

## 2025 Lakes of Old Peachtree HOA Meeting – Q2 - Unattended

### Board Members:

Laura Toops, President  
Briana Folmer, Secretary  
Kerri Jascomb, Treasurer

Date: May 28, 2025

### Treasurer/Financial:

1. Current Account Balances:
  - i. Operating: \$77,274
  - ii. Edward Jones MM Account: \$35,023
  - iii. Petty Cash: \$1,322
  - iv. Total Functional Balance: **\$113, 619**
2. 2025 Assessments:
  - a. 104/110 paid
  - b. Past Due Accounts (2)
    - i. Account 1 – Active payment plan - current. – Balance \$1655
    - ii. Account 2 – Active payment plan – current – Balance \$912
3. Upcoming/Outstanding Invoices:
  - a. Reconnection of Keyless Entry system to new AT&T Router: \$540
  - b. Pressure Washing for Clubhouse: \$325 (to be completed 6/9)

### ARC Report:

1. 3 ARC committee members, plus president (Laura) to do reviews, letters, approvals correspondence – we can still use your help! Thank you to the new members of the committee – WE STILL NEED YOUR HELP, but you have to be willing to put in the limited time needed of you.
2. New ARC review format for 2025 to allow for more targeted reviews, consistency of reviews and to allow for better community communication
  - a. **Quarter 1 Reviews March 1 – March 25** – Home exterior – we will be reviewing: Paint, wood rot, windows, gutters, etc. all things on the exterior of the home itself
    - i. **Many residents have complied with letters received, will follow up with Q2 inquiries**
  - b. **Quarter 2 Reviews June 1 – June 25** – Landscaping: grass, weeds, leaves, flower beds, bushes, all things grounds
  - c. **Quarter 3 September 1 – September 25** – mailboxes
  - d. **Quarter 4 November 1 – December 1** – Re-review for any outstanding items throughout the year
  - e. *All other glaring violations will be addressed during each review cycle, but this will be the focus.*
  - f. Please continue to submit requests for all changes to exterior of the home, all information can be found on the website.

### Looking ahead Community Projects – In Progress/Planning:

1. Replace missing slats in split rail fence along 124 & “clean” area – fall project
2. Replace street signs – **Request has been submitted to Gwinnett County**
3. Uneven sidewalks on Dorminey – Request to have this looked at should be submitted to Gwinnett County, address location is needed. Residents may complete these requests independently. [Gwinnett County Citizen Service Request](#)
4. AT&T Service to replace Comcast for Amenities Wifi & Emergency Phone Services, reduced cost of \$200 monthly – **Installed May 2025** – new wifi information
  - a. Wifi: Lakes of OPT
  - b. Password: 25LOOP20@!

**Swan Updates:** Swan caregivers committed to providing communication & updates to community regarding swan status to remain part of the HOA budget. Currently we have babies!

**Amenities:**

1. Pool, open for 2025 season – AS A REMINDER: Your pool key card is good for ALL FUTURE SEASONS, do not discard. There will be a \$25 replacement charge for any lost cards.
  - a. Showerhead leak, currently repaired.
  - b. PLEASE TAKE CARE OF OUR POOL! If you see something tipped over, pick it up. Throw trash away. Take the trash bin to the curb close to trash days. Flush Toilets. Please respect each other and OUR amazing spaces.
2. Tennis Courts – Pickleball team going strong. Your old amenities key, which used to be for the pool & tennis courts, still works for the tennis courts. If you need a replacement, please reach out. 1x no charge replacement will be honored – Pickleball communication and organization taken over by Neil Roquet as Roland has moved away from the LOOP, we wish him all the luck!
3. Playground – weeded and cleaned up for the season
4. Cameras at clubhouse/pool – serviced & functioning
5. Researching cleaning services due to communication & accountability challenges

**RESIDENT REMINDERS ABOUT AMENITIES ACCESS:** The board is volunteer, and while we try to be as available as possible, there are times they are working, out of town, have commitments which do not allow them to complete requests immediately. If you are in need of an access card, tennis court key or any other LOOP related business, please plan ahead or anticipate a waiting period for your request.

**Decorating Committee:** Thank you to the residents who volunteered to be on the decorating committee – Expectations set

1. Minimum holidays
  - a. 4<sup>th</sup> of July
  - b. Halloween
  - c. Christmas/Winter Holidays

**Dam/Grounds/Lakes**

1. Lake Maintenance– Reports posted to the LOOP website & Facebook
  - i. Dam Clean up completed – request for further vegetation, along OPT fence, to be extracted – will get quotes
2. Dam Inspection Completed
3. Dam Repairs Quoted: \$9,155 (see attached)
4. Pine Straw application this month
5. New/additional “Private Lake” Signage coming soon

**Submitted Community Questions:**

1. Connection to sewers – this is not an option for our neighborhood due to the elevation, connection to the system and need for a pump station
2. Resident Identification Cards – usage of the LOOP lakes by non-residents is an escalated problem this year. We are looking into “resident” cards which will be required for lake usage and must be presented upon request. If you have issues with anyone on the lake who refuses to provide information regarding their residency to the neighborhood, please contact Gwinnett County Non-Emergency, the board cannot do this as a 3<sup>rd</sup> party.

**Upcoming Important Dates:**

1. June 2025 – ARC Reviews (see above)

## 2. August 2025 – Q3 HOA Meeting

Motion: Acceptance of Dragonfly Pondworks bid for Dam Repairs \$9,155

Presented By: Laura Toops

Seconded By: Briana Folmar

All in favor: 3

All Opposed: 0

Motion: **Pass**/Fail

Decisions:

1. Dam Repairs
2. Additional Lake Signage