

Woodland Brook HOA Board Meeting Agenda

Thursday, October 17, 2024 7:00 PM

First Baptist Church Grayson Little White House

Welcome and Introductions – David Baldwin

We would like to welcome the following residents to Woodland Brook:

America Castillo purchased the home at 2337 Tollwood Ct on May 3. The family moved up from Miami and have completed many interior and exterior renovations to the home and have it looking much better for the neighborhood.

The Physician Alliance Group purchased 2390 Amberbrook Circle on May 13.

LaQuita Nelms Cinias purchased 2431 Tennyson Trail on July 9.

Lelani and Duwand Jackson purchased the home at 245 Amberbrook Circle on September 18.

Finally, Lisamarie Bristol will be purchasing 228 Trentwood Ct on October 18.

Please extend your welcome to our new residents and make them feel at home.

Review of Spring 2024 Meeting Minutes – David Baldwin

The Spring 2024 Meeting minutes were reviewed and approved with no changes.

Webpage Updates – David Baldwin

We continue to thank Janella Thomas and Jim Olick for updating the HOA website. We will publish an updated Directory.

Committee Reports

Architectural Control – David Baldwin

We continue to review Property Modification Requests for residents upgrading their property to more modern paint styles.

Please contact Animal Control for any loose dogs in the neighborhood.

We recently sent out an email on Gwinnett County limits on noise levels for parties after 10:00 PM.

Building and Grounds - Angie Iannazzone

Playset repairs began on October 14 or 15. The playset will be closed for the paint to dry and repairs until Saturday, October 18.

The front sprinklers are always a challenge. Two repairs were required this year. A rain gauge was placed to ensure they are off on rainy days. The sprinklers should run between 5AM-7AM on Tuesday, Thursday and Saturday.

Continued issue with the deer eating our front plants despite several attempts to dissuade them.

Daylilies have been planted to hopefully end the annual replacements.

Two trees were down after the past storm at the right front entrance. Thank you, Doug Eisenburg, for cutting them.

Pine straw in the entrances only will be freshened up in the near future. Pine straw will now be replaced in the neighborhood in the Spring after heavy rains. It was noted that the pine straw has repeatedly looked weathered before the summer.

Ants have been treated in the commons areas.

Per the recommendation of the new Fob company, there will be a vent placed in the door to the electronics room as well as a ceiling vent to keep those items cool.

Thank you, Manny Hernandez, for maintaining the grounds. He is a pleasure to work with.

We would also like to thank Angie Iannazzone for her many years of service to Woodland Brook. She is stepping down from the Building & Grounds Committee, so we will be looking for someone to fill this important role.

Social – David Baldwin

We would like to thank Rutuja Patel, Justine Still and Veronica Jackson for agreeing to participate in the Social Committee for 2025. Jorge Rodriguez will be leading the Social Committee.

Previously recommended activities

- Plan a Game Night for August
- Movies at the pool – rent a blow up screen and a projector
- Game night – trivia

Halloween is on a Thursday this year. We typically send out a notice about being ready for trick-or-treaters. Sundown is at 6:43 PM EST, so people need to be ready by 5:30 PM, 6:00 PM at the latest with their porch lights on. Please plan to wrap up for by 9:00 PM at the latest.

Swimming Pool – Bethany Kiesshauer

Overall the pool season went well.

The bathrooms and trash will continue to be handled on a weekly basis over the winter for those using the Tennis courts.

We are planning to open the pool next year the weekend before school gets out and close mid-September.

Tennis – Frank Umberger

Woodland Brook has a Men's and a Senior Men's ALTA team at this time, both of which are upper B Level. The practice and match schedule are posted in the box at the walkway to the common areas. There are also some pickup games that happen during the week. Pickle Ball happens a couple of nights per week and we try to coexist with the two courts we have.

As of October 8, we are halfway through the fall season with five of seven weeks completed. We have one more home matches on 10/21. We would like to continue to practice on Thursdays. The next season at our courts will not start until March. Frank has given out information about the courts to several new homeowner asking about their use. We have not had an issues with the Picket Ballers at this time. The signs with the Tennis Court rules are keeping the skateboarders off the courts.

We encourage people to take advantage of the assets our neighborhood has while obeying the rules. An updated calendar will be posted for the next 3 months.

We did have a question on Tennis Instructors. Typically one-on-one instruction is expensive. However, there may be young people that might be interested or people can contact Gwinnett County Parks & Recreation for group instruction.

Rules and By Laws – David Baldwin

Based on the informal vote taken earlier in the year, we are not moving forward with the proposed changes to the Declarations and By-Laws. The current ones will be used by the Architectural Control Committee to evaluate proposed modifications and send notifications to residents that are not in compliance.

Finance and Budget – Jorge Gonzalez

2024 Financial Report

2025 Budget

Potential Capital Expenditures for 2025 – 2030

Recent Tennis court basic resurfacing with the extra pickle ball striping was \$9,000.

We did not get the extra taping of the cracks and a 5 year warranty that would have cost an extra \$18,000.

Rebuilding the courts with asphalt was previously estimated at \$95,000; now estimated at \$125,000

The recent upgrade of the Pool security system was approximately \$5,500

Potential Capital Expenditures for 2025 – David Baldwin

We recently repaired the existing Playground Equipment \$2,100, which is expected to continue.

Restoring and repainting the pool covered are cost \$8,300 in 2023; expect to be redone in 2025 or 2026

Replace Tennis court lighting from halogen lights to LED - \$10,000+

Install monitored cameras connected to police dispatch at both entrances - \$5,000 per year (currently on hold)

Pool Gazebo – initial estimate this spring was \$35,000 versus replacing current joints every 3 - 5 years for \$8,000

Covered Pavilion – See UGA Capstone document

Pool demolition and replacement fund - \$250,000

2025 Annual Assessment – David Baldwin

We saw significant increases in expenses for 2023 and some increases continuing through 2024. We also need to set aside funds for future Capital Improvements, and in accordance with the By-Laws, the HOA Board

is recommending a 5% increase in the annual HOA dues for 2025 from \$500 to \$525.

2025 Committee Volunteers – David Baldwin

Committee membership:

Architectural Control Committee – Chris Mavroudis

Building and Grounds Committee – Open for 2025

We would appreciate having someone with young children participate in the Building and Grounds Committee to focus on the Playground equipment.

Finance and Budget Committee – Jorge Rodriguez and Nancy McCrary

Special Audit Committee: Nancy McCrary cannot be on the Audit Committee in 2025 once she is joins the HOA Board

Rules and By-Laws Committee: David Baldwin

Social Committee – Jorge Rodriguez, Rutuja Patel, Justine Still and Veronica Jackson

Swimming Pool Committee – Bethany Kiesshauer

Tennis Committee – Frank Umberger

2025 HOA Board Election – Chris Mavroudis

The following individuals have been elected to the 2025 Woodland Brook HOA Board:

- David Baldwin
- Chris Mavroudis
- Jorge Rodriguez
- Nancy McCrary

Additional background information on these individuals is available on the website www.woodlandbrookgrayson.com.

Adjournment – David Baldwin