at home of William Walters

Call to Order: 6:34pm

Present at meeting:

- Directors: Steve Dillon, Jared Martin, William Walters
 - Others: None
- 1) Consents listed above noted.
 - 2) Reviewed To-Do List:
 - a) Jared will call Comcast to get quotes on pulling cable to pool house and get internet service at pool.
 - b) Confirmed that deposit check was cashed for parking lot paving with Apex Asphalt. Apex has been notified not to begin repairs until after Christmas event.
 - i) Also discussed need for pool committee to be responsible for moving trash can to top of street and requesting the trash truck does not drive on newly repaired parking lot.
 - c) Closing date for 713 HAB moved to 12/10. BoD is unsure if closing was successful this time, but all necessary documents have been sent to parties requesting information.
 - d) BoD recognized need to mail out invoices for 2026 Assessment.
 - 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 Dec 10, 2025. Completed by William Walters and advised of lien and outstanding dues/fees.
 - iv) BoD will work via email to have new budget approved. William Walters working on revisions.
 - b) Committee Reports
 - i) Architectural: Property maintenance issues are being addressed.
 - ii) Social: Planning underway for Christmas event to include Santa appearance and Lighting contest. Jared Martin and Sarah Reed will discuss schedule for next years events.
 - iii) Pool: Pool now closed for season. No issues.

- iv) Neighborhood Watch: Nothing to report.
- v) Sunshine: Nothing to report
- 4) New Business:
 - a) Steve Dillion working with county to have 2 speed limit signs replaced that have been removed for unknown reasons.
 - b) BoD approved purchase of additional 25MPH speed limit sign to add to post on Westchester Way.
- 5) Meeting Adjourned: 7:35 pm

Submitted: Jared Martin, Secretary. Approved (4-0-0) 12/17/2025 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	\$ -	\$ 400.00	\$ 400.00
Total Income	\$ 30,486.40	\$ 30,412.50	\$ (73.90)
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 30.00	\$ 60.00	\$ (30.00)
Bank Fees	\$ 10.00	\$ 59.00	\$ (49.00)
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	\$ 8,925.66	\$ 2,474.34
Common Area	\$ 4,146.00	\$ 3,597.88	\$ 548.12
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	\$ 2,063.20	\$ 336.80
Telephone	\$ 680.00	\$ 688.15	\$ (8.15)
Water	\$ 825.00	\$ 1,092.20	\$ (267.20)
Incidental	\$ 2,828.40	\$ 1,469.97	\$ 1,358.43
Total Expenditure	\$ 29,136.40	\$ 22,889.98	\$ 6,246.42
Net	\$ 1,350.00	\$ 7,522.52	\$ 6,172.52
Balance		\$ 48,099.45	
	Bank Balance	\$ 48,099.45	12/9/2025