



**2018**  
**Annual**  
**HOA Meeting**

## HOA Member

***Mike Smith***  
President

***Brett Smith***  
Vice President  
Architectural Review

***Ashley Willmont***  
Treasurer  
Pool Committee

***Brandon Wells***  
Secretary

***Lindsey Garrett***  
Social Committee Chair  
Communication

***Greg Weaver***  
Architectural Review

# Upcoming Dates & Events



Date	Event
March 29 <sup>th</sup>	Pool Registration @ pavilion 4:30pm – 6:30pm
April 14 <sup>th</sup>	Pool Registration @ pavilion 2:00pm – 4:00pm
May 5 <sup>th</sup>	Community Yard Sale **RAIN DATE: May 12 <sup>th</sup>
May 20 <sup>th</sup> *LAST DAY*	Pool Registration @ pavilion 4:00pm – 5:30pm
August 5 <sup>th</sup>	Back to School Bash @ park 3:00pm – 5:00pm
September 29 <sup>th</sup>	Fall Community Yard Sale. **RAIN DATE: October 6 <sup>th</sup>
October 28 <sup>th</sup>	Halloween Party @ park 3:00pm – 5:00pm
December 14 <sup>th</sup>	S'mores with Santa 6:00pm – 8:00pm

# Treasurer's Report for 2017

2017 Profit/Loss (HOA & POOL)	
HOA Dues	87,344.40
Pool Income	27,320.00
Other Income	100.00
Pool Loan #2	30,000.00
<b>Total Expenses</b>	<b>151,177.21</b>
<b>Net Income</b>	<b>(6412.81)</b>

2018 Budget – General HOA	
Insurance	2500.00
Lawn Spraying	3000.00
Landscaping	35,000.00
Park Maintenance	5000.00
Party Supplies	5000.00
Professional Fees	2000.00
Legal Fees	4000.00
Office Expenses	1500.00
Repairs	5000.00
Awards	500.00
Pest Control	3000.00
Improvements	7500.00
Taxes	1500.00
Utilities	12000.00
<b>TOTAL</b>	<b>87500.00</b>

Detailed copies of pool and general HOA expenses and budget are available tonight and will be uploaded to the

**#3** FILES section of the Grove Pointe Residents Facebook group.

# Communication



Our #1 method of communication!

## THREE accounts:

- “Grove Pointe HOA” is a regular account
- “Grove Pointe Residents” is the preferred group account
- “Grove Pointe Marketplace” is the buy/sell/trade group for GP residents ONLY



Send the following text to 81010: @gphoa  
(There is also a Remind app you can download and sign up through.)

Don't have a mobile phone? Go to [rmd.at/gphoa](http://rmd.at/gphoa) on a desktop computer to sign up for email notifications.

## Others Ways to Be Informed:

- Community message board
- HOA website/not updated easily
- Annual mailout with dues statement each January
- Signage along main road and entrances
- Talk to your neighbors! 😊



# Stay Safe!

- Keep vehicles LOCKED at all times! Do not leave your keys in your car...the three cars stolen all had keys inside of them.
- Keep garage doors shut when you are not outside – thieves have entered them with you home.
- Keep your home well lit at night.
- Call the non-emergency number for ANYTHING that is out of the ordinary. Do not contact Ashley or the GP HOA Facebook page! Call for suspicious cars parked at the park after 9:00pm. Adults and teens should not be using our park as a hangout.

**Lowndes County Sheriff's  
Non-Emergency #**

**229-245-5270**



# Accomplishments & Improvements

- Basketball court
- Disc/frisbee golf
- Community library
- Sidewalk from Amelia into park
- Improved main entrance lighting
- Annual events: yard sale, Easter and Halloween parties, Back 2 School Bash, S'mores with Santa



# Repairs & Maintenance

- Lighting and irrigation repairs throughout most common areas
- Advanced Dumpster for after storm cleanup
- Bathroom cleaning & supplies
- Pressure washing (signs, picnic tables, pavilion, playground equipment, etc.)
- General park supplies (ant killer, trash bags, etc.)

# Future Improvements

- Basketball court – finish to make full court
- Sidewalk – new addition to connect Planter's Crossing to Amelia Circle

Other ideas and/or suggestions???



# Phase 6

## Layla Lane & Giles Court

- ½ acre lots approximately \$48k-59k each; minimum 2200 square footage – already presold or promised to builders
- Dixon Taylor, Blake Taylor, Premier Southern Homes
- Street lighting will be turned on in December

# Golf Carts

- We are an approved “golf cart community” per Lowndes County.
- All roads in GP are approved with the exception of Dasher Grove Rd from the roundabout to Hwy 41. YOU MAY drive ACROSS Dasher Grove from Maycomb to Mahan.
- Golf carts are NOT allowed in common areas. Please do not drive them beyond the track. They must stay in the parking lot or in the space between the pavilion and main road.



# Motorized Cart Ordinance

The complete ordinance can be found online:

<https://www.lowndescounty.com/DocumentCenter/View/30>

## MAIN REQUIREMENTS

- ✓ Must be at least 16 and have valid driver's license to operate
- ✓ Operated during daylight hours only
- ✓ Occupants on cart must not exceed seating capacity
- ✓ Must display slow moving emblem
- ✓ Comply with all road laws and regulations



**Report any problems  
or complaints to  
Lowndes County  
Sheriff's Department.**

**County roads... county ordinance... county enforcement!**

# Covenant Compliance

- **TRAILERS/BOATS/RVS:** only allowed to stay for trip prep (2-3 days maximum); must not be visible from any street or lot
- **PARKING:** utilize garage, driveway, or street only...no parking on lawns!!
- **TRASHCANS:** store out of sight when not trash day
- **YARD SIGNS:** only FOR SALE/RENT or builder signs only; no school support or political signs allowed

# Yard Maintenance

- lawns should be mowed and edged regularly
- lawns and flowerbeds should be free of excessive weeds
- flower beds need fresh ground covering such as pinestraw, mulch, or rocks...not grass
- trees and shrubs trimmed regularly and not in the way of streets or sidewalks
- keep seasonal décor appropriate to the current season!
- yard should be free of kids toys when not in use
- YOM is May through October
- yard violation letters issued within next few weeks – 10 day window to correct violations

# Architectural Review Board

- You must contact the Architectural Review Board before making any alterations to your property.
- Exterior paint changes, fencing, storage buildings, pools, screened porches, etc..

## Who do I contact?

Brett Smith	smi124@bellsouth.net	229-460-4271
Greg Weaver	rgweaver1@yahoo.com	229-560-0749

Storage sheds **MUST** match your house and meet specific specifications. Portable buildings are not allowed!

# Covenant Ammendments

- We are looking to amend our covenants that will include some changes and/or additions.
- Every property owner will receive information in the mail later this summer. It will include a full description of the proposed changes, a meeting date for voting, and a ballot to vote by proxy if needed.
- One vote per lot. Multiple lot owners can cast multiple votes. (i.e. If you own 2 lots, you can cast 2 votes.)
- $\frac{2}{3}$ \* votes in favor required to amend...based on votes cast at meeting or mailed in

***\*This is a correction. Original presentation said  $\frac{3}{4}$  .***

# 2018 Board Member Elections

## Current Board Members

**Mike Smith**

**Brett Smith**

**Ashley Willmont**

**Lindsey Garrett**

***Brandon Wells***

- **Any nominations?**
- **Please circle 5 choices on your ballot and fill in your name and address.**
- **Only 1 vote per lot.**

**No individuals were nominated to be added to the ballot. The five board members listed above will remain on the HOA board for 2018.**



# 2018 Member Attendance

- 57 Residents attended HOA; representing

## 2018 Meeting Q&A

**Q: Can Social Committees be formed by residents?**

**A:** Yes, residents are encouraged to plan and host events. A resident inquired specifically about “adult” events and whether or not they could be fit into the budget. The answer is yes. Just get together, decide on specifics, and the HOA will provide room in the budget for it. Last year we budgeted \$5k for parties/events and we only spent a little less than \$4k.

**Q: What’s the status of broken gate leading to Simpson Rd.?**

**A:** The gate was installed by the developers not the HOA. The HOA has repaired it in the past at our expense, we will look into repair costs and provide an update. We will not continue to repair if it continues to be broken when closed. We will have no choice but to leave it open. The county will NOT allow us to lock with a chain.

# 2018 Meeting Q&A continued...

**Q: Why are there Golf Cart signs posted everywhere?**

A: The signs were installed by Lowndes County Public Works. The HOA did not install the signs and were not involved in the placement of any road signs.

**Q: Are multiple quotes received for construction projects for Grove Pointe?**

A: Yes, for large projects multiple quotes are received and the lowest bid is accepted. Greg Weaver does a lot of our smaller projects. He gives us fair prices and we typically only pay for materials.

**Q: Are team practices a not allowed for this year only or for future years as well?**

A: No, we feel the park should not be used for team practices at all. The park is for our residents and when there is a team practice, it interferes with resident use and enjoyment of amenities.

**Q: Can we get a turn lane for use when turning north onto Hwy 41?**

A: This would be a county decision. We have sent in an email inquiring about the possibility of this. Will update when a response is received.