



Cedar Grove Village HOA Meeting

July 16, 2022

Agenda

- Call to Order
- Welcome, Agenda, & Meeting Ground Rules
- Board of Directors
- Current HOA Updates & Projects
- HOA Financial Health/Future HOA
- HOA committees
- HOA Upcoming Events
- Questions & Answers
- Meeting Adjourned

Meeting Ground Rules

- Please sign in
- Please silence your cell phone
- We respect your time
- We will keep the meeting schedule on-time
- We will hold all questions until the end

Board of Directors

- Directors are elected by HOA members
- Directors are volunteers
- Duties include:
 - Care and upkeep of common areas
 - Collect annual assessments
 - Provide a budget
 - Act to better the subdivision
 - Enforce covenants

Board of Directors

- LaFaye Wallace, President
- Twanesia Crawford, Vice President
- LaKisia Jones, Secretary
- Kendall Carter, Treasurer
- Marquis Fletcher, Member-At-Large

Where are We?

Current HOA Updates & Projects

What We've Done

- Renovation of the clubhouse
- Flock camera installation
- Clubhouse AC replacement and repair
- Tennis court resurfaced
- Installation of four streetlights in clubhouse parking lot
- Entryway pressure washed/fence painted/clubhouse entry railing painted
- Restoration of the main gazebo
- Restored and purchased pool furniture
- Resurfaced pool slide
- Painted the kiddie mushroom
- Transitioned to new Landscaping contractor

What We've Done cont'd

- Added stop sign at intersection of Glade Bend and Cedar Pass
- Established Facebook social media page and community website
- Established a relationship with Councilman Jaceey Sebastian
- Established partnerships with COSF PD and FD.
- Renegotiated contracts
- Requested and obtained a Capital Reserve Study
- Hired a Clubhouse concierge
- Hired pool monitoring company

In the Works

- CGV BOD advocated for TSPLOST funds from the COSF. Cedar Grove Village has been awarded TSPLOST funds tier one on April 1, 2022 and now awaiting contractor assignment by COSF.
- CGV BOD has approved the design and color scheme for four new homes on Village Loop.
- Pending new phase. BOD awaiting plans to approve for new phase.
- Financial audit pending for the last multiple years

HOA Financials

Financial Health of the Association

Financials

CEDAR GROVE VILLAGE HOA

Balance Sheet

Period 06/30/2022

Assets

Bank

1015	CIT Bank - Operating	67,847.40
1020	CIT Bank - Petty Cash 4451	1,500.14
1025	CIT Bank - Reserves	122,372.33

<u>Total Bank</u>		<u>191,719.87</u>
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Total Assets

191,719.87

Liabilities & Equity

Liability

2110	Prepaid Dues	12,457.47
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<u>Total Liability</u>		<u>12,457.47</u>
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Reserve Activity

2600	Transfer to Reserves	8,712.00
2605	Reserve Capital Contribution	8,000.00

<u>Total Reserve Activity</u>		<u>16,712.00</u>
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Equity

2810	Retained Earnings	141,073.86
	Net Income/(Loss)	21,476.54

<u>Total Equity</u>		<u>162,550.40</u>
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Total Liabilities & Equity

191,719.87

Financials

CEDAR GROVE VILLAGE HOA

Income Expense Statement

Posted 6/1/2022 To 6/30/2022 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income									
Assessment Revenue									
3000 Homeowner Fees	12,770.10	14,966.67	(2,196.57)	-14.68%	162,094.07	89,800.02	72,294.05	80.51%	179,600.00
3020 Late Fees	1,054.43	250.00	804.43	321.77%	5,241.53	1,500.00	3,741.53	249.44%	3,000.00
3030 Interest Income H/O	1,414.24	166.67	1,247.57	748.53%	2,677.75	1,000.02	1,677.73	167.77%	2,000.00
3060 Capital Contribution	2,400.00	0.00	2,400.00	0.00%	8,000.00	0.00	8,000.00	0.00%	0.00
TOTAL Assessment Revenue	17,638.77	15,383.34	2,255.43	14.66%	178,013.35	92,300.04	85,713.31	92.86%	184,600.00
Other Revenue									
3200 Clubhouse Rental	350.00	0.00	350.00	0.00%	2,175.00	0.00	2,175.00	0.00%	0.00
3210 Guest Suite Rental	275.00	0.00	275.00	0.00%	275.00	0.00	275.00	0.00%	0.00
3900 Bank Interest	17.89	12.50	5.39	43.12%	110.14	75.00	35.14	46.85%	150.00
TOTAL Other Revenue	642.89	12.50	630.39	5043.12%	2,560.14	75.00	2,485.14	3313.52%	150.00
TOTAL Income	18,281.66	15,395.84	2,885.82	18.74%	180,573.49	92,375.04	88,198.45	95.48%	184,750.00
Expense									
Administrative									
4010 Insurance	0.00	500.00	(500.00)	-100.00%	4,481.00	3,000.00	1,481.00	49.37%	6,000.00
4020 Management Expense	1,796.00	1,796.00	0.00	0.00%	10,776.00	10,776.00	0.00	0.00%	21,552.00
4030 Legal Fees	3,415.77	833.33	2,582.44	309.89%	23,341.86	4,999.98	18,341.88	366.84%	10,000.00
4031 Legal Exp.-Reimb	(4,123.40)	0.00	(4,123.40)	0.00%	(13,507.82)	0.00	(13,507.82)	0.00%	0.00
4040 Office & Admin-CMA	325.69	333.33	(7.64)	-2.29%	3,494.14	1,999.98	1,494.16	74.71%	4,000.00
4125 Reserve Study	0.00	0.00	0.00	0.00%	2,250.00	0.00	2,250.00	0.00%	0.00
4130 Tax Audit & License	0.00	0.00	0.00	0.00%	315.00	315.00	0.00	0.00%	315.00
4400 Social Committee	80.00	0.00	80.00	0.00%	1,928.79	0.00	1,928.79	0.00%	0.00
TOTAL Administrative	1,494.06	3,462.66	(1,968.60)	-56.85%	33,078.97	21,090.96	11,988.01	56.84%	41,867.00
Grounds & Landscaping									
5030 Grounds Contract	1,300.00	1,312.95	(12.95)	-0.99%	5,100.00	7,877.70	(2,777.70)	-35.26%	15,755.40
5040 Grounds Improvements	0.00	530.00	(530.00)	-100.00%	12,829.50	3,180.00	9,649.50	303.44%	6,360.00
5060 Pine Straw & Mulch	0.00	0.00	0.00	0.00%	1,588.06	4,200.00	(2,611.94)	-62.19%	8,400.00
5065 Flowers & Shrubs	0.00	2,500.00	(2,500.00)	-100.00%	3,512.50	2,500.00	1,012.50	40.50%	5,500.00
5070 Tree Removal&Pruning	0.00	100.00	(100.00)	-100.00%	0.00	600.00	(600.00)	-100.00%	1,200.00
5107 Backflow Certification	0.00	12.50	(12.50)	-100.00%	170.00	75.00	95.00	126.67%	150.00
5110 Irrigation Repair	0.00	125.00	(125.00)	-100.00%	0.00	750.00	(750.00)	-100.00%	1,500.00
5145 Retention Pond Maint	0.00	41.67	(41.67)	-100.00%	0.00	250.02	(250.02)	-100.00%	500.00
TOTAL Grounds &	1,300.00	4,622.12	(3,322.12)	-71.87%	23,200.06	19,432.72	3,767.34	19.39%	39,365.40

Financials

Recreation

6000 Pool Contract	1,855.00	512.50	1,342.50	261.95%	6,956.25	3,075.00	3,881.25	126.22%	6,150.00
6010 Pool Permit	0.00	0.00	0.00	0.00%	1,024.00	1,024.00	0.00	0.00%	1,024.00
6015 Pool Repairs	2,778.00	250.00	2,528.00	1011.20%	8,047.31	1,500.00	6,547.31	436.49%	3,000.00
6025 Pool Attendant	4,500.00	1,583.33	2,916.67	184.21%	4,500.00	9,499.98	(4,999.98)	-52.63%	19,000.00
6053 Pool Keys	350.00	0.00	350.00	0.00%	350.00	0.00	350.00	0.00%	0.00
6549 Clubhouse Maint.	1,253.97	833.33	420.64	50.48%	5,424.99	4,999.98	425.01	8.50%	10,000.00
TOTAL Recreation	10,736.97	3,179.16	7,557.81	237.73%	26,302.55	20,098.96	6,203.59	30.87%	39,174.00

Recreation-Tennis

6012 Tennis Improvements	0.00	1,067.05	(1,067.05)	-100.00%	10,116.00	6,402.30	3,713.70	58.01%	12,804.60
TOTAL Recreation-Tennis	0.00	1,067.05	(1,067.05)	-100.00%	10,116.00	6,402.30	3,713.70	58.01%	12,804.60

Repairs & Maint.

7000 Plumbing Repairs	0.00	83.33	(83.33)	-100.00%	0.00	499.98	(499.98)	-100.00%	1,000.00
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Financials

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
7070 Building Repair & Maint	0.00	250.00	(250.00)	-100.00%	30,873.32	1,500.00	29,373.32	1958.22%	3,000.00
7091 Janitorial Contract	0.00	416.67	(416.67)	-100.00%	860.00	2,500.02	(1,640.02)	-65.60%	5,000.00
7300 Termite Bond	195.00	16.25	178.75	1100.00%	390.00	97.50	292.50	300.00%	195.00
7305 Pest Control	0.00	43.33	(43.33)	-100.00%	140.00	259.98	(119.98)	-46.15%	520.00
TOTAL Repairs & Maint.	195.00	809.58	(614.58)	-75.91%	32,263.32	4,857.48	27,405.84	564.20%	9,715.00
Safety									
7425 Security Alarm & Monitc	0.00	37.50	(37.50)	-100.00%	6,392.25	225.00	6,167.25	2741.00%	450.00
TOTAL Safety	0.00	37.50	(37.50)	-100.00%	6,392.25	225.00	6,167.25	2741.00%	450.00
Utility									
8000 Utilities - Electric	1,639.01	1,333.33	305.68	22.93%	6,539.11	7,999.98	(1,460.87)	-18.26%	16,000.00
8020 Utilities - Water&Sewer	2,361.62	416.67	1,944.95	466.78%	3,130.07	2,500.02	630.05	25.20%	5,000.00
8035 Utilities - Trash	141.75	37.50	104.25	278.00%	283.50	225.00	58.50	26.00%	450.00
8047 Utilities- Internet Service	70.00	83.33	(13.33)	-16.00%	350.00	499.98	(149.98)	-30.00%	1,000.00
8050 Utilities - Phone	0.00	125.00	(125.00)	-100.00%	729.12	750.00	(20.88)	-2.78%	1,500.00
TOTAL Utility	4,212.38	1,995.83	2,216.55	111.06%	11,031.80	11,974.98	(943.18)	-7.88%	23,950.00
Reserve Expense (Income)									
9000 Transfer to Reserves	1,452.00	1,452.00	0.00	0.00%	8,712.00	8,712.00	0.00	0.00%	17,424.00
9005 Res.-Capital Transfer	2,400.00	0.00	2,400.00	0.00%	8,000.00	0.00	8,000.00	0.00%	0.00
TOTAL Reserve Expense (Income)	3,852.00	1,452.00	2,400.00	165.29%	16,712.00	8,712.00	8,000.00	91.83%	17,424.00
TOTAL Expense	21,790.41	16,625.90	5,164.51	31.06%	159,096.95	92,794.40	66,302.55	71.45%	184,750.00
Excess Revenue / (Expense)	(3,508.75)	(1,230.06)	(2,278.69)		21,476.54	(419.36)	21,895.90		0.00

Financials

Aging Receivables

- There are 480 homes in Cedar Grove Village
- 190 of the homes have delinquent accounts
- \$224,400.70 in unpaid assessments owed to the association



Financials

According to the consultant from Ray Engineering, the firm contracted to complete the reserve analysis,

“This Reserve Analysis is prepared for the fiscal year starting January 1, 2022. It is our understanding that the reserve account for the community has a balance of approximately **\$107,829** with an annual contribution of **\$17,424** for 2021. Based on our analysis and review of the property, the current annual contribution has been found to be **inadequate** to provide for the future expenses as provided by this analysis. It is our recommendation that the annual contribution be **\$45,000** in 2022, and then increased by **\$10,000 every five years**, for the remainder of the reserve analysis.”

Financials

- HOA assessment started at \$360 in 2003
- HOA assessment increased to \$400 in 2005
- Increased prices across the board for new contracts and vendor services.
- High delinquency rate of unpaid assessments
- Increase needed to sustain the HOA and prevent the HOA from operating in the red.
- Homeowner assessment fee will increase to \$550 for 2023.
- That's \$45.83 per month

HOA Committees

HOA Committees

- HOA Amenities
- HOA Architecture/Compliance
- HOA Beautification
- HOA Safety
- HOA Social Events
- HOA Social Media

Communications Committee

Website

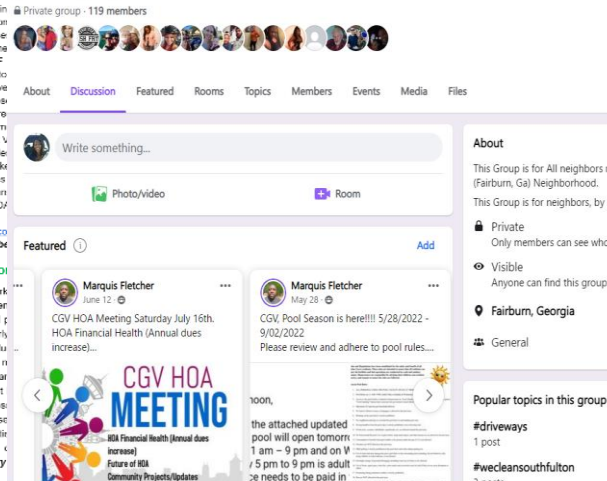


Newsletter Emails



Facebook Page

Cedar Grove Village Neighborhood (Fairburn,GA)



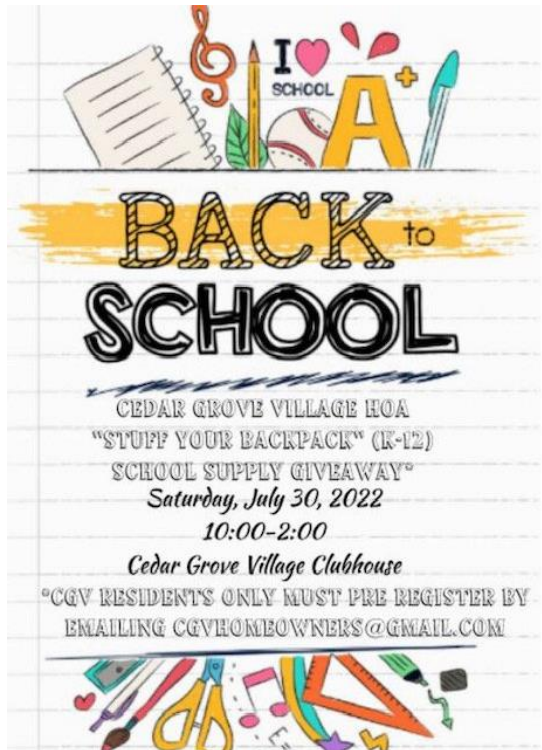
1st Annual Spring Festival



Compliance Concerns

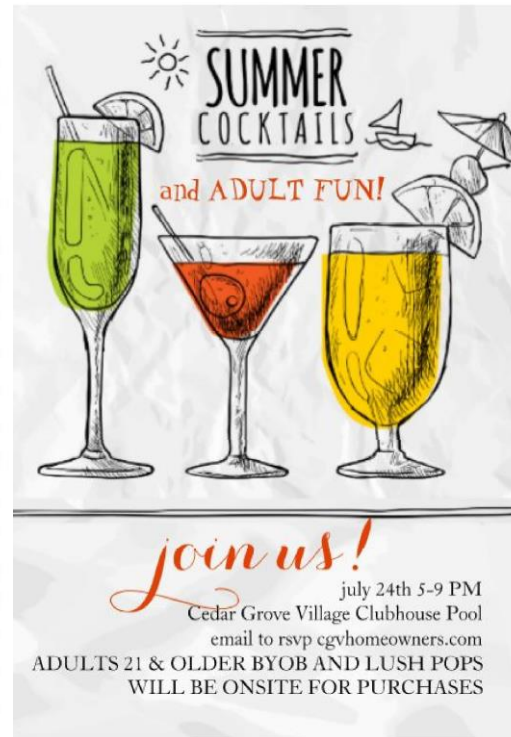
- Vehicles parked on the street for extended periods
- Structures erected without HOA ACC approval
- Garbage canisters not stored out of sight
- Grass height and weeds
- Delinquent dues
- Speeding throughout the subdivision
- Excess trash left in common areas

Upcoming Events



A hand-drawn style poster for a 'Back to School' event. At the top, there are icons of a spiral notebook, a treble clef, a pencil, a heart with 'I LOVE SCHOOL', and a large 'A+'. Below these, the words 'BACK to SCHOOL' are written in a large, bold, hand-drawn font. Underneath, it says 'CEDAR GROVE VILLAGE HOA "STUFF YOUR BACKPACK" (K-12) SCHOOL SUPPLY GIVEAWAY'. The date and time are 'Saturday, July 30, 2022 10:00-2:00'. The location is 'Cedar Grove Village Clubhouse'. A note at the bottom says 'CGV RESIDENTS ONLY MUST PRE REGISTER BY EMAILING CGVHOMEOWNERS@GMAIL.COM'. At the very bottom, there are icons of school supplies like scissors, a ruler, and a pencil.

BACK to SCHOOL
CEDAR GROVE VILLAGE HOA
"STUFF YOUR BACKPACK" (K-12)
SCHOOL SUPPLY GIVEAWAY
Saturday, July 30, 2022
10:00-2:00
Cedar Grove Village Clubhouse
CGV RESIDENTS ONLY MUST PRE REGISTER BY
EMAILING CGVHOMEOWNERS@GMAIL.COM



A hand-drawn style poster for a 'Summer Cocktails' event. At the top, there is a sun icon and the words 'SUMMER COCKTAILS' in a bold, hand-drawn font. Below this, it says 'and ADULT FUN!'. In the center, there are three glasses of different colored cocktails (green, red, and yellow) with various garnishes like lemons and umbrellas. At the bottom, the words 'join us!' are written in a cursive font. To the right of this, the date and time are 'july 24th 5-9 PM'. Below that, it says 'Cedar Grove Village Clubhouse Pool' and 'email to rsvp cgvhmeowners.com'. At the very bottom, it says 'ADULTS 21 & OLDER BYOB AND LUSH POPS WILL BE ONSITE FOR PURCHASES'.

SUMMER COCKTAILS
and ADULT FUN!
join us!
july 24th 5-9 PM
Cedar Grove Village Clubhouse Pool
email to rsvp cgvhmeowners.com
ADULTS 21 & OLDER BYOB AND LUSH POPS
WILL BE ONSITE FOR PURCHASES



A hand-drawn style poster for a 'Back to School Supply Drive'. At the top, it says 'The Cedar Grove Village HOA' and 'BACK TO SCHOOL SUPPLY DRIVE' in large, bold, hand-drawn letters. To the right of this, there is a small box with the text 'Collection 10:00-4:00: 22-23 JULY'. Below the main title, it says 'HELP CGV SCHOLARS SUCCEED BY PROVIDING SCHOOL SUPPLIES'. In the center, there are icons of an apple and a pencil. Below this, it says 'WHAT WE NEED' followed by a list of items: 'SPIRAL/BINDER NOTEBOOKS, CRAYONS, COLORED PENCILS, PENS, RULERS, FOLDERS, PAPER, GLUE STICKS, PENCILS, DRY ERASE MARKERS'. At the bottom, it says 'THANKS IN ADVANCE FOR YOUR DONATION!' and 'To drop off supplies before collection dates email cgvhmeowners@gmail.com'.

The Cedar Grove Village HOA
BACK TO SCHOOL SUPPLY DRIVE
Collection 10:00-4:00:
22-23 JULY
HELP CGV SCHOLARS SUCCEED BY
PROVIDING SCHOOL SUPPLIES
★★★★ WHAT WE NEED ★★★★★
SPIRAL/BINDER NOTEBOOKS, CRAYONS,
COLORED PENCILS,
PENS, RULERS, FOLDERS, PAPER, GLUE STICKS, PENCILS,
DRY ERASE MARKERS
THANKS IN ADVANCE FOR YOUR DONATION!
To drop off supplies before collection dates email
cgvhmeowners@gmail.com



Questions & Answers