



McCarley Downs & The Pines Homeowners Association

P.O. Box 470
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Bonaire, G1005

Website: mccarleydownsandpines.org
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Meeting called to order on January 22nd, 2025, at 8:05 pm via Zoom with 29 Participants.

President and/or VP opening remarks:

- Nothing to report

Treasurer report:

- December 2024 ended with a balance of \$30,826.37 after two large projects (mailbox cover and pavilion).
- Projected 5-year budget was presented and explained in detail. Continued healthy reserve for unknown expenses.
- Motion for annual dues for McCarley Downs to stay at \$150 per resident. Motion Passed.
- Motion for annual dues to be due on 28 February 2025. Motion Passed.
- Letters for dues will be mailed out in the next few days. Dues may be paid by check or online.

Architectural Control Committee:

- There were no ACC requests.

Old Business:

- Sinkhole has been repaired on McCarley Downs Drive. It wasn't elevated/raised, but they did put cement in the hole and then patched with grass.
- Ongoing issue with parking on the street. President will reach out to the residents and offer a friendly reminder.

New Business:

- Small investment of storage bins for the Christmas lights and wreaths. Estimated to be between \$70 and \$100. Krista Mott will purchase and store Christmas decorations.
- Ongoing issue with parking on the street. President will drive around to assess offenders and reach out to the residents to offer a friendly reminder of rules that state no more than 8 hours a week of on road parking time.

Secretary/Community Activities:

- Annual Yard Sale proposed for April 12 or 19. Facebook survey will be taken on date.

Resident Comments:

- Resident having trouble with fireplace. Advice from other residents was to bleed the line or call for service. The main person for propane in this area is Evergreen Propane.
- Resident asked about retention pond. The pond is owned by Hughston homes and issues will have to be addressed with them.

- Resident asked if parking in the backyard is allowed when guests are visiting. CCR stating this is not allowed show below, from Article VI, Section 44:

44. **Vehicles.** Adequate off-street parking shall be provided by the Owner of each Lot for the parking of vehicles, and no Owner shall park any vehicle (including, without limitation, boats, campers, motorcycles, scooters and vehicles of any and every description) on the streets of the Development as a matter of course. No vehicle may be left upon any portion of the Development except a garage or driveway, for a period longer than eight (8) hours per week. No vehicles shall be parked on the grassed areas. No vehicles shall be parked within a front yard unless such front yard is part of a driveway, turnaround, garage or carport approved by the ACC.

- Resident asked if permission is required from ACC to tint windows of house. CCR stating acceptable in Article VI, Section 7c, as shown below:

c. Doors and Windows.

- i. All Dwellings shall have wooden front doors or any doors that can be seen from any street.
- ii. Aluminum doors (including sliding doors) that can be seen from the street and aluminum windows shall not be approved.
- iii. Vinyl clad windows shall be used, the color of which shall be specified in the plans submitted to the Architectural Control Committee for approval.
- iv. Screens must be brown, black, bronze or charcoal gray in color.
- v. Window coverings must be consistent with the character of the neighborhood.
- vi. Tinted glass is acceptable. Reflective materials, such as, mirrored glass or foil is not acceptable. Security bars are not permitted.

Meeting adjourned at 8:40 p.m.

Respectfully,
The McCarley Downs & The Pines HOA Board