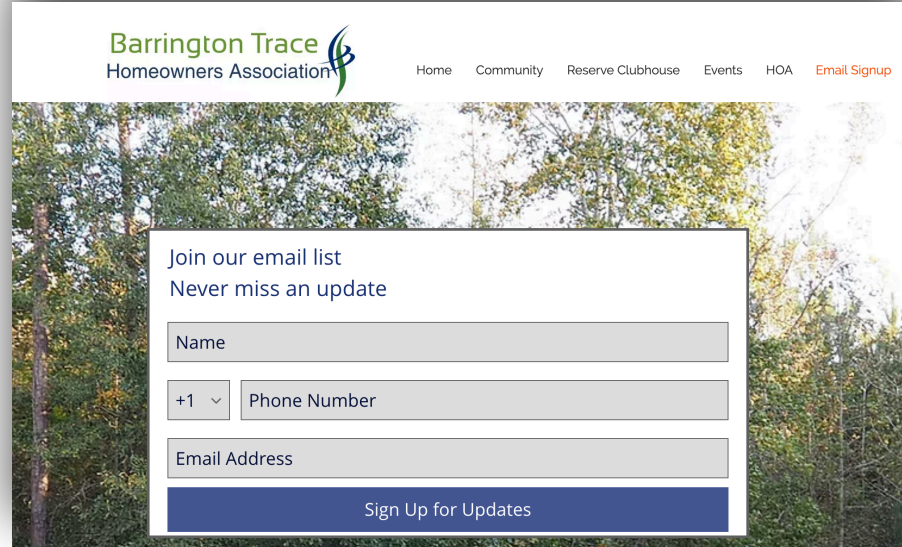


Barrington Trace

Homeowners Association



Sign up for Email Updates



Barrington Trace
Homeowners Association

Home Community Reserve Clubhouse Events HOA [Email Signup](#)

Join our email list
Never miss an update

Name

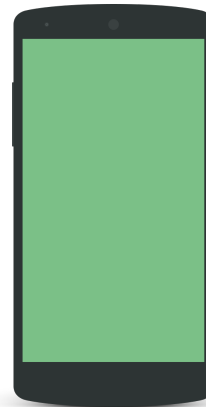
+1 Phone Number

Email Address

[Sign Up for Updates](#)



WI-FI
BTRACE5



PASSWORD
highspeed

Officers



President
Virgil Smith



Vice President
Keisha Waites



Treasurer
Staphlea Campbell



Secretary
D'Lovely Gibson

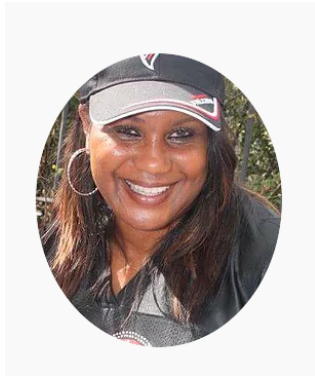


Assistant Treasurer
Shanti Brown

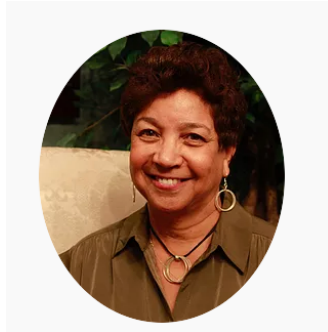


Board Liaison
Tammy Pollock

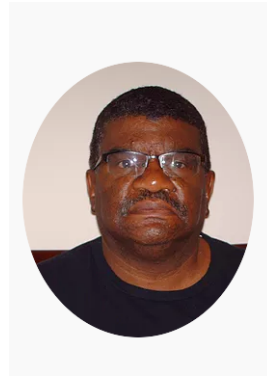
Committee Chairs



Clubhouse Rental
Angela Stover



Social Committee
Becky Goldsboro



Swimming Pool
Lee Ivory

HOA AGENDA

**07:05
PM**

BT HOA Vice President, Keisha Waites

Clubhouse Renovation, Amenity Keys and Pool Opening

**8:00
PM**

BT HOA President, Virgil Smith

Security

**07:20
PM**

**BT HOA Treasurer, Staphea Campbell and
Shanti Brown, Assistant Treasurer**

First Quarter Financials, Reserve Study Priorities

**8:15
PM**

Resident Questions and Comments

**07:45
PM**

Board Liaison, Tammy Pollack

Declarant Status, HOA to POA

**8:30
PM**

Adjourn

Next Meeting, August, 22 at 7 pm



Vice President
Keisha Tutt-Waites

Clubhouse Renovation, Amenity Keys and Pool Opening

CLUBHOUSE IMPROVEMENTS

2018-2019

- Interior Painting of Clubhouse
- Exterior Painting of Clubhouse
- Painting of Light Poles and Fencing
- Painting of Stairs
- Conversion to LED Lights
- Clubhouse Furniture
- Replaced Women's Toilet Seats
- Pool Chairs and Umbrellas
- 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
- Floor Mts and Door Knocker
- Lifeguard Stand
- New Playground Swings
- Repaved Parking Lot
- New Television
- Sonos Control System
- Replaced Outdoor Speakers

Clubhouse

Before

After



Clubhouse

Before



After



Pool Opening - May 1



Pool Party - May 5th - 2 pm to 6 pm



Treasurer
Staphia Campbell



Assistant Treasurer
Shanti Brown

TREASURER'S REPORT

BALANCE STATEMENT

1st Quarter - 2019

CASH	2019
Petty Cash	\$6,801.57
Operating Account - BB&T	\$103,121.11
TOTAL CASH	\$109,922.68
CASH RESERVES	\$53,216.02
Total Net Fixed Assets	\$53,216.02
LIABILITIES	
Collection Fees Payable	\$168.03
Prepaid Dues	\$4,496.23
TOTAL LIABILITIES	\$4,664.26
RESERVES	\$53,216.02
EQUITY	
Prior Year's Net Income	\$59,939.90
Net Income (Loss)	\$45,318.52
TOTAL EQUITY	\$105,258.42
TOTAL EQUITY	\$163,138.70

NOTE: 2018: \$166,360.87

1st Quarter - 2019

STATEMENT OF INCOME

FINANCIAL CATEGORIES	Current Year	Current Budget	Difference	% Change	Last Year	Difference	% Change
Revenue							
Total Revenue	\$93,022	\$54,622	\$38,400	70.3%	\$77,256	\$15,766	20.4%
Expenses							
General and Administration	\$6,027	\$6,079	-\$52	-0.9%	\$5,513	\$514	9.3%
Taxes and Insurance	\$1,779	\$1,722	\$57	3.3%	\$1,688	\$91	5.4%
Recreation Area	\$14,660	\$2,070	\$12,590	608.2%	\$1,152	\$13,508	1172.6%
Landscaping	\$4,153	\$3,828	\$325	8.5%	\$3,501	\$652	18.6%
Utilities	\$4,143	\$2,612	\$1,531	58.6%	\$2,328	\$1,815	78.0%
Maintenance and Services	\$7,845	\$1,253	\$6,592	526.1%	\$4,173	\$3,672	88.0%
Capital	\$9,095	\$3,000	\$6,095	203.2%	0	\$9,095	100%
Total Expenses	\$47,320	\$34,058	\$11,262	33.1%	\$18,355	\$29,347	160.0%
Net Income	\$45,320	\$34,058	\$11,262	33.1%	\$58,901	-\$13,581	-23.1%

1st Quarter - 2019

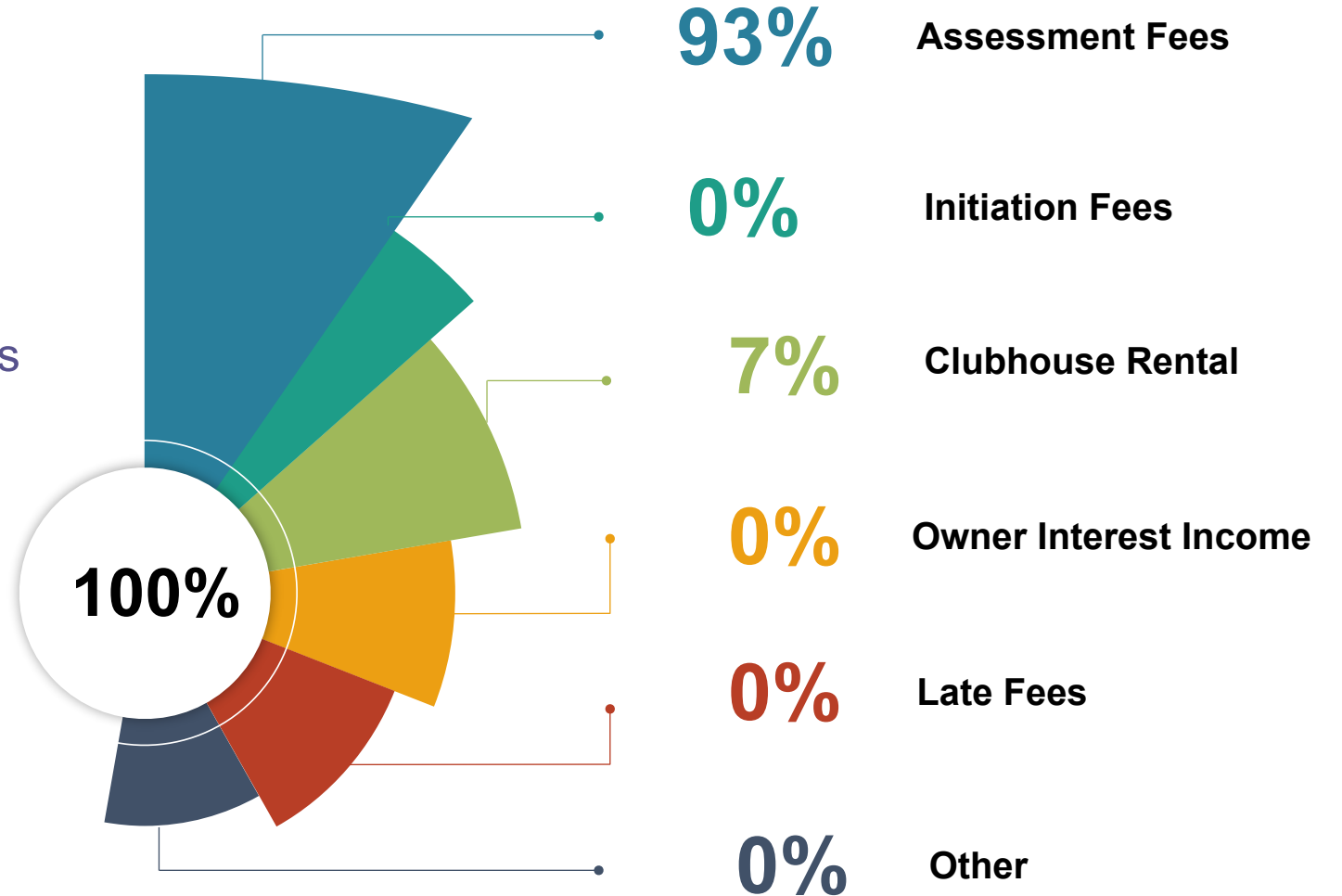
Revenue by Source

Percent of Total

Revenue Over Budget

70.3%

- Assessment fees
- Clubhouse Rentals

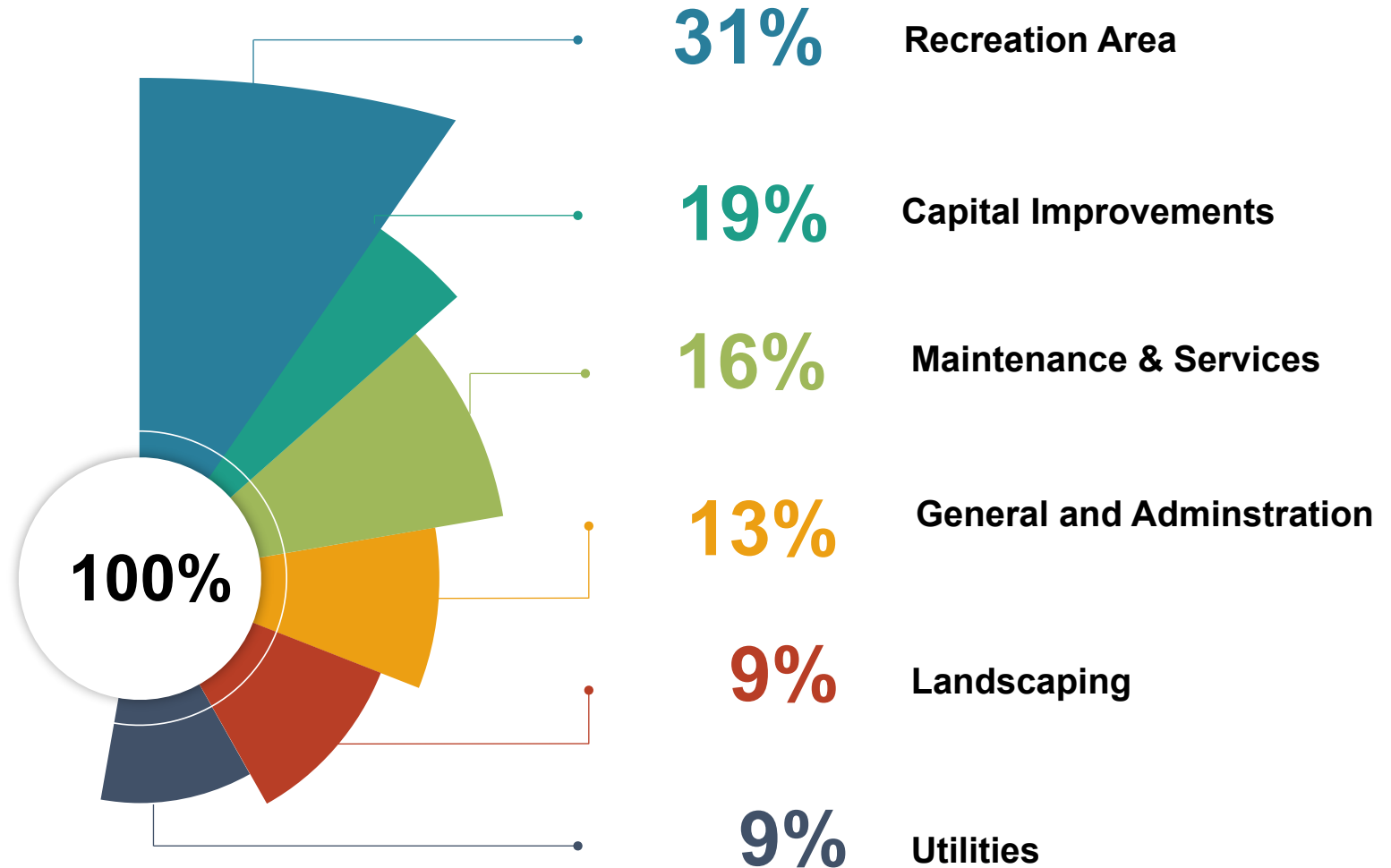


Expense by Category

Expense Over Budget

132%

Percent of Total



1st Quarter - 2019

DELINQUENT ACCOUNT BALANCES

Delinquent Homeowner Fees



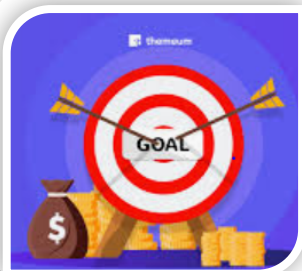
\$132,081

Over 90 Days

RESERVE STUDY

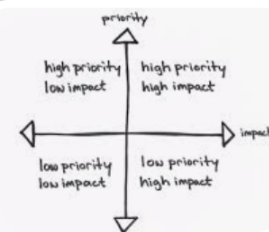
Funding Goal

- 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



2019 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, 2019, for a **\$100.00 discount**.
- **OPTION 2:** Pay **\$800** between March 1 thru April 30, 2019 - **No discount**.

2019 HOA FEE SCHEDULE

Note: Payment is late as of **May 1, 2019, 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 or via email at acct@heritageproperty.com.

- To pay your HOA dues, go to the <https://portal.heritageproperty.com/Home/Login> and click "**Make a Payment**"
- If you have difficulty logging on to your personal account: Contact Casey Lusk at clusk@heritageproperty.com



**Board Liaison
Tammy Pollock**

DECLARANT STATUS & POA to HOA

Declarant Status

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

SPACE ABOVE RESERVED FOR RECORDING DATA
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 18th day of March, 2019.

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

By: Kimberly M. Isom-Ficek
Name: Kimberly M. Isom-Ficek
Title: Vice President

Sworn to and subscribed before me
This 18th day of March, 2019.

Matthew D. Sullivan
Witness

[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

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.



**President
Virgil Smith**

SECURITY

Security Gate



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

Patrol Services



Protect Your Investment with Uniformed Patrol Officers

Visibility is a powerful crime deterrent. By their presence alone, uniformed patrol officers can help enhance your employees' safety and reduce the risk of vandalism or theft on your property or at your facility. Allied Universal security officers wear uniforms that reflect their authority and professionalism.

We Prevent and Solve Problems Before They Start

Whether our officers patrol on foot, on bicycles, on Segways or in vehicles, they provide a constant presence and are trained to notice anything out of the ordinary – and to prevent problems before they start.

Around-the-Clock Patrols Protect You in Many Ways:

- Promotes a safe workplace environment
- Deters vandalism, theft and trespassers
- Rapid response to emergency situations
- Detect emergencies and fires
- Quick notification to local law enforcement and fire and emergency services
- Alert you to unsafe conditions, such as water leaks or power outages

2019 HOA MEETINGS

1 7:00 PM - 8:30 PM
APRIL 23, 2019
Tuesday

FIRST MEETING OF YEAR

HOA Board Met
April 9, 2019

2 7:00 PM - 8:30 PM
AUGUST 22, 2019
Thursday

SECOND MEETING OF YEAR

HOA Board Meets
August 13, 2019

3 7:00 PM - 8:30 PM
NOVEMBER 14, 2019
Thursday

ANNUAL MEETING

HOA Board Meets
November 5, 2019

Questions?
Comments