

COBBLETON

Homeowner's Association, Inc.

Association Annual Meeting

August 7, 2022

2:00 – 4:00 pm

Effingham County Recreation Complex (Hwy 119, Springfield)

Meeting was called to order by Angie Burgstiner, Vice President.

20% of the members were present to form a quorum.

Minutes from the last annual meeting were read by Darlene Mock, Secretary. Debra Oliver made a motion to accept the minutes as read, second by Tove King. Discussion was had on the roofing shingles on outlying sheds to match the shingles on your home roof and the siding. All approved – Unanimously.

Heather Stafford, Treasurer, reviewed the treasurers report from the 2020 and 2021 Actual Spending, 2022 YTD spending and the 2023 proposed budget. Copies were distributed to all in attendance for review.

As of 8/6/22, the combined assets for the Association is \$23,574.37. No money has been spent out of the reserve fund.

Motion made by Jim Spencer to accept the budget report and it was second by Mark Comer. All approved.

Discussion:

Retention Ponds – Absolutely no fishing in the retention ponds. They are not recreational ponds and are there only to catch rainwater and run off only. Our insurance company will not write a rider to our policy for fishing. We currently pay \$100 per acre for our insurance policy. A new policy would cost us \$500 per acre. No fishing/No Trespassing signs have been posted around both ponds. Thank you to Mackenzie, Angie and Kenny for your time and labor.

Angie and Heather spoke with the County Commissioners in reference to the maintenance and care of our ponds. We were supposed to be having maintenance reviews with them with the silt and brush growth. We are awaiting more information from them to make sure we are following the county requirements. This may require more work to be done to be brought up to code and at this time we do not know the cost.

Georgia Power cut down the pine trees in front of the pond after we had them trimmed. Heather contacted Georgia Power repeatedly until they cut the trees down to the ground to keep our landscaping presentable. In 2021, an extensive clean-up was completed on the ponds. Small trees and bushes were removed. We spent \$5,150.00 on both ponds. If we maintain yearly, we will not have to incur a large expense again.

Beautification Project – Mackenzie Peffly, President, spent much time trimming hedges and putting down pine straw in the flower beds. Small bushes and flowers were planted that were gifted to the association. Flower boxes were added to each side of the entrance under the Cobbleton signs. Thank you to Donna Lewis for keeping flowers planted.

No trespassing signs were added at the entrance. It is still not 100 % effective but companies are called when they have a salesperson in our neighborhood and are told to stay out.

Legal Fees –a small amount of our funds were spent on calls to the attorney in reference to our covenants and several issues with our neighbors adhering to them. Our covenants supersede the County Ordinances.

New Cobbleton entrance signs have been ordered. The old letters could not be salvaged due to them being plastic and cracking from the time and heat. The new signs will be a special powder coated metal in an oval shape and the same coloring as the No Trespassing signs. We received three bids and got a great price from one of Angie's friends.

Lawn care – we have been through several lawn care companies over the last year. It has been very difficult to find a reliable company. The new company is to maintain the shrubs and all the front entrance as well as the grass and ditches.

Utilities – each year the electricity and insurance has risen slightly. The 2023 budget allows for the upward trend over the last 3 years. The insurance has risen 3% to 7% each year, However, we have a good plan.

Darlene and Heather have covered most of the document printing and meeting expenses which have resulted in little usage of the funds allotted in the budget. Meeting notices and other documents have been hand delivered by Angie, Darlene and Heather which has saved on postage fees.

New Business:

Pets – our covenants and the county ordinances state that all pets must be in a fenced yard or on a leash at all times. Please clean up after your dog when walking it around the neighborhood or make sure your dog does its business before you leave your property. We currently have a feral cat issue. Please do not feed the stray cats. If they are a nuisance in your yard, take care of them as you see fit. Call the county animal control or a pet rescue. The HOA board cannot help with this.

Lawncare –Homeowners are responsible for the grass all the way to the road, not just to the sidewalk. It must be maintained and edged to this point or sprayed with a weed killer.

Trees –Homeowners are responsible for any trees that hang over the sidewalk from your property. Please have them trimmed as needed. They are a hazard to pedestrians by blocking their view and causing algae buildup creating a slippery walkway. Please remove all cigarette butts and other trash from around your property on in the road in front of your house. If you need assistance, please let the board know and we will try to get you some assistance.

Yards – Trash piles are not allowed on any part of the lots/properties within the neighborhood. All trash must be hauled away or in your trash bin for pickup. It attracts rats, bugs, and unwanted creatures.

Please clean up your yard to keep all property values up and the neighborhood presentable.

Sidewalks – Broken and cracked sidewalks are the responsibility of the homeowner, not the HOA or the county. Holly Roy contacted the county, and it is the homeowner's responsibility. If there is damage to the water/sewer drain which has caused the sidewalk issue, let the HOA board know and we will contact the county. Please email us the address and pictures of the damaged area. The county adds it to their list, and it goes in their budget for the following fiscal year. It will take a year before they will fix it, so please report it immediately.

Mailboxes – If your mailbox is damaged in any way, it needs to be replaced. This includes the metal artwork under the box. All our mailboxes are to look the same. Angie Burgstiner has the name of a company that can assist you. NOTE: After the meeting, it was determined that the company no longer has the decorative pieces available for replacement. The board is working on finding a suitable alternative.

Parking on the Streets – Please park in your driveway, not the road. If you are having an event at your home, please ask your guests to park on one side of the road only. The other side must be left open for emergency vehicles and car traffic. Many neighbors will offer their driveways for your guests if you ask or put a notice on Facebook. There is absolutely no parking in the road in the curve on Cobbleton Drive or in the cul-de-sacs. This is a safety hazard and forbidden by the county. They own the roads, not the neighborhood. Street parking causes issues for the school buses, mail carrier, delivery vehicles and is a safety issue.

Basketball goals – a motion was made to let the basketball goals be used in the homeowner's driveway since they cannot be on the curb, in the street, or cul-de-sacs. After some discussion, it was decided not to allow this since it was a direct violation of the existing covenants. Issue was opposed by Mark Comer, Ned Davis and Mr. Fili. Basketball goals must be kept behind the fences and only allowed out in the driveway when children are using them. Must be put back after play the same day by nightfall.

Updating Covenants – Our covenants were written in 2005 by the developers of our neighborhood. Please review the covenants and submit your reasonable ideas or suggestions for changes that need to be made to the board in advance. (email addresses below). Angie asked for neighbors from each street to volunteer their time to assist with this project. We have to consider all the age groups and what is best for the future of our neighborhood by updating the foundation that exist but not going to extremes. A rough draft of IDEAS of Change will be ready to present at the next annual meeting in Feb 2023. This is a draft from the HOA, not a lawyer. Lawyer fees to combine Phase I Covenants and Phase II covenants and make any changes, will be \$5,000.00 plus. They charge roughly \$250.00 per hour. Three lawyers have been consulted on the fees and they have all given similar quotes. ALL homeowner's must agree on the changes before they can be put in affect.

Architectural Review Committee – consists of Holly Roy and Heather Acevedo. The form can be located on the Facebook page, website or from any board member. The form has to be submitted in advance of your remodel, build, fencing, add on to structure or a storage building addition. Approval must be obtained before you proceed with the project.

Helping Hands Committee – Angie Burgstiner would like us to form a Helping Hands Committee. This is neighbors helping neighbors. If you know of a neighbor with a need, please contact the Board. This could be someone who needs help with trimming a tree, cutting grass or simply an errand run. We

have a few elderly and single people who may need a helping hand. Please volunteer to help if you are available. If you yourself need assistance, please don't hesitate to ask. If you are interested in being on this committee, please let us know.

Cobbleton now has a website! Heather Stafford has set up a website for our neighborhood. It will have a public facing page and a section for the residents only where you can access documents, meeting minutes, and any other information needed. This will be helpful to those who do not use Facebook. Please contact Heather to get a temporary password to get on the site. Debra Oliver asked about the cost. This was done by Heather free of charge to the HOA. This also covers the domain and it is through WordPress. Mr. Fili asked that a process be put in place for the website for the future and Heather agreed to do so. This will be provided in advance of the February 2023 meeting.
www.CobbletonNeighborhood.com

Emails- The HOA board has new email addresses effective Aug 6, 2022. Please email all of us as a group so that we can have a united response and one of us can reply in a timely manner. We are all volunteers, so please allow 2-3 days for a response. We will do our best to respond within 24 hours, but it may not always be possible.

President@CobbletonNeighborhood.com – not in use as this time.
VicePresident@CobbletonNeighborhood.com – Angie Burgstiner
Secretary@CobbletonNeighborhood.com - Darlene Mock
Treasurer@CobbletonNeighborhood.com – Heather Stafford

Next Annual HOA meeting is scheduled for Sunday, Feb 19, 2023, at the same location, Effingham County Recreational Complex in Springfield, GA.

Evelyn Davis made a suggestion to send out minutes and information to ALL homeowner's so they would be aware of the updates and changes needed in our neighborhood.

Jim Spencer made a motion to adjourn. Second by Mark Comber and Ned Davis. Meeting closed.

Respectfully Submitted,

Darlene L Mock

Darlene L Mock
Secretary

rev 9/15/22