

The primary results of the meeting were to A) prepare for the annual HOA meeting, B) to discuss violations of the PINECREST Covenants, and C) discuss new/old business.

A. The date of Wednesday February 7th, 2018, at 7:00 PM in the banquet room of LOCO's was the best compromise (i.e., not on a weekend, at a nearby location, ...) for the HOA meeting. To encourage attendance, fifty dollar LOWES' gift cards will be awarded to four dues paying members of the Association at the end of the meeting.

B. There are Covenant violations about which little or nothing can be done by the Board.
For example: A residence was rented out on Air-B'n-B, there was an unauthorized party with more than one hundred revelers, things got out of hand, a gun was discharged, celebrating students scattered, the police came, there was property damage and loss...In short, the Board was not aware of the transgression the Covenants so that the friendly, residential character of our PINECREST neighborhood can be maintained.

On the other hand, there are violations that can be addressed by the Board. Due to the limited powers vested in the board, if the powers of persuasion are not effective, as a last result a homeowner can be sued in a court of law. At present there is a home that appears derelict because it does not have a garage door. Pictures have been taken, the owner has been informed that the property is not in harmony with existing structures. Another attempt will be made to preclude PINECREST from sliding into slum dump. If unsuccessful, the board will take the necessary steps to have the Covenants enforced. (Spoiler alert, going before a Superior Court Judge with a lawyer is expensive.)

C. There is a need to refurbish or replace the weathered entrance and pavilion PINECREST signs.

Twice-a-year handouts of reminders instead of once-a-year are preferable due to the turnover of residents.

Investigate refrigerator magnets with the PINECREST logo with emergency and non-emergency telephone numbers for owner convenience and safety.

Inform owner of land about dumping of illegal trash that needs to be picked up.

Ask for bids for removal of invasive plants in common areas. (Spoiler alert, kudzu control is not cheap.)

Obtain a sign to post at the entrance for "leaf and limb" pickup days.

A report that the trimming of trees that obscured traffic signs is finished for the year.

President David Lowe has expressed his willingness to continue to serve as the leader of the Board past the Annual meeting in 2018.

The board kept in the black for the current fiscal year. The Association members can show their appreciation, address their concerns, and make their suggestions by attending the annual meeting at LOCO's on February 7 and by returning the proxy with the payment of the annual assessment due in January.

We look forward to seeing you in February.

Attendees: David Lowe (president), Dan Johnson (treasurer), Marlyn Walsh, Julie Cornelius (secretary), Chrissie Spears, Sam Horner, Dan Blaylock, Skipper (security)