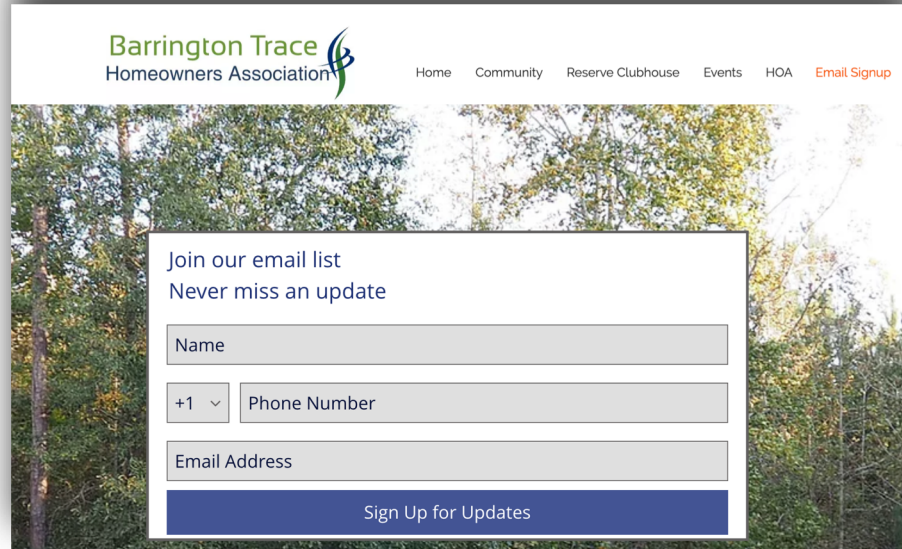


Barrington Trace

Property Owners Association



# Sign up for Email Updates



The screenshot shows the website header for Barrington Trace Homeowners Association with navigation links: Home, Community, Reserve Clubhouse, Events, HOA, and Email Signup. Below the header is a sign-up form with the following fields and a button:

Join our email list  
Never miss an update

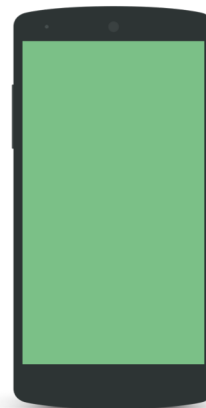
Name

+1  Phone Number

Email Address



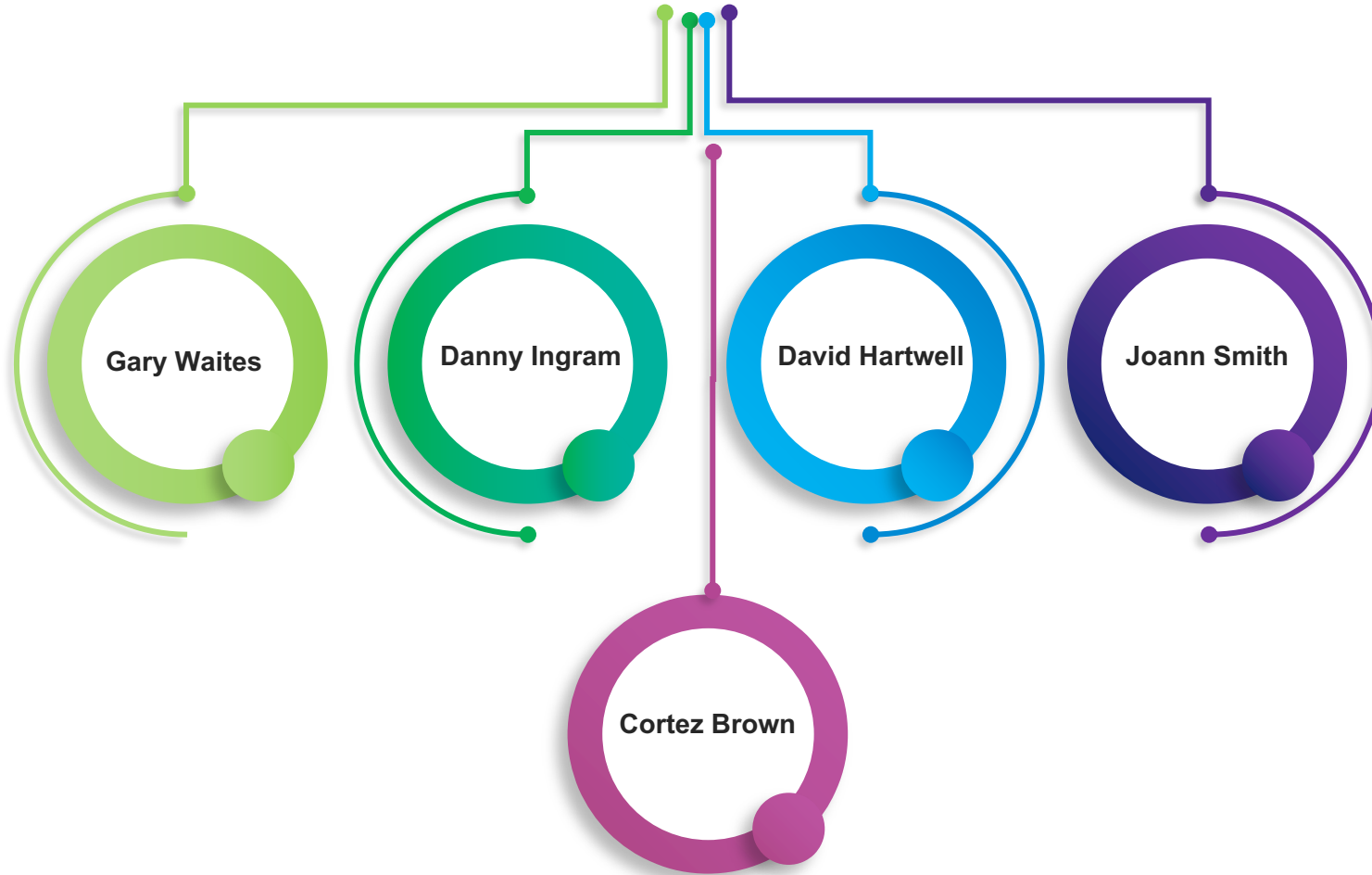
**WI-FI**  
**BTRACE5**  
or



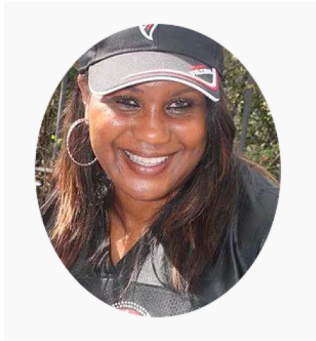
**PASSWORD**  
highspeed

# Active Community Members

Barrington Trace  
Property Owners Association 



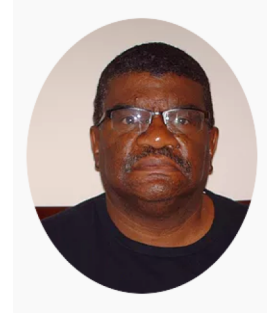
## Committee Chairs



**Clubhouse Rental**  
**Angela Stover**



**Social Committee**  
**Becky Goldsboro**



**Swimming Pool**  
**Lee Howard**



**Grounds**  
**Carol Butts**

## Officers



**President**  
**Virgil Smith**



**Vice President**  
**Keisha Waites**



**Treasurer**  
**Staphelia Campbell**



**Secretary**  
**D'Lovely Gibson**



**Assistant Treasurer**  
**Shanti Brown**



**Board Liaison**  
**Tammy Pollock**

# AGENDA

07:00  
PM

## Welcome/Introductions

- Virgil Smith, President

## A Look Back

7:50  
PM

## Flock Safety Cameras

- Virgil Smith, President

07:10  
PM

## Amendment Update | POA vs HOA

- Tammy Pollock, Board Liaison
- D'Lovely Gibson, Secretary

8:10  
PM

## Election of 2020 Officers

- D'Lovely Gibson, Secretary

07:40  
PM

## Treasurer's Report

- Stapeha Campbell, Treasurer
- Shanti Brown, Assistant Treasurer

8:30  
PM

## Adjourn

- Next Meeting, Thursday, April 23, 2020 at 7 pm

# **A look back over the past 12 months**

# Barrington Trace Annual Highlights

## Clubhouse Interior

- Interior Painting of Clubhouse
- Painting of Stairs
- Organized the Attic
- New Clubhouse Furniture
- Replaced Women's Toilet Seats
- Ceiling Fans - Clubhouse
- New Shelving in Storage Area
- Bar and Cabinets
- Granite Counter Tops
- Refrigerator and Stove
- Kitchen Sink and Faucet
- Folding Chairs
- Six Foot and Card Tables
- New Television
- Sonos Control System
- New Air Condition Filters

## Clubhouse Exterior

- Exterior Painting of Clubhouse
- Painting of Light Poles and Fencing
- Conversion to LED Parking Lot Lights
- Pool Chairs and Umbrellas
- Floor Mts and Door Knocker
- Lifeguard Stand
- New Playground Swings
- Repaved Parking Lot
- Replaced Outdoor Speakers
- New Pool Filter & Pumps
- New Clubhouse Cameras
- New Flag

## Community

- Capital Reserve Study
- Moved from HOA to POA
- Leasing Amendment
- **In Process**
  - New BT Entrance Cameras
  - New Basketball Lights
  - Replace Tennis Court Lights
  - 2019 Holiday Party
- **Events**
  - 2018 Holiday Party
  - Summer Pool Party
  - Under the Stars at the Pool
  - Halloween Party





**Board Liaison**  
**Tammy Pollock**



**Secretary**  
**D'Lovely Gibson**

## **Update of Leasing Amendment & POA vs HOA**

**A reminder of the rationale, the voting results/outcome and process for addressing questions.**

# Homeowners Association to Property Owners Association

## HOA

A **homeowners association (HOA)** is an organization in a subdivision, planned community or condominium that makes and enforces rules for the properties within its jurisdiction.

## POA

A **Georgia property owners association (POA)** strengthens an associations assessment collection powers and has the authority to change Covenants and Bylaws of the association and is positioned as the Declarant for the community.

# Declarant Status

SPACE ABOVE RESERVED FOR RECORDING DATA

After recording, please return to:  
Lareaga & Johanson, LLC  
P.O. Box 250800  
Atlanta, Georgia 30325  
Attn: Kathryn Roberts

Cross Reference: Deed Book: 32527  
Page: 346

FULTON COUNTY, GEORGIA

TERMINATION OF DECLARANT RIGHTS UNDER THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BARRINGTON TRACE

THIS TERMINATION OF DECLARANT RIGHTS is made the day as written below by REO Funding Solutions V, LLC, a Georgia limited liability company ("Declarant").

WITNESSETH

WHEREAS, Enon Road Associates Limited Partnership, as the developer and original declarant ("Original Declarant"), executed that certain Declaration of Protective Covenants, Conditions, Restrictions and Easements for Barrington Trace, which was recorded on June 7, 2002, in Deed Book 32527, Page 346, et seq. of the Fulton County, Georgia land records, as may have been supplemented and/or amended from time to time (the "Declaration"); and

WHEREAS, REO Funding Solutions V, LLC is the current Declarant, as the successor to the Original Declarant by virtue of that certain Quitclaim Assignment and Assumption of Declarant Rights, which was recorded on June 6, 2014, in Deed Book 53873, page 652 et seq. of the Fulton County, Georgia land records; and

WHEREAS, Declarant now desires to terminate its right to control Barrington Trace Homeowners Association, Inc. under the Declaration, the Bylaws of Barrington Trace Homeowners Association, Inc., recorded on June 7, 2002 as Exhibit "C" to the Declaration, in Deed Book 32527, Page 380 et seq. of the Fulton County land records, (the "Bylaws") and the Articles of Incorporation of Barrington Trace Homeowners Association, Inc., as on file with the Georgia Secretary of State ("Articles"). The Declaration, Bylaws and Articles are hereinafter referred to collectively as the "Governing Documents".

NOW THEREFORE, for and in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant hereby takes the following action:

1. **Termination of Rights.** The Declarant hereby terminates all Declarant's rights to take, approve, or consent to actions under the Governing Documents, including but not limited to, the right to review and approve all architectural modifications and improvements or otherwise have any control over the architectural standards within the Barrington Trace Subdivision, the right to take, approve or consent to actions under the Governing Documents as well as any other rights reserved to the Declarant under the Governing Documents.
2. **No modification.** Except as set forth herein, this document does not amend any provision of the Governing Documents and the provisions of the Governing Documents shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has executed this Instrument as of the 18<sup>th</sup> day of March, 2019.

DECLARANT: REO Funding Solutions V, LLC, a Georgia limited liability company

By: Castlelake III GP, LP, a Minnesota Limited Partnership, it's Managing Member  
Name: Sally Maxwell  
Title: Vice President

Sworn to and subscribed before me  
This 18<sup>th</sup> day of March, 2019.

[Signature]  
Notary Public  
[Notary Seal]

KIMBERLY M. ISOM-FICEK  
NOTARY PUBLIC - MINNESOTA  
MY COMMISSION EXPIRES 01/31/2023

**Termination of Rights:** The Declarant hereby terminates all Declarant's rights to take, approve or consent to actions under the Governing Documents, including but not limited to, the right to review and approve all architectural modifications and improvements or otherwise have any control over the architectural standards within the Barrington Trace Subdivision, the right to take, approve or consent to actions under the Governing Documents as well as any other rights reserved to the Declarant under the Governing Documents.

Executed: March 18, 2019



**Treasurer**  
**Staphelia Campbell**



**Assistant Treasurer**  
**Shanti Brown**

# **TREASURER'S REPORT**



2020 Budget

# BARRINGTON TRACE HOA 2020 BUDGET

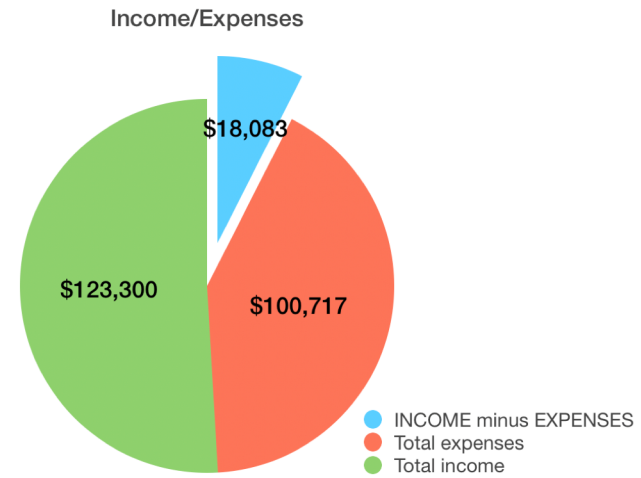
INCOME	
Assessments from Homeowners	\$115,000
Uncollectible Accounts	-\$10,000
Late Fee Income	\$2,000
Owner Initiation Fee	\$0
Owner Interest Income	\$2,000
Tennis Income	\$0
Clubhouse Rental Income	\$12,000
Social Event Income	\$2,300
<b>TOTAL INCOME</b>	<b>\$123,300</b>

EXPENSES	
General & Administrative	\$21,218
Taxes and Insurance	\$5,078
Landscaping	\$21,500
Utilites	\$15,940
Maintenance & Services	\$14,980
Recreation	\$22,001
<b>TOTAL EXPENSES</b>	<b>\$100,717</b>

CAPITAL EXPENDITURES	
Miscellaneous	\$1,000
Concrete Pool Area/Garbage Area	\$3,500
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>\$4,500</b>

CAPITAL RESERVES	
Transfer to Reserves	\$10,000
<b>TOTAL RESERVES</b>	<b>\$10,000</b>

NET OPERATING	
<b>INCOME minus EXPENSES</b>	<b>\$18,083</b>



# BALANCE STATEMENT

YTD - September 2019

CASH		2019
Petty Cash		\$8,665.09
Operating Account - BB&T		\$68,886.82
<b>TOTAL CASH</b>		<b>\$77,522.91</b>
<b>CASH RESERVES</b>		<b>\$53,226.38</b>
<b>Total Net Fixed Assets</b>		<b>\$53,224.61</b>
<b>LIABILITIES</b>		
Collection Fees Payable		(\$45.98)
Prepaid Dues		\$5,418.73
<b>TOTAL LIABILITIES</b>		<b>\$5,372.75</b>
<b>RESERVES</b>		<b>\$53,226.38</b>
<b>EQUITY</b>		
Prior Year's Net Income		\$59,939.90
Net Income (Loss)		\$12,210.26
<b>TOTAL EQUITY</b>		<b>\$72,150.16</b>
<b>TOTAL EQUITY</b>		<b>\$130,749.29</b>

# STATEMENT OF INCOME

FINANCIAL CATEGORIES							
Revenue	Actual	Budget	Variance	% Chg.	Last Year	Variance	& Chg.
<b>Total Revenue</b>	<b>\$127,174</b>	<b>\$113,116</b>	<b>\$14,058</b>	<b>12.4%</b>	<b>\$0</b>	<b>\$127,174</b>	
<b>Expenses</b>							
General and Administration	\$26,021	\$21,018	\$5,003	23.8%	\$0	\$26,021	
Taxes and Insurance	\$3,512	\$3,414	\$98	2.9%	\$0	\$3,512	
Recreation Area	\$22,137	\$10,743	\$11,394	106.1%	\$0	\$22,137	
Landscaping	\$11,279	\$13,759	-\$2,480	18.0%	\$0	\$11,279	
Utilities	\$12,901	\$8,583	\$4,318	50.3%	\$0	\$12,901	
Maintenance and Services	\$30,019	\$12,996	\$17,023	131.0%	\$0	\$30,019	
<b>Total Expenses</b>	<b>\$105,869</b>	<b>\$70,513</b>	<b>\$35,356</b>	<b>50.1%</b>	<b>\$0</b>	<b>\$105,869</b>	
<b>Capital Expenditures</b>	<b>\$9,095</b>	<b>\$13,800</b>	<b>-\$4,705</b>	<b>34.1%</b>	<b>\$0</b>	<b>\$9,095</b>	
<b>Net Income</b>	<b>\$21,305</b>	<b>\$42,603</b>	<b>-\$21,298</b>	<b>50.0%</b>	<b>\$0</b>	<b>\$21,305</b>	

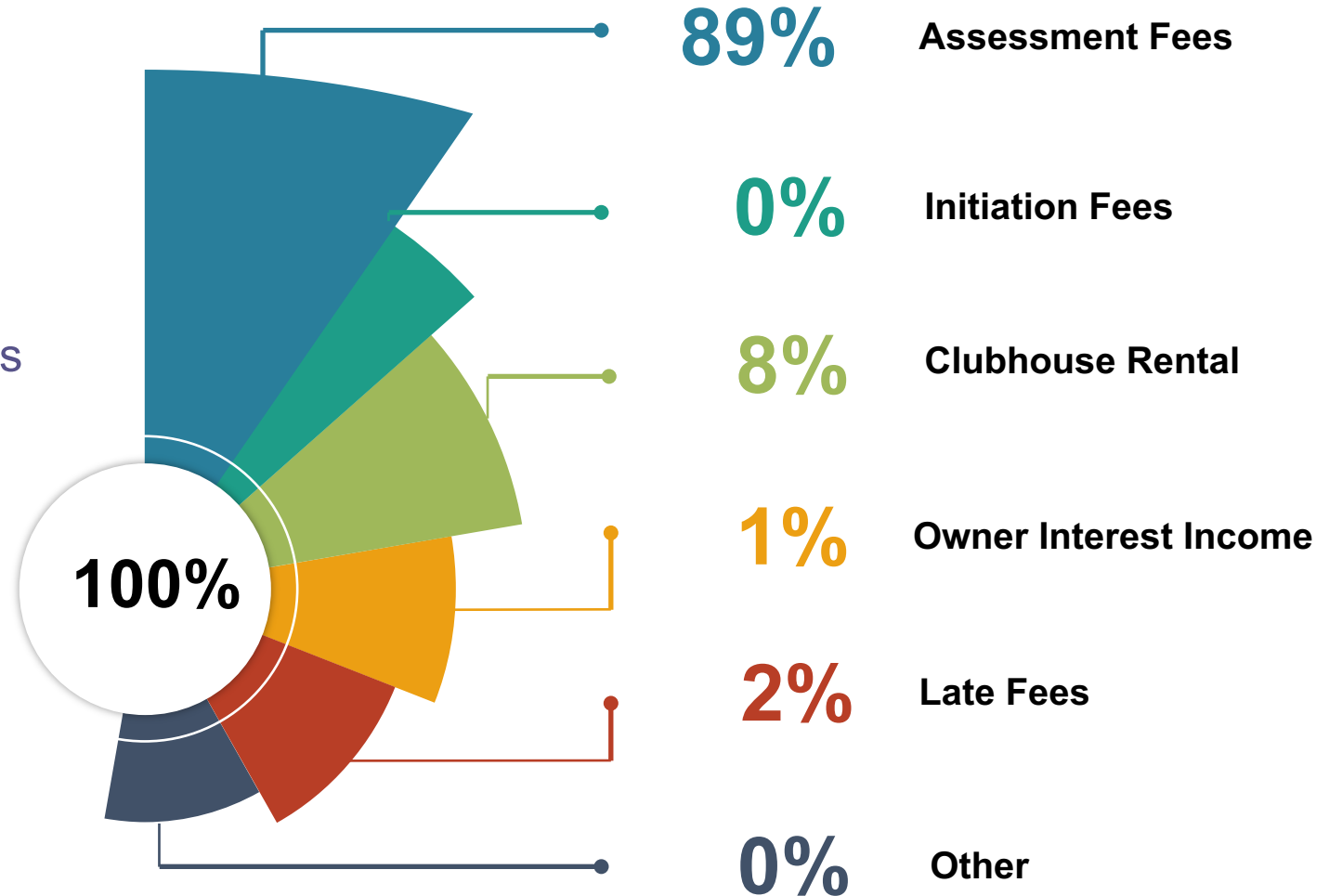
# Revenue by Source

## Percent of Total

### Revenue Over Budget

12.4%

- Assessment fees
- Clubhouse Rentals



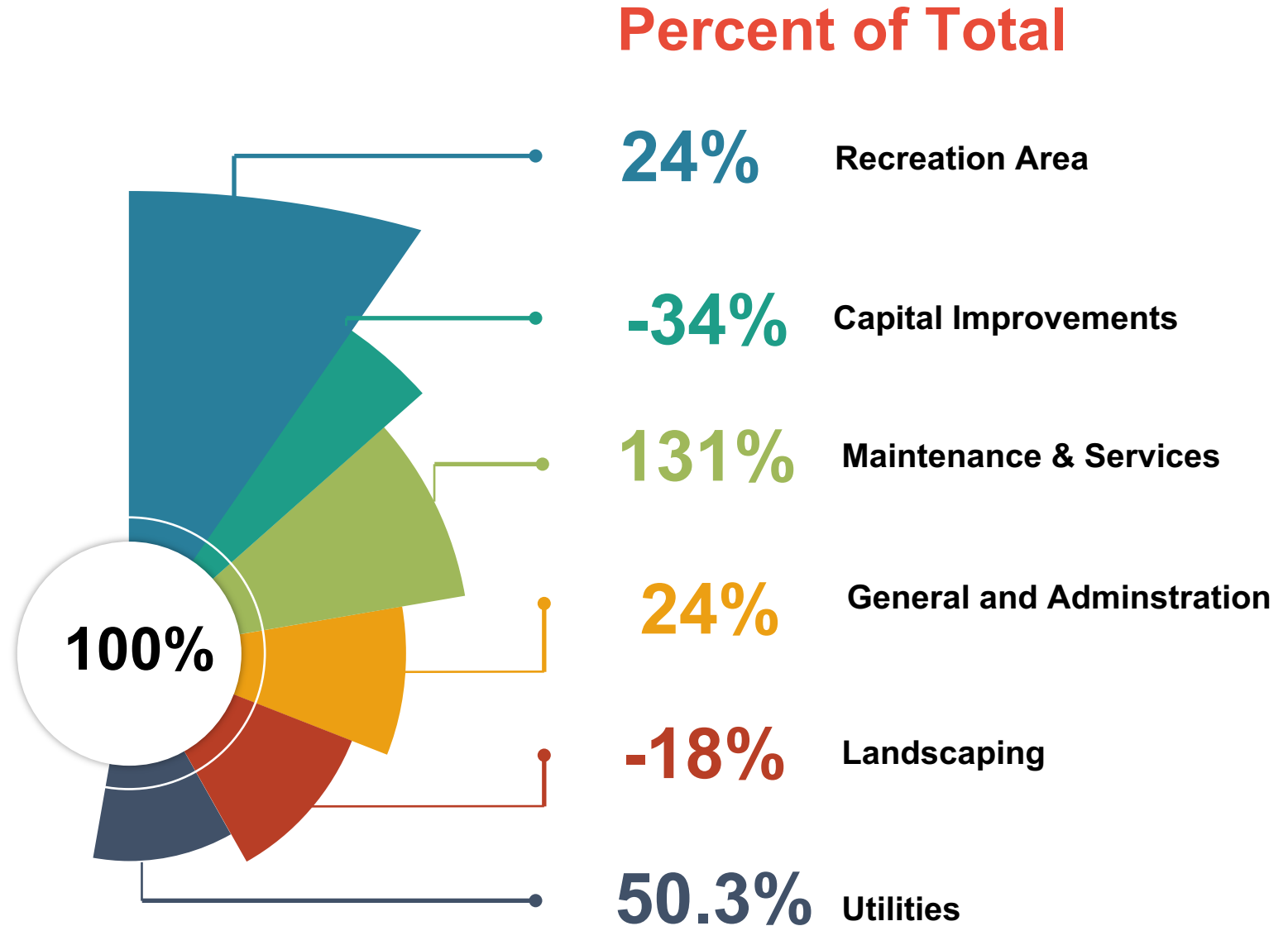


# Expense by Category

YTD - September 2019

Expense Over Budget

50.1%

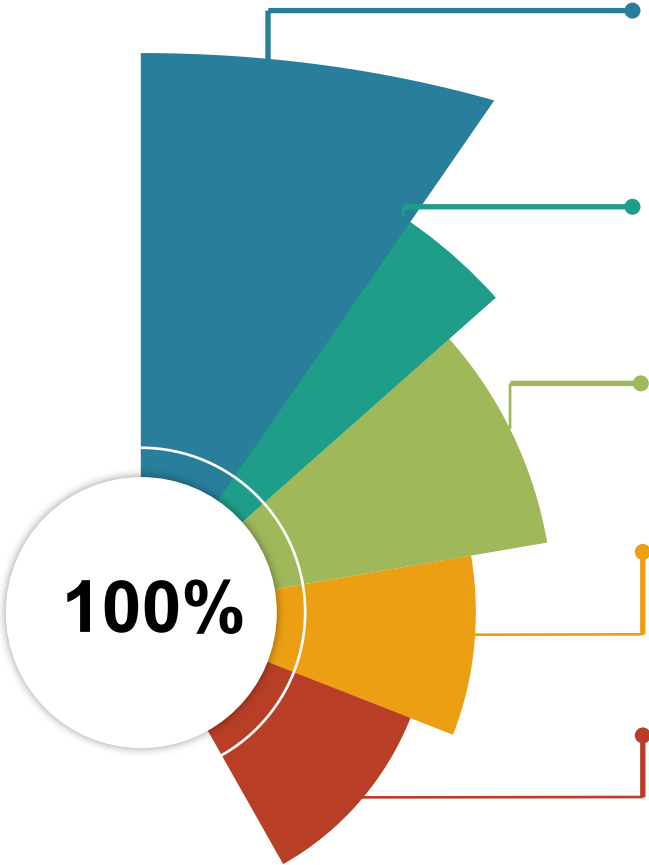


# Expense Variances

YTD – September 2019

**Expense Over Budget**

**\$35,356**



## Expense Drivers

**\$9,799** Surveillance Personnel

**\$4,318** Electricity/Lights

**\$11,394** Clubhouse & Pool  
Repairs/Janitorial

**\$7,234** Repairs and Maintenance

**\$3,010** Furniture

YTD - September 2019

# DELINQUENT ACCOUNT BALANCES

## Account Receivable Aging



Sept. 2019	0-30	Over 30	Over 60	Over 90	Balance
<b>Amount</b>	\$566	\$724	\$724	\$150,083	\$152,458
<b>Property Count</b>	23	23	24	53	

Note: 0 to 60 days is primarily late fees.

# 2020 HOA FEE SCHEDULE

## Fees are due in January

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

- **OPTION 1:** Pay **\$700** between January 1 thru February 28, 2020, for a **\$100.00 discount**.
- **OPTION 2:** Pay **\$800** between March 1 thru April 30, 2020 - **No discount**.

**Note:** Payment is late as of **May 1, 2020**, you will be charged a 10% late fee and 10% interest per annum

Please contact Heritage Properties for additional information or questions. Heritage Accounting

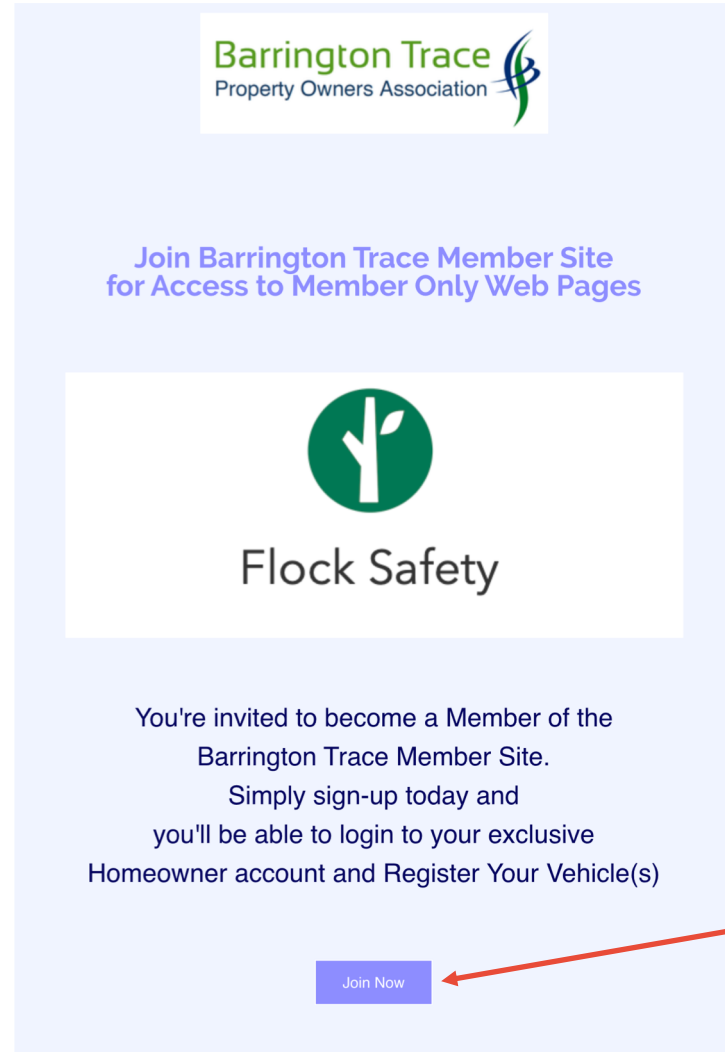
Department can be reached at (770) 451-817, Option 4 or via email at [acct@heritageproperty.com](mailto:acct@heritageproperty.com).



**President**  
**Virgil Smith**

# **Flock Safety Cameras**

# Flock Email for Registration



The screenshot shows an email invitation with a light blue background. At the top is the Barrington Trace Property Owners Association logo. Below it is the text "Join Barrington Trace Member Site for Access to Member Only Web Pages". In the center is a white box containing a green circular icon of a tree and the text "Flock Safety". Below this is the invitation text: "You're invited to become a Member of the Barrington Trace Member Site. Simply sign-up today and you'll be able to login to your exclusive Homeowner account and Register Your Vehicle(s)". At the bottom is a blue "Join Now" button.

Click Here

Join Now

# Registration

## Sign Up

Already a member? [Log In](#)

Email

Password

Sign Up

Join this site's community. [Read more](#)

## Barrington Trace Resident SafeList

Flock Login

**Barrington Trace**  
SafeList

**About the SafeList**

In the event of a crime, footage from Flock Cameras can be accessed and shared with the police. If your license plate is on the SafeList, any footage of your vehicle will be marked as "resident."

To join, complete the form below and select 'Register'.

**Join the SafeList**

Name

Email

Street Address

License Plate(s)   
Separate multiple license plates with commas

---

Password

Confirm Password   
Minimum 8 characters

Have questions, feedback, or an idea for a new feature? Reach out to [hello@flocksafety.com](mailto:hello@flocksafety.com)

# Search Footage

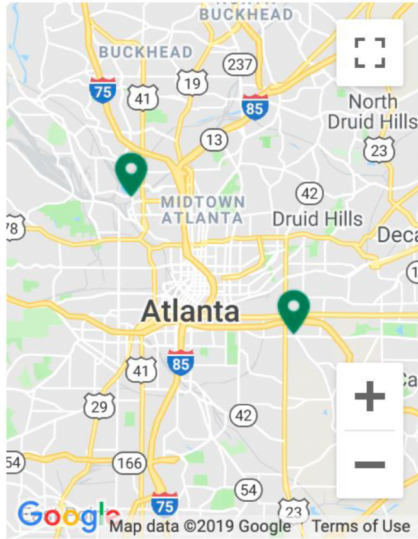
**Demo** powered by flock safety

**LOCATION**

Select All    Deselect All

**Demo** ✓

**Flock Demo** ✓



**FROM**

Jun 17 2019    12:00pm

**TO**

Jun 17 2019    6:00pm

**OBJECTS**

Vehicle    Bicycle    Animal

Person

INCLUDE UNPROCESSED

**SUBMIT SEARCH REQUEST**

Objects Found: 1,716

To review footage,  
select the “Feed” tab

You can filter your search by  
date, time, camera, &  
objects

Unprocessed images are  
images that haven’t been  
labeled yet



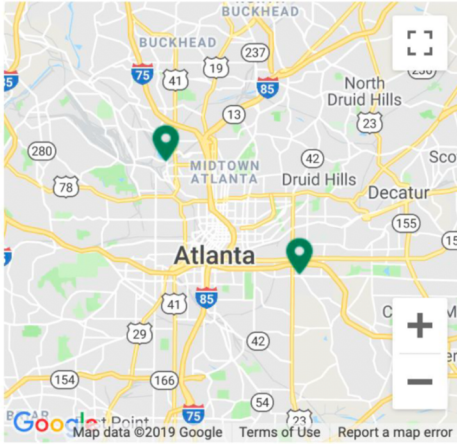
# Search Footage

**Demo** powered by flock safety

**LOCATION**

Select All      Deselect All

**Demo** ✓  
**Flock Demo** ✓



**FROM**  
Jun 17 2019      12:00pm

**TO**  
Jun 17 2019      6:00pm

**OBJECTS**

Vehicle    Bicycle    Animal    Person

Enter License Plate  
Plate Type  
Build  
**Color**  
Residents

SED  
SEARCH REQUEST

White  
Silver/Gray  
Black  
Blue  
Red  
Brown  
Yellow  
Green

Objects Found: 51

Narrow down your search by filtering for a vehicle's license plate, built, or color

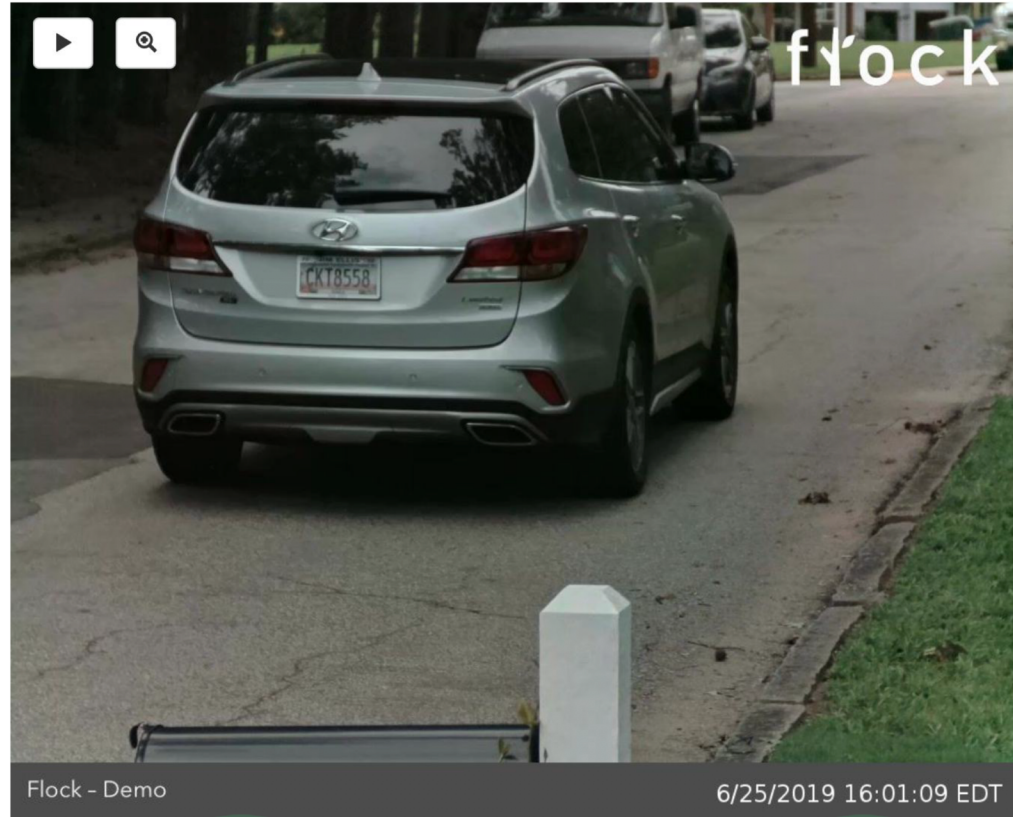
You can also search for bicycles, dog, cats, or person

Select the "Submit Search Request" button to find matching results

# Search Footage

1. Car (100.0%)
  - License Plate: GA CKT8558 (90.0%)
  - Color: Silver Grey (88.6%)
2. Car (100.0%)
  - Color: White (88.6%)
3. Truck (98.0%)
  - Color: White (83.9%)
4. Car (100.0%)

[Download Images](#)



The time-stamp the image was taken will be shown on the right-hand corner of the image

Objects and license plates captured by the camera will be labeled on the left-hand side of the screen

The percentages identify our confidence rate of the objects we've detected



**Secretary**  
**D'Lovely Gibson**

## Board of Directors Election



# 2020 HOA MEETINGS

**1** 7:00 PM - 8:30 PM  
**APRIL 23, 2020**  
Thursday

**END OF FIRST QUARTER**

**2** 7:00 PM - 8:30 PM  
**AUGUST 20, 2020**  
Thursday

**END OF SECOND QUARTER**

**3** 7:00 PM - 8:30 PM  
**NOVEMBER 19, 2020**  
Thursday

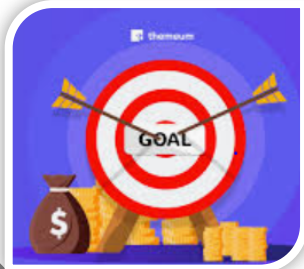
**ANNUAL MEETING**

**Questions?**  
**Comments**

# RESERVE STUDY

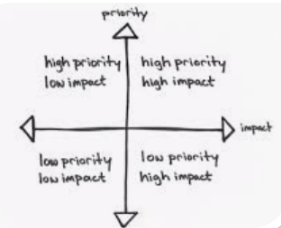
## Funding Goal

- To maintain reserves above an adequate threshold



## Project Prioritization

- Security Cameras
- Basketball Lights
- Concrete Work - Pool, Garbage Area
- Replace or Repair Kitchen Window



## Reserve Fund

- As of March 31, 2019 - \$53,000
- Goal for 2019 - \$20,000

RESERVE

## Reserve Phased Increases

- Inflationary increases 2025 - 2031
- Decrease to \$48K by 2031

