



EMBRY HILLS
Civic Association

2022 Annual Meeting

WELCOME

website: Embryhillsca.com



Agenda

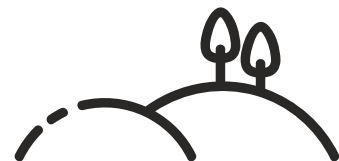
7:00 pm: Opening Remarks

- Overview of 2022 Activities
- Approval 2021 Annual Meeting Minutes
- EHCA 2022 Treasurer's Report
- Committee Updates:
 - Roads and Drainage
 - Community Council
 - Neighborhood Watch
 - Community Engagement
- EHCA Business
 - Bylaws update and confirmation
 - Chamblee Annexation Information
 - Board Nominations and Confirmation

7:45 pm: Commissioner Robert Patrick Introduction

- Conversation with Commissioner Patrick & Team
- Q&A

7 pm: Adjourn



EHCA 2022 Board of Directors:

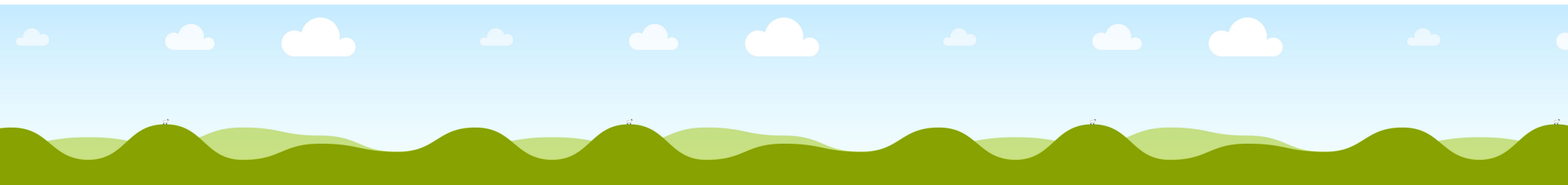
- President: Bill Blumberg
- Vice President: **Open**
- Treasurer: Rebecca Perkins
- Secretary: Rebecca Perkins - **Open for 2023**
- Director at Large: Vicki Hood
- Director at Large: Jenna Teston
- Director at Large: Sherry Adams
- Immediate Past President: Kelley McManaman

2022 Activities:

- Adopted EHCA Bylaws - 2021 Annual Meeting
- Confirmed EHCA 2022 Board of Director Roles
- Successfully Completed Sign Topper Project
- EHCA Website Evolution
 - >890 visitors
 - 153 past 30 days
- Collaborative Activities Embry Hills Club
- Entrance Triangle Landscape Project Initiated
- Neighborhood Watch & Civic Association Join Forces

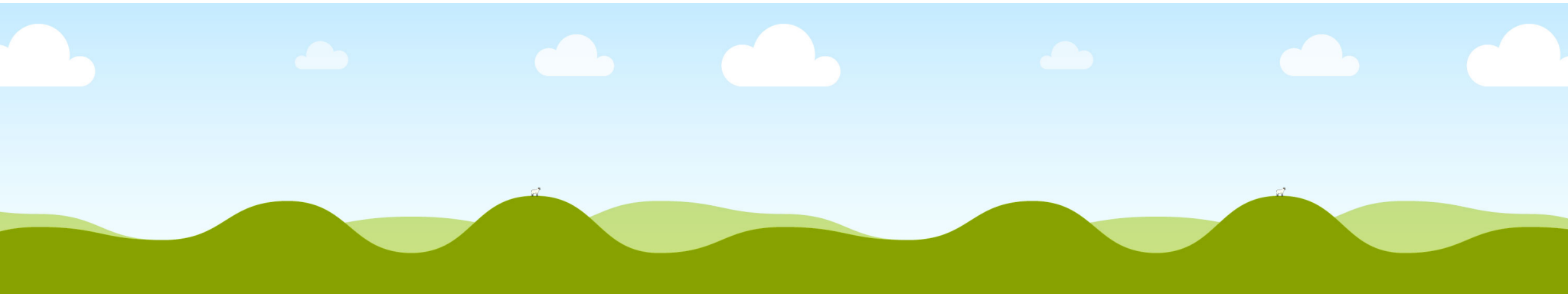
2023 Initiatives and Activities:

- Community Beautification Project
- Yards of the Month Program
- Entrance Triangle Landscape Project
- Arts Festival - Partnered with Embry Hills Club
- Committee Engagement



EHCA Business

- Approval: 2021 Annual Meeting Minutes
- EHCA Treasurer's Report



EHCA 2022 Treasurer's Report

UCB Bank Balance 12/31/2021	\$ 1,069
Total Debits 2022 to date	\$ (805)
Total Credits 2022 to date	\$ 3,641
UCB Bank Balance 11/16/2022	\$ 3,905
<i>December Expenses due</i>	<i>\$ (750)</i>
Projected YE 2022 Balance	\$ 3,155

INCOME

EHCA Dues Income year to date	\$ 775
Sign Topper Sponsor Income	\$ 599
EH Neighborhood Watch Transfer	\$ 2,267
Total Income:	\$ 3,641

OPERATING EXPENSES

Secretary of State Registration	\$ 20
USPS PO Box	\$ 212
Website	\$ 228
EHCA Signs	\$ 195
Entrance Landscape	\$ 150
<i>December Newsletter</i>	<i>\$ 100</i>
<i>D&O Insurance due in December</i>	<i>\$ 650</i>
Total 2022 Operating Expenses:	\$ 1,555

CAPITAL EXPENSES

None

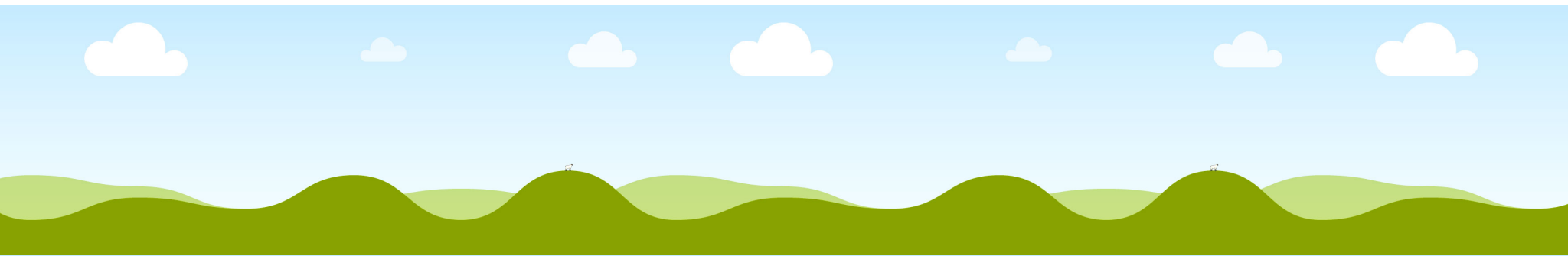
Key Points:

- Projected Year End balance in the green
- Membership Dues are critical to sustaining EHCA
- Annual fixed costs exceed \$1,200
- Focused fund-raising events like the sign toppers will continue



EHCA Committee & Community Updates

- Roads and Drainage - Becky Perkins
- Community Council - Jenna Teston
- Neighborhood Watch - Katherine Cadena
- Community Engagement - Bill Blumberg EHCA & Brook Caballero EHC



EHCA Roads and Drainage

Rebecca Perkins

- Warren Creek culvert at Embry Circle cleared twice in 2022.
- Crushed storm drain at 3377 Embry Circle replaced.
- Sinkholes between 3547 and 3555 Embry Circle repaired.
- Sinkhole at 3169 Embry Hills Drive repaired.
- Eastbound Chamblee Tucker at Stantondale Road improved with new merge markings.
- Sidewalk at 3128 and 3130 Henderson Mill Road repaired.
- Additional speed limit signs on Chamblee Tucker and Henderson Mill Road requested.
- List of neighborhood's potholes/rough patches to be sent to county.



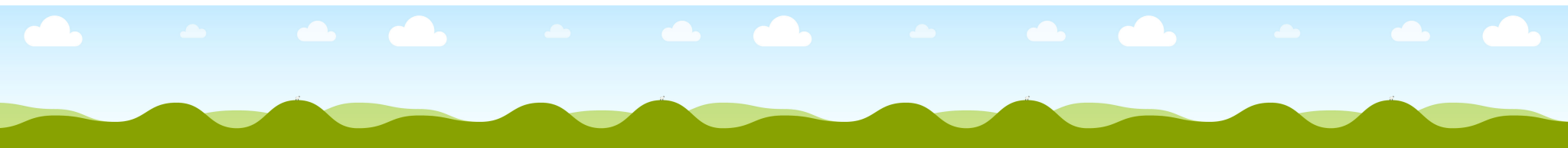
EHCA Community Information

Jenna Teston

Community Council

- Embry Hills council members: Jenna Teston & Kelley McManaman

DeKalb Planning and Zoning Land Use Map



EHCA Neighborhood Watch

Katherine Cadena

The Fundamentals of Neighborhood Watch

- All of us play a role and it is easier than you may think.



Mindset



- All of us operate out of a protective mindset
- We recognize when something seems wrong



Action



- The key is knowing what action to take
- Who do we notify and when?



Results

- Did my actions result in the right outcome?
- Can I or should I do something different next time?



EHCA Neighborhood Watch

Katherine Cadena

Next Steps for Embry Hills Neighborhood Watch:



Focus Group: Volunteers needed to collaborate and develop a path/plan forward

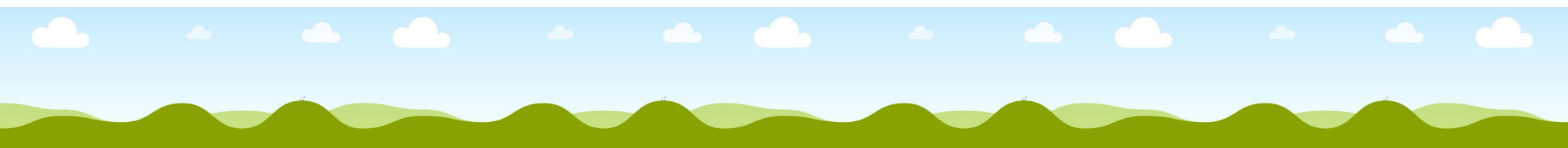


Establish interim solution to enhance community safety and ongoing patrols



Leverage focus group output to deliver a community Neighborhood Watch plan

Contact: Katherine Cadena



EHCA Community Engagement

Bill Blumberg & Brook Caballero

Embry Hills Civic Association and Embry Hills Club are invested in connecting our community and developing neighbor to neighbor relationships. We are collaborating to:

- Drive community involvement and engagement
- Deliver cooperative community events
- Share events and information

Brook Caballero, President EHC: Revitalization, club activities, how to get involved

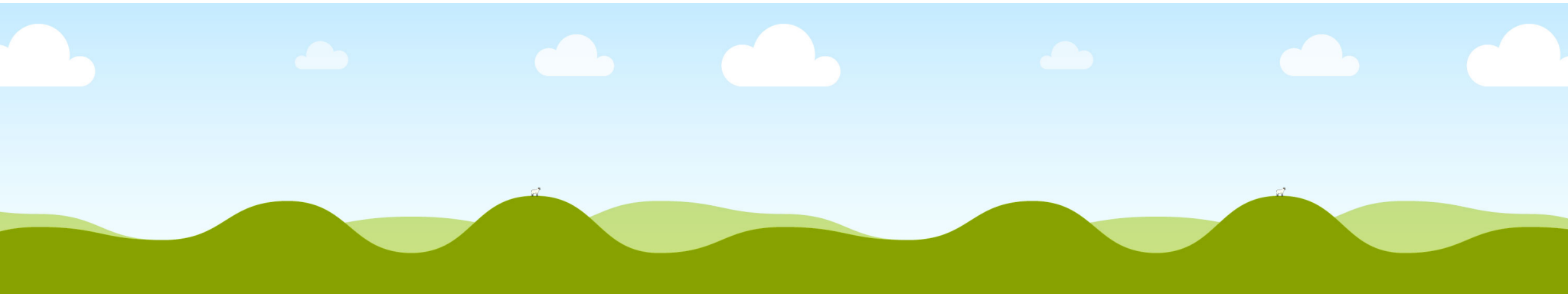
A graphic consisting of a purple speech bubble shape with a yellow-to-orange gradient fill. The text "UPCOMING EVENTS" is written in white, bold, sans-serif capital letters inside the bubble.

UPCOMING EVENTS

- **Embry Hills Luminary Lights**
Dec 18th, 5:30pm - Embry Hills
- **Embry Hills Holiday Party**
Dec TBD, - Embry Hills Club
- **Embry Hills Music, Food and Arts Festival**
April TBD, - Embry Hills Club

EHCA Business

- Approval: EHCA Bylaws - Nov 2022 Revision
- Chamblee Annexation
- EHCA Board Nominations



2022 EHCA Bylaw Proposed Revision (1):

Current

Article VI – GOVERNANCE

The Board of Directors, hereinafter referred to as “the Board”, shall consist of 7 members of which 4 are Officers and two are At Large Directors as identified below:

- President
- Vice President
- Secretary
- Treasurer
- Immediate Past President

Two (2) At Large Directors and all Board Members will be elected for a term of two years at the Annual meeting and shall assume office on January 1 of the following year.

Proposed

Article VI – GOVERNANCE

The Board of Directors, hereinafter referred to as “the Board,” shall consist of the following:

- 4 officers identified as President, Vice President, Secretary and Treasurer
- 2 or more “At Large” Directors as needed
- Immediate Past President

All Board Members, with the exception of the Immediate Past President, will be elected for a term of two years at the Annual meeting and shall assume office on January 1 of the following year.



2022 EHCA Bylaw Proposed Revision (2):

Current

Article VI – GOVERNANCE

b. Vice President. The Vice President shall preside over any meeting of the Association in the President's absence and shall assume the office of the President in the event of a vacancy in such office. The Vice President shall assist the President in the performance of his or her duties, at the direction of the President. The Vice President shall be in charge of (i) recruiting volunteers and (ii) committee members and the development and implementation of projects related to the physical enhancement of the area represented by the Association. **and (iii) act as a liaison between the Association and the "Neighborhood Watch", a separate organization from the Board.**

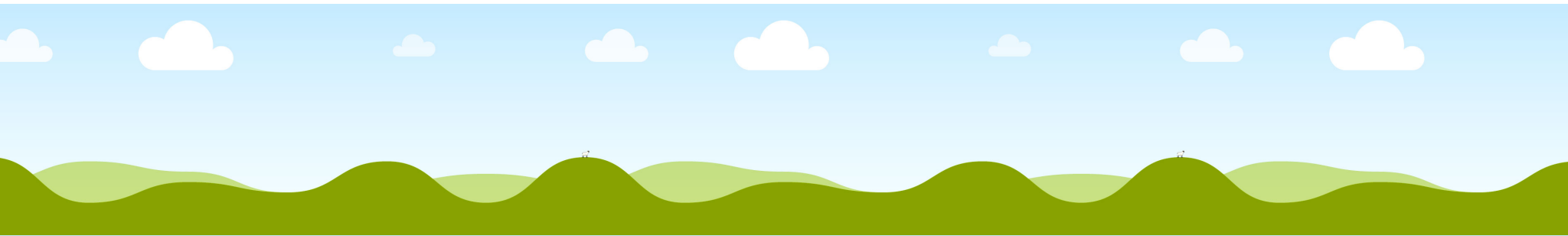
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Community Notice

Chamblee Annexation:

- Community effort, In Scope ~1200 Property Owners/Voters
- Approval requires **60% support** of landowners and voters in targeted footprint
- Door to door signature collection and neighborhood signing parties may **begin in November**
- Annexation FAQ requested



2023 EHCA Board of Directors Nominees:



Per EHCA ByLaws: The Board of Directors includes 4 officer positions, 2 or more Director at Large positions and the Immediate Past President. Nominations are for openings only; the officer and Director at Large roles will be determined by the new Board at the first meeting.



Introducing:

DeKalb County, District 1 Commissioner
Robert Patrick



DISTRICT 1 OVERVIEW

Staff Introductions



Commissioner Robert Patrick

2021



Tara Smith
Chief of Staff



Sonya Isaac
Constituent Affairs Manager



Aiun Nettles
Communications Manager

2022 Annual Meeting

THANK YOU

Visit us **@Embryhillsca.com** for community updates, newsletters and to join EHCA

