

# Arbour Trace Homeowners Association Meeting

**Date** | **time** 4/30/2023 3:30 PM | **Location** George Pierce Park, Suwanee GA

<b>Meeting called by</b>	Claudia Espinoza	<b>Attendees</b> Community Neighbors – 15 Neighbors Showed up
<b>Type of meeting</b>	HOA – Spring Meeting 2023	
<b>Facilitator</b>	Christina Mahaffey	
<b>Note taker</b>	Christina Mahaffey	
<b>Timekeeper</b>	Claudia Espinoza	

## Agenda Items

### Topic

### Presenter

#### HOA Progress In Community

Christina M.

- 1.) **Arbour Trace Homeowners Inc** – Is Now a Domestic Nonprofit Company - Thank you Lueder, Larkin and Hunter.  
Thanks to our HOA Attorney, we are now a Domestic NonProfit again – this means that we are now can hold meetings at the Library for \$35.00 instead of renting spaces that cost considerably more. They provided this service at No Charge since it took them so long to rework the covenants for us.
- 2.) **Our Covenants** have now been redone and we need to get 75% approval from the community to be able to submit them to the county.  
We will start working on passing these out along with a sign off form in Mid-June, once the Pool is open for the season and we have more time to focus on this. We will email the covenants to those who we have email addresses for along with the sign off sheet to Vote Yes or No on the Covenant Changes.
- 3.) **Entrances** – New Landscape Company and Seasonal Flowers – This was one of our 5 year Goals and have been able to make it happen within the past year.  
MD Turf Solutions is our new Entrance Caretaker and landscape company. They come once a month now, clean up the flowers and bushes, cut off dead items, make sure that the plants are fertilized, put down ant killer and treat the trees for Fungus. They just swapped out the Flower at the Entrances this past week with Drought Tolerant plants, since the temperatures are kicking up for the summer. They also put down a moisture gel that sucks up water and then slowly releases it into the ground for the plants. They have done a wonderful job so far with the Fall flowers and

are looking forward to seeing the entrances in bloom for the Summer Season.

- 4.) **Pool and Pool Deck** is being Pressured Washed and Repainted for the first time in 2 years.
  - Getting two coats on the inside of the Pool by professional painters. Will be White Paint from now on.  
The pool is painted and we will start filling it next weekend so that it is ready on time to open for Memorial Day Weekend!
  - Pool Deck is also being repainted with Sand non slip paint.
- 5.) **Dog Waster Stations** were Replaced in all three areas around the community  
Thank you to Dwayne Brown who has been helping us get things installed around the community.
- 6.) **Pool Service**- Chattahoochee Pool and Rising Chemical Costs  
We bought all the chemicals in advance with the pool company in bulk, so that we can get a discounted price.  
Chlorine costs are still going up, making it hard to hold to the pricing from the past years. We are doing our best to maintain the costs but currently need many more people to join so that we can sustain through the three month season.
- 7.) **Helping Seniors** in the Community with Lawn Care – if you know of anyone who is in need of help with their lawn care, please let Claudia or I know. We will help out as long as funds exist to help.  
Email was sent out about lawn care and that is someone needs help to please let us know and we will help with an occasional mowing of the lawn.

□ **HOA Goals – 5 to 10 year plan**

Claudia E.

- 1.) Parking Lot and Driveway Repaving – 10K  
Currently getting new quotes, this really needs to be a priority as well in the next few years.
- 2.) Pool Resurfacing and Tile Replacement - 30K
- 3.) Gate Repair and Addition to fill in Lower Sections of Fencing –  
This will be something that we need to get done next to secure the Pool Area Better. – 2K  
This is the next project that we are trying to tackle due to costs.
- 4.) Signs for Entrances – 10K

✓ **Code Enforcement in Community**

Christina M.

- 1.) Coming through community Periodically – Code Enforcement is coming through our community periodically and is checking out the subdivision. It has been Assumed that the HOA is reporting people. Claudia and I both work full time jobs, have families and are busy and neither of us are getting in our cars, driving the community, and then reporting people. Code Enforcement has

officers assigned to our area and it is their job to come through and check out the community. Per our last newsletter, anyone can report via the website for code enforcement and sometimes, since Code Enforcement is in our community doing a reinspection, they document other cases/issues.

It is that time of year again where the county will come through to check on lawns and to make sure the community is looking its best.

□ **Covenants Revised for Today's Community – Currently 40 Years Old!** Christina M.

1.) What we would like to REMOVE:

Animal Restrictions – livestock and chickens

Architectural Restrictions

Business Restrictions 100%

HOA ability to access property to take care of code violations

2.) What we would like to ADD:

Rental Restrictions for New Properties Purchased by Investors – Existing Investors would be grandfathered in.

Parking on the street – restrictions

Update language and modernize to today's Culture and Society

Overall this was well received and we will proceed with this in Mid June.

□ **Gwinnett County Property Taxes** Claudia E.

1.) Property Tax assessments have went up significantly. You can appeal this online. Please sign up for emails and if you need information on how to appeal online, please contact us so that we can send you the links to do so.

If your property taxes have went up, your time to file an appeal is within 45 days of receiving the assessment. If you have not done so, make sure that you do, time is running out to file the appeal.

- **Open up to community for Feedback and Questions**

**CLOSING THOUGHTS:**

Make sure you are following us on Facebook and Nextdoor. That you are signed up on the website to get emails from us. We will do the majority of our communication this way moving forward to save on printing costs.

Thank you!