

Highland Pointe

be involved – have a voice – help develop a plan

Annual Meeting
October 13, 2013



Agenda

- Welcome
- Introduction of Board
- Improvements completed
 - by year -2012-2013
- Future improvements
- Mailboxes/street signs
- Membership updates
- Budgets - Revenues
- Questions/Comments



Highland Pointe Board - 2013

Name

- Tom Haslach
- Vacant
- Paul Amoruso
- Melanie Smith
- Sandy Carpenter
- Paula Robin
- Steve Fincher
- Matt Tock
- Micah Levin
- Judy Taylor

Position

- President
- Vice President
- Treasurer
- Membership
- Architectural Control
- Clubhouse Director
- Grounds Director
- Pool Director
- Social Director
- Tennis Director

Positions in red indicate vacancy January 2013



Highland Pointe

other important contact information

Title

- Administrative Assistant
- Pipeline Editor
- Pipeline email
- Highland Pointe office
- Highland Pointe website
- Highland Pointe email

Leader or address

- Beth Roedersheimer
- Beth Roedersheimer
- pipeline@highlandpointe.org
- 3750 Club House Court
- www.highlandpointe.org
- office@highlandpointe.org



Board Nominations + Elections

December 2013



Highland Pointe

Major repairs/improvements made
to the neighborhood - 2012



\$350.00



A photograph of a playground swing set. Three green plastic seats are suspended by metal chains from a wooden post. The swing set is situated on a bed of grey gravel. In the background, there is a wooden fence and dense green trees.

\$300



\$1,100



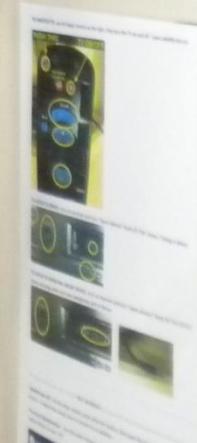
\$2,000



\$1,200



\$500



\$700





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What's happening at Highland Pointe

Calling All Adult Basketball Players!!!

Tony Olenkiewicz is trying to determine if the Highland Pointe Men's Adult Recreation Basketball Group will have enough players to play again this year. League play is expected to begin around the end of October and play on Saturday mornings starting at 9:00 am. If you are interested in playing or have questions, please contact Tony at 770-578-0518 as soon as possible.

Lassiter High Band Recycle Weekend

Please put your recycling (newspapers, aluminum cans and magazines) by your curb this Saturday for pickup. Natalie Higginbotham is our recycling contact for the LHS Band. Please contact her if you have any questions. They will be picking up the 3rd

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- Bulk Email all of your Players
- Setup Pros to take Private Lesson Reservations
- Setup and take Reservations for Group Lessons
- [**SIGN UP!** for FREE](#)

Keyless Entry For all HPRA Amenities



Monday – 8:00pm – 9:00 pm
Friday: 6:00 am – 4:00 pm
Saturday: 6:00 am – 11:00 am
Sunday: 6:00 am – 11:00 am and 8:

Remaining schedule for 'lifeguard'

Monday through Thursday: 4:00 pm
Friday: 4:00 pm – 10:00 pm
Saturday: 11:00 am – 9:00 pm
Sunday: 11:00 am – 8:00 pm *

* The guard will announce "lifeguard leave at 8:00 pm.

Last day of the pool season is Sunday and gates will be locked after this date.

Please be mindful that swim at your own risk. You must leave the pool at this time as agreed upon. No unauthorized use of the pool during swim times.

Thank you - Highland Pointe Recreation



Police Patrol

- Investment = \$3,202.
- Drug enforcement
- Speeding
- Safety
- Running stop signs
- Non-neighborhood kids hanging out at pool area
- \$35/hour
- 11 pm – 1 am
- 16 hours/month
- May, June, July, August







\$800







\$5,000





Highland Pointe

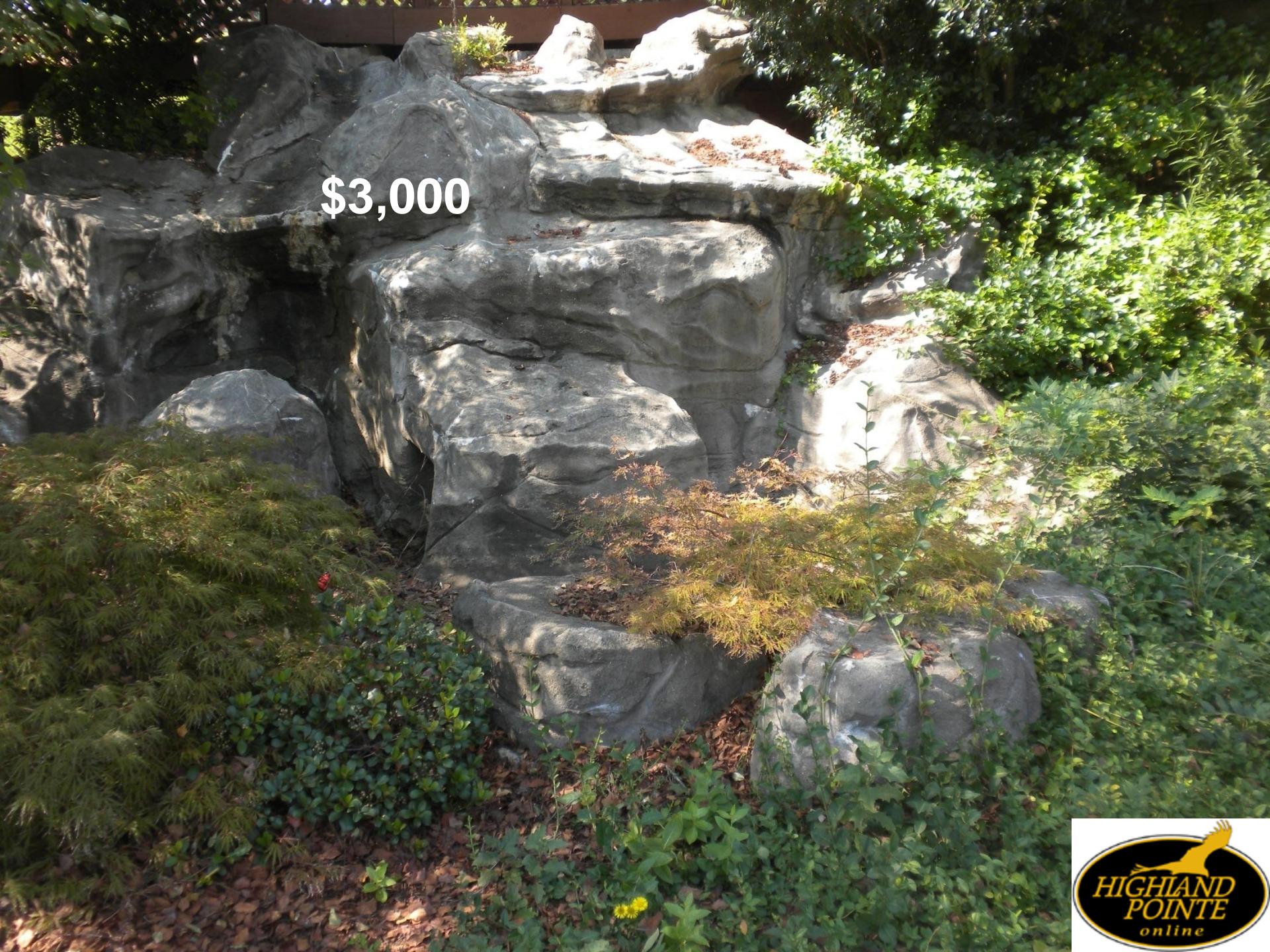
Major repairs/improvements made
to the neighborhood - 2013



\$6,000







\$3,000





\$1,800























Highland Pointe

Major repairs/improvements to be
made to the neighborhood

2014 and beyond







\$6,000



\$5,000



\$10,000









\$35,000 - \$50,000



Mailboxes and Street Signs



Membership by Household

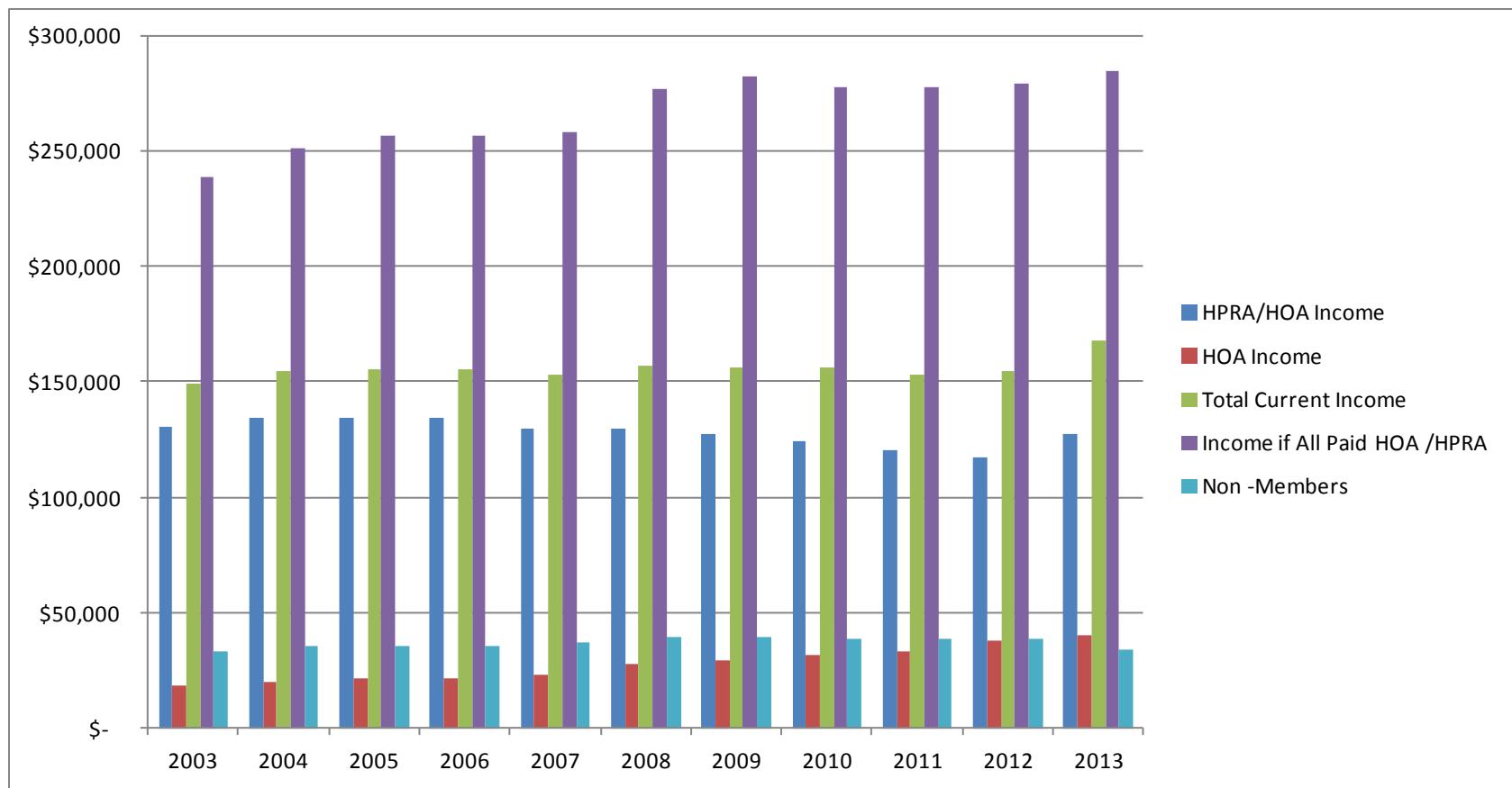


Highland Pointe 2013 Membership

- HOA members 216
 - 2012 = 222
 - 3% decrease
- HPRA members 223
 - 2012 = 211
 - 6% increase
- Non members 59
 - 2012 = 70
 - 16% increase



Revenues by year – by category



	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
HPRA/HOA Income	\$ 130,625	\$ 134,640	\$ 134,640	\$ 134,640	\$ 130,005	\$ 129,843	\$ 127,008	\$ 124,320	\$ 120,435	\$ 117,105	\$ 127,556
HOA Income	\$ 18,170	\$ 19,750	\$ 21,125	\$ 21,125	\$ 23,153	\$ 27,360	\$ 29,376	\$ 31,930	\$ 33,015	\$ 37,740	\$ 40,392
Total Current Income	\$ 148,795	\$ 154,390	\$ 155,765	\$ 155,765	\$ 153,158	\$ 157,203	\$ 156,384	\$ 156,250	\$ 153,450	\$ 154,845	\$ 167,948
Income if All Paid HOA /HPRA	\$ 238,925	\$ 250,920	\$ 256,530	\$ 256,530	\$ 257,870	\$ 277,263	\$ 282,366	\$ 277,500	\$ 277,500	\$ 279,165	\$ 284,856
Non -Members	\$ 33,250	\$ 35,700	\$ 35,700	\$ 35,700	\$ 37,450	\$ 39,690	\$ 39,690	\$ 38,850	\$ 38,850	\$ 38,850	\$ 33,748



HPRA vs. HOA vs. Non Members

- We have 498 homes in Highland Pointe
- 59 are non members, 216 are HOA only, 223 are HOA + HPRA
- HOA/HPRA: 439 members @ \$187 + \$385 = \$572
- Revenues would = \$251,108
- However, HOA only pays \$187
 - 216 members x \$187 = (\$40,392) annually
- HOA does not pay the \$385
- We lose \$385 x 216 members = \$83,160/yr
- Non members do not pay anything
- $59 \times (\$187 + \$385) = \$33,748$
- We lose \$83,160 + \$33,748 = \$116,908 annually





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Lennar

- Neighborhood: Mountain Creek
 - Homes in the \$500,000's
 - 45 homes @ \$595.00/home
 - \$26,775 (if all join)/potential annually
- Neighborhood: Wigley Preserve
 - Homes in the \$300,000's
 - 48 homes @ \$595.00/home
 - \$28,560 (if all join)/potential annually



Membership Committee

First, encourage the HOA/HPRA residents to sign their property over as Mandatory Recreation. Let them know the goal is to get the entire neighborhood mandatory, so everyone would eventually pay less. For those that want to remain voluntary, we let them know there will be an inflated rate to remain voluntary--possibly \$250.

Second, vote among Permanent HOA members to change the Declaration, so those moving into the 'hood will become Mandatory Recreation (unless a non-member property). Need 2/3 of Permanent HOA to pass, so **247** of the 374.



Proposed FY 2014 Budget

\$ 171,200	Income	\$ 173,755.71	+ 1.05%
\$ 171,169	Expenses	\$ 111,851.33	65% spent

Projected spend

\$8,000 per month (7 months) \$ 56,000.00

Total Expenses \$ 167,851.00 3.4% below

Real and Projected actual income

Projected Reserves end FY 2014 \$ 112,018.00 5.74% increase

Reserves at end of FY 2013 \$ 105,587.34



Treasurer's Report

2013 Actuals	Reserves end of FY 2013	monthly spend (7 month avg)				
	\$ 105,587.34	\$ 8,000.00				
2014 Planned	budgeted income	budgeted expenses	2014 FY Actual Income as of 9/30 (up 1.05%)	2014 FY Actual Expenses as of 9/30 (65% spent)	total expenses Real & Projected 2014 (3.4% below actual income)	projected reserves FY 2014 (5.74% increase)
	\$ 171,200.00	\$ 171,169.00	\$ 173,755.71	\$ 111,851.33	\$ 167,851.00	\$ 112,018.00



Treasurer/Financial Activity Highlights

- Plan to submit request to Cobb County to exempt HPHOA/HPRA from annual property tax commencing in 2014
 - Savings \$381/yr
- Researched and adjusted replacement value on Clubhouse property with insurance company
 - realizing a savings of \$1,200+
- Examined Insurance documents and identified the lack of insurance on tennis pavilion and added coverage
 - took up savings but now fully covered
- Researching moving HPHOA/HPRA account to a bank in better proximity to HP as well as receiving an increase in incremental income.
- Investigating options available via covenants and bylaws to borrow money as part of plan to finance potential capital improvements
 - is this feasible and determine if any financial institutions would in fact lend to homeowners association



Major Projects	Fall 2012	Spring 2013	Spring 2014	Spring 2015	Spring 2016	Spring 2017	Spring 2019	Spring 2020
Lake Bridge	800							
Waterfall		3000	8000					
Steam Room								
Trees lining Clubhouse Drive	5000							
Clubhouse outdoor deck				50000				
Lower Lake fishing pier		6000						
playground - Jenny Allen								
mailbox - upgrades								
Basketball Goal		2000						
Replace the clubhouse roof					10000			
tennis pavillion deck repairs			5000					
Weight Room weights							10000	
Resurface Pool								30000
Tennis Court Resurface						30000		
Lighting at pool area			3000					
volleyball court			4500					
North Lake Dam - Legal fees		3000						
Totals	5800	14000	20500	50000	10000	30000	10000	30000



Summary

- HOA went down 3%
- HPRA has gone up 6%
- Non members went down 16%
- Neighborhood 1985 (27 yrs)
- Amenities deteriorating
- We need volunteers
 - Board
 - Work days
- We invited outside neighborhoods to join Recreation



Questions/Comments

