

**Barrington Trace Homeowner's Association Meeting
August, 21, 2018**



Welcome and President's Remarks - President David Hartwell

- **Building Progress**
 - 80% of new lots have been completed
 - Circle in Kendrick Terrace will be cleaned and repaired by Beazer Homes; board in discussions on repair requirements and completion date
- **Security Updates**
 - The Board is researching cost and feasibility of moving to a card-key security system for accessing community amenities
- **Community Challenges**
 - Residents are asked to adhere to covenant prohibiting street parking over 24 hours; cars parked on BT drive and the circle are a traffic hazard
 - Lawn control is important to reduce the spread of weeds to neighboring yards; residents are asked to maintain and keep lawns cut and manicured
 - While the board is working with homeowners who are delinquent on their dues, next steps for those who are unwilling to make payments are referred to collections and our attorney
 - A new ambulance service has come to our area; this will require better home numbering markings around the community to make sure responders find addresses quickly

Report from Vice President - Keisha Tutts-Waites

- **Landscape**
 - Community landscape continues to see upgrades
 - Next, there will be new lighting in the front of the community
 - Fences and light posts have been painted
- **Pool Maintenance**
 - New pool chairs and umbrellas have been purchased along with new trash containers at the basketball court
 - Clubhouse has a new flag
 - Community entrance sign has been painted
 - A new pool vendor was selected to respond quickly to safety and mechanical issues experienced early this summer

**Barrington Trace Homeowner's Association Meeting
August, 21, 2018**

- **Clubhouse**

- New clubhouse furniture is being budgeted to help continue revenue generated by rentals
- **New Media System**
 - Gary Waites provided an in-depth overview of the new sound and TV system using SONOS
 - **SONOS uses WI-FI connectivity vs Bluetooth from your phone to play music and watch television (clubhouse WI-FI and password were shared with attendees)**
 - Instructions and more details have been printed on placards in the clubhouse as well as exist on the website
 - New lights have been added flanking the new flat screen TV
 - Controls for television are stored in wooden chest near fireplace
 - The remote control for the television will be tethered for safekeeping

- **Social Committee Update**

- Community members are urged to join or participate in any number of committees including architectural, landscaping, communications, and social committees (Danny Campbell has volunteered to return and lead the architectural committee)
- **SEPT 8, Masquerade Ball** is BT's only fundraiser which helps fund other free events (Halloween, Christmas) held throughout the year
 - Carol, Becky, and Angie (Social Committee Members) have planned a lovely event; contact Angie Stover if you'd like to reserve a table with your ticket purchases

Report from Treasurer – Virgil Smith

- **Review of Financials**

- Goal of HOA board is to use the treasury wisely and NOT increase annual dues, this is carefully considered when the board makes decisions for improvements to the community
- Net income year-to-date is \$27,410 over budget and \$25,549 over last year as of July 31, 2018 - **THANKS TO RESIDENTS PAYING HOA FEES!**
- HOA due delinquencies amount to \$72,000; 10 residents make-up \$62,000 of the delinquency.
- The treasurer and secretary have been working to negotiate with those homeowners to arrange payment plans.
- **Upcoming considerations for Capital Expenditures (2018-19)**
 - Paving the Clubhouse parking lot
 - Painting Clubhouse interior/exterior
 - Consideration of an electronic board for the entry sign
 - Card Access security system
 - Clubhouse furniture

- **Review of Website**

- Residents can sign up to receive community emails by registering at the website or contact Keisha Waites at barringtontrace.net@gmail.com
- Website now offers ways for residents to share announcements, for support contact Virgil Smith at barringtontrace.net@gmail.com
- Tickets for events can be purchased directly on website

Barrington Trace Homeowner's Association Meeting
August, 21, 2018

- Residents are urged to refer any solicitors to David Hartwell as door-to-door sales are prohibited in BT; if residents use a service or company they'd like to recommend, please send those recommendations to Virgil Smith to add to our website
- There is a link to the City of South Fulton (CoSF) on the BT website

Catherine Rowell, City Councilwoman for City of South Fulton - District 1

- **Community Updates post creation of the new City**

- Permanent Police Chief and Asst. City Manager have been hired, both are helping with recruiting more police employees to city goal of 200 (currently there are about 150 police personal, including 100 police officers); city is making efforts to attract more city employees
- Police Chief working to develop a gang activity task force replicating and bringing the success of College Park's efforts to CoSF
- City is considering employing civilians for police dept desk jobs to increase the number of mobile police officers in the city
- A forensic lab has been added to our police department – the first of its kind in our county
- A new fire stations has been proposed for Plummer Road, near Cascade, making District 1 the only CoSF district with three fire stations
- All department services have been transferred from the county to the new city, except City Works which requires the purchase and transfer of heavy equipment
- The City Manager will soon present a public works plan to the City Council and numbers for the city departments will be published including budget, resources, and staff
- A mini-police precinct is planned for Cascade road near the existing fire department; CoSF is looking for follow a "community policing" model to help respond to our business concerns
- The Council is finalizing the budget for the next fiscal year which begins October 1
- Current parks and recreation projects have been paid for by the county and City of Atlanta, however, CoSF has allocated funds for the following upkeep:
 - Air conditioning upgrades to the SandTown Community Center
 - Re-sodding the SandTown baseball fields
 - Better lighting at parks
 - **On the ballot for November**
 - Consideration to add Fulton Industrial to the CoSF; this addition would bring more revenue to the city (an initiative previously vetoed twice by the state governor)
 - Consideration to allow companies to avoid storage fees when keeping products in CoSF warehouse facilities to attract economic growth
 - Residents can sign up on Councilwoman Rowell's website or send her an email to receive her bi-weekly city updates

- **Councilwoman Rowell's responses to questions from residents**

- **Warehouse Control**
 - While there may seem to be many warehouses in our area, there have been no new requests to build additional warehouses since cityhood. There is a multi-use storage and conference space under consideration, but any new requests would have to come through an intake process with the city council
- **Attracting more grocery stores**

Barrington Trace Homeowner's Association Meeting
August, 21, 2018

- There is a strategic effort to attract more grocers to south Fulton county since the area widely suffers from food deserts
- **Final name for the City**
 - While the proposed name of Renaissance was rejected, there have been no efforts to move away from the city name "City of South Fulton"; this does not impact how residents address or receive mail
 - The city is currently not focused on the federal changes required for overhauling street addresses to differentiate CoSF from Atlanta in the USPS system
- **Improvements on Campbellton Rd**
 - Campbellton was a state road and is now a CoSF road; at the time of transition no funding was allocated for maintenance; new council has set aside some funding to help with clean up and maintenance
- **New Taxes for New City**
 - This year's tax assessment previously separated city and country tax line items have been combined which could be construed as a tax increase; residents are urged to review the previous year's statement and see how the line items are now combined
 - Also, property appraised higher in 2018, which could be a factor in property tax increases

Resident Comments

- Residents have not been diligent in cleaning up after their pets; HOA will send reminders to community about covenant rules
- Suggestions include adding waste bags at various stations across the community
- Pavement around community is getting damaged; HOA board to consider costs now that original monies to cover payments have already been used to pave Phase I-III
- Residents would like to consider a lower cost and easier access to use the clubhouse now that it includes new amenities; HOA board has been considering ways to add guiderails around rental policy to allow more use by residents without losing the revenue that is generated by rentals
- Courtesy officer works 30 hours per week; officer's number will be added to the website
- Traffic study was completed; awaiting results on how the board will address speeding in community
- The social community has baskets for new owners, please contact Becky Goldsboro for delivery