



HOME OWNER'S ASSOCIATION
998 FORSYTHIA COURT
JEFFERSON, GA 30549

HOA Board Meeting Minutes

May 5, 2026

Call to Order: 5:30pm

Roll Call: Bill Connell, Steve Ross, Robert Reafler, Melanie Hellman, Carol Johnson

Witnesses: Brian Johnson

Approval of Last Meetings Minutes: Carol Johnson, motion to approve, Melanie Hellman, 2nd

Presentation of Reports

Treasurer's Report:

Treasurer's Report
5-5-2026

The following is confirmed by current Bank OZK account info, Moneyspire accounting program, and the Budget Summary.

- Bank OZK Checking Balance as of 5-5-2026
 - Available Balance = \$54,825.65
 - Outstanding Funds = \$ -4,511.66
 - Final Balance = \$50,313.99
 - Reserve Fund = \$16,134.40
 - Total Funds = \$66,448.39
- Moneyspire Accounting Checking as of 5-5-2026
 - Available Balance = \$54,825.65
 - Outstanding Funds = \$ -4,511.66
 - Final Balance = \$50,313.99
 - Reserve Fund = \$16,134.40
 - Total Funds = \$66,448.39
- 2024 Budget Summary as of 5-5-2026
 - Available Balance = \$66,448.39 includes Checking and Reserve

All bills for April have been paid. The outstanding funds include Landscaping, Gate Cell, Jackson EMC, and Water Bill payments.

Our budget appears to be on schedule at this time. All Dues have been paid for 2026. We have two home owners that have their homes on the market.

Landscape and Architectural Report:

All services for March were performed. Some neighbors advised the Landscapers sprayed their yards even though their red flags were out. Melanie Hellman addressed this issue.

Activity Report:

Chair Aerobics are continuing Mondays and Thursdays at 10:00am

Ladies Luncheon will be held at Guadalajara Beer & Grill in Commerce on Friday, May 15th, at 11:30am. RSVP Carol Johnson for number of attendees. The game night for Friday, May 8th has been changed to Friday, May 1st. Contact Barbara Robbins. Amazon Warehouse Tour, Stone Mountain, Thursday, May 28th, 9:00am, Contact Carol Johnson. Gwinnett Stripers Game, Wednesday, June 3rd, 12:05pm, Contact Carol Johnson.

Hospitality Report:

No new residents during March. There are 2 homes currently on the Market.

OLD Business:

1. The modified By-Laws and Covenants were voted on and passed as of 4-22-2026. The Documents were filed and recorded on 4-24-2026. Both documents were uploaded to our website and are available for review.
2. The mulch has been refreshed at the clubhouse and the Lakeview Bend Lot. Steve Ross, David White, Bill Connell, Brian Johnson, and Henry King provided the Labor.

NEW Business:

1. The Board has received a request from the Hartnup's to change the color of their front door to match their accent color of their home which is an existing color within the community. They also requested the removal of their shutters. [The Board approved this request](#)
2. The Board shall discuss the quote from P&R Access to replace the Cell Hub System for our entrance gates. The overall cost has been quoted at \$2,250.00 which includes installation, 100 user fees, and a annual cloud fee of \$215. We have enough funds within our maintenance fund of \$7,342.66 to cover the cost with a balance left of \$5,092.66. This new system has a new APP for users and improved communication with the APP. The existing "clickers" will still operate with this system. All PIN Codes will remain the same. It is expected that we can eliminate the confusion with which gate code 911 personnel will use to enter our connected two subdivisions which may improve response time of 911 services.

[The Board unanimously approved to accept. Bill Connell to notify P&R Access.](#)

Adjourned: 6:04pm

ESTIMATE

P&R Access LLC

2681 Cooper Farm Road
Nicholson, GA 30565

traybon@pandraccess.com
+1 (706) 391-1380
pandraccess.com



Bill to

Bill Connell
Northminster Place
396 Wilhite Rd.
Jefferson, GA 30549

Estimate details

Estimate no.: 1415
Estimate date: 05/04/2026
Expiration date: 06/08/2026

Job: PAL Device Installation

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor- Commercial	- Remove and unwire MAX Cell Hub and all hardware. - Install and wire up PAL device inside operator. - Install and program new keypad/reader and wire up to new PAL device. - Meet with customer to set up account and go over programming.	3	\$125.00	\$375.00
2.		Products	Transmitter Solutions PAL Spider 26	1	\$749.00	\$749.00
3.		Products	Transmitter Solutions Keypad/Reader Combo	1	\$352.00	\$352.00
4.		Products	Stainless Steel Keypad Mounting Enclosure	1	\$209.00	\$209.00
5.		PAL App Licence Fee	Cost Per Additional User	100	\$3.50	\$350.00
6.		PAL Device Annual Subscription	Annual Subscription Cost Per Online Device	1	\$215.00	\$215.00

Total

\$2,250.00

Note to customer

All new installs come with a one year warranty on workmanship, in addition to the manufactures warranty on your equipment. Should you have any other company perform work on or tamper with any equipment installed by P&R Access, these warranties will be voided.

Expiry
date

06/08/2026

All equipment will remain property of P&R Access until payment is received in full. P&R Access, LLC reserves the right to repossess any and all equipment if payment is not received.

Customer should notify P&R Access of any major changes to site conditions or plans at least 24 hours before our scheduled arrival. Failure to do so could result in a minimum mobilization charge of \$500 if work is unable to be completed.

Customer is responsible for completing any agreed upon work specified in the estimate such as, debris removal, grading, running power to gate, etc.

This estimate serves as a binding contract between the customer and contractor. By signing you agree to the above terms and conditions.

Accepted date

Accepted by

https://www.mainstreetnews.com/jackson/news/county-objects-to-proposed-jefferson-annexation/article_40b9f20c-be1d-458c-b599-e63edddcd27d.html

County objects to proposed Jefferson annexation

By Mike Buffington mike@mainstreetnews.com

May 5, 2026

The Jackson County Board of Commissioners has formally objected to a proposed annexation into the city of Jefferson, citing concerns over increased development intensity, infrastructure demands and potential financial impacts on the county.

The board approved the objection May 4, opposing a request to annex about 18.2 acres along Wilhite Road at the intersection with Mauldin Road.

County officials said the annexation, requested by Three Rivers Homes LLC, would allow development of an 11-lot residential subdivision on property currently zoned for agricultural use in unincorporated Jackson County. Under existing county zoning, the land would be limited to a maximum of three residential lots.

In its objection, the county argues the proposed annexation would significantly increase residential density and place additional strain on county infrastructure and services, including roads and emergency services.

The county also raised concerns about inconsistencies in the application materials, noting that while the request identifies an initial zoning of rural residential, other documents reference a planned commercial development classification, making it difficult to fully evaluate the proposal.

Officials said the property lies within an agricultural character area under the county's comprehensive plan, and that the proposed development would be inconsistent with that plan and existing land-use policies.

Other business

In other business on May 4 and at a called meeting on May 1, the BOC approved:

- a bid award to Pencor LLC for a courthouse security renovation project.
- a contract for the county to be the fiscal agent for Family Connections.
- a code amendment to allow pets at county parks under certain conditions.
- a revised operating procedures manual for the Jackson County Animal Shelter and a related code to require microchips in “runaway” animals brought into the shelter.
- a grant and bid approval to rehab the lighting at the Jackson County Airport.
- a land swap with Jefferson for parcels on Jackson Parkway in return for the former county health department building.
- a bid award to J&K Utilities for a joint project with the City of Jefferson for an airport sewer extension project.
- a block grant application for the Village of Hope transitional housing project.