

Barrington Trace
Property Owners Association



April 29, 2021

April Meeting Agenda

1. Welcome
2. Security Gates Discussion
3. District 1 Councilwoman Dr. Catherine Rowell
4. Business Meeting
5. Q & A

Board Officers



President
Virgil Smith



Vice President
Keisha Waites



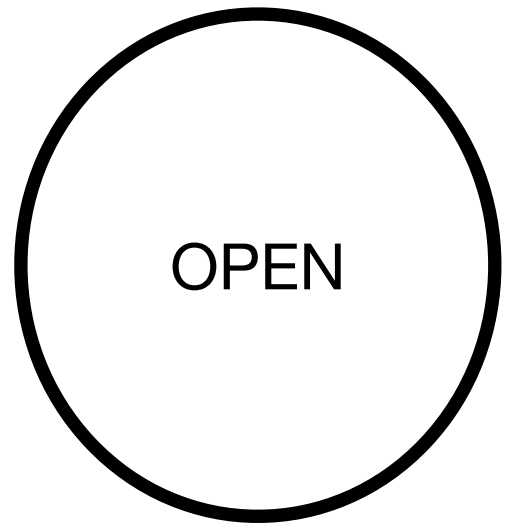
Treasurer
Staphea Campbell



Assistant Treasurer
Shanti Brown

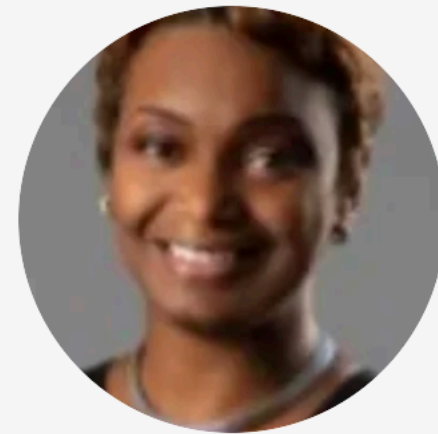


At Large
Tammy Pollock



Secretary
Open Position

Architectural Committee



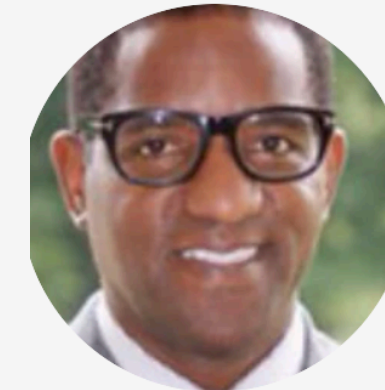
Anna Roach, Chair
Chief Operating Officer at Fulton County Government

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



Kirk Sykes
Area Executive Director of Fulton County Secondary Schools.

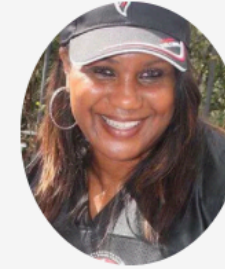
A transformational school & organizational leader with a proven record of dramatic gains in student achievement, and organizational outcomes. Able to build highly effective academic teams and establish systems and structures for sustainable school and organizational growth.



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

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.



D'Lovely Gibson

Chair Community Safety Committee

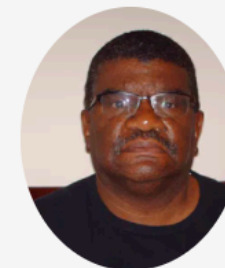
D'Lovely Gibson is the BT Community Safety Committee Chairperson. The committee is responsible for monitoring security cameras and working with local law enforcement and neighbors to keep the community safe. Ultimately, local law enforcement is responsible for the security on our community.



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

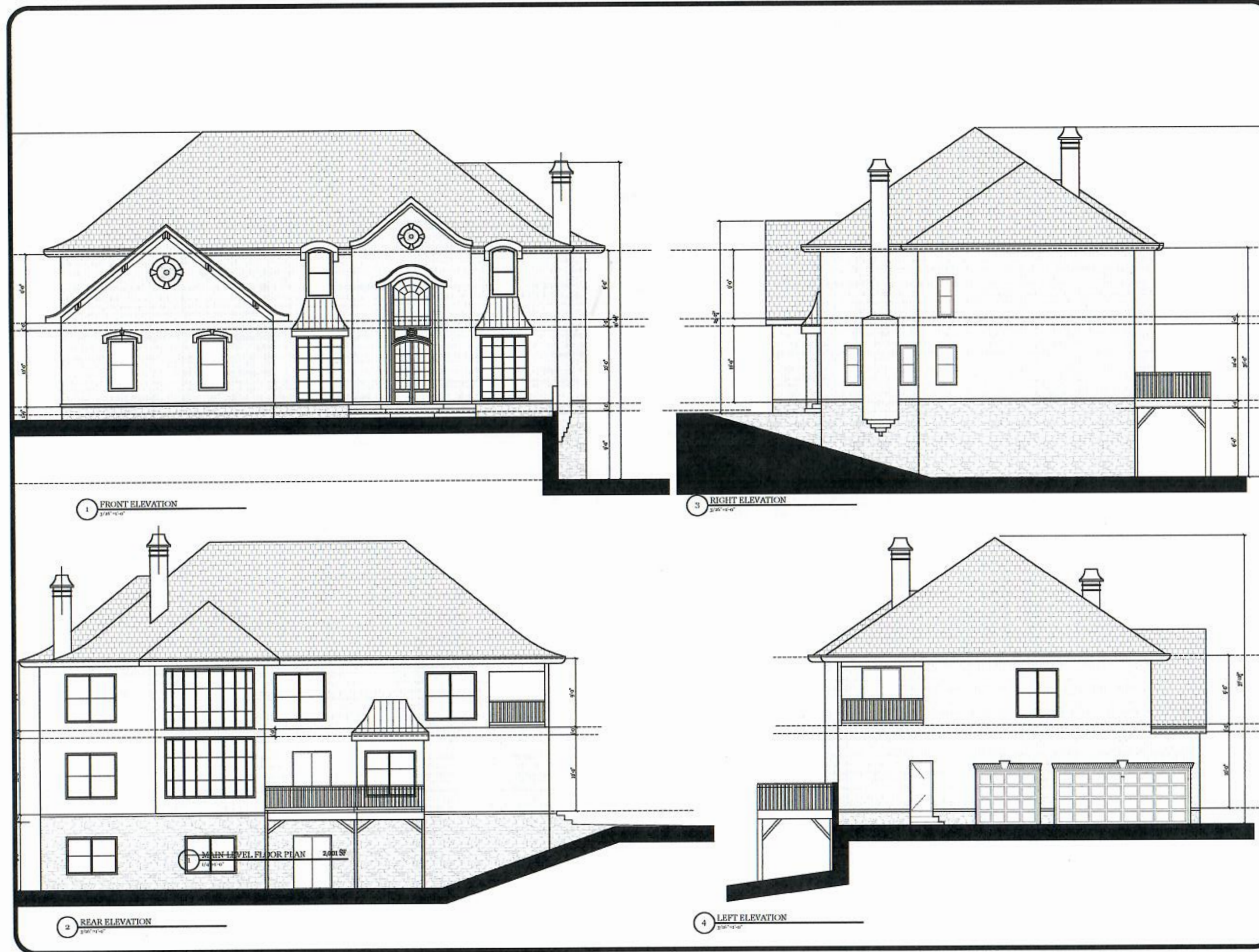
Carol oversees the grounds of Barrington Trace and reports improvements that need to be done in the community.

2313 Barrington Trace Circle

New Home Being Built - Barrington Trace Circle
Mr. Ken Dean



2313 Barrington Trace Circle



CONSULTANTS

This drawing and all parts of it are the property of TAD architects, Inc. Plans are to be returned to TAD architect the upon completion of use of which they were issued. Reproduction of this drawing without the written consent of TADarchitect, Inc. is not permitted.

stamps

DATE DESCRIPTION

PROJECT NO:
CAD DWG FILE:
DRAWN BY:
CHECK BY:
COPYRIGHT:

SHEET TITLE:

ELEVATIONS

SHEET

A-10



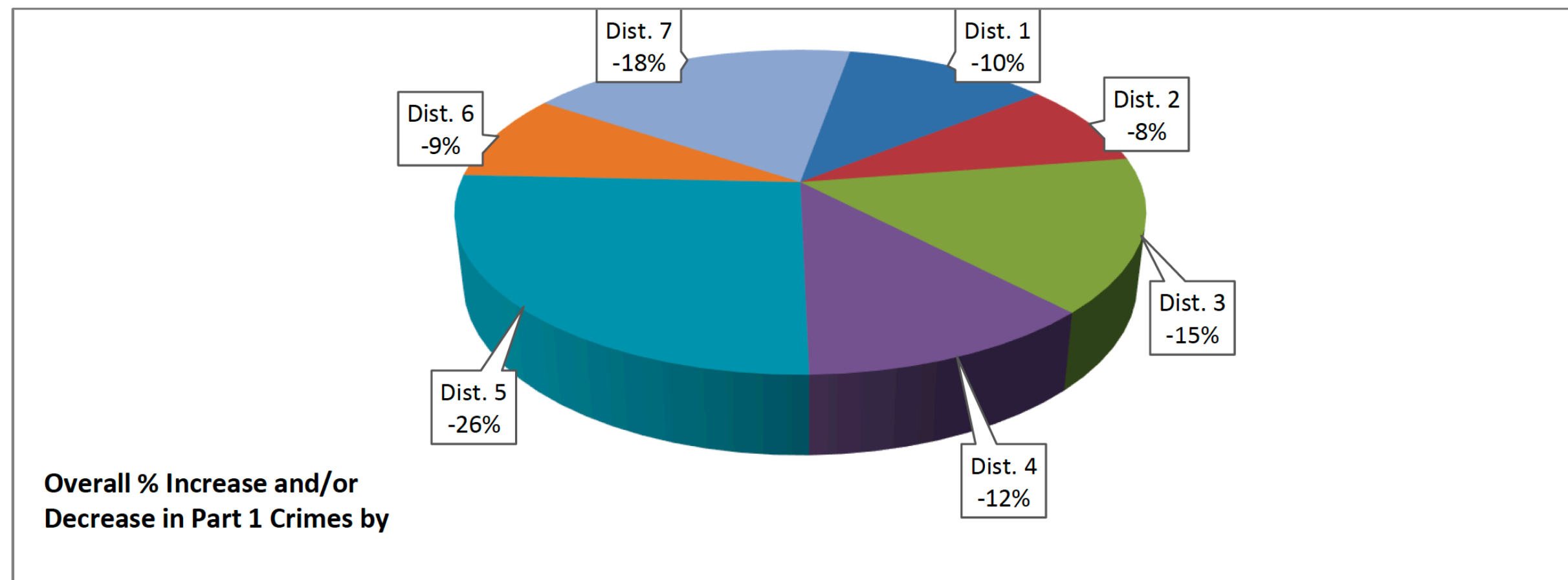
Security Gate Discussion

DISTRICT REPORT (WEEK 6) January 31 to February 6, 2021

DISTRICTS	YTD	YTD	Total Chg	YTD	YTD	Total Chg	YTD	YTD	Total Chg	YTD	YTD	Total Chg
	2021	2020		2021	2020		2021	2020		2021	2020	
Part I Offenses	DISTRICT 1			DISTRICT 2			DISTRICT 3			DISTRICT 4		
Murder	0	0	N/A	0	0	N/A	0	0	N/A	0	1	-100%
Rape	1	1	0%	0	0	N/A	0	0	N/A	0	0	N/A
Robbery	0	0	N/A	0	0	N/A	0	1	-100%	0	0	N/A
Aggravated Assault	2	4	-50%	1	1	0%	2	11	-82%	1	0	N/A
Burglary	3	4	-25%	3	2	50%	6	7	-14%	1	4	-75%
Larceny/From Vehicle	9	13	-31%	7	11	-36%	4	9	-56%	1	8	-88%
Larceny/Other	24	26	-8%	11	9	22%	10	12	-17%	17	10	70%
Auto Theft	8	13	-38%	3	7	-57%	12	9	33%	9	15	-40%
TOTAL CRIMES BY DISTRICT	47	61	-23%	25	30	-17%	34	49	-31%	29	38	-24%

DISTRICTS	YTD	YTD	Total Chg	YTD	YTD	Total Chg	YTD	YTD	Total Chg
	2021	2020		2021	2020		2021	2020	
Part I Offenses	DISTRICT 5			DISTRICT 6			DISTRICT 7		
Murder	0	0	N/A	1	1	0%	0	0	N/A
Rape	1	0	N/A	0	0	N/A	0	0	N/A
Robbery	2	3	-33%	1	3	-67%	1	1	0%
Aggravated Assault	10	11	-9%	14	15	-7%	2	4	-50%
Burglary	4	20	-80%	3	7	-57%	2	4	-50%
Larceny/From Vehicle	8	27	-70%	4	12	-67%	3	10	-70%
Larceny/Other	18	36	-50%	42	45	-7%	11	10	10%
Auto Theft	11	16	-31%	16	15	7%	5	9	-44%
TOTAL CRIMES BY DISTRICT	54	113	-52%	81	98	-17%	24	38	-37%

* Increase
* Decrease



BT Security Gate



Total Cost: \$55,000

One Time Cost Per Resident \$343.75

Private Road Cost



*Private Road - Cost is \$140,00 per mile - 3 miles

Barrington Trace Cost: \$420,000

Roads paved every 15 years - Mill work and
1.5 inches of New Pavement

39 Light Poles - Cost of LED Lamps \$500 per

*Source: City of South Fulton, Public Works

Question/Answers from COSF Public Works

01

Will COSF maintain streets, sidewalks and sewers?

No, the COSF will not maintain the streets and sidewalks. Reach out to Fulton County Public Works regarding sewers.

02

What is the projected cost for maintaining these services based on 3.5 miles of roads?

The costs vary due to the scope of work that could range from a pothole, broken sidewalks, sinkhole, or full reclamation of the road. The cost could range from a few hundreds to thousands of dollars.

Will property values be impacted as a result of installing security gates?

Check with Fulton County Tax Commissioner for information on this question.

03

Will there be a reduction in property taxes if the community has to pay for sidewalks, streets, sewers and other costs?

Please reach out to Fulton County Tax Commissioner's office for advice on this question.

04

Source:



Roussan C. François
Public Works Program Manager
5440 Fulton Industrial Blvd, S.W., Suite A Atlanta, GA 30336
Phone: (470)-809-7462 | Roussan.francois@cityofsouthfultonga.gov

Security Gate Communities

Cascade Falls Erica Qualls-Batthey

25 Executive Homes - \$700-\$900K

Benefits

- Limits/restricts access to homes and an additional layer of safety.
- Creates a greater sense of security
- Reduces fear of crime
- Deters criminal activity

Challenges

- Critical to manage gate access
- Important to service gate on a regular basis

Maintenance

- Private contractors maintain streets and sidewalks
- Important to service gate on a regular basis
- No issues with power companies - direct access
- Delivery Trucks - they must call homeowners - or provide them a code
- Gates were installed with the construction of the subdivision.
- **HOA Fee - \$750 per year**

Regency John Blackshear

90 Executive Homes - \$350 - \$595K

Benefits

- Controls access - gives some folks a false sense of security
- Prevents people from riding through the community
- Deters criminal activity
- Gates in place for 20 years - Need concerned neighbors!

Challenges

- Gates will not stop criminal activity - Regency continues to have vehicle & resident break-ins.
- Street lighting, maintaining the streets, estimate of \$300,000 to \$500,000 to repave streets & curbs
- Important to set aside the reserve account to pay for the additional costs
- Pricing continues to rise year-over-year
- One Control access point - people do walk through the neighborhood

Maintenance

- Delivery Trucks - they must call homeowners - or provide them an access code - do not need to be at home to admit someone into the community.
- **HOA Fee - \$800 per year** - increase from \$300 after installation of security gates

Le Grande Matilda Hall

00 Executive Homes - \$850K High

Benefits

- Eliminating unwanted people from sniffing around in your community, safety is a factor.

Challenges

- Residents letting anyone calling from the gate claiming to be a delivery person. Cars following a resident into the subdivision
- Power outage - gate sometimes does not open.

Maintenance

- Gates were installed by Le Grande with subdivision
- Association provides a code for them or they call residents directly.
- **HOA Fee - \$2,100 per year**



Tammy Pollock

Dr. Catherine Rowell
District 1 Councilwoman

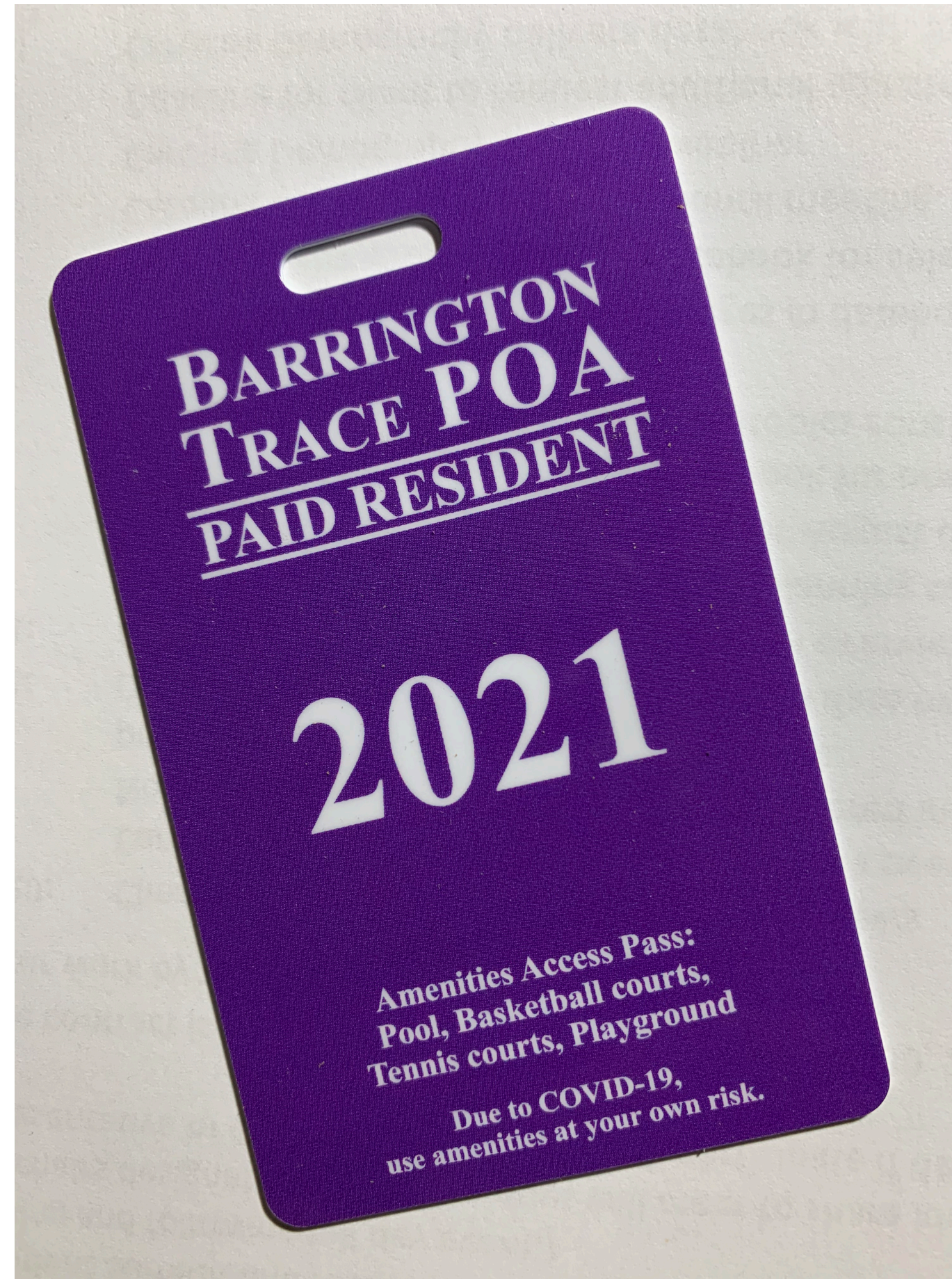




Business Update



Call 404 323-2525





Repair Work



- Tennis Court - Resurfaced, New Nets
- Basketball Court - Fence Repaired
- Playground - Steps Repaired



Repair Work





Clubhouse Opens May 1st



Pool Opens May 28th





Financials

April - First Quarter 2021

BALANCE SHEET



	2021	2020	Difference	% Change
CASH				
Petty Cash - BB&T	\$4,133	\$9,157	-\$5,025	-54.87%
Operating Account	\$91,730	\$65,445	\$26,285	40.16%
Total Cash	\$95,863	\$74,602	\$21,261	28.50%
Cash Reserves				
Reserve Account	\$73,010	\$88,871	-\$15,861	-17.85%
Total Asset	\$168,873	\$163,473	\$5,399	3.30%
LIABILITIES				
Leasing Fees Payable	\$0	\$0.00	\$0	0.00%
Collection Fees Payable	\$45	-\$55	\$100	-181.82%
Prepaid Dues Payable	\$9,161	\$12,596	-\$3,435	-27.27%
Total Liabilities	\$9,206	\$12,541	-\$3,335	-26.60%
Total Reserves	\$73,010	\$88,871	-\$15,861	-17.85%
EQUITY				
Prior Years' Net Income	\$8,506	\$29,416	-\$20,910	-71.08%
Net Income (Loss)	\$78,152	\$32,646	\$45,506	139.40%
Total Equity	\$86,658	\$62,061	\$24,596	39.63%
TOTAL LIABILITY / EQUITY	\$168,873	\$163,474	\$5,399	3.30%

April - First Quarter 2021

STATEMENT OF INCOME



FINANCIAL CATEGORIES	Current Year	Current Budget	Difference	% Change	Last Year	Difference	% Change
Income							
Total Operating Income	\$94,781	\$115,200	-\$20,419	-17.7%	\$89,195	\$5,586	6.26%
Expenses							
General and Administration	\$5,131	\$4,503	\$628	13.9%	\$6,310	-\$1,179	-18.69%
Taxes and Insurance	\$1,429	\$1,926	-\$497	-25.8%	\$1,839	-\$410	-22.32%
Recreation Area	\$1,552	\$2,927	-\$1,375	-47.0%	\$3,470	-\$1,918	-55.27%
Landscaping	\$3,992	\$4,428	-\$436	-9.8%	\$7,252	-\$3,260	-44.95%
Utilities	\$3,991	\$4,083	-\$92	-2.3%	\$4,067	-\$76	-1.87%
Maint. and Services	\$248	\$2,267	-\$2,019	-89.1%	\$1,511	-\$1,263	-83.59%
Total Operating Expense	\$16,342	\$20,134	-\$3,792	-18.8%	\$24,449	-\$8,107	-33.16%
Net Operating Income	\$78,439	\$95,066	-\$16,627	-17.5%	\$64,746	\$13,693	21.15%
Net Operating Income Margin	82.76%	82.52%	0.24%		72.59%	10.17%	
Reserves	\$71,053	\$71,608	-\$555	-0.8%	\$53,227	\$17,826	33.49%

DELINQUENT ACCOUNT BALANCES

47 Delinquent Homeowner - \$199,997.69*

28.5% Outstanding



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



Becky Goldsboro

Social Committee Chair



Social Committee Update

Food Truck Friday

- May 7 - Tacos & Tequila Food Truck
- June 6 - Hibachi Food Truck

Our Foods



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

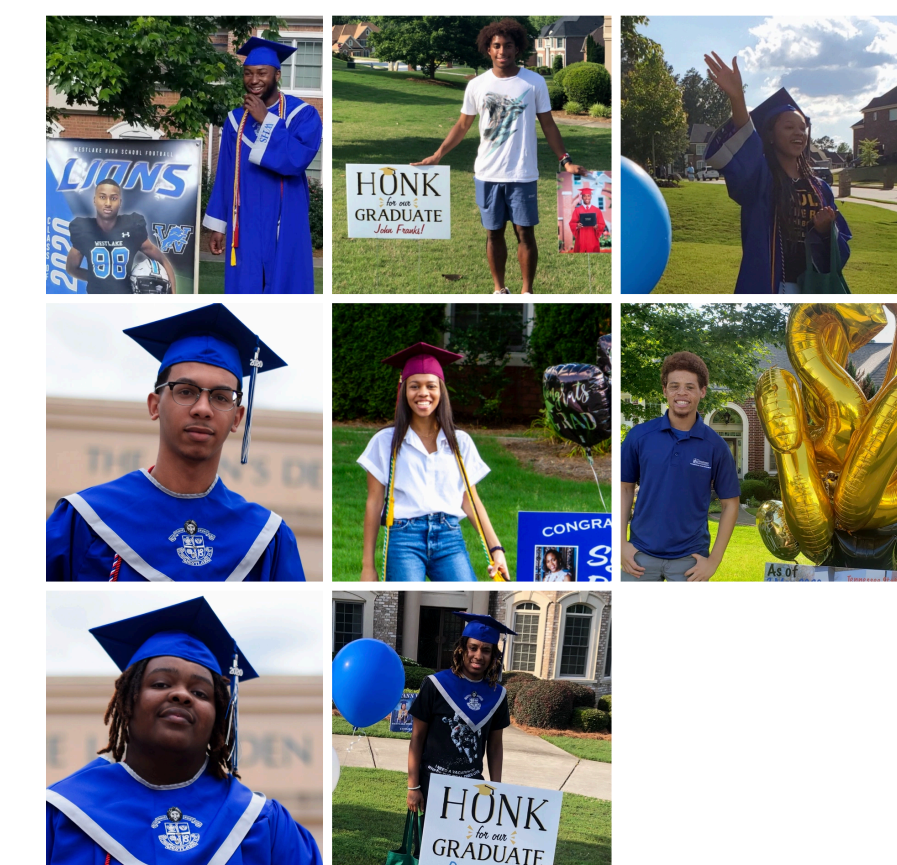
Neighborhood Clean-up

May 22nd



Celebrate Graduates

June 26th



Music Under the Stars

September 11th



Halloween Celebration

October 31st



Holiday Party

December 11th





Services for our May 22 Neighborhood Saturday Spruce-Up



**Trash Bin Cleaning - \$20.00 a bin discount to neighbors
on May 22 Saturday Spruce-up**
Sidewalk and mailbox pressure washing

Call Today: (404) 496-9916

Gutters Cleaning Atlanta GA

Serving The Entire Metro Atlanta Area & Surrounding Counties
Same/Next Day Service Available

Gutter Cleaning Atlanta
Gutter Cleaning - \$149.00 per house
5 houses guarantee a \$10.00 discount per house
**10 houses guarantee a \$20.00 per house discount to
neighbors on May 22 Saturday Spruce-up**



Mulch Delivery - Red/Black, Brown and Natural
**10 Houses = \$27.00 per yard which is equivalent to 13.5
bags**
or Pine Straw Delivery for \$4.05 a bale
No delivery charge if we guarantee 10 house deliveries



**South Fulton will pick-up bags of trash and lawn refuse
on May 24th as a County service after our
May 22 Saturday Spruce-up**

JUNK KING
AMERICA'S GREENEST JUNK REMOVAL SERVICE

LOCATIONS 1-888-888-JUNK

Services Pricing Company Contact Franchising Blog

TOUCHLESS, NO CONTACT JUNK REMOVAL! Learn More About The Safety Steps We Are Taking To Keep Everyone Safe During This Time

Recycling

We recycle, reuse or donate up to 60% of what we haul!

**Junk King will remove junk as a service on
May 22 Saturday Spruce-up for a fee of \$150 per truck
load**

N & G Power Washing 404-442-2433
Email ngpressurewashingllc@gmail.com
Each neighbor needs to contract them personally for an estimate

If people are interested in any or all the services, please send an email to BT.Spruce.Up@gmail.com

Questions?
Comments



Next Meeting - August 19th at 7 pm