

**Barrington Trace**  
Property Owners Association 

**04/18/2024**

# Meeting Recap

Our Spring POA meeting was held yesterday, on Thursday, April 18th, with a good turnout of approximately 30 members in person and 15 joining us via Zoom.

During the meeting, we reviewed a financial report showing revenue exceeding budget and expenses on target. Our focus is on replacing the unsafe playground equipment, estimated to cost \$12,000, and upgrading the tennis court lights at around \$11,000. The common areas of the community will be pressured wash by Southern Wash Pros.

The swimming pool will open on Friday, May 17th, from dusk to dawn.

We invite all neighbors to join upcoming events, including an Adult Card Party on April 26th at 7 pm. Parents are encouraged to share details of high school or college graduates for the Graduation Parade on June 2nd at 4:45 pm.

Dr. Catherine Rowell provided updates on residential and commercial development, addressing questions on traffic patterns and the Enon Road bridge construction. Expect delays and detours during this period, to be completed next year. Dr. Rowell reported that crime was down significantly in COSF.

The slides from the meeting are available on the website. [Click here](#) to see the slides. The owner Kassem Dickens who lives in our community on Laquanda Drive.

Thank you to all who attended. We look forward to collaborating on these projects and events.





April 18, 2024

# AGENDA

Keisha Waites, Vice President

**Welcome and Introductions**

Virgil Smith, President

**President's Report**

Melanie Boyd, Moderator

**Dr. Catherine F. Rowell**

Lynette Gamble

**Social Committee Report**

Tim Simon, Assistant Treasurer

**First Quarter Financials**

Next Meeting - Summer

**August 22, 2024**



# Dr. Catherine Rowell

## COSF - District 1 Representative

**(470) 809-7701**

**[catherine.rowell@cityofsouthfultonga.gov](mailto:catherine.rowell@cityofsouthfultonga.gov)**



# Financials



March 31, 2024

# BALANCE SHEET

	March 31, 2024
<b>CASH</b>	
Petty Cash - Alliance Bank	\$11,112.46
Operating Account - Alliance	\$73,881.65
<b>Total Cash</b>	<b>\$84,994.11</b>
<b>Cash Reserves</b>	
Reserve Account - Alliance	\$50,182.20
<b>Total Assets</b>	<b>\$135,176.31</b>
<b>LIABILITIES</b>	
Collection Fees Payable	-\$55.00
Prepaid Dues Payable	\$3,302.55
<b>Total Liabilities</b>	<b>\$3,247.55</b>
<b>Total Reserves</b>	<b>\$50,182.20</b>
<b>EQUITY</b>	
Prior Years' Net Income	\$4,518.00
Net Income (Loss)	\$77,228.56
Total Equity	\$81,746.56
<b>TOTAL LIABILITY / EQUITY</b>	<b><u>\$135,176.31</u></b>

# STATEMENT OF INCOME

FINANCIAL CATEGORIES	YTD Budget	YTD Budget	Difference	% Change	2024 Budget	Difference	% Change	% of 2024 Budget
<b>Income</b>								
<b>Total Operating Income</b>	<b>\$109,405</b>	<b>\$46,062</b>	<b>\$63,342</b>	<b>137.5%</b>	<b>\$128,750</b>	<b>-\$19,345</b>	<b>-15.03%</b>	<b>84.97%</b>
<b>Expenses</b>								
Gen. & Administration	\$6,095	\$5,802	\$293	5.1%	\$34,762	-\$28,667	-82.47%	17.53%
Taxes and Insurance	\$4,728	\$1,950	\$2,778	142.5%	\$7,585	-\$2,857	-37.67%	62.33%
Recreation	\$6,752	\$3,670	\$3,082	84.0%	\$18,050	-\$11,298	-62.59%	37.41%
Landscaping	\$3,218	\$4,568	-\$1,350	-29.6%	\$21,722	-\$18,504	-85.19%	14.81%
Utilities	\$4,917	\$6,300	-\$1,383	-22.0%	\$25,200	-\$20,283	-80.49%	19.51%
Maintenance & Services	\$5,330	\$1,772	\$3,557	200.7%	\$17,875	-\$12,545	-70.18%	29.82%
<b>Total Expense</b>	<b>\$31,040</b>	<b>\$24,062</b>	<b>\$6,977</b>	<b>29.0%</b>	<b>\$125,194</b>	<b>-\$94,154</b>	<b>-75.21%</b>	<b>24.79%</b>
<b>Net Total Profit/Loss</b>	<b>\$78,365</b>	<b>\$22,000</b>	<b>\$56,365</b>	<b>256.2%</b>	<b>\$3,556</b>	<b>\$74,809</b>		

# DELINQUENT ACCOUNT BALANCES

14 Homeowners Delinquent - \$63,295\*

\$1,000 - \$5,999

11

\$36,243

\$6,000 - \$7,999

3

\$18,474

\$8,000 Plus

1

\$8,578

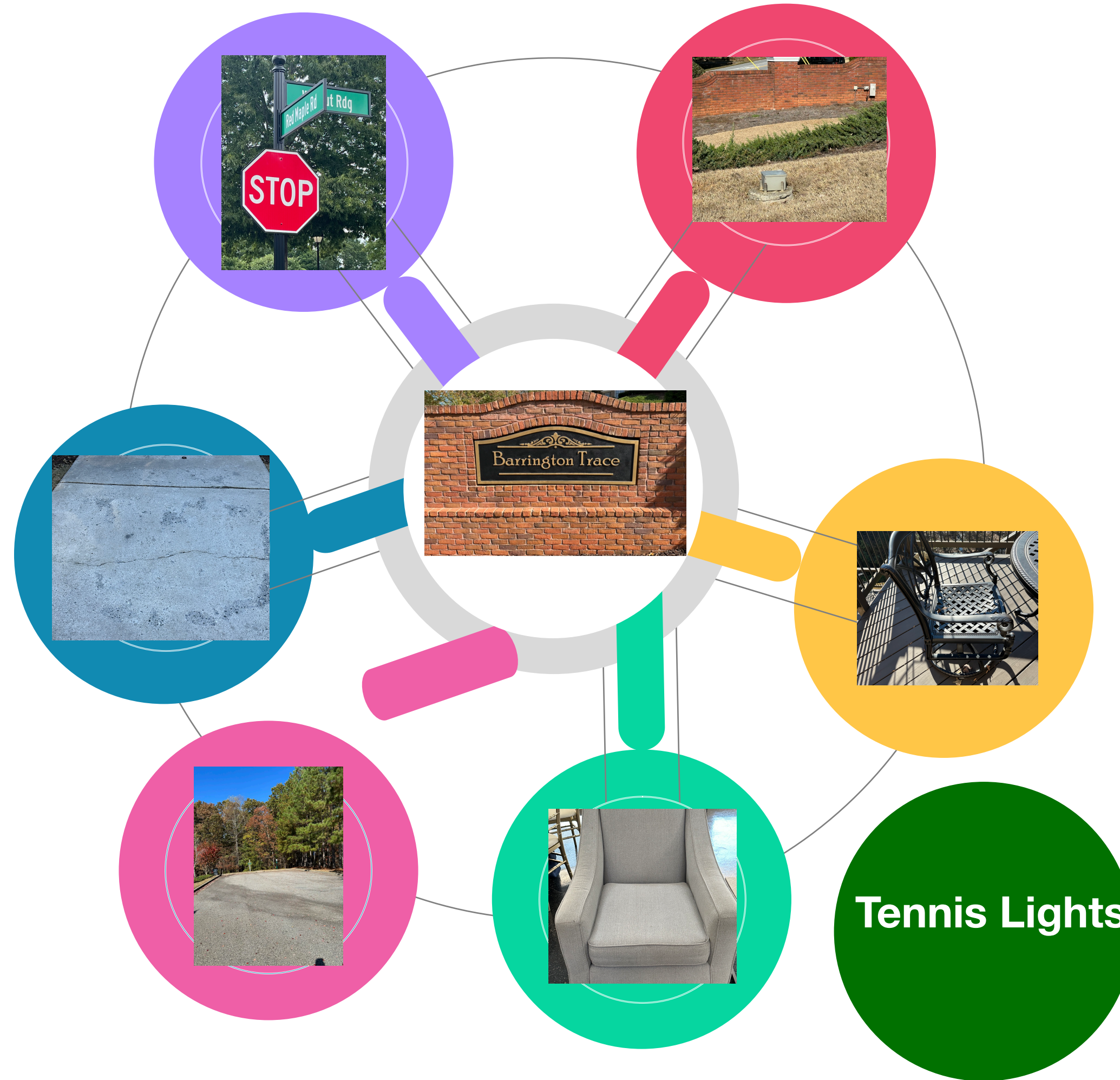
30 Homeowners have not paid 2024 POA Fee

# **President's Report**

# **2023 Projects**



# 2023-PROJECTS



01

## Lighting Project

Projected Cost - \$6,500 - **DONE**

02

## Pool Furniture/Pool Cushions

Projected Cost - \$750 - **DONE**

03

## Upholster 4 Chairs/Touch Up Paint

Projected Cost - \$250 - **DONE**

04

## Concrete Entry

Projected Cost - \$3,000 - **DONE**

05

## Street Signs

Replace Street Signs - \$26,500 - **DONE**

06

## Tennis Court Parking Lot

Pave Parking Lot - \$2,500 - **DONE**

07

## Tennis Court Lights

Reinstall Lights - \$13,000 - **CARRYOVER**

# **2024 Projects**

## 2024-25 Capital and Repairs

2024

2025

1. **Playground Equipment** - The equipment is more than twenty years old and is not safe for children. Recommendation is to remove and replace playground equipment during the Spring. 8 week project

\$12,000

\$7,500

1. **Swimming Pool Pumps** The new law passed in 2020 requires variable speed pumps now on all new applications.

2. **Tennis Lights** - Southeastern Tennis Courts

\$11,400

\$6,500 est

2. **Repave Clubhouse Parking Lot**

3. **Pressure Washing Common Areas,** Barrington Trace Circle Sidewalk, Sidewalks separating Phase II and III; Sidewalk in front of Clubhouse, the parking lot curbs, the pool surface and patio; the sidewalks on Enon Road.

\$3,500

\$5,000 est

3. **Brick Wall Pool Walkway** - Repair or replace brick wall & walkway.

TOTAL

\$26,900

\$10,000 est

4. **Basketball Court** - Resurface and paint basketball court.

**SWIMMING POOL**



# Pool Opens May 17th

Hours: Dusk to Dawn





**Playground**



# Existing Playground/Demolished



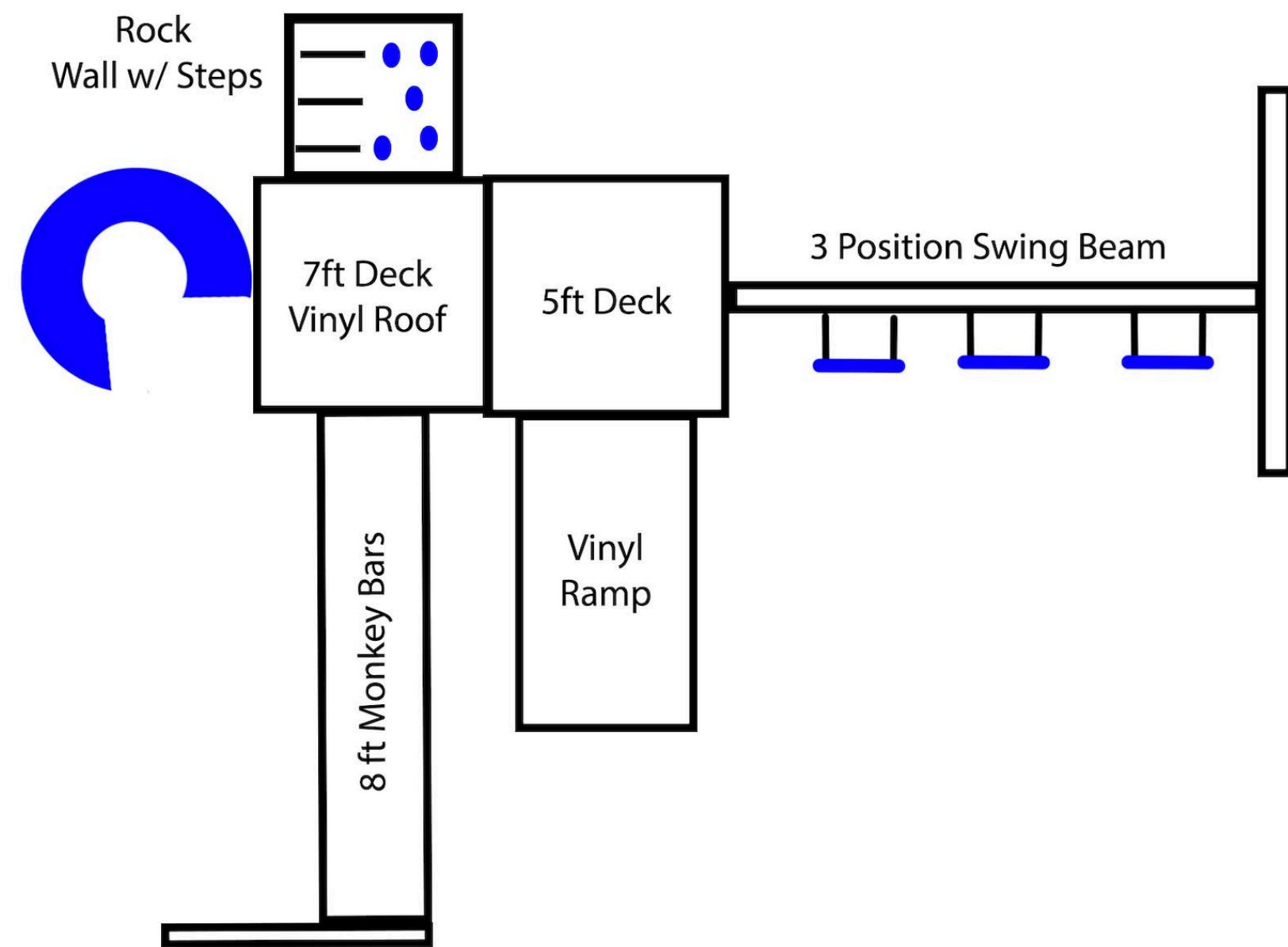






24ft\*

17 ft\*



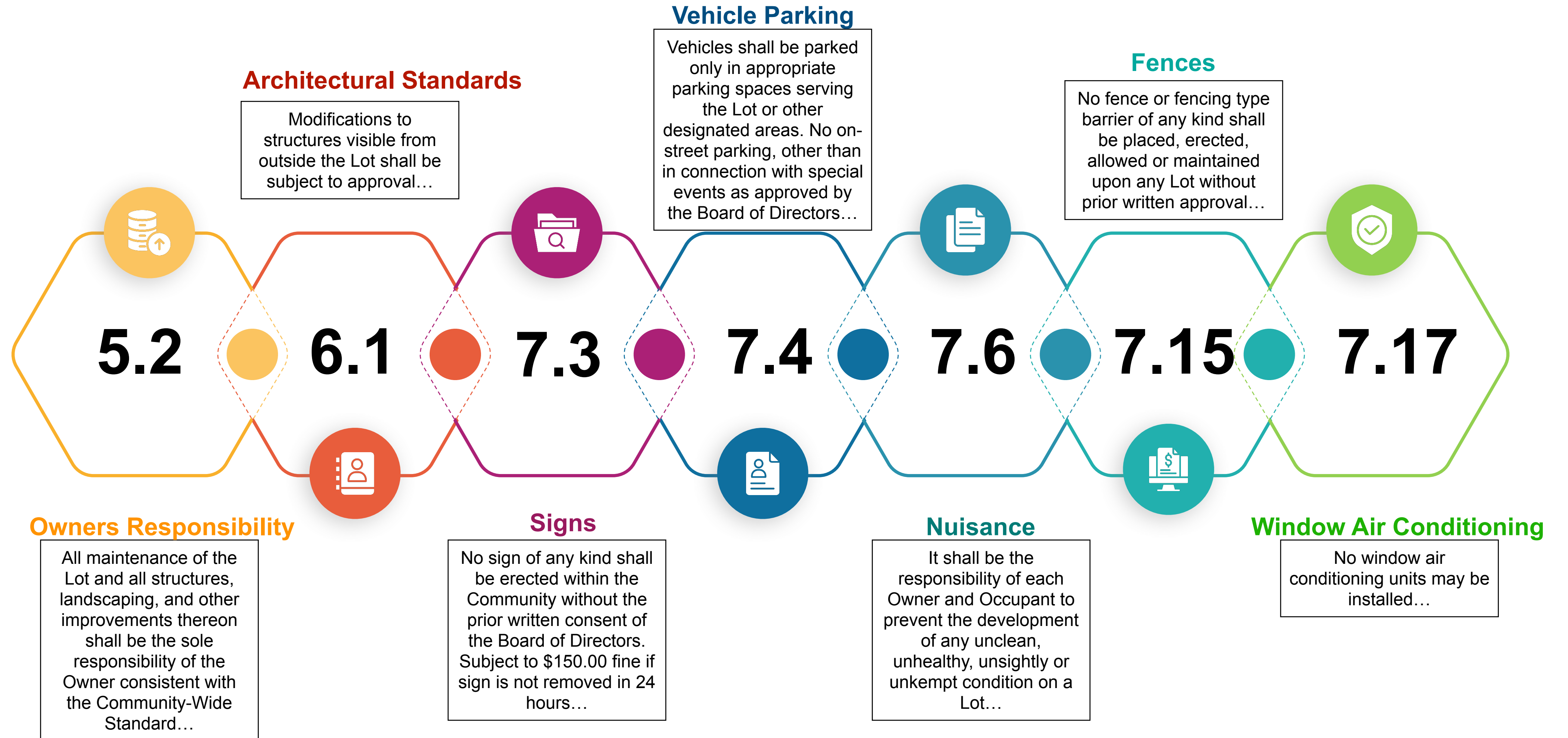
**Cost and Installation**  
**\$10,144.00**



**(480) 405-0908**  
**Tawna Ellsworth**

# Covenants

# Review of Covenants





# Notice of Violation and Fine Schedule

## Article 11, Section 11.1

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:
  - a. The nature of the alleged violation;
  - b. 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;
  - c. A period of not less than 10 calendar days within which the alleged violator may present a written request for a hearing; and
  - d. 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

10  
Days

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

*Notice of Violation:*

*Second violation:*

*Third violation:*

*Fourth violation:*

*Fifth and subsequent violations:*

*Courtesy Reminder*

*\$50.00 fine per violation*

*\$75.00 fine per violation*

*\$100.00 fine per violation*

*\$150.00 fine per violation, with each successive fine thereafter increasing in a minimum of \$75.00 increments per additional violation*

\$50 to \$150 Days

### B. Continuing Violations

*Notice of Violation:*

*Second/ Continuation of violation:*

*Courtesy Reminder*

*\$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.*

\$50 per Day  
for Continuing  
Violations



# **Community Forum**



# Forum

Welcome! Have a look around and join the discussions.

Sort by: Recent Activity 

 Follow All Categories

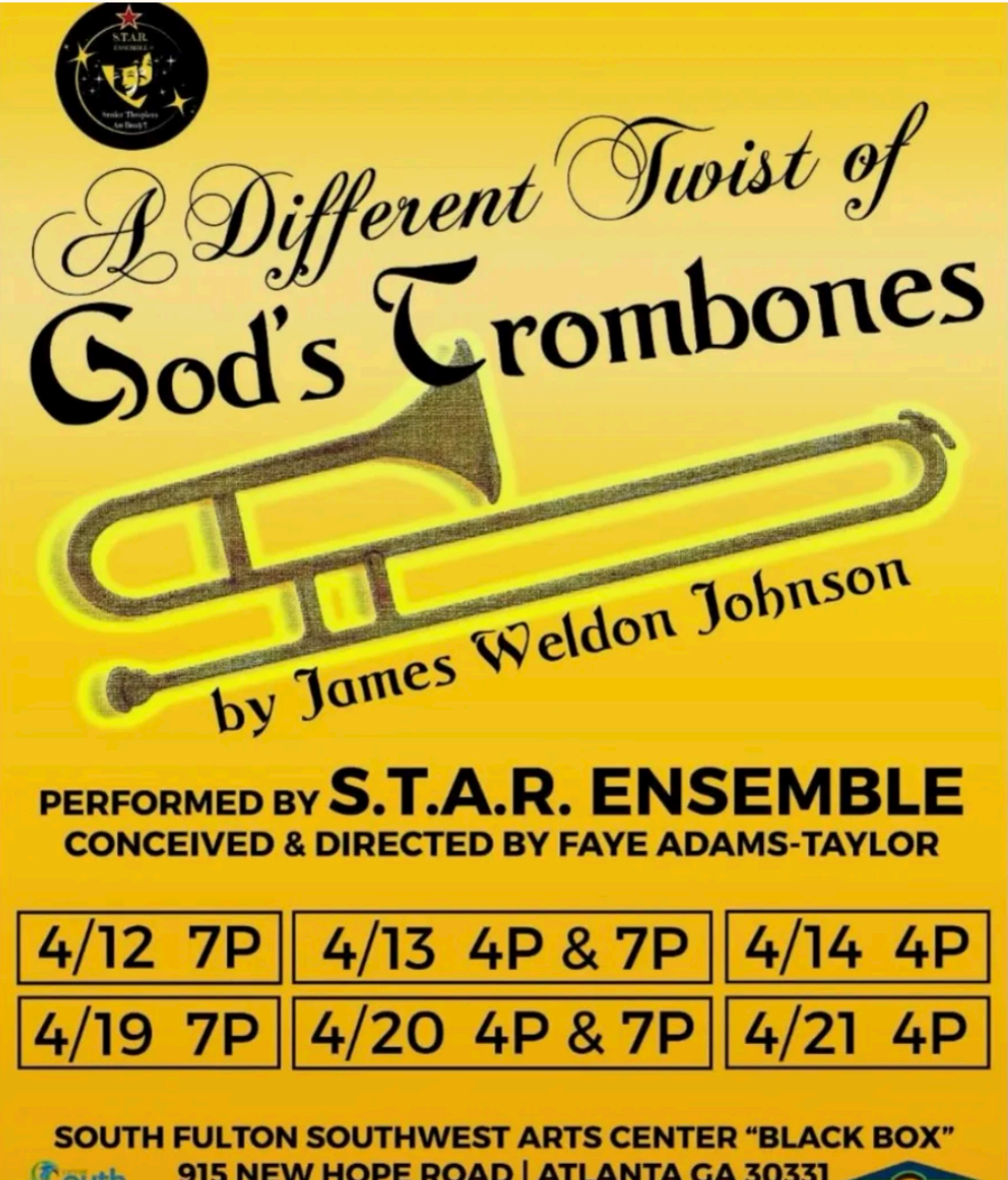
Create New Post



angela.stover



God's Trombone. Director Faye Taylor  
in General Discussion





Virgil Smith 



Welcome to the Barrington Trace Forum  
in General Discussion

A new feature for Barrington Trace residents for sharing information about family, activities, announcements etc. Feel free to add posts, videos, hashtags and more to your posts and comments.



 0  5

 Mar 06

 Like  Comment

**2459 Hughes Court**



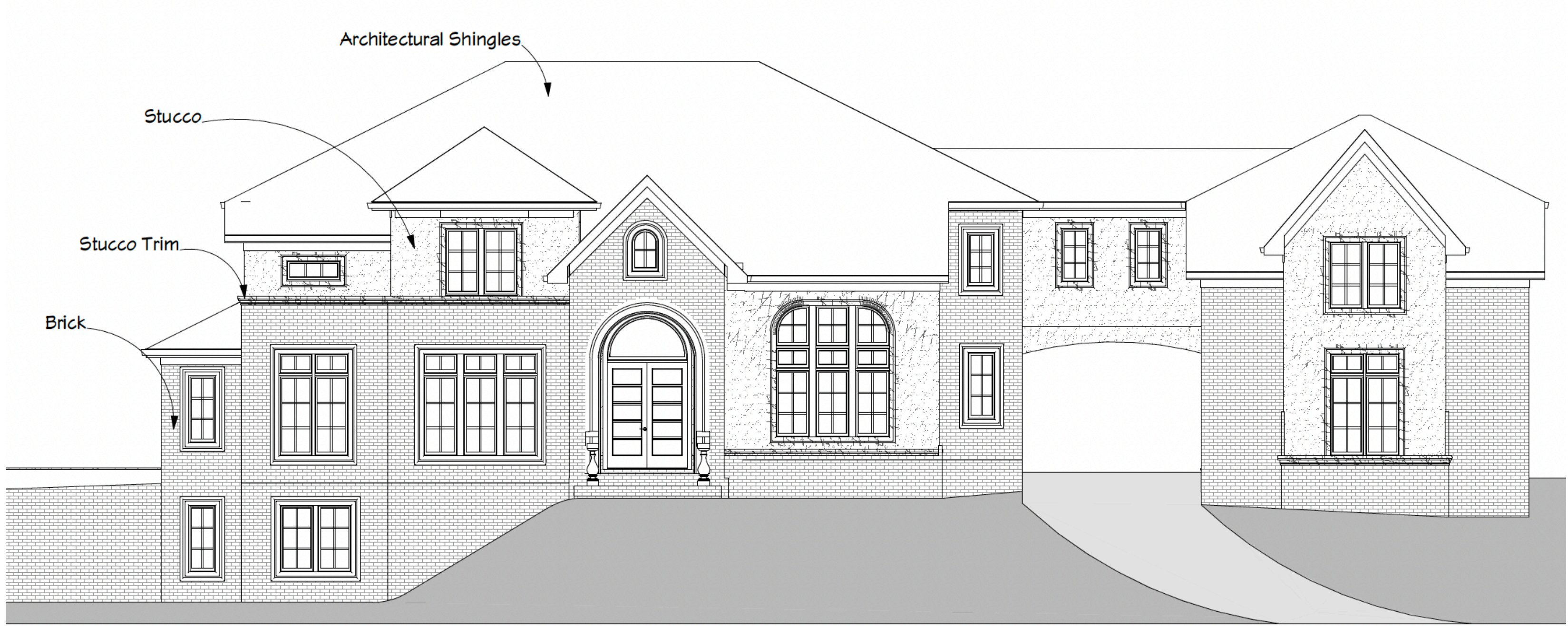








# 2459 Hughes Court



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

SQUARE FOOTAGE (HEATED)	
1ST FLOOR	2,500 SF
2ND FLOOR	2,846 SF
TOTAL	5,346 SF
FINISHED BASEMENT	2,536 SF

**7,882**

RELIMINARY PLAN



# 2459 Hughes Court

Smooth Hardi-Plank Siding



REAR ELEVATION

SCALE: 3/16" = 1'-0"





RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



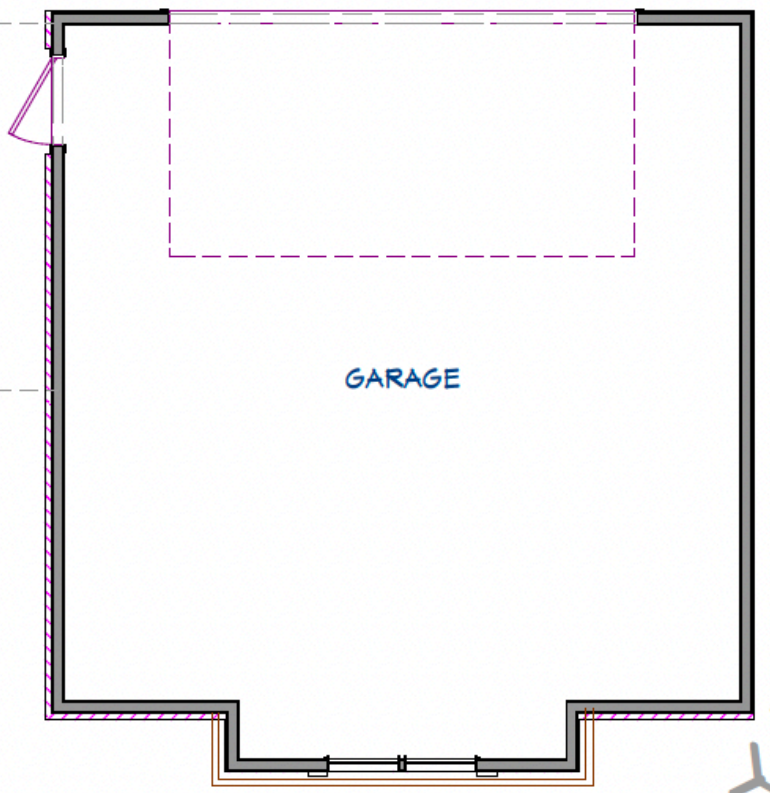
LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

PRELIMINARY PLANS



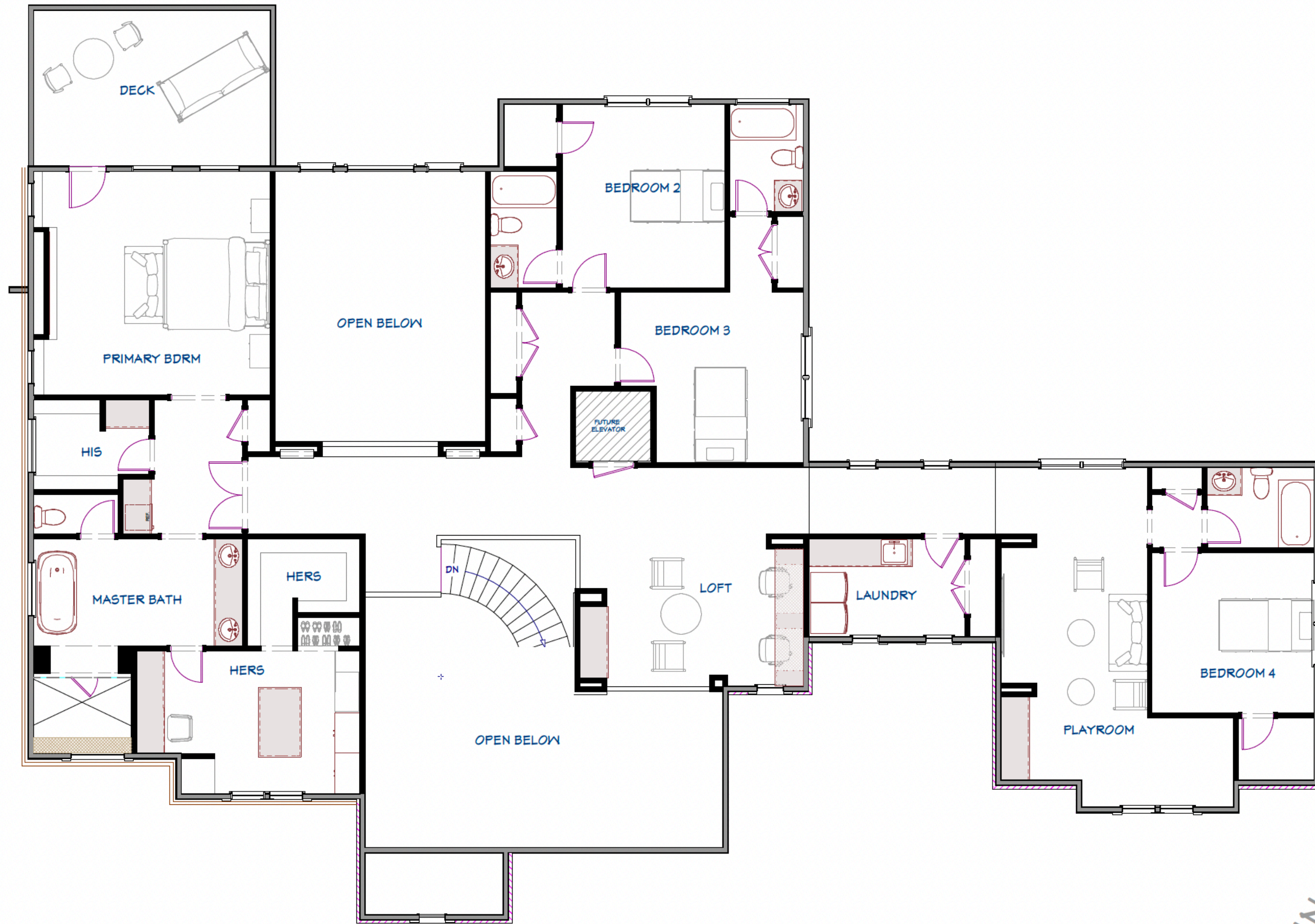
SQUARE FOOTAGE (HEATED)	
1ST FLOOR	2,500 SF
2ND FLOOR	2,846 SF
TOTAL	5,346 SF
FINISHED BASEMENT	2,536 SF



1st FLOOR PLAN (10' clg) SCALE: 1/8" = 1'-0"

PRELIMINARY PLAN





2ND FLOOR PLAN (9' clg)

SCALE: 1/8" = 1'-0"

PRELIMINARY PLANS





BASEMENT FLOOR PLAN (9' clg)

SCALE: 1/8" = 1'-0"



# 2459 Hughes Court

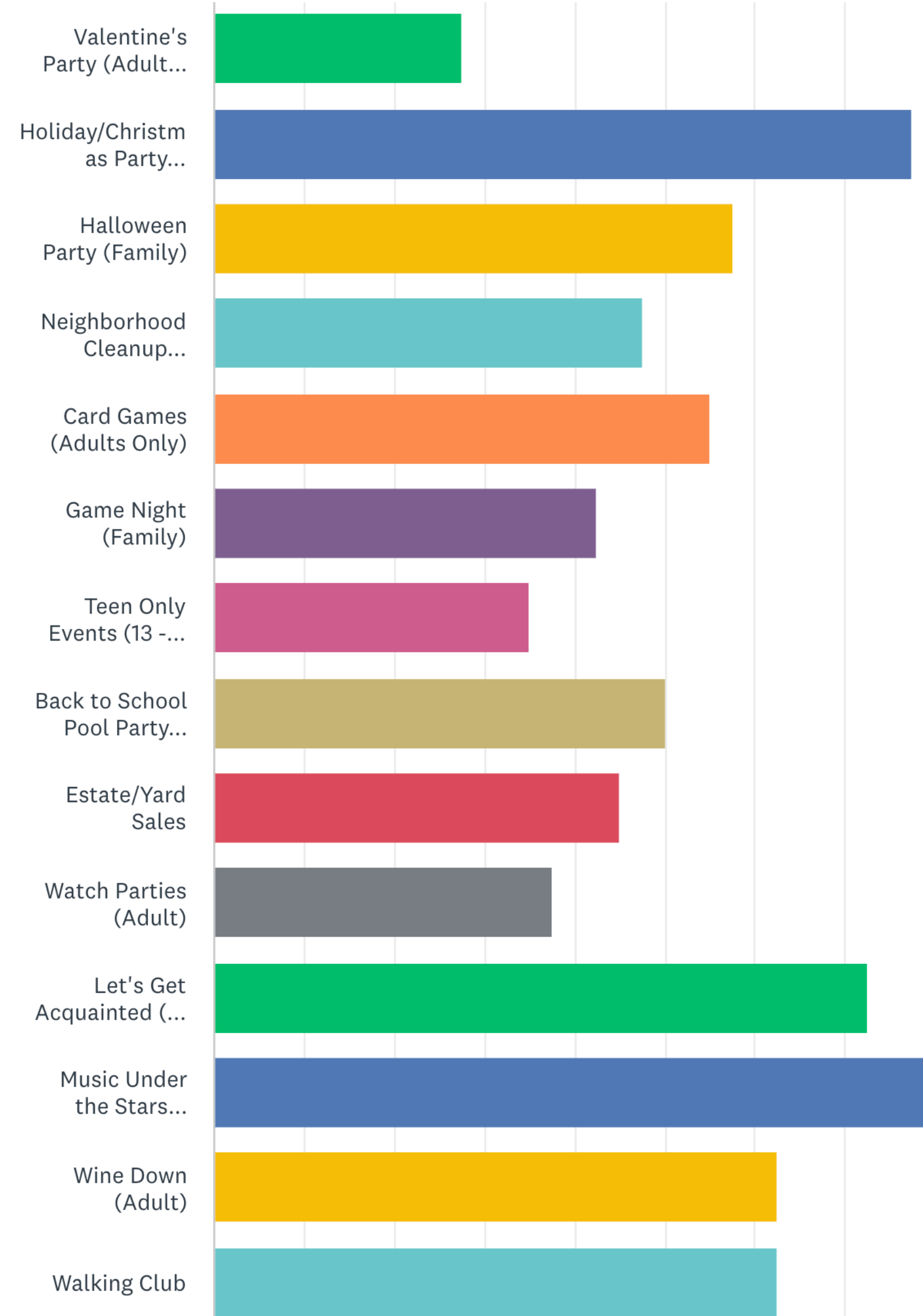




# **Social Committee**



# Survey Results of Activities



Sun, Jun 02 | Atlanta

## Graduation Parade

Celebrate our student graduating from high school and college.

RSVP

A photograph of a woman and a man standing outdoors on a grassy area. The woman is wearing a blue and white floral shirt, and the man is wearing a black t-shirt with a 'THRASHER' logo. In the background, there are large blue letters spelling 'TULSA' on the grass.

Fri, Apr 26 | Atlanta

## Adult Card Party

Bring your card playing skills and see how you fare against your neighbors!

RSVP

A close-up photograph of several playing cards fanned out. The visible cards include the 10 of Diamonds, the Ace of Hearts, the 8 of Spades, and the 2 of Spades.



# Questions/Discussion

-Next Meeting, August, 22, 2024