

June 3, 2017

## Introductions

### Welcome to new neighbors

Introduced Michelle (new account manager from Sentry). She has an assistant and will work to respond to all requests. Be sure to send emails to Michelle and copy in Courtney.

#### Michelle Grant

Phone 404-459-8951 Ext. 51906

Fax 404-459-8962

Email [MGRANT@SENTRYMGT.COM](mailto:MGRANT@SENTRYMGT.COM)

#### Courtney Lee

CLEE@SENTRYMGT.COM

### Open Forum:

**Neighbor** - Can we trim the trees around the stop signs?

**Robbie** – Each homeowner is responsible to trim the trees per the specifications of the neighborhood. If that is not happening, please notify Michelle.

**Timothy** - Architectural committee – Inspections are two times a year and we always need neighborhood volunteers to participate. It's important to remember that these are never personal attacks on anyone but an opportunity to improve the neighborhood.

**Neighbor** – Can we put in more speed bumps

**Robbie** – City will not install as they do not want to manage.

### Security Committee:

**Security Car** – There are too many times that the security cars are parked and not driving the neighborhood as directed.

**Robbie and Michelle** - Send all instances to Michelle to document and track.

**Matt Bomer** – The security team will continue to review the Security Company. Continue to speak to the city about the street lights.

**Neighbor** – Can we consider re-instating the Neighborhood Watch

**Robbie & Matt** – Yes, we just need participation from the neighbors for the committee and for the Neighborhood Watch program.

**Matt Bomer** – Working with Home Depot to get better equipment in the park. Will ask for volunteers to help with building/replacement, etc.

**Matt Bomer/Robbie** - Street lights – When are they going to be replaced

**Robbie** – The city is arguing that they do not want to manage all of the lights in the community. This conversation is continuing

**Timothy** - New Neighborhood community portal. <http://www.sentrymgt.com> . Only available to neighbors. This portal is behind a firewall and only available to homeowners. Must have the homeowners login. Neighbors can pay their dues for free on the new neighborhood portal once you've registered. Use the eCheck option.

To sign up for the new neighborhood portal:

1. Visit <http://www.sentrymgt.com/> (effective May 1<sup>st</sup>, 2017)
2. Select My Account (There's a user guide accessible by clicking "Homeowner Site Guide"
3. To Create a new profile, you will need your 16 digit account number from the HOA Payment Coupon (you can email Michelle if you need this number)

In "User Preferences," check the following to allow communications to reach you:

- Include address in Homeowner Directory
- Include phones in Homeowner Directory
- Include emails in Homeowner Directory
- Receive Correspondence via email
- Receive Email Blasts

Monthly communications will be sent directly from Michelle from Sentry

**Pool Status:**

**Timothy** – Committee is trying to get the land from the AHA (Atlanta Housing Authority). This includes the park, the island area AND the pool space. This is the first time in HUD history that public land will be used for private use. The steps we have taken are:

1. Had to get approval from the residents
2. Provide a design
3. Try to get the land transferred

**Carla** – The land has not been transferred as of yet. The committee has been meeting with AHA regularly over more than a year. It is a government agency so it is difficult. Ultimately, it has to go to HUD in D.C. to get the approval. Thus far, there are not any no's provided, but working through bureaucratic tape.

As of right now, we are not behind on the process. Surveying has begun so that when the building process does begin we are on schedule.

**Neighbor** - What is the next step? Neighbors have paid in several thousands of dollars.

**Carla** – Right now it's just continuing to push on them.

**Timothy** – Should, for any reason, the plans fall through for summer 2018 we will re-evaluate the plans and cost.

**Neighbor** – When do we draw the line and re-evaluate the costs?

**Carla** – When we see that there will be a delay to the timeline, then we will draw the line.

**Neighbor** – If we are given a no at the end of the day (worst case scenario) do we get the money back?

**Robbie** – Worst case scenario, if we do not own the land we will lease the land (lease fees are approximately \$1 annually). The HUD department does not want the land due to liability. The school is ahead of us in queue to sign off and we are next. One advantage we have right now is that the government does not want to have oversight on the land.

**Carla** – Tim provided a schedule of what the dues will be and that will be adjusted when the time comes if needed.

**Neighbor** – Why are we continuing to pay on a pool that we do not have any movement on?



**Brock Built:**

**Steve Brock** – Brock Built is the partner between the neighborhood and the AHA. Columbia built the first five portions of the neighborhood and Brock took over.

Total build out will be approximately 780 homes and 110 condo units. Currently at 330 sold and occupied homes. Approximately 40-50 homes under construction that will close this year. Phase 2 will be another 100 homes (Samples and Kerry) and a new phase will bring 130 additional homes.

A new phase will begin on Johnson with 110 lots of townhomes

**Neighbor** – In the new section can we not include the large trees that will destroy the sidewalk and the roads?

**Steve** – The city prefers to have street trees to shade the roads. We will continue to evaluate those that will not create issues and repair issues faster.

**Neighbor** – Can we just change for trees that aren't so bad

**Steve** – The city requires we mix trees of different species so that we do not lose any to diseases. Will continue to evaluate.

**Adjournment**