



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

Board of Directors Actions
February 13th – March 19th, 2026

Consents In Lieu of Formal Meeting

1. Approve February meeting minutes
 - o Approved 3-1-0

Board of Directors' Monthly Meeting 3/19/2026

Meeting at home WP Pool

Call to Order: 6:38pm

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 tabled until after Annual Members Meeting.
 - b) Sarah Reid to step down as Social Committee chair. Sue Kearney has volunteered to fill role.
 - c) Comcast internet and phone line have been installed at WP Pool,
 - i) Phone line needs to be run from modem to phone line for emergency pool phone prior to pool inspection.
 - d) Apex paving has completed repairs to WP pool parking lot
 - i) BoD noted spalling of top coat near end of parking lot. Scott to contact Apex paving for direction.
 - e) Annual lawn maintenance contract renewed.
 - 3) Reports:
 - a) Treasurer's Report.
 - i) See page 2.
 - ii) No issues to report.
 - iii) 12 annual assessments unpaid. Late fees assessed.
 - b) Committee Reports
 - i) Architectural: No report
 - ii) Social: Easter Egg hunt. Event details to follow
 - iii) Pool: Gene from North Metro Pools to schedule annual pool inspection
 - iv) Neighborhood Watch: Nothing to report.
 - v) Sunshine: Gift delivered to new homeowner at 713 HAB.
 - 4) New Business: None
 - 5) Meeting Adjourned 7:34pm
- Submitted: Jared Martin, Secretary. **Approved (4-0-0) 3/19/2026** via email.

TREASURERS REPORT

2026			
Opening Bank Balance		\$ 47,885.98	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 30,420.00	\$ 27,656.00	\$ (2,764.00)
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	\$ 65.00	\$ (166.00)
Lien fees Collected	\$ 100.00	\$ 100.00	\$ -
Overpayments	\$ -	\$ -	\$ -
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ -	\$ -
Total Income	\$ 32,065.00	\$ 28,606.91	\$ (3,458.09)
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 60.00	\$ 40.00	\$ 20.00
Bank Fees	\$ 59.00	\$ 10.00	\$ 49.00
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	\$ 2,039.57	\$ 8,085.43
Common Area	\$ 5,000.00	\$ 7,953.00	\$ (2,953.00)
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	\$ 134.56	\$ 2,065.44
Telephone	\$ 680.00	\$ -	\$ 680.00
Water	\$ 1,100.00	\$ 36.00	\$ 1,064.00
Incidental	\$ 1,500.00	\$ 249.63	\$ 1,250.37
Total Expenditure	\$ 27,444.00	\$ 11,134.04	\$ 16,309.96
Net	\$ 4,621.00	\$ 17,472.87	\$ 12,851.87
Balance		\$ 65,358.85	
Bank Balance		\$ 73,202.85	3/18/2026