



Grove Pointe Property Owners' Association

**2021 Annual Meeting
November 14, 2021**

Grove Pointe Property Owners' Association

Profit and Loss

January - October, 2021

**2021 Year to Date (YTD)
 HOA and Pool combined
 Profit/Loss Statement**

	TOTAL
Income	
HOA Dues	124,698.43
Interest Earnings	6.85
POOL Dues	27,315.00
Total Income	\$152,020.28
GROSS PROFIT	\$152,020.28
Expenses	
Awards	150.00
Bank Charges	5.00
Cleaning Supplies	319.08
Improvements	12,670.04
Insurance	4,098.00
Landscaping and Groundskeeping	37,119.03
Legal Fees	855.70
Mesquito Spraying	1,925.00
Office Expense	219.90
Office Supplies	155.25
Park Equipment	129.58
Park Maintenance	15,239.25
Party Supplies	3,434.99
Pest Control	120.00
Pool Expense	569.69
Pool Loan Payment	9,448.29
Pool Repairs and Maintenance	11,375.00
Professional Fees	1,733.50
Property Management - HOA	14,742.02
Property Management - Pool	2,971.50
Taxes and Fees	90.00
Utilities	9,948.92
Total Expenses	\$127,319.74
NET OPERATING INCOME	\$24,700.54
NET INCOME	\$24,700.54

Current account balances:

HOA account: \$92,640.56

Pool account: \$24,756.51

Grove Pointe Property Owners' Association

Profit and Loss - HOA

January - October, 2021

2021 YTD HOA only
Profit/Loss Statement

	TOTAL
Income	
HOA Dues	124,698.43
Interest Earnings	6.85
Total Income	\$124,705.28
GROSS PROFIT	\$124,705.28
Expenses	
Awards	150.00
Bank Charges	5.00
Cleaning Supplies	319.08
Improvements	12,670.04
Insurance	4,098.00
Landscaping and Groundskeeping	37,119.03
Legal Fees	855.70
Mesquito Spraying	1,925.00
Office Expense	219.90
Office Supplies	155.25
Park Equipment	129.58
Park Maintenance	15,239.25
Party Supplies	3,434.99
Pest Control	120.00
Professional Fees	1,733.50
Property Management - HOA	14,742.02
Taxes and Fees	90.00
Utilities	9,948.92
Total Expenses	\$102,955.26
NET OPERATING INCOME	\$21,750.02
NET INCOME	\$21,750.02

Grove Pointe Property Owners' Association

Profit and Loss - Pool Acct

January - October, 2021

2021 YTD Pool only
Profit/Loss Statement

	TOTAL
Income	
POOL Dues	27,315.00
Total Income	\$27,315.00
GROSS PROFIT	\$27,315.00
Expenses	
Pool Expense	569.69
Pool Loan Payment	9,448.29
Pool Repairs and Maintenance	11,375.00
Property Management - Pool	2,971.50
Total Expenses	\$24,364.48
NET OPERATING INCOME	\$2,950.52
NET INCOME	\$2,950.52

2020 HOA and Pool combined
Profit/Loss Statement

Grove Pointe Property Owners' Association

Profit and Loss

January - December 2020

	TOTAL
Income	
HOA Dues	133,104.36
POOL Dues	24,850.00
Pool Insurance Claims	5,045.00
Total Income	\$162,999.36
GROSS PROFIT	\$162,999.36
Expenses	
Awards	290.40
Cleaning Supplies	225.23
Depreciation Expense	8,702.59
Insurance	1,597.00
Interest Expense	638.52
Landscaping and Groundskeeping	48,259.71
Legal Fees	753.30
Mesquito Spraying	1,600.00
Miscellaneous	150.00
Office Equipment	335.75
Office Expense	11.70
Office Supplies	85.15
Park Equipment	106.87
Park Maintenance	2,893.52
Parking Decals	454.93
Party Supplies	21.59
Pool Expense	1,229.35
Pool Improvements	194.18
Pool Repairs and Maintenance	12,645.00
Professional Fees	2,046.25
Property Management - HOA	11,275.95
Property Management - Pool	2,845.00
Repairs and Maintenance	8.51
Taxes and Fees	1,862.74
Utilities	11,478.77
Total Expenses	\$109,712.01
NET OPERATING INCOME	\$53,287.35
NET INCOME	\$53,287.35

Grove Pointe Property Owners' Association

Profit and Loss - HOA Acct

January - December 2020

2020 HOA only Profit/Loss Statement

	TOTAL
Income	
HOA Dues	133,104.36
Total Income	\$133,104.36
GROSS PROFIT	\$133,104.36
Expenses	
Awards	290.40
Cleaning Supplies	225.23
Depreciation Expense	8,702.59
Insurance	1,597.00
Landscaping and Groundskeeping	48,259.71
Legal Fees	753.30
Mesquito Spraying	1,600.00
Miscellaneous	150.00
Office Equipment	335.75
Office Expense	11.70
Office Supplies	85.15
Park Equipment	106.87
Park Maintenance	2,893.52
Parking Decals	454.93
Party Supplies	21.59
Professional Fees	2,046.25
Property Management - HOA	11,275.95
Repairs and Maintenance	8.51
Taxes and Fees	1,862.74
Utilities	11,478.77
Total Expenses	\$92,159.96
NET OPERATING INCOME	\$40,944.40
NET INCOME	\$40,944.40

Grove Pointe Property Owners' Association

Profit and Loss - Pool Acct

January - December 2020

**2020 Pool only
Profit/Loss Statement**

	TOTAL
Income	
POOL Dues	24,850.00
Pool Insurance Claims	5,045.00
Total Income	\$29,895.00
GROSS PROFIT	\$29,895.00
Expenses	
Interest Expense	638.52
Pool Expense	1,229.35
Pool Improvements	194.18
Pool Repairs and Maintenance	12,645.00
Property Management - Pool	2,845.00
Total Expenses	\$17,552.05
NET OPERATING INCOME	\$12,342.95
NET INCOME	\$12,342.95

Parties/Events, Accomplishments and Improvements 2021

Children's Parties/Events:

- Easter Bunny visit to Grove Pointe
- Back to School Bash
- Halloween Monster Mash
- S'mores with Santa

Adult Parties/Events:

- Cinco de Mayo party

*We would like to sponsor more adult events—
email ideas to: grovepointehoa@gmail.com*

Accomplishments/Improvements:

- New Resident Guides
- Speed Bump extensions
- Sidewalk from bridge on Dasher Grove to pavilion
- Sidewalk on Dasher Grove from park to Brown Cat Circle
- Mulch on playground
- New umbrellas and chairs for pool area

Additional Grove Pointe HOA support established 2021

- Creation of Park & Rec Committee
- Creation of the Grove Pointe HOA Finance Committee

Future Improvement Ideas

2021

- Additional pavilion specifically for parties
- Additional security cameras at park, pavilion and pool
- Internet at pavilion (will allow remote access for pool key fobs and security)

If you have ideas for future neighborhood and/or park improvements, please email them to:

grovepointehoa@gmail.com

Key neighborhood communication channels 2021

Two Grove Pointe Facebook groups:

- **Grove Pointe Residents**
 - Used by HOA board to make announcements and share information with residents
 - Used by residents to share information or ask questions
- **Grove Pointe Marketplace**
 - Used by residents; neighborhood buy/sell group

Grove Pointe HOA website: grovepointehoa.com

- Contact information for HOA Board members
- Copies of restrictive covenants
- Copies of this and past annual meeting presentations

Contact Information for common issues not governed by HOA 2021

- **Misdirected or missing mail (USPS)**

Contact the Hahira Post Office, 229-794-8132. By posting in the residents Facebook group and delivering mail/packages to correct recipient, we “mask” the issues of incorrect delivery and the postmaster is unaware of any issues.

- **Street lights burned out**

Contact Colquitt EMC, 229-244-6893. You will need the yellow number from the light pole, and/or the closest street address (to the burned out light) to report burned out street lights.

- **Soliciting, Golf Cart violations**

Contact the Lowndes County Sheriff non-emergency number: 229-245-5270

Most common Restrictive Covenant Compliance issues

2021

- RVs/boats and trailers/utility trailers should not be visible from any road or lot for more than 2-3 days
- Lawn maintenance, especially edging of sidewalks and driveways, and trimming of shrubs and trees that impede the sidewalk
- Motorized vehicles are not allowed on the track at the park. This includes golf carts
- Exterior changes to home/property must be submitted to the Architectural Committee prior to starting change/work (i.e. painting house a different color, building a fence or pool, porch/deck additions, etc)

Grove Pointe HOA Board

2021 HOA Board Members:

- Brandon Wells
- Brett Smith
- Lisa Kovac

We currently have two open board seats

HOA Board Nominations For 2022 calendar year:

- Brandon Wells
- Brett Smith
- Lisa Kovac
- Derrik McLeod
- Amanda Courtois

Additional context from meeting (meeting minutes):

- We still have no final resolution from Lowndes County on what will happen with the end of Dasher Grove (at the back of our neighborhood; proposed cut through to Val-Del Road). If anyone sees a red rezoning sign at the end of Dasher Grove, or on Val-Del Road where a proposed cut through road might be located, please notify the HOA Board asap, so that we can alert residents to attend the zoning meeting.
- HOA Board election results:
 - Small turnout at this year's meeting
 - 33 ballots were cast, results as follow, top five vote-getters will serve on 2022 HOA Board:
 - Brandon Wells - 33
 - Brett Smith - 33
 - Lisa Kovac - 33
 - Derrik McLeod - 30
 - Amanda Courtois - 33
 - Eric Bennett - 2
 - Sandy Ervin -1