

MARTINS FARM HOME OWNERS ASSOCIATION

Meeting Minutes

January 27, 2016

martins.farm.board.of.directors@gmail.com

Board Members Present: Dave Knooihuizen, Natalie Scott, Carolyn Narreau

Residents Present: Joe and Beth Lembo, Donna and Bruce Edwards, Wendy and Fernando Fragoso

PACT Officer Report: Detective Dustin Devereaux

PACT Report: Citizen's Police Academy coming up in late summer; items covered include inside perspective of the police department and a ride along. If interested please contact Detective Devereaux at ddevereaux@suwanee.com.

Natalie Scott brought up excessive speeds in the Estates area; Detective Devereaux will request additional patrols in that area.

Thankfully, at this time there's nothing serious with the crime department.

Financial Report: Dues collections have begun and so far we have collected about one-third of the checks. We began the year with \$14,400 in our account. Some important items:

- Our annual insurance for the common areas is \$2,700 and paid in January;
- The internet has been turned off during the non-pool season which saves us \$70 each month, and will return on May 1, 2016.

We've done some research to look at our neighborhood and other neighborhoods close by, comparing dues amounts and amenities. Please see the attachment for details (and notice we're by far the least expensive with the most amenities).

Repairs/Projects for 2016: Continue the on-going beautification with our common areas, including:

- Trim / remove trees around the pool area (there are several dead trees);
- Remove trash can enclosure and build new stacked stone enclosure away from clubhouse;
- Replace one tennis court net;
- Replace tennis court privacy screens between basketball and tennis courts (they are torn up);

- Repair concrete in pool area in several areas and fill in area where metal grates are located;
- Replace faded table tops in pool area with new tops and add two picnic tables;
- Pressure wash common areas/entrance signs/etc., including the Estates sign;
- Add reflectors to entrance areas;
- New flowering plants in the Estates area to replace dead bushes;
- Finish attic floor in clubhouse to provide storage area.
- ...and there are sure to be more as the year progresses!

New Covenant Proposed regarding Leasing Homes: Recently we've had two homes purchased in our neighborhood by companies with the intention of using them as rental properties. We are drafting a new covenant with our lawyer that would add restrictions on rentals; specifically: 1) homes must be owned and lived in for one year before they can be rented; 2) homes may not be purchased for the sole intention of income property; 3) leases must be for a minimum of six months. The purpose of adding this covenant is to ensure our property values do not diminish and we maintain a family friendly community. Before any covenant can be approved it has to be reviewed and signed off on by the majority of the neighborhood. This is currently in the planning stages with our lawyer and much more information will be forthcoming before any final decisions are made.

We are also considering adding a fee of \$150 when homes are purchased (billed to the purchasing agent, not the current homeowner), to cover time and expenses we incur, such as preparing the closing letter, etc. This fee would go directly into our treasury. (Some neighborhoods charge up to \$1,000.)

Social Committee Info: Our Social Committee is again headed up by Amanda Nelson this year. Amanda will be sharing information about our summer party after the pool opens (first week of May). She's currently looking at an August timeframe for the party. If you would like to help with the committee, please respond to this email or contact Amanda directly at martinsfarmevents@gmail.com .

We are also going to be having several smaller, informal fun events at the pool this summer, such as an ice cream social, pizza night, etc. Things are still being planned so watch for information!

Yard of the Month: We are partnering with Lowes Home Improvement to begin a monthly "yard of the month" contest. One home will be chosen each month by the ARC; the winner will receive a gift card to Lowes and a sign to display in their front yard. Watch for more information from the ARC in their Spring Cleanup Letter, to be distributed in the spring.

Architectural Review Committee Report: Donna Edwards reported for the ARC: Things are in good shape; during the winter months things slow down due to weather, although the neighborhood is still monitored. Holiday decorations must be down by the end of January. Usually most people respond positively to gentle reminders sent via email. Extra eyes are always helpful, if you notice something amiss please notify the ARC at martinsfarmarc@gmail.com.

Our neighbor Joe Lembo is offering a free, basic first aid course to interested neighbors. It will be held sometime in April (date TBD) at the clubhouse and will last approximately 30-45 minutes. Participants must be at least 18 years old. More information to come.

Our next HOA meeting will be held on Wednesday, April 27, 2016, 7 pm at the clubhouse. As always, all neighbors are welcome to attend.

Our meeting ended at 8:50 pm. If you have any questions/comments/suggestions please feel free to respond to this email or contact any Board member.

Your 2016 BOD,

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Natalie Scott, Vice President, natalie015@gmail.com, 706-338-8099

Carolyn Narreau, Treasurer/Secretary, carolynnarreau@hotmail.com, 678-570-8045