

Edmund Park HOA Annual Meeting
March 26, 2007
Goizueta Business School, Emory University

1. A total of 23 households were represented in person or by proxy. To have a quorum there must be 44. Because there was no quorum, no official business could be conducted and no elections were held. The board held an informational meeting for those in attendance, and will appoint any new members at the next board meeting. Board members present: Vicki Walton, Doug Hodge, John Mattis, Bill Montgomery, Mike Ryan and Dave Pitfield.
2. The meeting started with introductions of attendees. Vicki Walton and Bill Montgomery are stepping down from the Board. There is also one other open seat vacated by Sarah O'Leary last fall. The board will appoint new members to fill these positions. Persons interested in volunteering were encouraged to contact a board member. So far 2 people have indicated a possible willingness to serve.
3. **Budget.** The 2006 and 2007 budget statements were reviewed. Discussion and explanation occurred about funds for administration, landscaping, common area responsibility, and reserve funds. In addition to the 2007 operating funds, the HOA currently has approximately \$56,000 in reserve funds which are set aside to pay for maintenance requirements outlined below.
4. Reviewed current status of improvements/maintenance items

(a) **General HOA maintenance requirements**

The HOA maintenance requirements are set out in the covenants (Section 5.02 Responsibilities of Ass'n) and on the plat for the neighborhood. In summary, the HOA is responsible for maintaining all Common Areas, the private drives known as Edmund Park Drive, Parkview Court, and Edmund Court, the brick area around the island on Markan Dr., the common driveway behind Kimberly Lane, the detention pond, all street lights and sidewalks within the Subdivision to the extent they are not maintained by DeKalb County, and maintaining the landscaping in landscaping easements as shown on the plat (the islands and the detention facility behind the homes on Markan).

(b) **Road repair/wet spot on Edmund Park Drive**

There is a spot at the lower end of Edmund Park Dr just above the storm drains that is frequently wet. A geotechnical engineering consultant was brought in to determine the cause of the wet spot. They took a core sample of the road and determined there is subsurface water flow in wet periods that could eventually cause major problems to the road. They recommended installing a French drain across the road that would tie into the storm drains on either side of the wet spot. We are now in the process of getting a civil engineering firm to provide the drawings needed to get the work permitted by DeKalb county. Resident Laurie Garrow will check with her contacts at Georgia Tech for possible contractors to perform the repair. Once those repairs are completed and have time to settle, we will look into seal coating all of Edmund Park Dr. to make everything look consistent and hopefully increase the life of the road.

- (c) **Common fences** – Several people have asked/complained about the condition of the white picket fence along E. Rock Springs Rd and the wood fence that runs behind the houses on Edmund Park Dr. and Kimberly Lane. There appears to be some confusion among homeowners as to who is responsible for maintaining these. **The individuals homeowners are responsible for the upkeep of the fences surrounding their homes, not the HOA.** It is the Board's understanding that the wood fence between the Edmund Park Dr. homes and the

Kimberly Lane homes is located on the property of the Kimberly Lane homes and is the responsibility of those homeowners. **Reminder: any changes to fencing require prior Architectural Control approval.**

5. HOA issues/Rules/Safety

- (a) **Traffic/safety issues** – The Board decided last fall not to install speed bumps on Edmund Park Dr. We planning to install speed limit signs on either end of Edmund Park Dr. EPHOA residents are asked to please **SLOW DOWN**, pay attention, and stop at stop signs.
- (b) **PARKING** will always be a problem in this neighborhood because of the limited space. Residents are asked to be considerate of your neighbors when parking your cars and to ask your guests to do likewise. The rules require residents to park in garages or driveways when possible. **Garages are not to be used for storage or workshops to the exclusion of parking therein.** On-street parking slows down traffic, but creates visibility problems. When parking in the street, try to park as close to the curb as possible; try not to park directly across from another car; try not to block mailboxes (the mailman won't deliver mail to blocked boxes) and do not block driveways (pay attention to driveways across the street from your parked vehicle too). We are checking to confirm that current parking practices don't block access to emergency vehicles.
- (c) **Pets** – DeKalb county law requires that dogs be kept on leashes and cleaned up after. Please keep your pets out of others yards unless invited it and definitely clean up after them. Also, pet waste should be removed from your yard on a regular basis. Given the proximity of our houses, allowing waste to accumulate causes odor and potential disease issues for your neighbors.
- (d) **Yard/home maintenance** – The HOA rules and covenants require all residents to maintain their homes and yards in a neat and attractive manner.
 - Grass should be mowed and edged with reasonable frequency; bushes and plants should be kept neatly trimmed; and beds and unplanted/natural areas should be mulched and weeded (mulch typically needs to be replaced/refreshed at least twice annually).
 - **Trees and shrubs should be pruned so they do not block sidewalks or roads.**
 - **The Board will be sending letters to homeowners whose yards do not comply with these standards and fines may be assessed if yards are not maintained appropriately.**

6. Social Committee

- (a) **Volunteers wanted!** We need some volunteers to join the social committee. The time commitment is minimal; we just get together a few times a year and plan community social events, compile welcome packets for new members, etc. If interested contact Vicki Walton for details.