

Barrington Trace
Property Owners Association



WELCOME TO THE VIRTUAL POA ANNUAL MEETING

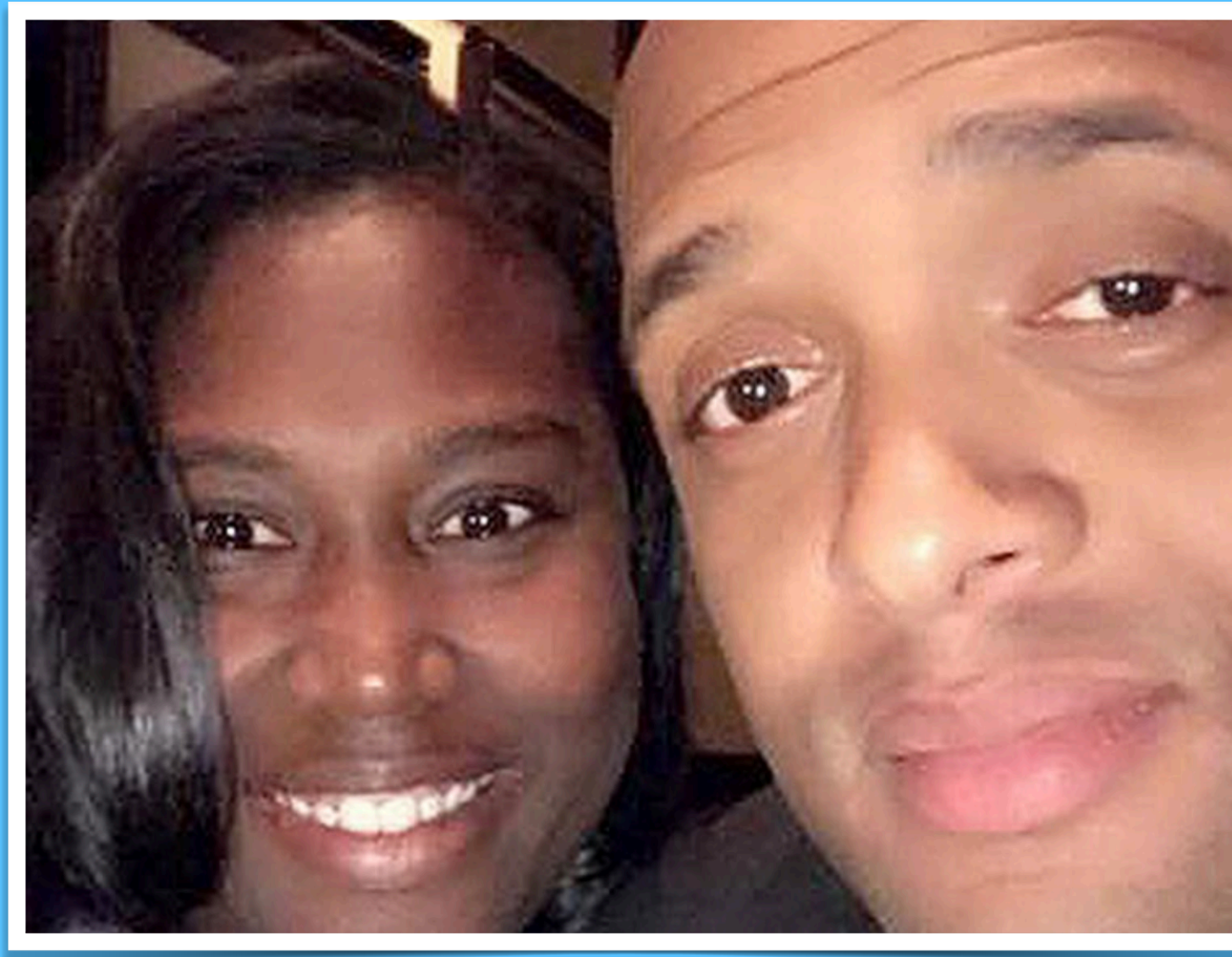
ZOOM INSTRUCTIONS

1. Everyone has been placed on **“MUTE”**
2. To ask a question or comment - Send a message to Keisha Waites in the **“CHAT BOX”**
She will recognize you for your comment or question
3. You can send a message to Everyone or to an individual via **“CHAT BOX”**

ENJOY THE MEETING



*Our Condolences for Jamar Robinson and AnnMari Robinson and their families
Principal at Westlake High School and College Professor*



November 17, 2020

Annual Meeting Agenda

1. President's Update - Virgil Smith
2. Amenities - Keisha Waites
3. Financials - Staphea Campbell & Shanti Brown
4. Election - D'Lovely Gibson
5. Fine Resolution - Tammy Pollock
6. Q & A - All



President's Update

Congratulations 2020 Graduates
We are Very Proud of YOU!

Click on the Photo for more Information



Officers



President
Virgil Smith



Vice President
Keisha Waites



Treasurer
Staphea Campbell



Secretary
D'Lovely Gibson



Assistant Treasurer
Shanti Brown



Board Liaison
Tammy Pollock

Architectural Committee



Anna Roach

Chief Operating Officer at Fulton County Government

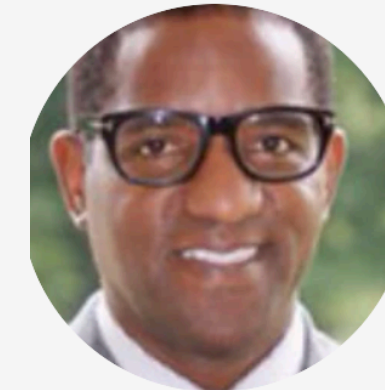
Experienced government Executive; management consultant; and legal counsel. Currently serve as Chief Operating Officer of the largest County within the State of Georgia serving nearly 1 million residents, 32 departments, 5,500 remarkable employees, and a combined annual budget more than \$1 billion.



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



Kirk Sykes

Area Executive Director of Fulton County Secondary Schools.

A transformational school & organizational leader with a proven record of dramatic gains in student achievement, and organizational outcomes. Able to build highly effective academic teams and establish systems and structures for sustainable school and organizational growth.



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

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.



Practice Social Distancing

- Basketball Court
- Tennis Court
- Playground

CAUTION

Playground and basketball court are not sterilized; play at your own risk.

Social distancing required:

- 6 feet between each child NOT in immediate family
- Limit number of people playing at one time



Landscaping





Clubhouse



Back side of Roof at Clubhouse

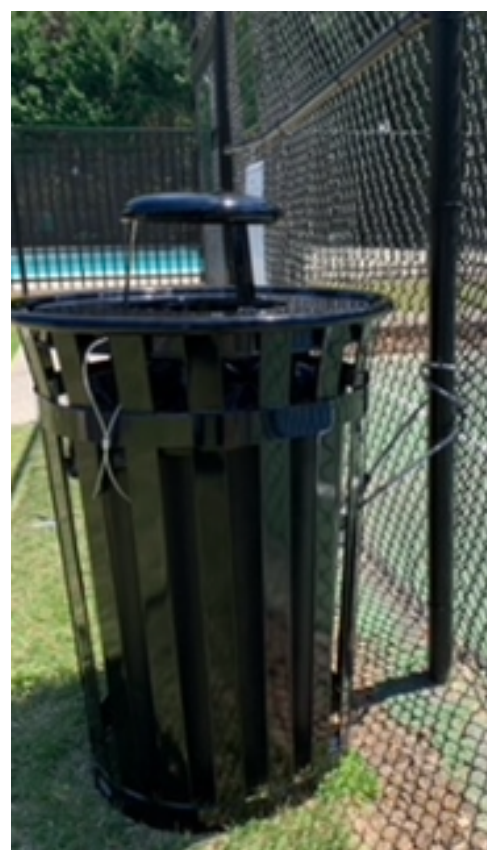




Community Repairs



Accountability



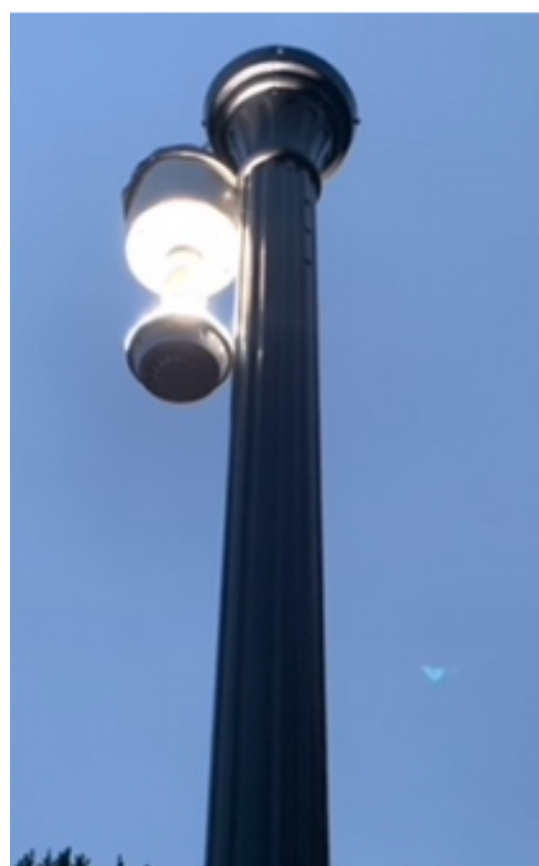
New Garbage Cans



Repair of Street Signs



Speed Bump Repair



Repair of Lights



Landscaping - Circle



Mailbox Cleaning



Sidewalk Repair

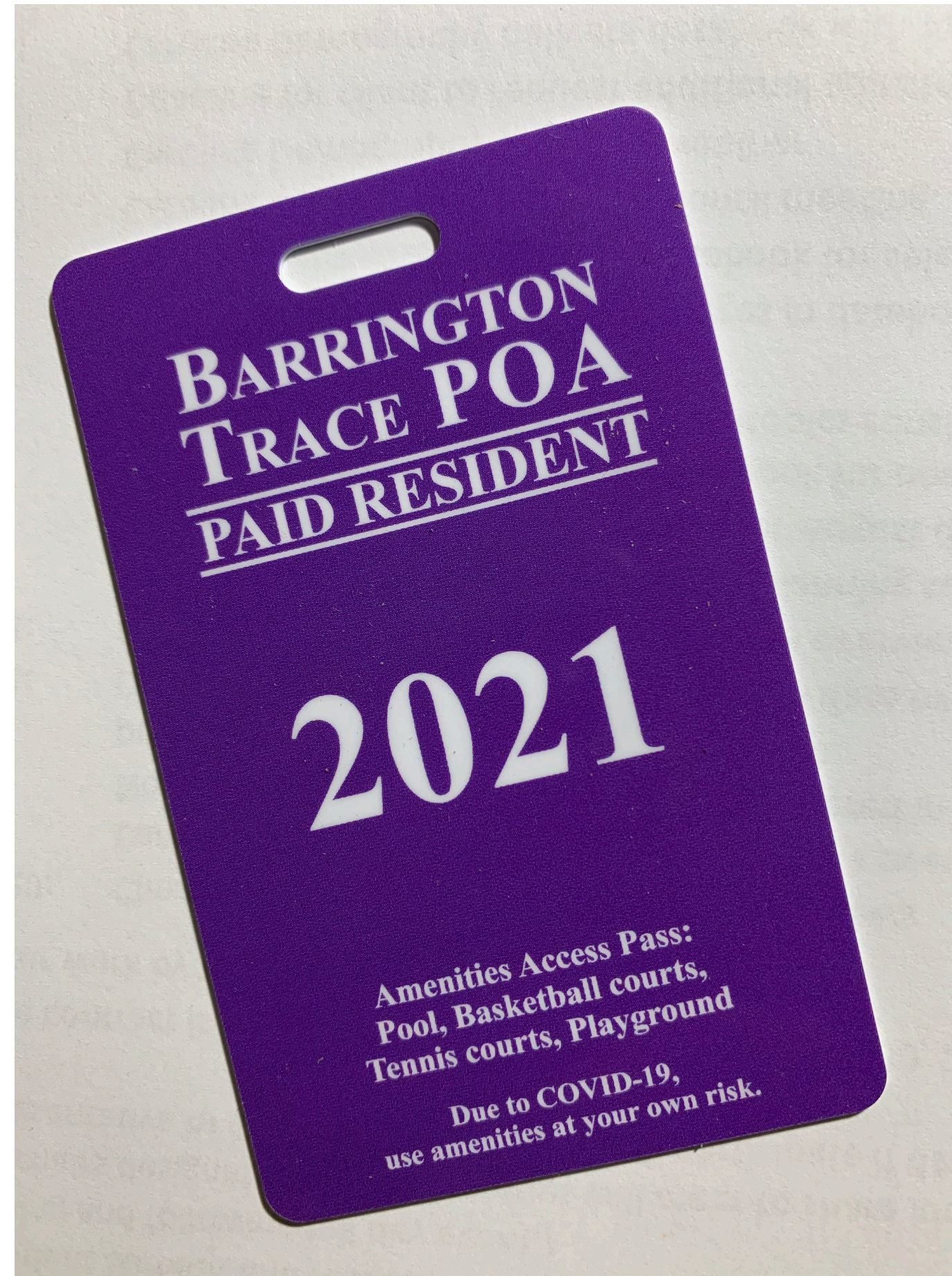


- Mark Roach, our neighbor made the pitch and generated the lower estimate for replacing the roof, gutters and fascia.





New Amenity Keys



October 2020 YTD

BALANCE SHEET



	2020	2019	Difference	% Change
CASH				
Petty Cash - BB&T	\$628	\$11,394	-\$10,766	-94.48%
Operating Account	\$42,778	\$61,517	-\$18,739	-30.46%
Total Cash	\$43,406	\$72,911	-\$29,505	-40.47%
Cash Reserves				
Reserve Account	\$71,053	\$53,227	\$17,826	33.49%
Total Asset	\$114,460	\$126,138	-\$11,679	-9.26%
LIABILITIES				
Insurance Claims Fund Received	\$3,354	\$0.00	\$3,354	0.00%
Collection Fees Payable	-\$55	-\$55	\$0	0.00%
Prepaid Dues Payable	\$10,467	\$5,479	\$4,988	91.04%
Total Liabilities	\$13,766	\$5,424	\$8,342	153.80%
Total Reserves	\$71,053	\$53,227	\$17,826	33.49%
EQUITY				
Prior Years' Net Income	\$29,415	\$59,940	-\$30,525	-50.93%
Net Income (Loss)	\$225	\$7,548	-\$7,322	-97.01%
Total Equity	\$29,640	\$67,488	-\$37,847	-56.08%
TOTAL LIABILITY / EQUITY	<u>\$114,459</u>	<u>\$126,139</u>	<u>-\$11,679</u>	<u>-9.26%</u>

STATEMENT OF INCOME

October 2020 YTD



FINANCIAL CATEGORIES	Current Year	Current Budget	Difference	% Change	Last Year	Difference	% Change
Income							
Total Operating Income	\$124,817	\$120,250	\$4,567	3.8%	\$133,816	-\$8,999	-6.72%
Expenses							
General and Administration	\$16,357	\$16,697	-\$341	-2.0%	\$28,058	-\$11,701	-41.70%
Taxes and Insurance	\$4,376	\$4,031	\$345	8.6%	\$4,099	\$277	6.77%
Recreation Area	\$21,167	\$13,764	\$7,403	53.8%	\$23,289	-\$2,122	-9.11%
Landscaping	\$19,100	\$18,670	\$430	2.3%	\$11,429	\$7,671	67.12%
Utilities	\$13,218	\$13,283	-\$66	-0.5%	\$14,423	-\$1,206	-8.36%
Maint. and Services	\$11,768	\$13,368	-\$1,600	-12.0%	\$35,876	-\$24,107	-67.20%
Total Operating Expense	\$85,986	\$79,814	\$6,172	7.7%	\$117,173	-\$31,187	-26.62%
Net Operating Income	<u>\$38,831</u>	<u>\$40,436</u>	<u>-\$1,605</u>	<u>-4.0%</u>	<u>\$16,643</u>	<u>\$22,188</u>	<u>133.32%</u>
Net Operating Income Margin	31.11%	33.63%	-35.14%		12.44%	-246.57%	
Reserves	\$71,053	\$71,608	-\$555	-0.8%	\$53,227	\$17,826	33.49%



2021 POA Fees

When are HOA fees due?

The 2021 Annual Assessment (POA fees) are due January, 2021.

How much are they?

The assessment is \$800 for each homeowner. There are two payment options for payment of POA fees.

- **OPTION 1: Pay \$700 between January 1 thru February 28, 2021, for \$100.00 discount. You may pay your 2021 fees in 2020 and receive the discount.**
- **OPTION 2: Pay \$800 between March 1 thru April 30, 2021 - No discount.**

Please note, if your full-payment is received May 1, 2021 or later, you will be charged a 10% late fee and 10% interest per annum. Please contact Heritage Properties for additional information or questions. Heritage Accounting Department can be reached at [\(770\) 451-8171](tel:7704518171) or via email at BarringtonTrace@heritageproperty.com.

Fining Schedule Resolution



**RESOLUTION OF THE BOARD OF DIRECTORS
OF
BARRINGTON TRACE HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, pursuant to Article 7, Section 7.1 of the Declaration of Covenants, Conditions, Restrictions and Easements for Barrington Trace ("Declaration") and Article 3, Section 3.18 of the Bylaws of Barrington Trace Homeowners Association, Inc. ("Bylaws"), the Association, acting through its Board of Directors, has the right and authority to make, amend, and to enforce reasonable rules and regulations applicable to the Community,

WHEREAS, pursuant to Article 11, Section 11.2 of the Declaration, each Owner and occupant of Lot is required to comply with the provisions set forth in the Declaration, Bylaws and rules and regulations of the Association (the "Governing Documents"); and

WHEREAS, pursuant to Article 111, Section 11.1 the Board is authorized to enforce the provisions set forth in the Governing Documents by imposing sanctions, including, without limitation, reasonable monetary fines; and

WHEREAS, the Board of Directors of the Barrington Trace Homeowners Association, Inc. has determined it to be in the best interest of the Community to adopt a uniform Fining Policy and provide Owners and occupants the sanctions to be imposed for violations of the Association's Governing Documents, and the procedures the Board of Directors typically uses to address such violations.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors for Barrington Trace Homeowners Association, Inc. having voted in accordance with the Bylaws and proper procedures, in a duly authorized manner, hereby adopts and sets forth a fining schedule for violations established in Exhibit A to this resolution and incorporated by reference, which schedule shall be effective as of the date set forth below, which represents the Board's current violation fining schedule, as may be amended from time to time at the Board's direction, and supersedes any previously adopted policies on the same subject matter.

RESOLVED AND ADOPTED by a majority of the Board of Directors of Barrington Trace Homeowners Association, Inc. this ____ day of _____, 2020.

BARRINGTON TRACE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS:

By: _____
President

Attest: _____
Secretary

... the Board is authorized to enforce the provisions set forth in the Governing Documents by imposing sanctions, including, without limitation, reasonable monetary fines

... adopt a uniform Fining Policy and provide Owners and occupants the sanctions to be imposed for violations of the Association's Governing Documents, and the procedures the Board of Directors typically uses to address such violations.

Fining Schedule Resolution



... the Association reserves the right to issue citations and fines for lesser or higher amounts than listed in this fee schedule

The Association shall send the alleged violator a written notice identifying the violation and requesting that the violation shall be

... the alleged violator may present a written request for a hearing

One-Time Violations	
Notice of Violation:	Courtesy Reminder
Second violation:	\$50.00 fine per violation
Third violation:	\$75.00 fine per violation
Fourth violation:	\$100.00 fine per violation
Fifth, subsequent violations:	\$150.00 fine per violation
Continuing Violations	
Notice of Violation:	Courtesy Reminder
Second Continuation violation:	\$50.00 fine per violation/day

EXHIBIT A
BARRINGTON TRACE HOMEOWNERS ASSOCIATION, INC.
FINING SCHEDULE

Fines for violations of the Association's Governing Documents, including, without limitation, the Declaration, Bylaws, and rules and regulations, will be issued by the Board of Directors of Barrington Trace Homeowners Association, Inc. as set forth herein below. All fines shall be the personal obligation of the Owner, a lien against the Owner's Lot, and must be paid within ten (10) days from when they were first imposed. Fines not paid within this ten (10) day period shall be subject to all collection efforts pursuant to Article 4, Section 4.7 of the Declaration.

Depending on the circumstances and severity of a violation, the Association reserves the right to issue citations and fines for lesser or higher amounts than listed in this fee schedule at its sole discretion. In the event of a continuing violation of the Governing Documents with ongoing daily fines, each violating Lot Owner and/or violator shall immediately contact the Association's Board of Directors after curing a violation to schedule an inspection with the Association to confirm the violation has been cured to cease accruing daily fines.

1. **Notice of Violation.** The Association shall send the alleged violator a written notice identifying the violation and requesting that the violation shall be corrected. The notice shall state the following:

- The nature of the alleged violation;
- The action which the Association proposes or intends to take, such as the proposed sanction(s) to be imposed and the amount of any fine or charge;
- A period of not less than 10 calendar days within which the alleged violator may present a written request for a hearing; and
- a statement that the proposed sanction shall be imposed as contained in the notice unless a challenge is begun within 10 days of the notice

If the same or similar violation is repeated within 12 months after the date of notice of the original violation, or if the violation is not corrected, the Association may pursue any and all remedies described in the original notice without further notice to the alleged violator.

2. **Fines.** Subject to the provisions of this Fining Schedule, fines will be imposed on the following basis:

A. One-Time Violations	
<i>Notice of Violation:</i>	<i>Courtesy Reminder</i>
<i>Second violation:</i>	<i>\$50.00 fine per violation</i>
<i>Third violation:</i>	<i>\$75.00 fine per violation</i>
<i>Fourth violation:</i>	<i>\$100.00 fine per violation</i>
<i>Fifth and subsequent violations:</i>	<i>\$150.00 fine per violation, with each successive fine thereafter increasing in a minimum of \$75.00 increments per additional violation</i>
B. Continuing Violations	
<i>Notice of Violation:</i>	<i>Courtesy Reminder</i>
<i>Second/ Continuation of violation:</i>	<i>\$50.00 fine per violation per day each violation continues, with such fines to accrue until the Association confirms the violation(s) has been cured.</i>

Nothing herein shall prohibit the Association from enforcing the Governing Documents by other means permitted in the Governing Documents and/or under Georgia law, including, but not limited to suspending an Owner's right to vote, exercising its right of abatement, recording a notice of violation in the county land records, and/or filing a lawsuit to enforce the Declaration and seek to recover all costs, including attorneys' fees and court costs, reasonably incurred in such action. The Association reserves any and all other rights under the Governing Documents.

2021 BT Board of Director Election



Barrington Trace
Property Owners Association

2021 Board of Director Slate of Candidates

Candidates

Candidates listed below notified the Board Secretary of their candidacy in advance of our Annual November 17 Meeting. Additional Candidate may be written in.

Please vote by checking yes or no for the listed candidates. Please vote for no more than three (3) Directors. Only one (1) ballot per eligible residence. Eligibility is determined if 2020 POA fees have been paid in full.

1. First and Last Name of Homeowner

2. Barrington Trace Address

3. Candidate: Virgil Smith, currently serves as President

Yes

No

4. Candidate Staphia Campbell, currently serves as Treasurer

Yes

No

5. Candidate Tammy Pollock, currently serves as At-Large Member

Yes

No

Polls

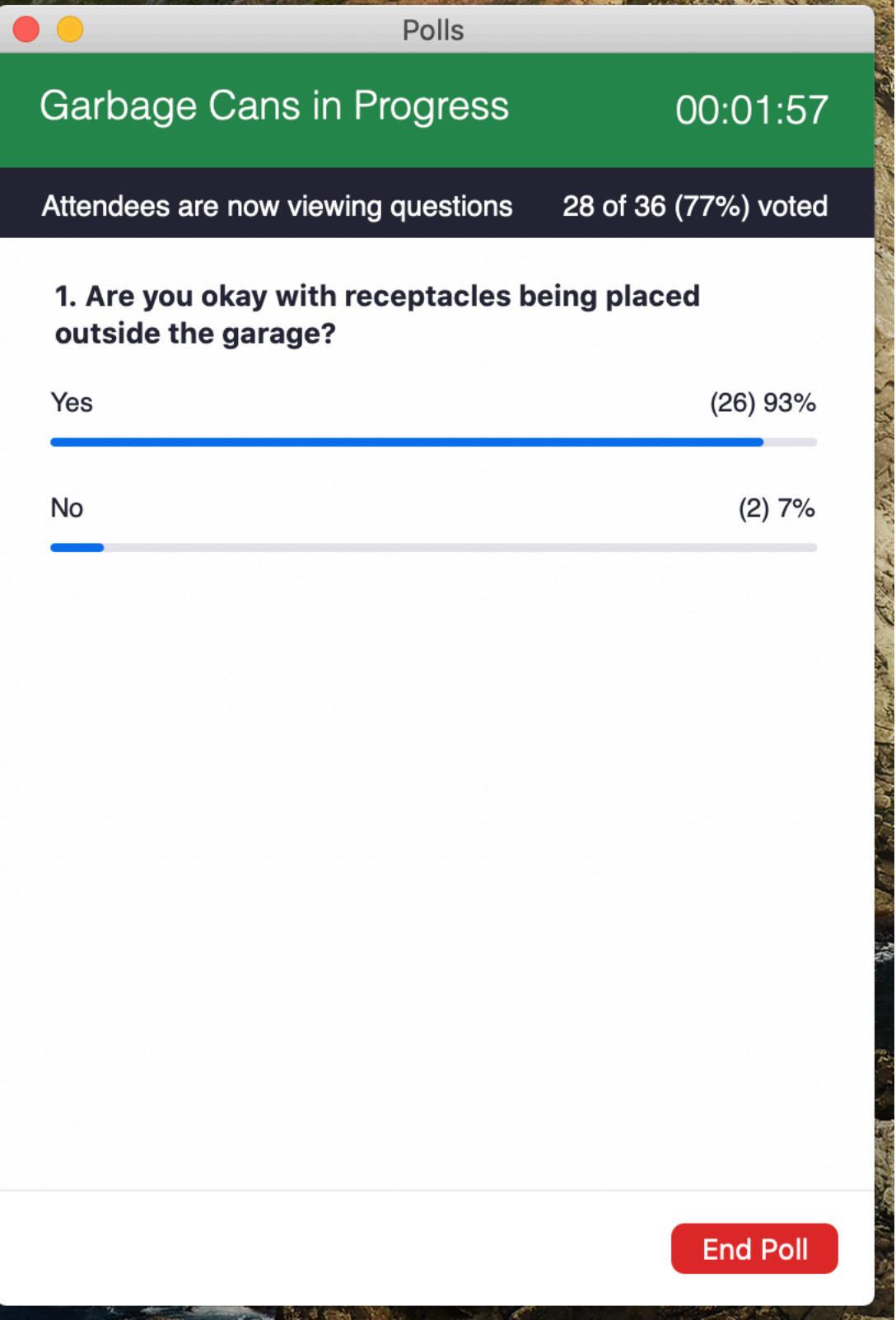
Garbage Cans in Progress 00:01:57

Attendees are now viewing questions 28 of 36 (77%) voted

1. Are you okay with receptacles being placed outside the garage?

Yes	(26) 93%
No	(2) 7%

End Poll



Food Truck Friday: Dec. 4th Mexican Food - Dec. 11th Seafood - Dec. 18th Barbeque

Our Foods



Vegan, Pescatarian, Gluten free whatever your diet, we have truck for you!

Questions?
Comments