



Grove Pointe Property Owners' Association

2022 Annual Meeting

December 11, 2022

Grove Pointe Property Owners' Association

Profit and Loss

January 1 - December 1, 2022

(HOA and Pool combined)

	TOTAL
Income	
HOA Dues	128,519.24
POOL Dues	30,615.00
Total Income	\$159,134.24
GROSS PROFIT	\$159,134.24
Expenses	
Cleaning Supplies	266.03
Insurance	7,742.00
Landscaping and Groundskeeping	55,591.72
Legal Fees	675.50
Mesquito Spraying	1,650.00
Miscellaneous	94.80
Park Equipment	451.64
Park Maintenance	2,939.92
Party Supplies	5,339.75
Pool Expense	537.37
Pool Repairs and Maintenance	8,950.00
Professional Fees	1,793.08
Property Management - HOA	12,289.32
Property Management - Pool	2,221.50
Taxes and Fees	2,478.08
Utilities	12,415.12
Total Expenses	\$115,435.83
NET OPERATING INCOME	\$43,698.41
Other Income	
Interest Income	
Interest Earnings	73.28
Total Interest Income	73.28
Total Other Income	\$73.28
NET OTHER INCOME	\$73.28
NET INCOME	\$43,771.69

Landscaping & Groundskeeping was our largest cost increase this year, up from an average of \$3,700/month to an average of \$5,050/month, an approximate 36% increase.

Grove Pointe Property Owners' Association

Profit and Loss - HOA Acct

January 1 - December 1, 2022

(HOA Only)

	TOTAL
Income	
HOA Dues	128,519.24
Total Income	\$128,519.24
GROSS PROFIT	\$128,519.24
Expenses	
Cleaning Supplies	266.03
Insurance	7,742.00
Landscaping and Groundskeeping	55,591.72
Legal Fees	675.50
Mesquito Spraying	1,650.00
Miscellaneous	94.80
Park Equipment	451.64
Park Maintenance	2,939.92
Party Supplies	5,339.75
Professional Fees	1,793.08
Property Management - HOA	12,289.32
Taxes and Fees	2,478.08
Utilities	12,415.12
Total Expenses	\$103,726.96
NET OPERATING INCOME	\$24,792.28
Other Income	
Interest Income	
Interest Earnings	73.28
Total Interest Income	73.28
Total Other Income	\$73.28
NET OTHER INCOME	\$73.28
NET INCOME	\$24,865.56

Grove Pointe Property Owners' Association

Profit and Loss - Pool Acct
January 1 - December 1, 2022

(Pool only)

	TOTAL
Income	
POOL Dues	30,615.00
Total Income	\$30,615.00
GROSS PROFIT	\$30,615.00
Expenses	
Pool Expense	537.37
Pool Repairs and Maintenance	8,950.00
Property Management - Pool	2,221.50
Total Expenses	\$11,708.87
NET OPERATING INCOME	\$18,906.13
NET INCOME	\$18,906.13

Account balances as of Dec 1, 2022:
HOA account: \$105,296
Pool account: \$42,663

Grove Pointe

2022 Parties/Events, Accomplishments and Improvements

Children's Parties/Events:

Easter Party
End of School Bash
Back to School Bash
Halloween Party
Christmas Party
\$1,200 donation to Grove Pointe fireworks display

Family Parties/Events:

Party at the Pointe (1 & 2)
Halloween Pup Party

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

Accomplishments/Improvements:

New Resident Guides (continued from 2021)
Mulch on playground
Tree Trimming throughout common areas of neighborhood
New signage at park
Facebook group cleanup & maintenance
Spring/Fall Neighborhood yard sales

Grove Pointe

Future Improvement Ideas

Additional pavilion specifically for parties*

Additional pool*

Additional security cameras at park, pavilion and pool

Pool umbrella update

Internet at pavilion (will allow remote access for pool key fobs and security)

*We've placed some projects on hold pending stabilization of building costs.

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

grovepointehoa@gmail.com

Grove Pointe

Key neighborhood communication channels



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

Copy of Restrictive Covenants

Copy of pool information and registration form

Copies of this and past annual meeting presentations

Grove Pointe

Key Contacts and Information

<p>GROVE POINTE KEY CONTACTS:</p> <p>Grove Pointe HOA Board: grovepointehoa@gmail.com</p> <p>Email us with:</p> <ul style="list-style-type: none">General questions about Grove PointeArchitectural questions (i.e. you want to build a fence, deck, shed, pool, paint house a new color)Tree removal questions (any tree removal requires prior approval)Pavilion Reservation Requests (need first/last name, address & phone number for pavilion reservations)	<p>HOA DUES:</p> <p>HOA dues are due annually, on March 1. Valdosta Properties serves as Grove Pointe's property management company, and is responsible for billing and collecting annual HOA dues and pool membership dues.</p> <p>2023 Grove Pointe HOA Dues are \$260.00</p>	<p>VALDOSTA PROPERTIES-</p> <p>LOCATION & CONTACT INFORMATION:</p> <p>2502 Jerry Jones Drive, #4</p> <p>Valdosta GA 31602</p> <p>email: marketing@valdostaproperties.com</p> <p>Phone: (229) 242-7575</p>
<p>GROVE POINTE WEBSITE:</p> <p>Bookmark the Grove Pointe website for quick and easy access to the Grove Pointe Restrictive Covenants, Bylaws, annual meeting presentations, key contacts and additional information about Grove Pointe:</p> <p>www.grovepointehoa.com</p>	<p>POOL MEMBERSHIP:</p> <p>Grove Pointe offers two spacious pools with tanning ledges. The ledges are different depths allowing an area for small children who need shallow water.</p> <p>Access to the pools requires a separate membership independent of your HOA dues.</p> <p>2023 Grove Pointe pool membership is \$150.00</p>	<p>GROVE POINTE VEHICLE STICKERS:</p> <p>We require vehicles parked at our Grove Pointe park to display a Grove Pointe vehicle sticker. If you need vehicle stickers, please email the HOA board at:</p> <p>grovepointehoa@gmail.com</p>

Contact Information for common issues not governed by Grove Pointe HOA

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

Grove Pointe

Most common Restrictive Covenant Compliance issues in 2022

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

Please review Grove Pointe's Restrictive Covenants, a copy of which is located in the "Documents" tab of our Grove Pointe website (grovepointehoa.com)

2022 Grove Pointe HOA Board Members:

Brandon Wells

Brett Smith

Lisa Kovac

Derrick McLeod

We currently have one open board seat

Nominations For Grove Pointe HOA Board Members for the 2023 calendar year:

Brandon Wells

Brett Smith

Lisa Kovac

Derrick McLeod

Grace Bodmer

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.
- Proposal for building Pickle Ball Courts in the neighborhood. We will get estimates on what the cost to build a court will be, and will consider where in the neighborhood the court(s) might be built. One suggestion was to remove the dog park, and put them there. We will place a poll in Facebook to gauge overall interest before moving forward on this idea once we get the estimates on cost to build.
- Question on when speed bumps will be placed on Layla. We are waiting until the new construction is complete, then will engage the county to place speed bumps on all remaining roads.
- Request for an extra light on the back (dog park side) of the park. Runners at night need additional lighting on the track. We will check into having an additional light added.
- Consider security cameras at main entrance on Dasher Grove to deter unwanted activity in the neighborhood, if the county insists on extending Dasher Grove through to Val Del Road.
- Suggestions for Restrictive Covenant updates (due for renewal in 2026): more stringent fines for unsightly issues (such as fence disrepair), restricting fireworks to specific holidays (such as 4th of July and New Year's Eve).
- Request to have picnic tables under trees at park power washed to remove algae.
- HOA Board election results:

Very small turnout for this year's annual meeting

23 residents attended the meeting, 17 votes were cast for HOA Board members, all unanimous for the following candidates:

Brandon Wells

Brett Smith

Lisa Kovac

Derrik McLeod

Grace Bodmer