

Warren Creek Homeowners Association Newsletter

December 2005

2005 – Looking Back

First let us extend wishes for a Happy Holiday and New Year from our families to yours. 2005 was a great year and we celebrated a number of excellent accomplishments as a board and community this year. We shared this at our November 15 meeting and for those of you who were unable to attend, here is a recap.

- Successfully established and managed the budget.
- Collected 100% of annual dues for the second straight year!!!
- Launched the HOA website - Special thanks to Allen Mack for all his great work.
- Hired a new landscaping company that has done a consistently good job keeping the grounds looking nice.
- Had the pool house and pool fence cleaned and painted.
- Established the ACC Community Standards
- Completed numerous repairs to the sprinkler system.
- Had the contractor's trailer removed from the end of Creek Trace East – Thanks to Chris Wizner for his assistance.
- Installed the new pool gate and lock system to provide better security for our pool
- Held our first annual neighborhood cookout – Thanks to Joe Jackson for organizing.

These accomplishments are a testament to the dedication and hard work of the members of the HOA board and ACC. Everyone that serves on the HOA board and ACC do so because they take pride in the community and want to ensure it remains a wonderful place to live and that property values will stay high and continue to grow.

2006 Warren Creek Homeowners Association Board Members

The November 15th meeting was also our annual board member elections meeting. Here is your HOA board for 2006:

Ollie West, President

Mark Mahanes, Vice-President

Sheryl Shields, Treasurer

Chris Wizner, Secretary

Bob Flood, ACC Chairperson

Neighborhood Management Company

At our November 15th meeting, the board presented a recommendation to engage the services of a professional property management company. After presenting this recommendation, a motion was made on the floor to allow for the HOA board to contract with a professional management company. This motion received a second and following discussion was voted on and approved by the homeowners in attendance.

The primary purpose of the Association and the board is to maintain the condition and physical appearance of the community for the enjoyment of the homeowners and for the realization of maximum property values as protection of our common investment. While the board may be capable of performing many of the routine administrative functions of budgeting and paying bills, the board is less effective in other areas such as contracting and in the enforcement of ACC standards within the community. After all, the board members have jobs, family obligations to attend to, and their own properties to maintain. A professional property management company will promote the professional and

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efficient management of the community, the consistent and equitable maintenance of community standards, and will eliminate the need for homeowners to confront their fellow homeowners in community management issues. The functions being contracted for with a management company include:

1. Financial Management
2. Maintenance of Records
3. Contracting
4. Monthly Property Inspections
5. Liaison between Board and homeowners.

Once a contract is in place, the management company will communicate with each homeowner by letter of introduction and information regarding methods of communication to include phone numbers and email address. It should be emphasized that the management company does not replace the board, but serves as an extension of the board to assist the execution of responsibilities and duties. The HOA Board will continue to play an active role in managing the community.

At anytime the board is unsatisfied with the service provided, we can and will cancel the contract. The contract will be for one year, beginning in 2006, and will easily fit within our annual budget. To clarify, there will not be an increase in annual dues.

2006 Annual Dues

Regarding annual dues. The annual homeowner's dues of **\$500** will be due on **March 1, 2006**. Please budget now for prompt payment of your dues. The collection of dues will be a duty of the management company and they will also handle late payment collection and penalties. In the past we have had a few owners consistently pay late. We would appreciate that this not be continued in 2006 to improve our collections process.

2006 Budget Meeting

Our annual budget meeting will be scheduled in the first quarter of 2006. This will allow for us to have a contract with a management company in place and provide the management company time to work with the board on establishing our annual budget.

New Neighbors

We have several new homeowners to the community. If you have recently moved to the neighborhood within the past 90 days, please mail us your contact information so that we can update our homeowner directory. We would like your name, address, phone number, children's names (not required), and email address.

Please mail to:

Warren Creek Homeowner's Association
P.O. Box 1453
Powder Springs, GA 30127

Visit our website for information:

<http://www.warrencreek.org>