

McCarley Downs & The Pines Homeowners Association

P.O. Box 470
604 GA Hwy 247 S.
Bonaire, GA 31005

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

The meeting was called to order on **January 14, 2026**, at 7:30 pm via Zoom with 17 Participants.

President and/or VP opening remarks:

- Thank you to all who attended the meeting.
- Welcomed the 2026 board members
 - President: Jason Thomas
 - Vice President for McCarley Downs: Meghan Swift
 - Vice President for The Pines at McCarley Downs: Garry Rose
 - Treasurer: Wesley Lister
 - Secretary/Communications Manager.: Krista Mott
 - ACC Chair: Vacant
 - ACC Board: Denecka Randolph, Taylor Abernathy

Treasurer report:

- First motion for voting, Due date of HOA fees to February 28, 2026. *Passed.*
- Second motion, \$150 per home in both sections of the neighborhood. *Passed.*
- Third motion: Current Budget approval. *Passed.*
- Beginning Balance for December: \$35,839.95.
- Several unpaid dues in McCarley Downs, several unpaid dues in the Pines. These will be turned over to our lawyer in the coming month.
- Closing balance of \$35,500.47.

Architectural Control Committee:

- If you have an existing ACC request that hasn't been approved, please email us at hoa@mccarleydownsandpines.org.

Old Business:

- 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.
- Speeding concerns, 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. Further research into possibilities and discussion is needed about this.

New Business:

- Voting on 2026 budget
- Vote on Due date for reduced HOA Fees
- Annual Picnic
- More Food Trucks wanted throughout the year.

Secretary/Community Activities:

- Proposed Annual Yard Sale in April. More info to follow.

Resident Comments:

- Bulk trash (trash outside of can) was brought up and discussed. Information can be found here:
<https://www.houstoncountygga.gov/business/solid-waste-collection.cms>

Resident Meeting adjourned at 7:57 p.m.

Respectfully,

The McCarley Downs & The Pines HOA Board