

Spivey Glen Annual Homeowners' Meeting
April 25, 2026 at 11:00 a.m.
Walden Pavilion
1930 Jodeco Road, Stockbridge, GA

Welcome and Introductions (Nicky, Alford)

1. Nicky Ford: Call to Order – 11:15 a.m.
2. Our goal is to keep our neighborhood a desirable place to live and maintain our property values.
3. 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)
4. Introductions by all homeowners in attendance.

Committee Report: Financial (Alford, Melissa) - SGHOA Budget 2026 was reviewed.

1. Melissa forgot to bring handouts but did provide to the board ahead of the meeting. Nicky will post on the website.
2. We are current with collecting dues – everyone has paid. The operating budget is about the same as last year.
3. The largest expense category is the lawn maintenance and flowers at the entrances. We are continuing with the same service to keep the cost of the mowing reasonable. We can discuss eliminating the fall planting in order to set more money aside for future fence, neighborhood signage, and island repairs. Eliminating the fall planting would also allow us to turn the sprinklers off for the winter.
4. Alford – regularly pays our bills such as lawn maintenance, electricity, and water.
5. 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.
6. 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.
7. Melissa audits the bill paying and regularly updates the entire board on the status of the actual expenses against the budget.

There were no questions from the meeting attendees about the budget or how the finances are managed. A vote was taken about eliminating the fall planting and was unanimously passed.

New Business

1. Repairs and Maintenance:

- a. We repaired and refreshed the Spivey Glen HOA bulletin boards and purchased new letters.
- b. The curb on Stonemill continues to get hit, and we continue to repair.

2. Community Concerns (Discussion by All)

- a. There is a meeting at Stockbridge City Hall on Tuesday, April 28 at 6:30 p.m. about the apartments across from our front entrance that are being built behind the strip shopping center and condos.
- b. Rentals: Can we limit the number of rentals in the neighborhood?
 - i. 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.
- c. What is the percentage of rentals and has that number been steady or rising?
 - i. Current percentage is about 17% and the number has remained steady over the last 5-8 years.
- d. Is Airbnb allowed?
 - i. No, and if the Board learns of that happening, we require the activity to cease.

3. Miscellaneous

- a. 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.
- b. 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.
- c. Melissa would prefer to rotate off the Board due to personal circumstances. Let us know if experienced volunteers are interested.

4. Requests for Action by Attendees

- 1. Can we host a Spivey Glen community gathering late summer or fall?

Decision: The Board and attendees support this idea. Need volunteers to organize. Two homeowners have agreed to help plan event. Board will determine a budget for the event and homeowners can bring items.

- 2. **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.

Decision: Attendees asked Board to explore speed bump that we purchase and install.

Meeting adjourned at 12:00 p.m.