

# McCarley Downs & The Pines Homeowners Association

P.O. Box 470  
604 GA Hwy 247 S.  
Bonaire, G1005

Website: [mccarleydownsandpines.org](http://mccarleydownsandpines.org)  
Email: [hoa@mccarleydownsandpines.org](mailto:hoa@mccarleydownsandpines.org)

Meeting called to order on **April 23, 2025**, at 7:01 pm via Zoom. 16 Participants.

## **President and/or VP opening remarks:**

- Thank you for all who attended the meeting.
- A friendly reminder that we are equal stakeholders in our community, and it takes everyone's efforts to keep our neighborhood a prestigious neighborhood in our area. Also, a reminder that the HOA board are all volunteers trying to help our neighborhood.
- Thanks to Wes for serving the HOA board for 4 years!!!

## **Treasurer report:**

- Beginning Balance, \$37,281.63.
- It was a light month on expenses. We paid to treat weeds in common areas.
- Tracking 17 homeowners that have not paid 2025 dues, which is 11%. 5 of those 17 have not paid 2024's dues. Two of those have not paid 2023. One suit was filed by attorney, and one is in pre-suit.
- HOA Fees are due each year. Please communicate with us early and often if you need more time. We will pursue fees through the lawyer otherwise.
- Closing balance of \$46,242.98

## **Architectural Control Committee:**

- Flagpole request. Will be addressed this week.

## **Old Business:**

- 17 initial CCR violation letters were sent. Seven were resolved.
- The sprinkler system was completely repaired in all green spaces throughout the neighborhood. This will be reflected in next month's budget.
- Speeding is observed and police have been asked to patrol the neighborhood.
- Pressure washing quote- two quotes pursued and will be moving forward with first quote received.

## **New Business:**

- Ten final CCR violation letters were sent out 14 April with 10 more days to comply.
- New ACC requests have delayed action due to ACC board schedules, multiple vacations, etc. If you have a missed ACC request, please let us know.
- Waste Management fulfilling yard waste pick up has been a problem. President has been sending many emails and making phone calls to get waste management to fulfill the service our residents pay for.
- A reminder that an ACC request is required for non-CCR approved residential modifications. Please

read the CCR's to see what is permitted. CCR's are posted to the website.

**Secretary/Community Activities:**

- The annual Yard Sale was successful. Thank you to all who participated. We ended up having 16 homes participate!

**Resident Comments:**

- John M. Lynch would like for us to come visit his yard and show him the weeds. Krista and Raymond will visit him after the meeting tonight.
- Dan suggested we replace the letters on the mailboxes after they've been cleaned. They are faded. Board agreed.
- Meghan suggested reaching out to the county commissioner about waste pickup issues. This has been a successful avenue in the past.
- John M. Lynch questioned if we need permission to put a French drain in the backyard. Board said they do not.
- Angela Lynch asked if they need an ACC request for anything not mentioned in the CCR's. Board answered that you should if it's not mentioned or are unsure. Also asked what is required to change the CCR's to give a verbal warning before sending out letters. Proposing a longer response time to come in compliance.
- Meghan suggested we get picnic tables for the pavilion area. Board responded it's the to-do list.
- Meghan asked about putting a lending library at the common area. Board asked for them to submit a plan and we will take a vote on this.

**Meeting adjourned at 7:48 p.m.**

Respectfully,  
The McCarley Downs & The Pines HOA Board