

Barrington Trace
Property Owners Association





August 18, 2022

AGENDA

POA President

07:05
PM

Resident Introductions

Vice President, Landscaping

7:50
PM

Keisha Waites

DISTRICT 1 CITY COUNCILWOMAN &
WALLACE ST. DEVELOPER

07:10
PM

Dr. Catherine Rowell & Dorothy Cowley

Social Committee Chair

8:00
PM

Becky Goldsboro

POA Treasurer

07:30
PM

Staphea Campbell

President's Review of Covenants

8:10
PM

Virgil Smith

Board Officers



President
Virgil Smith



Vice President
Keisha Waites



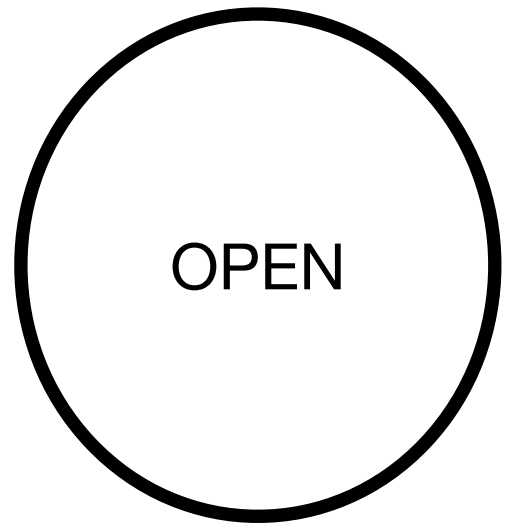
Treasurer
Staphea Campbell



Assistant Treasurer
Shanti Brown



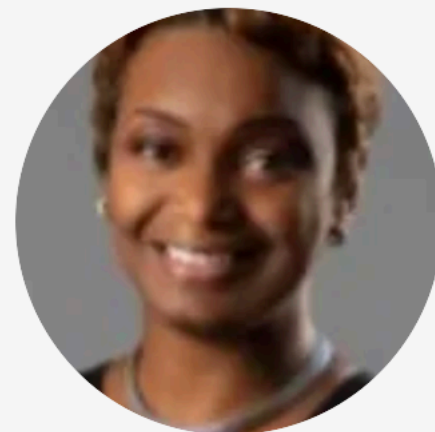
At Large
Tammy Pollock



Secretary
Open Position



Architectural Committee



Anna Roach, Chair
**Chief Operating Officer at Fulton
County Government**

Experienced government Executive; management consultant; and legal counsel. Currently serve as Chief Operating Officer of the largest County within the State of Georgia serving nearly 1 million residents, 32 departments, 5,500 remarkable employees, and a combined annual budget more than \$1 billion.



Sylloris Lampkin
**Attorney-Advisor at U.S.
Department of Housing and
Urban Development**

Experienced Attorney with a demonstrated history of working in the government administration industry. B.A. in Political Science from Clark Atlanta University and a J.D. from Texas Southern University - Thurgood Marshall School of Law



Sheila Tribble
Retired Correctional Officer

Retired from the New York Correctional System 13 years ago. Sheila loves the community and is focused on maintaining the aesthetic beauty of the Barrington Trace community.



Committee Chairs



Angela Stover

Chair Clubhouse Rentals

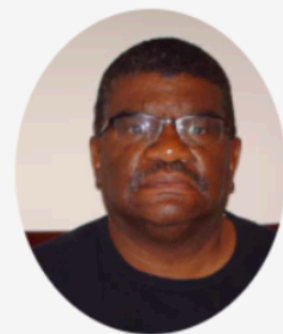
Angela Stover is the BT Clubhouse Chairperson. She works at Hewlett-Packard Enterprise as a Networks Manager. Angela enjoys volunteering with youth in foster care, traveling, and tailgating. She is happy to assist neighbors with clubhouse reservations.



Becky Goldsboro

Chair Social Committee

Becky is the Social Committee Chair and oversees the fun activities that take place in our community.



Lee Howard

Chair Swimming Pool

Lee Howard oversees the swimming pool to ensure it is maintained and clean for adults and children who enjoy swimming. If there is a problem with the pool, please contact Lee.



Carol Butts

Grounds Committee Chair

Carol oversees the grounds of Barrington Trace and reports improvements that need to be done in the community.



Tammy Pollock

Dr. Catherine Rowell
District 1 Councilwoman





Dorothy Cowley

Wallace Road Developer

Wallace Road Project



APPROX
 LLL
 N\F
 2110 WALLACE RD
 Deed Book: 58070
 Deed Page: 0638
 N\F
 2120 WALLACE RD
 Deed Book: 12059
 Deed Page: 00129
 R/W
 N75°07'50"E
 181.55
 1/2" IPF
 N49°16'18"W
 599.57
 WALLACE RD 60' R/W
 N52°12'48"W
 11.857 AC
 516.493 ST
 CARPORT
 #2210
 OLD BARN
 DISSEMINATED
 S00°09'20"W
 28" HDW
 1/2" IPF
 1/2" IPF
 N\F
 5410 SKYVIEW DR
 Deed Book: 47525
 Deed Page: 0339
 N\F
 14F010600010551
 18H
 LL 106
 LL 105
 LL 94
 LL 93
 G.S.P.
 N 1345387.1944
 E 2175523.5746
 2" PIPE
 APPROX
 LLL
 P.O.B.
 N\F
 14F0094 LL0441
 N\F
 14F0094 LL0482
 Deed Book: 58152
 Deed Page: 0267
 ALL MATTER
 SUBJECT TO
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 NOTE: PROP
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WALLACE RD. VIEW



WALLACE RD. VIEW





CLIENT'S HOUSE



DUPLEX & CLIENT'S HOUSE VIEW



SINGLE HOUSE (TYPE A) - REAR VIEW



SINGLE HOUSE (TYPE B) - REAR VIEW



SENIOR DUPLEX HOUSES



SENIOR DUPLEX HOUSES

Business Meeting

FINANCIALS

YTD 7.31.22

2022 - YTD - July 31

BALANCE SHEET

	2022
CASH	
Petty Cash - Truist Bank	\$552
Operating Account	\$44,566
Total Cash	\$45,118
Cash Reserves	
Reserve Account	\$106,585
Total Asset	\$151,703
LIABILITIES	
Leasing Fees Payable	\$0
Collection Fees Payable	\$95
Prepaid Dues Payable	\$7,231
Total Liabilities	\$7,326
Total Reserves	\$106,585
EQUITY	
Prior Years' Net Income	\$43,412
Net Income (Loss)	-\$5,621
Total Equity	\$37,792
TOTAL LIABILITY / EQUITY	<u>\$151,703</u>

2022 - YTD - July 31

STATEMENT OF INCOME



FINANCIAL CATEGORIES	Current Year	Current Budget	Difference	% Change	Annual Budget	Difference	% Change	% of Annual Budget
Income								
Total Operating Income	\$132,023	\$80,633	\$51,390	63.7%	\$123,700	\$8,323	6.73%	106.73%
Expenses								
General and Administration	\$19,286	\$12,321	\$6,965	56.5%	\$23,141	-\$3,855	-16.66%	83.34%
Taxes and Insurance	\$3,848	\$3,325	\$523	15.7%	\$5,933	-\$2,085	-35.14%	64.86%
Landscaping	\$19,221	\$13,287	\$5,934	44.7%	\$22,603	-\$3,382	-14.96%	85.04%
Utilities	\$12,571	\$11,137	\$1,435	12.9%	\$19,091	-\$6,520	-34.15%	65.85%
Maintenance & Services	\$7,303	\$3,050	\$4,253	139.4%	\$14,610	-\$7,307	-50.01%	49.99%
Recreation	\$17,653	\$9,308	\$8,345	89.7%	\$15,322	\$2,331	15.21%	115.21%
Total Expense	\$79,882	\$52,427	\$27,455	52.4%	\$100,700	-\$20,818	-20.67%	79.33%
Net Operating Income	<u>\$52,142</u>	<u>\$28,206</u>	<u>\$23,935</u>	<u>84.9%</u>	<u>\$23,000</u>	<u>\$29,142</u>	<u>126.70%</u>	226.70%
Net Operating Margin	39.49%	34.98%	4.51%		18.59%	20.90%		
Capital Expenditures	\$0	\$22,500	-\$22,500	0.0%	\$0	\$0	0.00%	0.00%

2022 - YTD - July 31

ACCOUNTS RECEIVABLE



DELIQUENT HOMEOWNERS	Current Year	Last Year	Difference	% Change
Balance Outstanding	\$58,970	\$199,998	-\$141,028	-70.5%
\$100 to \$999	6	18	-12	-66.7%
\$1,000 to \$5,000	8	19	-11	-57.9%
\$5,001 to \$10,000	4	2	2	100.0%
\$10,000 to \$14,340	1	8	-7	-87.5%
Total Expense	19	47	-28	-59.6%

DELINQUENT ACCOUNT BALANCES

31 Delinquent Homeowners - \$58,970*



*Includes assessment, fines, interest, late fees, legal charges



Keisha Waites



Landscaping



Carol Butts

1. Excessive Speeding in the Community!
2. Coming into the community, drivers are in the middle of the road as they approach the curve...inattentive/texting and etc
3. Take care of weeds in your yard!

COVENANT REVIEW

POA Documents

Bylaws/Covenants

[Covenants that govern
Barrington Trace
Homeowners
Covenant Amendment.2019](#)

Architectural Request

[Architectural Request Form](#)

Homeowner Fines

[Fine Policy
Fine Schedule for
Homeowners who violate
Covenants.](#)

Camera Policy

[Camera Policy
Barrington Trace Camera
Resolution](#)

Residential Lease

[Lessor Form
Tenant Information
Occupancy Affidavit](#)

Clubhouse Rental

[Rental Agreement
Rental Checklist
Furniture Movement Policy
Media Instructions](#)

Solar Energy

[Solar Energy Resolution
Solar Energy Application](#)

Annual POA Fees

[POA Fee Payment](#)

Financials

[2022 Budget Plan
Current Financial Report](#)

Position Descriptions

[Volunteer Roles - Officers and Committee Members](#)

Covenant Reminders

1. Architectural Requests - Article 6 - No exterior changes without approval
2. Vehicle Parking - Article 7.4 - Street Parking & Vehicles
3. Leasing Program - Article 7.26 Leasing (*Amended 10/14/19*)
4. Signage - Article 7.3 - No signs without consent
 - 4.1.(Exceptions - For Sale, Graduation, Vendors - 48 hours)
5. Flock Camera Registration - Resolution (*Effective 10/15/2019*)
6. Nuisance (Noise unclean or untidy conditions) - Article 7.6
7. Solar Energy Equipment - Resolution (*Effective 5/12/22*)
8. Solicitation - Community Policy - As determined by Board
9. Fine Schedule - (Approved by Board on 9/09/20)

LEASING REPORT

Barrington Trace HOA

Under Leasing Cap

Lease Administration Fee*	\$275
Resolution Date	12/23/2019
Leasing Cap (Units)	24
Report Date	July-22



Grandfathered Leases	0	Suspected Unapproved Leasing	4
Normal Leases	3	Affidavits Received	134
Hardship Leases	0	Average Rental Rate	\$2,452.00
Number on Waitlist	0		

Projects

Barrington Trace

2022/2023



New Key System



Becky Goldsboro

Social Committee

**Social Committee 2022
Calendar**

Barrington Trace Community



Questions?
Comments