

Barrington Trace
Property Owners Association





November 9, 2023

AGENDA

7:00
PM

Welcome & Introductions

Virgil Smith, President

8:00
PM

Social Committee Chair

Becky Goldsboro

7:10
PM

City of South Fulton Police Department

Captain H. Cotton-Tukes

8:15
PM

General Discussion

7:40
PM

Treasurer

Shanti Brown

8:30
PM

Next Meeting April 18, 2024

Board Officers



President
Virgil Smith



Vice President
Keisha Waites



Treasurer
Shanti Brown



Assistant Treasurer
Tim Simon



At Large
Tammy Pollock



Secretary
Keisha Waites

Committee Chairs



**Architectural Committee
Chair**
Anna Roach



Clubhouse Manager
Angela Stover



Landscape Chair
Keisha Waites



Social Committee Chair
Becky Goldsboro



Security Manager
David Hartwell



Swimming Pool Manager
Lee Howard

2024 POA Candidates

Select Three Candidates

Candidates in Alpha Order

- Shanti Brown
- Tammy Pollock
- Virgil Smith
- Rhoette Weston

Top vote getters will be assigned a role by the Board of Directors



BARRINGTON TRACE HOMEOWNERS ASSOCIATION, INC.

November 9th, 2023

BALLOT

Candidates

(Please Circle 3 Candidates)

Shanti Brown

Tammy Pollock

Virgil Smith

Rhoette Weston

(Write in candidates)

Homeowner Name (Printed) _____ Date _____

Homeowner Signature _____

Homeowner Address _____

PLEASE RETURN THIS BALLOT TO THE FOLLOWING WITH A POSTMARK DATE NO LATER THAN November 30th, 2023:

Heritage Property Management Services

Attention: Rebecca Plokhooy

500 Sugar Mill Road, Suite 200B

Atlanta, GA 30350

OR EMAIL TO: rplokhoov@heritageproperty.com

When are HOA fees due?

The 2024 Annual Assessment (POA fees) are due January 2, 2024.

How much are they?

The assessment is \$850 for each homeowner. There are two payment options for payment of POA fees.

- OPTION 1: Pay \$750 between January 1 thru **March 31, 2024**, for \$100.00 discount.
- OPTION 2: Pay \$850 on **April 1, 2024** or later - the homeowner is not eligible to receive the \$100 discount.
- Note: Late fees and interest will begin effective **May 1, 2024** for unpaid POA Fees.

Please note: For the \$100 Discount Plan, your account will be credited on April 1, 2024. If your full-payment is received May 1, 2024 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 Homeowner Solution Center can be reached at **(770) 451-8171**.

Ways to Pay Your Bill www.heritageproperty.com/bill-pay

If you have difficulty logging on, you will need to log into your personal account. Email clientsvc@heritageproperty.com and provide them with your Barrington Trace address and they can provide you with your security key.

By Mail:

Heritage Property Management Services
Attention Accounts Receivable
500 Sugar Mill Road, Suite 200B
Atlanta GA 30350



Playground Set - Repair or Replace

GREAT SKYE II W/ TREEHOUSE ROOF



Barrington Trace
Property Owners Association





Captain Hattie Cotton-Tukes

Captain Hattie Cotton-Tukes has been in law enforcement for thirty-eight years. Currently, she serves as Commander of the Community Policing in **Special Operations Division (SOD)** where she manages the following units: Crime Prevention, Traffic and Park Patrol. As Commander, she oversees



FINANCIALS

YTD - 09/30/2023

YTD - 9/30/23

BALANCE SHEET

	2023
CASH	
Petty Cash - Alliance Bank	\$5,117
Operating Account - Alliance	\$9,715
Total Cash	\$14,832
Cash Reserves	
Reserve Account	\$78,430
Total Asset	\$93,261
LIABILITIES	
Collection Fees Payable	-\$80
Prepaid Dues Payable	\$7,546
Total Liabilities	\$7,466
Total Reserves	\$78,430
EQUITY	
Prior Years' Net Income	\$57
Net Income (Loss)	\$7,308
Total Equity	\$7,365
TOTAL LIABILITY / EQUITY	<u>\$93,261</u>

YTD 9/30/23

STATEMENT OF INCOME

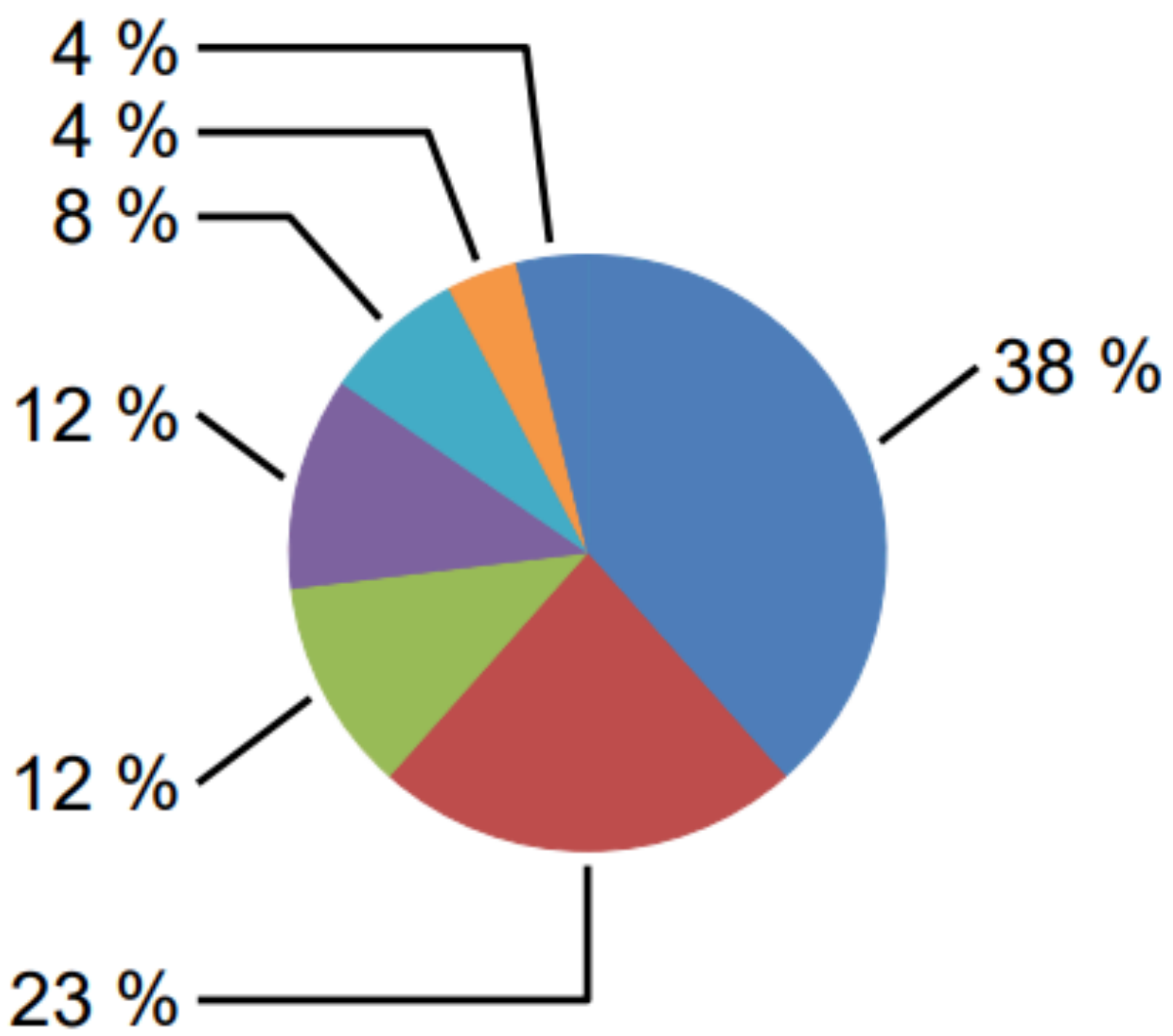


FINANCIAL CATEGORIES	Current Year	YTD Actual Budget	Difference	% Change	Annual Budget	Difference	% Change	% of Annual Budget
Income								
Total Operating Income	\$139,828	\$110,187	\$29,641	26.9%	\$128,750	\$11,078	8.60%	108.60%
Expenses								
Gen. & Administration	\$29,715	\$18,059	\$11,656	64.5%	\$27,129	\$2,586	9.53%	109.53%
Taxes and Insurance	\$4,404	\$4,855	-\$451	-9.3%	\$7,240	-\$2,836	-39.17%	60.83%
Recreation	\$16,420	\$13,977	\$2,443	17.5%	\$16,572	-\$152	-0.92%	99.08%
Landscaping	\$20,418	\$17,837	\$2,581	14.5%	\$24,703	-\$4,285	-17.35%	82.65%
Utilities	\$19,325	\$15,230	\$4,096	26.9%	\$20,306	-\$981	-4.83%	95.17%
Maintenance & Services	\$17,389	\$14,504	\$2,885	19.9%	\$16,550	\$839	5.07%	105.07%
Total Expense	\$107,671	\$84,462	\$23,209	27.5%	\$112,500	-\$4,829	-4.29%	95.71%
Net Operating Income	<u>\$32,157</u>	<u>\$25,725</u>	<u>\$6,432</u>	<u>25.0%</u>	<u>\$16,250</u>	<u>\$15,907</u>	<u>97.89%</u>	<u>97.89%</u>
Net Operating Margin	23.00%	23.35%	-0.35%		12.62%	10.38%		
Capital Expenditures	\$45,148	\$16,250	\$28,898	177.8%	\$16,250	\$28,898	<u>177.83%</u>	<u>177.83%</u>

September 30, 2023
Year-to-Date

DELINQUENT ACCOUNT BALANCES

TOP DISTRIBUTION BY STATUS

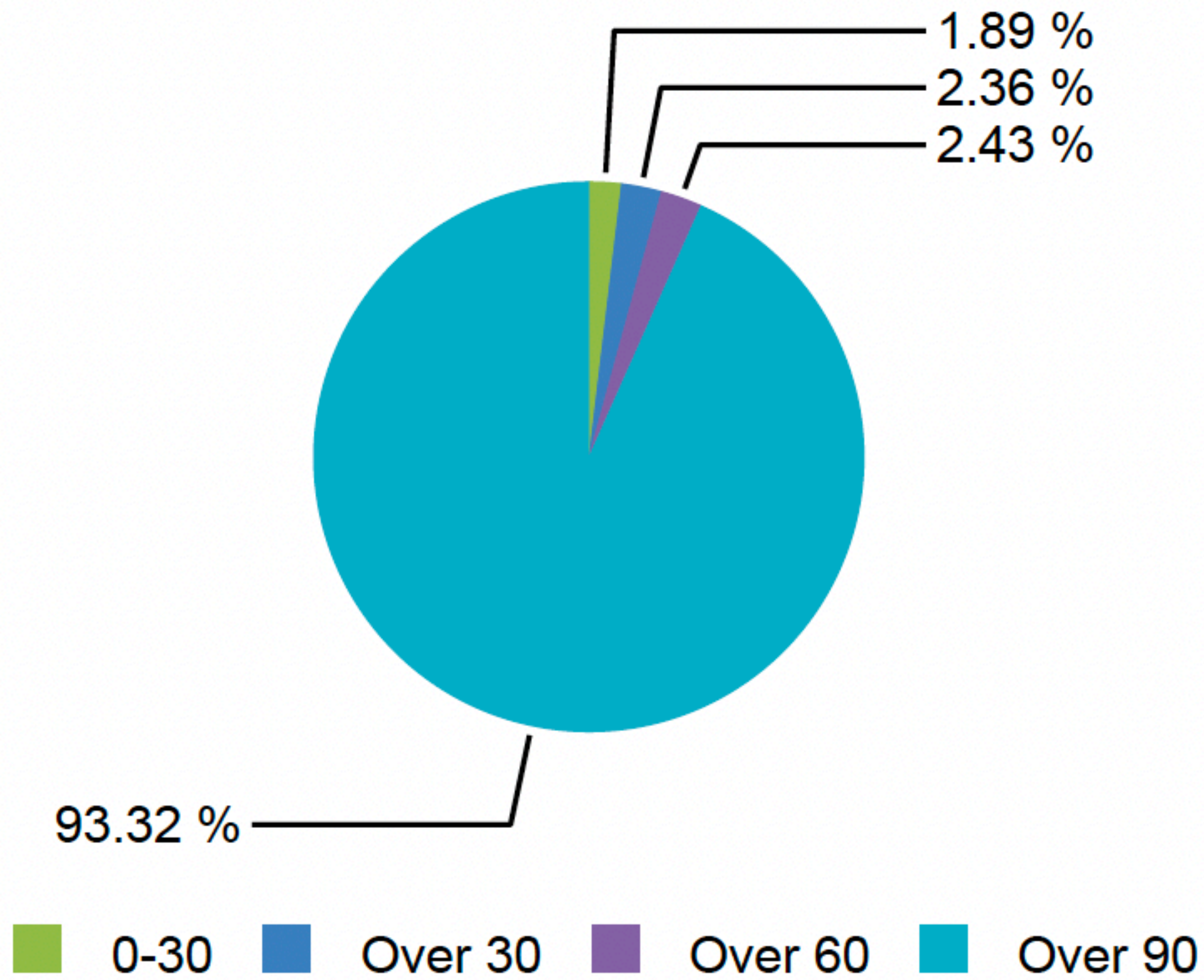


- With Collection Firm
- Final Notice
- In Bankruptcy
- Sent to Attorney - Charge
- Balance Notification
- First Notice
- Payment Plan (Hold Fees)

September 30, 2023
Year-to-Date

DELINQUENT ACCOUNT BALANCES

DISTRIBUTION



DELINQUENT ACCOUNT BALANCES

15 Homeowners Delinquent - \$43,402*

99% of Homeowners Paid their POA Fees



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

2024 Annual Budget

STATEMENT OF INCOME



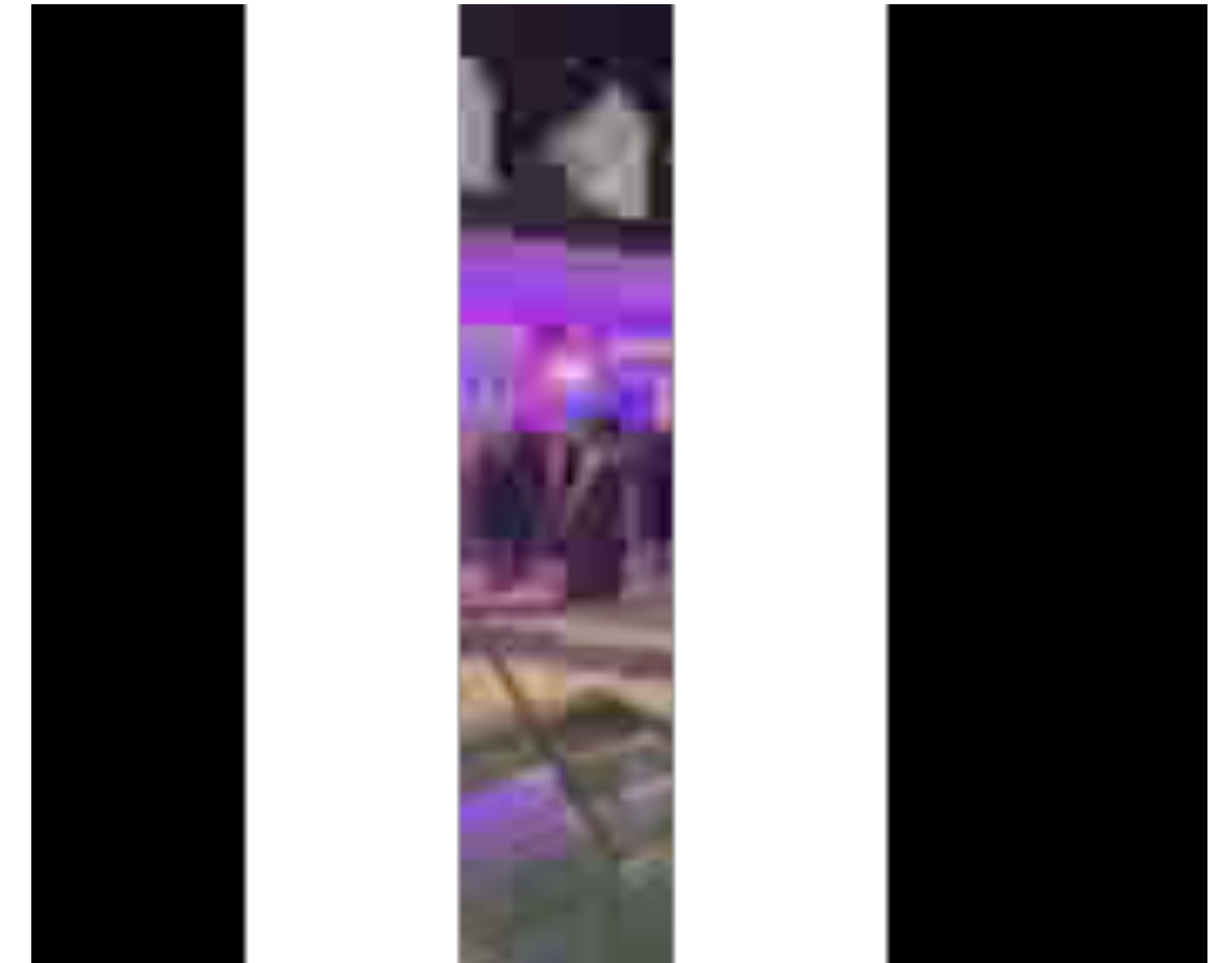
FINANCIAL CATEGORIES	2024	YTD Actual Budget	Difference	% Change	Annual Budget	Difference	% Change	% of Annual Budget
Income								
Total Operating Income	\$128,750	\$128,750	\$0	0.0%	\$128,750	\$0	0.00%	100.00%
Expenses								
Gen. & Administration	\$34,762	\$34,762	\$0	0.0%	\$34,762	\$0	0.00%	100.00%
Taxes and Insurance	\$7,585	\$7,585	\$0	0.0%	\$7,585	\$0	0.00%	100.00%
Recreation	\$21,722	\$21,722	\$0	0.0%	\$21,722	\$0	0.00%	100.00%
Landscaping	\$25,200	\$25,200	\$0	0.0%	\$25,200	\$0	0.00%	100.00%
Utilities	\$17,875	\$17,875	\$0	0.0%	\$17,875	\$0	0.00%	100.00%
Maintenance & Services	\$18,050	\$18,050	\$0	0.0%	\$18,050	\$0	0.00%	100.00%
Total Expense	\$125,194	\$125,194	\$0	0.0%	\$125,194	\$0	0.00%	100.00%
Net Operating Income	<u>\$3,556</u>	<u>\$3,556</u>	<u>\$0</u>	<u>0.0%</u>	<u>\$3,556</u>	<u>\$0</u>	<u>0.00%</u>	0.00%
Net Operating Margin	2.76%	2.76%	0.00%		2.76%	0.00%		
Capital Expenditures	\$27,500	\$27,500	\$0	0.0%	\$27,500	\$0	<u>0.00%</u>	0.00%



Becky Goldsboro

Social Committee

Musique En Noir



Social Committee Members (All not present)



Halloween 2023



Halloween 2023



You are invited to join in our festive celebration at the
Barrington Trace Annual Holiday Party

Barrington Trace Clubhouse
Saturday, December 9, 2023

7:00-11:00 p.m.

Food! Fellowship! Fun!



Season's Greetings



2024 Social Activity Calendar

Back to School Party
August 10th

Music Under the Stars
Saturday, September 14th

Graduation Parade
Sunday, June 7th

Halloween Party
Thursday, October 31st

Adult Card Party
Friday, May 17th

No Event Scheduled

Valentine's Party
Saturday, February 10th

Holiday Party
Saturday, December 14th



2025 Social Events Survey



Barrington Trace Homeowner Survey

Resident Information and Social Activities

The Social Committee is interested in hearing from residents regarding Social Events for Barrington Trace. Please take a few moments and share your contact information and your thoughts. Thank you.

1. Are you interested in joining a a Group Text to ensure you don't miss any community announcements via text message?

Yes

No

2. What is your first name?

3. What is your last name?

4. Email Address

5. Cell Phone Number

6. In order to develop social programs for children, please share the ages of your children.

Barrington Trace
Property Owners Association



LEASING REPORT

-

Barrington Trace HOA

Under Leasing Cap

Lease Administration Fee*

\$275

Resolution Date

12/23/2019

Leasing Cap (Units)

24

Report Date

October-23



Grandfathered Leases

0

Suspected Unapproved Leasing

1

Normal Leases

3

Affidavits Received

166

Hardship Leases

0

Average Rental Rate

\$2,662.00

Number on Waitlist

0

Questions?
Comments



Tennis Parking Lot - \$3,900



Neighborhood Signage - \$25,301



Air Conditioner - \$6,422



Concrete Walkway - \$3,125



Outdoor Lighting - \$6,500

Capital Expense - \$45,248