

Minutes of 3/12/11 Association Meeting

A meeting was held today. Those present included, Ed Fish, president, Brad Langford, vice president, Daniel Johnson, secretary/treasurer, Marilyn Walsh, member-at-large, Sharon Bradley, web site coordinator, Mike Smyrniotis, crime watch coordinator, Dan Blaylock and Christina Spears. Mr. Fish presided.

Agenda items were as follows:

1.HOA Dues: Mr. Johnson related that 29 homeowners still have not paid their 2011 HOA dues. A final notice will be sent out at the beginning of April requesting payment and advising that a lien will be placed on the subject property for owners delinquent in dues payment.

2. Association Insurance Premium: Mr. Johnson said that our liability insurance premium has been paid and that damage coverage has been increased as a result of recent additions to the pavilion area, such as the deck and playground equipment.

3.HOA Attorney: Mr. Fish advised that the Association now has an attorney, George “Chip” Brown of the firm Blasingame, Burch, Garrard & Ashley. Mr. Fish, Mr. Johnson and Mr. Blaylock recently conferred with Mr. Brown for a detailed review of our bylaws and covenants. The gist of that meeting is on file with the secretary/treasurer. Also reviewed was the precise procedure involved in filing a lien on property for which Association dues has not been paid.

4. Mail box issues and shutter repair: Mr. Fish reminded all that he is the “go-to” guy for mail box repair/replacement and problems with window shutters.

5.Fence repair: Owners were reminded that falling fences should be repaired as problems occur. Mr. Fish said that he’d be willing to have a contact with the owner asking for correction. All were advised to be on the look out for such problems.

6. Maintenance of common areas: Mr. Fish said that Four Seasons, George David and the Lawn Rangers are the people we use to maintain the common areas. Four Seasons is responsible for monthly cutting of the back area grass as well as the common areas within the subdivision itself. George David cuts the grass at the entrance to the subdivision and maintains the pavilion area, The Lawn Rangers are used on an as needed basis for trimming overgrowth behind homes.

7. Purchase of brush cutter: Mr. Fish proposed that the Association purchase a brush cutter for the cutting of blackberry and kudzu overgrowth in common areas. Mr. Fish will ask Mr. David if he would be willing to operate the cutter. The board today approved the purchase of this item for an approximate cost of \$450.00.

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8. Address numbers on curb: Mr. Fish, Johnson, & Blaylock met with the owner of Nationwide Curb Service on 3/2/11 for an estimate on painting curb side addresses for each house in Pinecrest. The cost will be \$1670.00 plus tax. The numbers will be visible in the dark and will be useful in emergencies. Mr. Fish showed all present a sample of what the finished product will look like. The board agreed today to approve this cost. Work will be done in April 2011 and will take 3 or 4 days, weather permitting.

9. Landscaping committee: This committee consists of Laura Langford, M. Walsh, B. Parnell, C. Spears, M. Carithers & C. Jakubiak and will be meeting soon to address relative concerns.

Submitted by: Daniel J. Johnson, secretary/treasurer