

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 called to order on **June 18, 2025**, at 7:02 pm via Zoom. 12 Participants.

President and/or VP opening remarks:

- Thank you for all who attended the meeting.
- All residents encourage to read CCR's again as a refresher.
- Ryland Waste Service will take over in July- you can sign up online. The links are on our Facebook page.
- 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 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 May, \$42,462.28.
- 146 residents have paid 2025 dues.
- Tracking 14 homeowners that have not paid 2025 dues, which is 6.875%. 6 of those 14 have not paid 2024's dues. Two of those have not paid 2023. One suit was filed by attorney, and one is in collections by the attorney.
- HOA Fees are due each year. Please communicate with us early and often if you need more time. We will pursue fees through the lawyer otherwise.
- Closing balance of \$43,487.64. A breakdown of incurred costs is on the webpage.

Architectural Control Committee:

- A pool house was approved, as well as driveway extension.
- If you have an existing ACC request that hasn't been approved, please email us.

Old Business:

- Status of the initial round of letters is unknown since our treasurer is on vacation.

New Business:

- A second round of CCR violation letters were sent the week of June 11.
 - The big issues are unobscured garbage bins, fences in need of repair, garden are dressing (mulch, rocks), grass in flower beds, and weeds in garden areas/yards.
 - Fences that have broken boards need to be replaced and faded stain needs to be refreshed.
- Picnic tables were voted on and approved. Black was the preferred color. We will proceed with ordering.

- Jason Thomas said there is a water line on the property and was supposed to be added before. Travis and Krista will look at getting a water spigot added to the site.

Secretary/Community Activities:

- None

Resident Comments:

- Why are the common areas in need of weeding, mulch, trimming, mowing?
 - Krista answered that she has reached out to Barron and will call him again.
 - After the meeting, Krista received a response that he will take care of it within a week.
- Is the ugly side or smooth/boarded side of the fence the resident's responsibility?
 - The ugly side faces the responsible homeowner.

Meeting adjourned at 7:35 p.m.

Respectfully,
The McCarley Downs & The Pines HOA Board