

McCarley Downs & The Pines Homeowners Association

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

Website: mccarleydownsandpines.org
Email: hoa@mccarleydownsandpines.org

Meeting was called to order on **August 13, 2025**, at 7:00 pm via Zoom with 11 Participants.

President and/or VP opening remarks:

- Thank you to all who attended the meeting.
- Ryland Waste Service took over in July. You can still sign up for recycling by calling 478-987-4299. They do not accept the old green recycle bins. The new carts are large blue bins that are the same size as the trash cans. Also, they will not pick up extra trash sitting on the road beside the trash can, unless you call them to schedule a Bulky Items Service (478-272-4411). You need to get an extra trash can for \$9 a month if you regularly have extra trash.
- We are approaching the halfway mark for this board, and we hope to handoff to a new board in 2026. Please let us know if you have any desire to serve on the HOA board.
- 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.

Treasurer report:

- Beginning Balance for July: \$42,094.47.
- This past month we paid for the picnic tables in the pavilion, a legal fee and a mulch refresh at the entrances and mailbox area.
- Wes has a few checks to deposit and will do so this week.
- Closing balance of \$37,804.20.

Architectural Control Committee:

- Denecka Randolph has been waiting 2 months for a reply to her ACC request. We have promised to look into this asap.
- If you have an existing ACC request that hasn't been approved, please email us.

Old Business:

- Barron was called and came to service the lawns and shrub beds. They also refreshed the mulch.
- Travis and Krista will look at getting a water spigot added to the site. – No update

New Business:

- Rocks were spilled on the roads by a construction crew from Hughston Homes. Jen spoke with Sid about this and they removed the rocks. Thanks, Jen, for calling.

Secretary/Community Activities:

- None

Resident Comments:

- Speeding concerns were mentioned by Dan Carter, and we discussed stop signs as a possibility to be installed at Tempie Ct and McCarley Downs Drive to slow traffic. Possibly also on Kyler Lane. Krista will call the county to see what is involved in doing so and research a cost. Further discussion is needed about this.
- Elsa Lewis inquired about CCR and dues information. Welcome to the neighborhood!

Meeting adjourned at 7:25 p.m.

Respectfully,
The McCarley Downs & The Pines HOA Board