



# HOMEOWNERS ASSOCIATION COMMUNITY UPDATE

October 2022

## QUICK WORD

Hello homeowners and welcome to fall. Soon the leaves will have vibrant colors and Halloween is just around the corner. It's always a pleasure to go around the neighborhood and see the wonderful fall and Halloween decorations. Your creativity makes our complex.

Over the next few weeks we will be sending out more communications related to our annual homeowners meeting and end of year activities. We will also put up signs near the entrances to our complex to keep you informed. Please keep an eye out.

FYI – As the acting Secretary for the Board, I will be updating the expanded email list. All existing homeowner email addresses per Heritage Property Management are automatically on the list. If you're receiving this newsletter and not the listed homeowner email address **this will require an action from you. Send an email titled "Keep" to [parktrailcommunity@gmail.com](mailto:parktrailcommunity@gmail.com).**



## A word from your HOA President Ricardo Stewart

This year is quickly coming to a year, and it has been over two years that I have graciously served this complex as the HOA President. During this time frame the main goal has been to ensure the integrity of our complex is maintained to the highest-level of appearance and adhere to appropriate by-laws for our complex.

The term of a Board member is two years which I have achieved and now it is time to nominate a new President and other Board positions for our Complex. You will be receiving or should have received Proxy forms from our Management Company (Heritage). The open positions will include President, Secretary and Treasurer.

It is very important this complex have a 2023 Board in place otherwise the State could come in and take over this Association. **Note:** Park Trail Homeowners Association do not want our Association to be run by the State of Georgia. This will impact the property value, etc.

2023 Board nominations will occur at the annual HOA meeting which will be held October 29 at 1 PM on our complex in the green space behind 1544. Hope to see as many homeowners as possible at this meeting.

## 5 simple ways to make your neighborhood safer

1. Make friends with neighbors.
2. Exercise caution when out of town (Don't post on Social Media).
3. Close windows and blinds at night.
4. Install a security system.
5. If you see something, say something.



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## Annual HOA Meeting

Neighbors we need you. We need board officers and most importantly a President, else we are left leaderless. **This can have disastrous repercussions legally and lead to loss of property value.**

**When:** Saturday, October 29 at 1PM

**Where:** Here on the green space behind 1544 and 1390 Park Brooke Cir SW)

### Agenda:

1. We will be voting in our 2023 board.
2. Open positions include:
  - President
  - Treasurer
  - Secretary
  - **NOTE:** Any homeowner in good standing may run for any board position
  - Or volunteer to become a member at large.

Members at large lead special short or long term projects for the community and report to the board.

3. Review the 2023 budget
4. Drawing for \$50.00 raffle prize (2). Must be present to win.

We invite you to have a little fun and invite you to show up in a funny or scary Halloween costume or as a super fan of their favorite sports team. Meet your neighbors. **If there is bad weather we will send an email out that morning with new location or date.**

## Holiday Decorating Contest

Our annual Christmas / Holiday Decorating has met with good success. **We need 3 volunteers** to be judges for the contest. Please sent a note to [bod.parktrail@gmail.com](mailto:bod.parktrail@gmail.com). Our tentative day to judge the decorations will be on or around December 18. Announce the winners by December 20 and deliver prizes ASAP.

**We will have 3 prizes** which include, 1st place \$200, 2nd place \$100 and 3rd place \$50.

## NOTICES

**Pet owners** – Sadly we have received a few complaints this quarter of pets not being on leash and/or under control of the owner. Please be mindful for the safety and security of your pets and neighbors and keep your beloved fur baby on leash.

Below is a snippet is from the HOA Covenants Article VIII Restrictions Section 4 Animals: "No Owner or Occupant may keep, breed or maintain any pet for any commercial purpose. Animals must be kept on a leash and be under the physical control of a responsible person at all times while outdoors. Any feces left upon the Common Areas by an animal must be removed by the owner of the animal or the person responsible for the animal. No pet shall be permitted to be an annoyance to any residents or residents of any other townhome."

**On Street Parking** – The board has received complaints from several of our residents regarding on street parking. The parking hazards and nuisances have increased. Board members have walked the complex and observed these hazards. This must stop.

In accordance with our Covenant Article 8 Restrictions, Section 12 Parking: Parking is limited to garages and driveways. We tolerate vendors, contractors etc. as part of a service being performed at your home. It is short term and vehicles are gone at the end of the business day. Absolutely no overnight on street parking. There must always be enough room for emergency vehicles to move through the neighborhood day and night.

**We are looking into the steps to utilize GA Code OCGA 44-1-13 to have vehicles towed away at the owner's expense.**