

McCarley Downs & The Pines Homeowners Association

P.O. Box 470
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Bonaire, G1005

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

Meeting called to order on **March 19th, 2025**, at 7:00 pm via Zoom.

President and/or VP opening remarks:

- Nothing to report

Treasurer report:

- Beginning Balance, \$27,483.14.
- Continued to receive HOA dues throughout the month, McCarley Downs is at 87% (70 of 80), The Pines at McCarley Downs is at 83% (66 of 80) of dues paid. Wes will check P.O. Box this week, and has two checks to deposit, so 22 or less homes still need to pay.
- The board understand things in life “happen” and asks communication if a homeowner is having financial difficulties in paying these dues.
- Closing balance of \$37,281.63

Architectural Control Committee:

- One ACC request for a detached garage and pool was approved.

Old Business:

- Weeds on HOA common areas and dead shrub at entrance, board member made numerous phone calls for quotes on weed and fertilizer treatment for the front entrance and common areas.
 - *Southern Scapes* was selected to treat common areas.
 - *Barron Lawn Maintenance* will remain the landscaping company.
 - Krista & Raymond will replace dead shrub at the front entrance and expense cost of shrub to the HOA.
- President gave February as a grace period for HOA violations, such as:
 - Shrubs overgrown on several houses.
 - Weeds are abundant in several yards
 - Several lamp post lights are out
 - Parking on the street for more than 8 hours
 - Items left in front yard that are not permitted.

New Business:

- Update of HOA Violations:
 - 30 homes were in violation of the CCR's at the beginning of February.
 - As of today, 7 of 30 have resolved violations.
 - A second inspection will be conducted and officially follow covenant guidance for Violation of Covenants. Then, warning letters will be sent stating there are 10 days to achieve compliance. If not resolved, a second letter will be sent offering a hearing. A fine may be imposed at this point.
 - Here is the slide presented (a synopsis of the CCR's):

8. Violation of Covenants

- a. Anyone can report a CCR violation
- b. Complaints should be communicated in detail, referencing which CCR provisions, and sent to the Board
- c. HOA board will appoint a member to investigate the complaint to validate the violation
- d. If a violation exists, the HOA board will send an Initial Warning Letter via US Mail or email.
 - a. Violator shall have 10 days from the date of the letter to come into compliance
- e. Continued violation after 10 days of Initial Warning Letter WILL be considered a 2nd Violation
 - a. 2nd Letter will be sent to the Violator for notice and offering a hearing
 - b. A fine may be imposed at this point
 - c. Violator will have 10 days to come into compliance after the 2nd letter and ask for a hearing
- f. Notice of Hearing: Violator must request hearing via letter/email within 10 days of 2nd Violation notice
- g. Hearing: Evidence, witnesses, and testimonies will be presented – board will make a decision w/n 15 days
- h. Failure to timely Request Hearing: Violator had 10 days to request hearing/absence of request HOA will make the decision
- i. Notification of Decision: HOA will provide the decision/results within 15 days of hearing or 7 days for no-hearing
- j. Fine Schedule: SEE Item #8 item j for all details
 - i. First Violation: Warning Letter
 - ii. Second Violation: \$25/day each day violation continues
 - iii. Second/Subsequent Violations may be turned over to HOA's Attorney
 - iv. Violators will be responsible for all attorney's fees/costs
 - v. At the Second/Subsequent Violations, the HOA may place a lien on the Violator's property

- Proposed pressure washing cleaning of the mailboxes and mailbox area.
 - Krista is soliciting quotes for this.
 - Wes agreed with proposal and suggested we find someone that has a large enough tank to handle the area and mentioned after the bird poop is cleaned off the boxes, we may want to consider painting them, depending on results.

Secretary/Community Activities:

- Annual Yard Sale is set for March 22. 14 homes are participating. Community wide signs will be posted, however it's asked that residents mark their homes.

Resident Comments:

- Dan praised the bulleting board with large fonts for messages.
- Wes thanked Tom for cleaning the dirt from the sidewalk near the mailboxes.
- Jason requested the board look for stop signs to be installed at each intersection on McCarley Downs to slow down traffic.
- Steve asked how homeowners are notified of items if they do not have Facebook.
 - Violations will be sent through email or postal mail.
 - Regular announcements are distributed via Facebook
 - Please send your email address if you do not receive email communications from the HOA.
- Allen thanked the board for their work. Also agreed that speeding has accelerated down McCarley Downs. Suggested law enforcement presence for a short window some afternoons.

Meeting adjourned at 7:33 p.m.

Respectfully,
The McCarley Downs & The Pines HOA Board