



The Pines

AT KIMBALL BRIDGE

September 21st, 2021 – 7:00PM

Google Meet

AGENDA

Roll Call

Secretary's Report: Annette

Treasurer: Ken – Budget / Dues Update / Rental Fee

Correspondence: Annette/Pam – Facebook Update / Discussion

Covenants: Ken – Priorities List – Amendment Discussion

Covenant Violations: Update

Social: Halloween Discussion

Landscape: Matt – Update

Government: Pam – Update

New Business: Officer Elections, Kimball Bridge Fence Project Update, Speed Control Devices Update, Front Entrance Lights Update

Upcoming Meeting(s): October 19th Board Meeting

Adjournment

9/21/2021 The Pines H.O.A. Board Meeting Minutes via Google Meet

Present: Manny, Pam, Ken, Annette, Matt

The meeting was called to order and a quorum was present.

Secretary's report: Minutes approved.

Treasurer's report: The financial report/budget was presented and reviewed. We are underbudget for the year. 4 homes are outstanding on dues for 2021. A reminder notice will be sent this week. Discussion on persistent delinquent homeowner.

TEAM REPORTS:

Communication – Facebook comment from Back to School Food Truck event – Thank you.

Covenant Violations – Grass heights.

Covenants – Discussion on adding stipulations on windows; No coverings such as flags, sheets etc. A motion was made and seconded to approve this first round of covenants, with the addition on window coverings and send to attorney for review. All approved.

Detention Pond – No report.

Government – No report.

Landscape – Going into Winter so it's not a good time to plant new trees, we should hold off until Spring.

Social – Halloween: Sunday this year, Time: 4 – 6 pm. Social distancing as per last event. No games. We'll have the food truck and prizes. Individual candy bags on a table by the food truck. Prizes: 1st prize \$100 and 2nd prize \$50. Best House, Costumes – Adult, Child and Pet. Have digital submissions for costume contest. Pam will update the Halloween flyer. CoVid waivers as per last event; adult supervision will be required for children.

New Business –

KBR fence update: is 41 yes and 23 no. Send out reminder letter to vote.


Front entrance lights: Wait until the trees are put in so we avoid any potential damage to the new lights.

Speed control devices: Haven't gotten back to us with the results yet and they're on vacation.

Officer Elections: Current board will remain in place as is.

Meeting Schedule/Board: Oct. 19

MEETING ADJOURNED

The Pines at Kimball Bridge Homeowners Association																
2021 Budget and Cash Flow Statement																
																
In US Dollars	2021	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2021	%	2021
	Full Year	2021	2021	2021	2021	2021	2021	2021	2021	2021	2021	2021	2021	YTD	Of	Budget
	<u>Budget</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Remaining</u>
Revenue																
Total Beginning Cash Flow	37,462	31,602	30,583	31,186	27,925	26,831	25,231	23,756	23,069	19,988	0	0	0			
Operating Expenses																
Electricity	1,500	106	92	95	101	92	90	93	85	0	0	0	0	754	50%	746
Water	800	37	0	9	0	0	0	0	73	0	0	0	0	119	15%	681
Monthly Landscaping (Entrances)	12,000	594	594	594	594	594	594	594	594	594	0	0	0	5,345	45%	6,656
Insurance	1,400	0	0	1,399	0	0	0	0	0	0	0	0	0	1,399	100%	1
PO Box Annual Rental	150	0	0	106	0	0	0	0	0	0	0	0	0	106	71%	44
Office Expenses (Dues Notices/Supplies/Notar)	1,800	0	0	0	220	0	377	0	74	79	0	0	0	749	42%	1,051
Corporate Registration	30	0	0	30	0	0	0	0	0	0	0	0	0	30	100%	0
Website	127	0	0	0	180	0	0	0	0	0	0	0	0	180	142%	(53)
Total Fixed Expenses	17,807	737	686	2,233	1,095	686	1,061	686	826	672	0	0	0	8,681	49%	9,126
Projects																
Welcoming Committee	125	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	125
Social Activities	1,500	0	0	0	0	0	67	0	1,260	0	0	0	0	1,327	88%	173
Banner/Flags/Miscellaneous	350	0	0	0	0	114	0	0	0	0	0	0	0	114	33%	236
Yard of the Month	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	200
Covenants/Legal/Essments	872	0	450	0	0	0	0	0	695	0	0	0	0	1,145	131%	(273)
Sprinkler System Repair/Installation	1,125	0	0	0	0	0	297	0	0	0	0	0	0	297	26%	828
Website Upgrade	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	0
Electrical Work/Island Lights	2,200	0	0	0	0	0	50	0	0	0	0	0	0	50	2%	2,150
Detention Pond Maintenance	900	0	0	0	0	300	0	0	300	300	0	0	0	900	100%	0
Seasonal Flowers and Mulch	3,000	825	0	0	0	500	0	0	0	0	0	0	0	1,325	44%	1,675
Bullitin Board Repair/Replacement	758	0	0	758	0	0	0	0	0	0	0	0	0	758	100%	0
Land Survey	1,125	0	1,125	0	0	0	0	0	0	0	0	0	0	1,125	100%	0
Sign Repair/Replacement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	0
New Landscaping Pinehigh Entrance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	0
Storage Unit	900	0	0	900	0	0	0	0	0	0	0	0	0	900	100%	0
Total Projects/Variable Expenses	13,055	825	1,575	1,658	0	914	414	0	2,256	300	0	0	0	7,942	61%	5,114
Total Expenditures	30,862	1,562	2,261	3,891	1,095	1,600	1,475	686	3,081	972	0	0	0	16,623	54%	14,239
Total Ending Cash Flow	6,600	30,040	28,322	27,295	26,830	25,231	23,756	23,070	19,988	19,016	0	0	0			



MENU:

Beef Tenderloin with Blackberry Cabernet Reduction
Herb Garlic Salmon with Irish Cheese Potato Cakes
Pesto Dijon Chicken with Cauli Broccoli
Fall Harvest Risotto with Garlic Shrimp
Warm Autumn Vegetable Salad
Edamame Salad
Coconut Custard with Carmelized Pineapple
Homemade Strawberry Shortcakes
Beer and Wine



What: Adult Social Event
Date: Saturday, September 21, 2019
Time: 6:00 pm.
Where: Publix Across From Ocee Elementary School
Cost: \$15.00 Per Person
Sponsored By: The Pines at Kimball Bridge Homeowners Association
RSVP: Ken Figiel (ken.figiel@yahoo.com)
Matt McCracken (msmccracken@yahoo.com)





Date: October 20, 2021

The Pines at Kimball Bridge Homeowners Association, Inc.
4575 Webb Bridge Road
Suite 2242
Alpharetta, Georgia 30023

Dear Homeowner,

It's that time again. Annual dues for the calendar year are due on December 31st, 2021. Dues for this calendar year are \$160 per home.

We are sending this dues notice out early so that all homeowners have ample time to remit payment and avoid late fees.

Please remit a check in the amount of \$160, made payable to The Pines at Kimball Bridge Homeowners Association, in the enclosed envelope no later than December 31st, 2021.

A late fee of \$15.00 per month will be assessed for each month after December 31st, 2021, that dues remain unpaid. The dues are mandatory and are used to, among other things: maintain and improve our neighborhood through landscaping, social events, preventive maintenance, payment of neighborhood utilities, the enforcement of covenant violations, etc. If annual dues remain unpaid, the Board will be forced to file a Claim of Lien with the Clerk of the Superior Court, Fulton County, Georgia for the unpaid balance of the late dues in addition to any late fees, attorney fees, lien filing fees, etc. **If your check is being processed through an automatic bill pay system; please make sure that the correct mailing address is updated in the system.**

If you would, please provide us your CONTACT INFORMATION (so we may "update/validate" our records).

If your property is a rental unit, please provide the rental information in addition to the property owner information. Many of the rental tenants have not been forwarding homeowner association documentation to the owners of the property thus resulting in liens being assessed. It is not up to the executive board to track down the owner of rental property. Please make sure that you make your tenants fully aware that it is their responsibility to forward any homeowner association information that is being sent to your rental property address.

Please mail both completed pages with your payment.

Property Owner First and Last Names: _____

Property Owner Address: _____

Property Owner Phone Number: _____

Property Owner Email Address: _____
(Intended for Board use only and will not be sold or distributed to members outside of The Pines at Kimball Bridge)

Tenant First and Last Names (If Rental): _____



Tenant Address (If Rental): _____

Tenant Home Phone (If Rental): _____

Tenant Email Address (If Rental): _____
(Intended for Board use only and will not be sold or distributed to members outside of The Pines at Kimball Bridge)

Check the items you would consider:

- Yes, contact me to occasionally assist our community (events, etc.)
- Yes, I would provide additional funds for community events or improvements

I'm interested in Assisting (circle):

Welcome Team for new Homeowners/Government/ Landscaping / Social Events / Other: _____ (please list)

We welcome additional suggestions for the new board: _____

Please note that we are in need of additional Board Members. If you are interested in serving on the Board please provide your name and phone number below. A member of the Board will then contact you.

Name: _____

Phone Number: _____

Also make sure to visit our website for community information. Our website address is www.thepinesatkimballbridge.org

Thank you for your attention to this matter. We look forward to serving The Pines at Kimball Bridge Community.

Sincerely,
The Pines at Kimball Bridge Homeowners Association