

**NOTICE OF THE LAUREL'S HOMEOWNER ASSOCIATION SPECIAL MEETING OCTOBER 21, 2025 @7PM.
LOCATION: 122 LEGION RD MCDONOUGH GA 30253 | VOTE OPEN TO ADOPT (POAA) 10/21-28, 2025**

Georgia Property Owners Association Act (POAA) – 1994

What is the POAA?

The Georgia Property Owners Association Act (POAA) is a state law adopted in 1994 to give homeowners associations (HOAs) stronger legal powers and clearer rules for managing communities. Communities must “opt in” to benefit from its protections.

Why Was the POAA Created in 1994 by the State of Georgia?

- To define the authority and responsibilities of HOAs.
 - To strengthen the ability of HOAs to collect assessments and enforce rules.
 - To provide a consistent legal framework for community management.
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How Does a Community Opt In?

- Developers can include POAA language when creating the community.
 - Existing HOAs can vote to amend their documents to adopt the POAA.
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Key Benefits for Communities

- **Automatic Statutory Liens:** Unpaid assessments automatically become a lien on the property, protecting the Communities financial interests.
 - **Joint and Several Liability:** Both seller and buyer are responsible for unpaid assessments at sale.
 - **Attorney's Fees:** Associations can recover reasonable attorney fees from delinquent owners.
 - **Perpetual Duration:** Community covenants and restrictions never expire, ensuring long-term stability.
 - **Tenant Compliance:** All owners and tenants must follow the association's rules and covenants.
 - **Amendment Process:** Amendments approved by the required majority are enforceable
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Why Should Your Community Consider the POAA?

Adopting the POAA gives your HOA stronger tools to manage finances, enforce rules, and protect property values. It streamlines operations, reduces legal ambiguity, and helps ensure fairness for all members.

HOW TO CAST YOUR QUALIFYING VOTE

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- Homeowners must be current on annual assessments for your vote to count
- Only one vote per household/lot shall be counted
- Votes can be placed during the opening voting dates of October 21, 2025 – October 28, 2025
- Homeowners may cast votes in the following three ways
 - At the Special Meeting on October 21, 2025
 - Delivery to the **Executive Board by email to:**
President@TheLaurelsHOA.org
 - Mail directly to the Sentry Management Company, Attn The Laurels, Special Meeting Vote at: 303 Corporate Center Dr Unit 300, Stockbridge GA 30281