

Waterford Commons (WC) HOA Meeting Minutes 5.13.24

Start: 7:02 PM

Minutes from last minute will be posted on the *WC website:

www.waterfordcommonshoa.com

*GroupMe – Etiquette:

Call the police 1st (example community rallied with issue on May 7th)

Update: Kids that have been wreaking havoc have been apprehended

No memes - be respectful, treat others with kindness and courtesy.

Pool Rules & Updates:

Will open Memorial Day Weekend

Pool hours 10:00 am – 9:00 pm

Martin will monitor; no kids unattended; Martin's discretion regarding guests

Clubhouse rental does not include exclusive pool access

Police will be called if kids are left unattended after pool hours

All 3 pumps went out, they haven't been replaced in 17 years \$11,700

Mushroom needs painting

Electrical work was completed \$1800

Pool scheduled to be inspection this week (update passed inspection)

Lights will be installed

Adult pool party coming back by popular demand

New Website:

Minutes, events, announcements, etc., will be posted there

Platform changing, community will be notified once changes are made

Will post a parental consent form on website granting permission to post pictures of children

Email blast will be sent for everyone to fill out a profile, e.g., name, address, license plate #, etc. Car decal discussions are taking place for community

Covenants Committee:

Committee has been diligently working on updating our covenants

Be on the lookout for new updates to vote

Jackie Vante has left CAM for better opportunity

New contact is Alice Muetzel; she's managing several communities

Call Jennifer with any questions if needed

CAM vs. HOA - CAM is the "umbrella" call CAM about your bill, squatter home information. Call any board member if needed or send email to our website.

Trash Bins

Evelyn manages this process

Warning letter for 1st offense, fines to follow

Bins should be placed back in yard by 10 pm on Monday

Drive through community takes place and any bins left out will receive letter or fine

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Garbage bin notice was sent 1/9/24 via email from CAM and also posted in GroupMe by Jennifer. The notice has been pinned in our GroupMe

Great news last week: only 3 bins were left out

HOA Dues

All payments should have been received by 5/1/24 midnight any payments received after that time a late fee of \$50 is assessed

Communication is key, things happen. Communicate with Jennifer situation if dues are late

Community is 17 years old and dues are still only \$500 per year

Paying dues allows us to pay to take care of community, e.g., pool, landscaping, etc.

Questions/Announcements

Congratulations to all of the graduates, message went out to email all grads to WC HOA website. Graduates will be acknowledged and announced at our Block Party on July 13, 2024

Reach out to Neighborhood Watch or Jennifer if you are suspicious of activity in the Community

Police could not make our meeting tonight, they will attend our next meeting. They're patrolling the Community during the day

Starting Memorial Day weekend, Martin's hours will be 10 am - 9 pm

Squatters: we had 12/13 homes with squatters; now down to 2 (886 Rainsong and 2653 Waterdale)

Stop sign on Rainsong - police will have a decoy car making sure cars slow down

Also looking into a blinking speed light to encourage drivers to slow down

HOA dues paid – End of year 2023: 83%

HOA dues paid - May 2024: 77%

Graystone: Jennifer's asking them to pull box until they know the if the lease is legit

4 wheelers are not allowed in the City of SF - please report to tip line or officer Nick

Four wheeler tip line pinned in GroupMe to report to Lt. Nick 470-484-5277

Andrea to check 2970 Parkview Lane and next door for squatters (update: lease received for 2970)

Jennifer's cell number 404-550-7545

Key card lock is on the tennis courts

Score board is in the works

Meeting adjourned 8:02pm