

# McCarley Downs & The Pines Homeowners Association

P.O. Box 470  
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Bonaire, GA 31005

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

The meeting was called to order on **December 3, 2025**, at 7:00 pm via Zoom with 18 Participants.

## President and/or VP opening remarks:

- Thank you to all who attended the meeting.
- A friendly reminder that we are equal stakeholders in our community. All are encouraged to read CCRs and report any violations you may see.
- 2025 Board thanks the community for your involvement, responsiveness, and support.

## Treasurer report:

- Beginning Balance for October: \$36,035.47.
- 6 unpaid dues in McCarley Downs, 7 unpaid dues in the Pines. These have been turned over to our lawyer.
- There is one active lawsuit being pursued. The rest are in various stages of collections.
- Closing balance for November \$35,839.95. We should end the year around \$34,000 after the December bills have been paid.

## Architectural Control Committee:

- No new ACC requests
- If you have an existing ACC request that hasn't been approved, please email us at [hoa@mccarleydownsandpines.org](mailto:hoa@mccarleydownsandpines.org).

## Old Business:

- No change in status: Travis and Krista will look at installing a water spigot added to the lot with the pavilion and mailboxes. – Discussed, and further assessment is needed in addition to the sprinkler system heads hitting the new pavilion area.
- No change in status: Speeding concerns were mentioned by Dan Carter, and we discussed stop signs as a possibility of being 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 the cost. Further discussion is needed about this.

## New Business:

- Nominations/Election for the 2026 HOA Board
  - *Volunteers for the President:* Jason Thomas
  - *Vice President:* Meghan Swift
  - *Vice President for the Pines:* **No Volunteers. Will continue to solicit volunteers.**
  - *Secretary:* Krista Mott
  - *Treasurer:* Wes Lister
  - *ACC Board (4 slots):* Denecka Randolph and **will continue to solicit volunteers.**

**Secretary/Community Activities:**

- Will be purchasing new bulbs for the front entrance as well as a couple more strands of lights and wire for the Christmas decorations.

**Resident Comments:**

- Centipede grass is invading some lawns, and a resident had a question about how to remove it from the existing Zoysia. Seems the only way is to manually remove it and resod Zoysia. You can hand pull it also if it's a small patch.
- Question about the corner of Thompson Mill and Hwy 96, which building is being erected. Answered that it is a grocery store/liquor store, and possibly gas pumps, but not certain of that.

**Resident Meeting adjourned at 7:33 p.m.**

Respectfully,  
McCarley Downs & The Pines HOA Board