

Woodland Brook HOA Spring Meeting Agenda

Saturday, March 28, 2026 2:30 PM

Playground Pavilion

Welcome and Introductions – David Baldwin

Review of Fall 2025 Meeting Minutes – David Baldwin

The Fall 2025 Minutes are posted on the woodlandbrookgrayson.com website.

Committee Reports

Architectural Control – Chris Mavroudis / David Baldwin

Please be aware that Gwinnett County has a 25 ft easement next to any stream running through the neighborhood. Residents need to request permission from the county before making any changes within this boundary. The county can require the area be replanted with specific tree sizes, shrubs, etc.

Building and Grounds – Cynthia Sullivan / David Baldwin

We have de-winterized sprinkler system and replaced a bad controller on the second entrance. We need the handyman to provide a quote to pressure wash, repair wood and paint the pool gazebo to match grey and white colors of the shed and pool buildings. We will also pressure wash the Tennis Pavilion and the Pool Buildings

We purchased three commercial picnic tables for the Playground Pavilion in March which should arrive at any time.

We will also have spring flowers planted.

The crape myrtles at the front entrance look very dark. Angie has applied neem oil, but they may need to be replaced. David thought this may be related to sprinkler system issues after the car ran into the telephone pole last June.

Social – Jorge Rodriguez

Spring Garage Sale - Jorge Rodriquez

The Garage Sale is scheduled for April 18 based on feedback from last year. Middleton subdivision across the street on Herring Rd will have theirs the same day. We also purchased commercial signs last summer for the intersections of Ozora and Camp Mitchell, Camp Mitchell and Herring, GA 20 and Herring and for the two entrances to Woodland Brook.

The Garage Sale will run from 9:00 AM to 4:00 PM.

2026 Graduates – see Anne Fields 678-377-8686

Please contact Anne Fields for any 2026 High School and College Graduates by April 15. We have a general Congratulations banner from previous years and will have a new banner with the current graduates printed by early May, which will be placed at the main entrance until May 31.

Last year, we only had two graduates, so we just had individual signs made for one, while the second graduate let us move their sign from their house to the front of the neighborhood.

End of School Year Pool Party

We will have a pool party on Wednesday, May 20 when Gwinnett County Schools end for the summer vacation. The HOA will provide hotdogs/hamburgers, chips and hamburger toppings. We will also either provide ice cream or have an ice cream truck. Residents will be asked to bring sides to share. We also hope to have a movie again after dark.

Swimming Pool – Bethany Kiesshauer

Winter was uneventful in a good way! Other than bird poop for a few weeks until I scared the tenant off.

We took down the heaters on March 24.

We have 4 umbrellas leftover from last summer one of them being two generations old. We also have one new one on deck! If we're good at remembering to lower them, we won't have to buy new ones as often.

Last summer I had a few people ask if they needed to book a party for just a few kids - we are all allowed (somewhere between 5 and 8 guestsI can't remember off the top of my head) without needing to book a party. You only need to book a party if you've got more guests than that attending and plan to decorate/take up a lot of space. That being said - we also had a few large gatherings that had not booked a pool party last summer. Please do properly book a party; it's only \$40 to do so and doesn't have a strict time limit on it either.

Most of our lawn chairs are in great condition, but one we've been using broken. Once they're set back out by PMI we can take stock if we need to buy more lounge chairs. All of our tables are in great shape!

The 2026 Pool Calendar be from Saturday, May 16 to Sunday, September 13. The pool will remain open from 9:00 AM to 9:00 PM until Sunday, September 14. The HOA Board may extend the open hours to 10:00 PM.

Tennis – Frank Umberger / David Baldwin

Midst of tennis season. We are in first place. Practicing each Thursday from 5-7:30. Have 3 more home matches until 3rd week of April. Corner light closest to pool house is out on courts. It also was last one out so need to see if there is electrical problem that is making that a frequent occurrence.

Rules and By Laws – David Baldwin

No updates planned.

Finance and Budget – Jorge Rodriguez

2025 Final Report - see the enclosed financial report for FY2025.

For the year ending December 31, 2025, the association remained in a stable cash position, with total cash on hand of **\$45,251.78**. This total consisted of **\$9,296.75** in the Wells Fargo operating account, **\$3,235.05** in Venmo, and **\$32,719.98** held in three Wells Fargo CDs. The association achieved a strong **collection rate of 99.69%**, reflecting consistent owner payment activity throughout the year. During 2025, the association also experienced notable financial activity related to **three property sales**, as well as **significant capital expenses associated with the upgrade of the playground area**, which represented an important investment in the community's common amenities.

YTD 2026 Expenses and Remaining Budget

Year to date for **2026** through the end of February, the association's cash position increased to **\$70,927.85**. This balance included **\$36,838.33** in the Wells Fargo operating account, **\$1,265.05** in Venmo, and **\$32,824.47** in three Wells Fargo CDs. The **collection rate stands at 59.93%** year to date, which is consistent with the early point in the fiscal year and will continue to be monitored as assessments are collected. Overall, the association has maintained strong liquidity entering 2026 while continuing to manage operational and reserve funds responsibly.

Capital and Other One Time Expenditures

Picnic Tables \$5,000; the 2026 budget was \$2,500 but we ordered 3 and the cost had likely gone up from the tariffs.

Pressure wash the Pool Deck, Tennis Pavilion and Pool House. Repair and repaint the Pool Deck. Previous estimates were about \$5,000.

New Pool Cover \$10,000.

2026 Committee Volunteers – Chris Mavroudis / David Baldwin

We would appreciate volunteers for the Garage Sale and the End of School Party. See Jorge Rodriguez.

Closing – David Baldwin