

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 **October 15, 2025**, at 7:00 pm via Zoom with 22 Participants.

President and/or VP opening remarks:

- Thank you to all who attended the meeting.
- All are encouraged to read CCRs and report any violations you may see.
- We are approaching the end of the year for this board, and we hope to transition to a new board in 2026. Please let us know if you are interested in serving on the HOA 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 members are all volunteers trying to help our neighborhood.

Treasurer report:

- Beginning Balance for September: \$37,015.42.
- 6 unpaid dues in McCarley Downs, 7 unpaid dues in the Pines. These will be turned over to our lawyer in the coming month.
- Closing balance of \$36,035.47.

Architectural Control Committee:

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

Old Business:

- Travis and Krista will look at 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 were mentioned by Dan Carter, 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. Krista will call the county to see what is involved in doing so and research the cost. Further discussion is needed about this.

New Business:

- Discussed current violations in the neighborhood. The board will discuss and determine what the threshold is to hand over to the lawyer.
- Trends we're seeing in the neighborhood: Light bulbs out in yard lights, garage lights, front porch lights, etc.; Fence Maintenance (broken panels, faded stains, mismatched appearance); and tree/shrub pruning.

Secretary/Community Activities:

- Verify the email address with your residential address. Did anyone NOT get the email? Several

residents responded with an email.

Resident Comments:

- Meghan is concerned about flags being displayed in the neighborhood and asked how it's being handled. Travis responded that his opinion is that any flag other than the US flag is a violation. The CCRs state that the flags can be hung on the house, but not on a fence. We will move forward with adding flags to the November violation review of the neighborhood.
- Olethia has a question about how to handle staining a fence of a shared fence with a neighbor. Travis said if it's not a street-facing fence, this should be handled neighbor-to-neighbor.
- Also, had a concern about teens hanging out in the late hours at the pavilion. Suggestions were to speak to them or to call the police because of a noise ordinance.
- How long is a POD allowed, and do they need an ACC request? Travis said he'd have to go back and read it and asked him to send an email with the dates needed.

Board follow-on discussion:

- Wes said he has to draft a ledger and send it to the lawyer.
- Other members suggested that it should be sent right away. Some disagreed on getting a lawyer involved.
- Wes said we need to decide if we want a lawyer to enforce fines or the CCRs.
- No decision was made in the end on when to follow up with the lawyer.

Resident Meeting adjourned at 7:51 p.m. Board stayed on until 8:07 p.m.

Respectfully,
The McCarley Downs & The Pines HOA Board