**HGHOA Board Meeting Agenda/Minutes**

**Mon Feb 25, 2019 7:00 pm**

Board Members present

Officers: Bob Taylor- Pres., Mark Pfister- VP, Ashton Greene- Sec., Michele Valencia- Treas.

Directors: Jason Lowe

AIO representative: Nick Desenberg (new HG property manager)

- Finances

Discuss budget draft for next year starting May 1, 2019. Board provided input and changes to budget to be finalized and sent to HOA by AIO before annual meeting.

Discuss increase in dues to cover additional projects and expenses. Board set dues at $550 per year. This will help with additional insurance cost to more adequately cover our assets, make improvements at common ground, replace some reserve money spent for resurfacing the pool, enhance playground, improve security system, add 2 weeks to the pool season etc. Hear more details at annual meeting.

We still have an account with SunTrust Bank. Discuss moving all money into our main account managed by AIO- Board approved this and will coordinate with SunTrust to move the money.

- Annual meeting for 2019

**Decide on date for annual meeting- Date set to Apr 8 at 7pm at clubhouse.**

- Overdue Assessments

Lawyer is still working with 2 property owners to collect unpaid dues as allowed by the state of GA.

1400 and 1404 Hampton Glen Drive

- Grounds

Still need to trim back all overgrown landscape near clubhouse- sent message to RGS to see how much additional cost it would be.

Review estimate from RGS on tearing out holly and ground cover at pool gate and installing slate and bicycle rack. Board approved this action.

- Playground enhancements

May need new mulch added again. Nick will check on this.

Decide on pursuing additions such as swings and include in budget. Board approved this.

Still need new benches. Board approved this.

- Covenant amendment update

Online voting is now available on the AIO portal.

AIO is sending out another email and reminder letter to those who have not voted. They will include the PW again so it will be easier for the homeowner to log on and vote.

We only have about 60 yes votes at this time. We need to get this done.

- Management company

All in One Management (AIO)- www.allinonemgmt.com

New HG property manager- Nick Desenberg 678-363-6479 [ndesenberg@allinonemgmt.com](mailto:ndesenberg@allinonemgmt.com)

Denise Hindes (co-owner) is selling her share of the business to her partner, Ruanne Bunker.

Thanks to Denise for all her work and personalized attention.

- Property Improvements procedures

Submit forms on AIO website for improvements to be reviewed by ACC.

ACC Chairman- Brian Annino [brianannino@me.com](mailto:brianannino@me.com)

- Tennis courts

Tennis courts are for tennis only. Parents, instruct children not to play on the courts. Code 4531.

Brian Botkin has pressure washed courts and installed new nets as approved by the board.

Tennis chairman- Brian Botkin botkinb@gmail.com

- Gazebo

Discuss installing a grill at gazebo. (Several people have suggested this.) Board discussed options for what to do with the ashes from the grill. Board looking at different grills and cost etc..

- Activities:

Successful “Cookies with Santa” was held on Sat Dec 8. HG adopted 6 children from 3 families this year through Cheatham Hill School to help make their holidays special. Thanks to all who participated and gave to these families. Thanks to Santa and Mrs. Claus for showing up to make it a special time.

Easter Egg Hunt at the common grounds planned for Sat Apr 20 at 1:30pm.

Chairman: Bryn Chanudet [kbrynlittle@yahoo.com](mailto:kbrynlittle@yahoo.com)

- Pool:

Mark Saura with All Clear Pools sold business.

New company:

Premier Pool Service- Jason Smith [www.premierpoolenterprises.com](http://www.premierpoolenterprises.com)

cph 404-992-4466 office 770-345-9780

Discuss pool opening dates and entry procedures. Dates set for Sat May 11- Sun Sep 29

Order new armbands. This will be a requirement for the pool. Board has decided on trying no pool monitors this year to save money and spend in other areas of the budget. We will pay for opening and closing the pool. All members are expected to follow the rules and notify the pool chairman and/or a board member of issues that need attention. The pool is a “swim at your own risk” pool.

New signboard is located on wall next to water fountain with pool rules and board directory.

Pool was resurfaced in Oct 2018. It should be very nice for the upcoming season.

Pump replaced in Oct which drains water from ground underneath pool.

Chairman- Kathy Longmore [kathylongmore@gmail.com](mailto:kathylongmore@gmail.com)

- Yard upkeep

Please maintain an active weed control plan. We have a great group rate with All Turf. It is $200 per year for 8 treatments. They will add a fee for aerating yard if you choose.

- Mailboxes

The board cannot cover replacing mailboxes due to accidents.

If your mailbox door is in need of repair, there is info on the website about who to contact. If you just need a new box, you can order a box just like you have without approval.

Select the MB-500 box. You can order through [www.mailboxmakeovers.com](http://www.mailboxmakeovers.com) or another link is: https://[www.gotitwholesale.com/replacement-mb500-mailbox](http://www.gotitwholesale.com/replacement-mb500-mailbox).

A metal replacement box may be cheaper, but contact the ACC if you plan to make a change in style. It must be approved.

Michael Parkes parkesmichael@hotmail.com has agreed to install new mailboxes on the current posts for about $35.

- Speeding and Safety

We had a speed monitor placed in the neighborhood by Cobb County DOT on Fenwick drive near the common ground for about 2 weeks.

The board looked into the speed hump program again. Due to the strict requirements for implementation, we decided not to proceed.

Please slow down and instruct your teenagers to slow down. 25mph is the limit and should be the maximum on these small streets. Please stop at stop signs. Slow down even more when passing people.

Do not park too close to the intersections while waiting on the buses. This causes a safety hazard.

Several neighbors have suggested starting a formal Neighborhood Watch Program. No action has been taken yet. Even though we don’t have a formal program now, we always need to be looking out for one another. Post any suggestions you have on FB or contact a board member.

- Clubhouse

Procedures to rent clubhouse with calendar are posted on Hampton Glen website.

Need to paint bathroom floors.

Need to budget for an updated security system for common grounds, clubhouse and pool. Board added some money for this. Nick is checking on options of adding a camera to cover parking lot area and price estimates for updating the equipment.

Chairman- Tonya Annino [tonyaannino@gmail.com](mailto:tonyaannino@gmail.com)

Assistant chairman- Denise Pierce [neenfashiongirl@comcast.net](mailto:neenfashiongirl@comcast.net)

- Parking

In the day time, you can park on the street in the direction of traffic and not close to an intersection.

At night, parking on the street is not allowed by covenants. This continues to be an issue for some.

Do not park on the grass. Overnight parking in clubhouse area is permitted less than 24 hours. Notify a board member if longer period needed. Unidentified vehicles could be towed.

If you have a boat, trailer, camper etc., do not park it in the driveway. It must be parked toward the rear of the property and disguised as much as possible.

- Entrance

Still need to replace several broken stones on wall at entrance.

Need to fix light on left side.

Road work at entrance is finally complete. Entrance repaved and new sod installed by contractor.

We had to pay to fix our damaged sprinkler system which was not in the budget..

A few have expressed entrance in a new design. Need estimates before approval and 2/3 vote of HOA.

Another option is to get a bigger entrance sign or just clean/repaint the one we have for now.

- Website

There is good information on our website. Check it before calling a board member.

New Website managers: Jason and Micah Lowe [lowjas@yahoo.com](mailto:lowjas@yahoo.com)

Alan Pittenger stepped down as of Jan 1. He did an excellent job rebuilding and maintaining our website for about 7 years.

The website is: [www.hamptonglen.org](http://www.hamptonglen.org)

Jason and Micah will be doing some of their own re-design work. Thanks to both of them for volunteering.

- Facebook Page

We have a Hampton Glen Neighbors Facebook page managed by Bryn Chanudet. Send her a request to join the group. (We will try to keep neighbors updated by FB, Email and Website as much as possible.)

- Board directory

Available on website and posted on signboard near pool.

- Graduation sign

Denise Gallachio is coordinating the senior banner again. Please contact her at [hamptonglenseniors@gmail.com](mailto:hamptonglenseniors@gmail.com) by Mon Apr 15 with your senior’s name.

**A big priority right now is to get our new covenants passed. Please make the effort to go online to vote or send in your written consent form asap. You should receive another email or letter from AIO concerning online voting.**

**Annual meeting scheduled for Mon night Apr 8 at 7pm at the clubhouse. You will be receiving a copy of the budget and proxies from AIO. Please send in your proxy if you cannot attend.**

If you have a neighbor who has not been here very long, ask them if they are receiving these emails. If not, please have them get in touch with me. Thanks. Stay warm this week.

Bob Taylor- HGHOA President

770-364-0789

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