

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 **July 9, 2026**, at 7:30 pm via Zoom with 14 Participants.

President and/or VP opening remarks:

- Thank you to all who attended the meeting.
- If you are interested in being on the ACC board, please let the board know. We need people in these positions.
- Encouraged residents to maintain their flowerbeds and refrain from parking on the roads.

Treasurer's report:

- Beginning Balance for June: \$49,221
- Closing balance for June: \$48,783.01
- Less than 10 residents haven't paid dues. An accurate number will be provided next month.

Architectural Control Committee:

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

Old Business:

- None

New Business:

- Need a mulch refresh. We will contact Marco and ask him to do this.

Secretary/Community Activities:

- None

Resident Comments:

- Lawrence Frenz asked If a fence becomes damaged between two properties, who is responsible for taking care of the fence?
 - Encouraged to talk to their neighbor and possibly share the cost.
 - If not, have it surveyed to see who is responsible.
- There were a few residents who asked about the pond area and who is responsible for maintaining it. It was recently cleaned out, and it's our understanding that the grass will be cut twice a year.
- Elizabeth pointed out a misspelling of the street sign on Abingdon (spelled Abington) down by the water pump station. She will email a photo of it to the HOA, and the HOA will reach out to Hughston Homes about it.
- Dan gave an update on the gas station lights. He took the time to reach out to the county about it. They have adjusted the lights, and it seems to be acceptable now.

- Thursday works out better for some residents. Requested to keep meetings on Thursday.

Resident Meeting adjourned at 7:56 p.m.

Respectfully,
The McCarley Downs & The Pines HOA Board