



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

Board of Directors Actions
January 9th – February 12, 2026

Consents In Lieu of Formal Meeting

1. None.

Board of Directors' Monthly Meeting 2/12/2026

Meeting at home of Steve Dillon

Call to Order: 6:34pm

Present at meeting:

- Directors: Jared Martin, William Walters, Steve Dillon
 - Others: None
- 1) Consents listed above noted.
 - 2) Reviewed To-Do List:
 - a) Camera system will be dependent on internet options. Tabled for now. Will revisit next meeting.
 - b) Comcast quote for internet at pool. \$137.95/month + 1 time install fee \$129.95. Includes phone line to satisfy pool safety phone. 2 year contract
 - i) Currently paying \$321.88 for sim card for pool door closer and \$680 for pool phone annually.
 - (1) Net change of approximately \$654 annually
 - ii) Will email Comcast agreement to BOD for review and approval
(1) 2/16/2026 vote via email (4-0-0)
 - c) Jared will reach out to Social Committee for update on Social Calendar.
 - d) Pavement contractor to return next week to recoat the pool parking lot.
 - e) William to handle annual registration and annual tax forms
 - f) Gene with North Metro to schedule pool inspection. Steve handling.
 - 3) 713 HAB fees and fines paid. Account is current.
 - 4) Reports:
 - a) Treasurer's Report.
 - i) See page 2.
 - ii) No issues to report.
 - iii) All assessments paid for 2025.
 - iv) 2026 assessments due 2/28/2026.
 - v) 1 home sold- 713 HAB (lien released)
 - b) Committee Reports
 - i) Architectural: Yard of the Season for 4th quarter 2025- 828 OXF
 - ii) Social: In need of updated calendar
 - iii) Pool: BoD to review new annual contract. \$288 annual increase
(1) 2/16/2026 vote via email (4-0-0)
 - iv) Neighborhood Watch: Nothing to report.

- v) Sunshine: William to notify Caroline of new owner at 713 HAB
- 5) New Business:
- a) Steve to follow up with lawn maintenance contact to see if we need to review a contract.
- 6) Meeting Adjourned 7:46pm
Submitted: Jared Martin, Secretary. **Approved (3-1-0) 3/19/2026.**

TREASURER'S REPORT

2026			
Opening Bank Balance		\$ 47,885.98	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 30,420.00	\$ 10,756.00	\$ (19,664.00)
Prior Year Assessments	\$ -	\$ 323.00	\$ 323.00
Interest	\$ -	\$ 24.91	\$ 24.91
Closing Fees	\$ 300.00	\$ 100.00	\$ (200.00)
Initiation Fees	\$ 1,014.00	\$ 338.00	\$ (676.00)
Late Fees Collected	\$ 231.00	\$ 32.00	\$ (199.00)
Lien fees Collected	\$ 100.00	\$ 100.00	\$ -
Overpayments	\$ -	\$ -	\$ -
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ -	\$ -
Total Income	\$ 32,065.00	\$ 11,673.91	\$ (20,391.09)
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 60.00	\$ -	\$ 60.00
Bank Fees	\$ 59.00	\$ 5.00	\$ 54.00
Postage/PO Box	\$ 250.00	\$ 45.40	\$ 204.60
Insurance	\$ 2,750.00	\$ -	\$ 2,750.00
Office Supplies	\$ 50.00	\$ -	\$ 50.00
Janitorial	\$ 1,370.00	\$ -	\$ 1,370.00
Prop Taxes	\$ 90.00	\$ -	\$ 90.00
Lien Filing Fees	\$ 100.00	\$ 25.88	\$ 74.12
Health Department	\$ 200.00	\$ 350.00	\$ (150.00)
Pool	\$ 10,125.00	\$ 1,545.57	\$ 8,579.43
Common Area	\$ 5,000.00	\$ 402.00	\$ 4,598.00
Sunshine Cttee	\$ 200.00	\$ -	\$ 200.00
Social Cttee	\$ 900.00	\$ 250.00	\$ 650.00
Website/Zoom Fees	\$ 160.00	\$ -	\$ 160.00
Pool Trash	\$ 150.00	\$ -	\$ 150.00
Legal Fees	\$ 500.00	\$ -	\$ 500.00
Electricity	\$ 2,200.00	\$ 88.99	\$ 2,111.01
Telephone	\$ 680.00	\$ -	\$ 680.00
Water	\$ 1,100.00	\$ 18.00	\$ 1,082.00
Incidental	\$ 1,500.00	\$ 249.63	\$ 1,250.37
Total Expenditure	\$ 27,444.00	\$ 2,980.47	\$ 24,463.53
Net	\$ 4,621.00	\$ 8,693.44	\$ 4,072.44