

Spivey Glen Annual Homeowners' Meeting
April 19, 2025 at 10:30 a.m.
Walden Pavilion

Nicky Ford: Call to Order – 10:50 a.m.

Welcome and Introductions (Nicky, Alford)

1. Our Goal – to keep our neighborhood a desirable place to live and maintain our property values.
2. Introduction of current SGHOA Board members:
 - Nicky Ford, President
 - Alford Arnold, Treasurer
 - Melissa Calandro, Secretary
 - Lisa Hinson, At Large
 - Shelia Hall, At Large
 - Ronnie Harris, Architectural Committee
 - Adrene Hogan, Landscaping (not present)
3. Introductions by all homeowners in attendance. (Sue Goodman, Anthony Lavender, Karl Miller, Martin Hammell, Gerry Boeckhaus, Wayne & Larelei Marshall, Lisa McPhaul, Deborah Carter)

Financial Report (Alford, Melissa)

- SGHOA Budget 2025 Handout was shared.
- Alford – regularly pays our bills such as lawn maintenance, electricity, and water.
- Melissa and Nicky are also listed on the bank account and all 3 get notifications of any suspicious bank activity. We have a very transparent process in place.
- The largest project expenditure last year was the new fence. We don't plan any big project this year, just repair and maintenance as needed.
- Melissa audits the bill paying and regularly updates the entire board on the status of the actual expenses against the budget.
- All homeowners are current on their annual dues. Huge improvement over a few years ago thanks to Nicky.
- The largest expense category is the lawn maintenance and flowers at the entrances. We have changed vendors to lower the cost of the mowing.
- There were no questions from the meeting attendees about the budget or how the finances are managed.

Community Concerns (Discussion by All)

1. Rentals

- Can we limit the number of rentals in the neighborhood?
 - Limiting the number would involve going door-to-door and getting 75% of homeowners to agree, hiring an attorney, and filing with the court to amend our CC&Rs. It is costly and difficult to change. The change might only apply to purchases after the effective date and not retroactive to all homeowners who purchased previously.
- What is the percentage of rentals and has that number been steady or rising?
 - Current percentage is about 17% and the number has remained steady over the last 5-8 years.
- Is Airbnb allowed?
 - No, and if the Board learns of that happening, we require the activity to cease.

2. Vacancies and Squatters

- Squatters – We have known about 2 within the past 2 years and Nicky contacted the owner/property managers, involved the authorities and had them removed.
- **Neighbors should notify board when something unusual is happening.**
- Vacancies – Is there a way to keep us notified of vacant homes?

Request for Action - Can we do an email update? Nicky agreed that a more frequent email update was possible and could include a list of vacant properties so that residents could remain watchful for suspicious activity.

3. Traffic and Roads

- Spivey Road – need to be repaved and we need a left-hand turn lane. Shelia was rear-ended back in January while waiting to turn left into the Stonemill entrance. She has learned that Henry County is not responsible but thinks the new representative for our area on the Stockbridge City Council in the next step.

Request for Action - Residents need to let Neat Robinson of the Stockbridge City Council know that we want this. Nicky should include this information in an upcoming email.

Request for Action - Can we do an electronic petition? The Board will need to find out if this is possible and report back.

- **Speed Bumps** – neighbors would like to have them, especially those who live on Emerald Trace. Board reminded everyone that we have tried several times to get the signatures needed in order for Henry County do the traffic study that is required to support the installation of speed bumps, but we have been unsuccessful.

4. Miscellaneous

- Nicky provides meeting minutes, budgets, and letters showing dues are current on a routine basis to real estate agents and closing attorneys. He also requests new resident information so that we have a way to communicate with new homeowners and renters.
- Ronnie and Nicky continue to issue citations and fines when needed to homeowners who are not compliant with lawn upkeep, animal leash laws, or any of our CC&Rs.

Meeting adjourned at 11:57 a.m.