

TALATHA GARDENS HOA ANNUAL MEETING 2025

November 10, 2025 6:30pm-8:00pm

Held at Talatha Baptist Church, Aiken, SC

Welcome – Board Introductions

Andrea Laufer – current president

David Werth – current VP

Board Member Updates

Changing positions – David Werth will be President

Jamie Androl – Vice President; Andrea Laufer – will remain on the board as treasurer temporarily and will fill in as needed

Need more members to fill open positions

Position descriptions are in the bylaws

Need 3 members for the ACC

Time commitment is less with more board members

Financial Status

Current Money in Account (\$17,745.26)

Received 24 payments for 2026 dues so far

Financial Goals

Savings/Reserve

Would like to use additional funds to finance more HOA events, hire a lawyer to help with liens

Suggestions from meeting attendees include adding a sign at the Cinnamon entrance, more street lights

Discussed collecting unpaid dues and liens

Common Concerns

Lawn Care (Bushes, Tall Grass)

Utility Trailers

Cars/Trailers/Boats in yards

Questions about what modifications need Board approval; ACC Standards are on the website; email us with any questions

Communication

Website, Facebook Groups, Nextdoor

Several people use Nextdoor; will continue posts

Updating Email information

Future Plans

Welcome Committee

Sending a note with the HOA bylaws, covenants, and ACC standards to new homeowners

Architectural Control Committee

Need 3 members to fill in the committee

Updating ACC Standards

Need to work on ambiguous language in some sections of the ACC standards

At least 10 rental houses in neighborhood

Covenants state home must be “single-family” – not sure if that prohibits AirBnB on Cinnamon, but will look into it

Social Events

Community Yard Sale

Consider starting at 8am instead of 7

Block Party (Spring/Fall)

Fall block party was a success; held at HOA grassy space near the power lines, next to 1205 Watsonia

Neighborhood Cleanup Days

Recent cleanup of the cemetery lot on Watsonia – looks great; will get quotes from companies to remove branches and debris

Final Remarks, comments, concerns

Golf carts – send reminder to neighborhood to follow rules of the road, turn head lights on at night; HOA does not have jurisdiction of streets, so if any issues, contact law enforcement

Missing stop sign at front entrance – knocked down last week and now it is missing; will request a replacement

Question about late fees – last year, fees were capped at 2 months of \$25 each, for a total of \$50; this year, late fees will be assessed monthly until paid

****Adjourn Meeting****

Talatha Gardens HOA			
2026 Budget			
Income			
	HOA Dues (all homes)		\$39,400.00
	<i>HOA Dues (received 2025)</i>		<i>\$22,750.00</i>
	Advertising		\$0.00
	Gross Income		\$39,400.00
Expenses			
	Accounting (Quickbooks)		\$500.00
	Advertising (Yard Sale Ads)		\$60.00
	Insurance		\$2,750.00
	Landscaping		\$11,500.00
	Legal Fees		\$0.00
	Office Supplies		\$300.00
	Credit Card Payment Fees		\$900.00
	P.O. Box		\$192.00
	Postage		\$350.00
	Taxes		\$556.00
	Website (Google)		\$200.00
	Utilities	Electric	\$10,000.00
		Water	\$300.00
	Miscellaneous		\$800.00
	Total Expenses		\$28,408.00

Budget Questions:

Credit card payment fees – each credit card payment has a fee; HOA absorbs that cost

P.O. Box – actual cost really is \$192 per year