

CAMDEN RIDGE

a great place to live since 1994.

2007
Home Owners Association

13th Annual Meeting

10/9/2007

CAMDEN RIDGE

a great place to live since 1994.

Agenda

- **Call to Order**
- **Introduction of the Board**
- **Welcome Guests**
- **Our Neighborhood – A Year in Review Highlights** David Glaser
 - Social / Welcome Committee Review (Lydia)
 - New residents – Welcome (Lydia)
 - Neighborhood Watch Status Joe Zine
 - Architectural Committee 2007 Stats Charlie Weiss
 - Roswell News David Glaser
 - 2006 vs. 2007 Home Values David Glaser
 - 2007 Financial Review David Glaser / Mgmt Plus
- **ManagementPlus Report on CRHOA** Mike & Debbie Parks

- **2008 Budget & Finances Review** David Glaser/MgtPlus
 - Adopt 2008 Budget

- **2007/2008 Initiatives** CRHOA Board
 - Implementation of the new amendments
 - Community Survey Results
 - Proposal for updated landscaping
 - Moving Camden Ridge from Good to Great

- **Reminder Issues**

- **Committees– sign-up sheet**

- **Call for New Officers**

- **Questions – Open Discussion**

- **Election of New Board Members**

Introduction of your Board

- David Glaser President/Treasurer
- Matt Dingeldey Vice President/Secretary
- Lydia Kinkead Director
- Joe Zine Director
- Cindy Parker Director
- Maurie Colton Director
- Pat Kane Director
- Janetta Lavender Director

Committee Chairs

Charlie Weiss	Architectural & Environmental
Joe Zine	Neighborhood Watch
Lydia Kinkead	Welcome / Social Committee

Welcome New Residents

Usha Nair

Evangelos Hadjsimos

Malilk Suleymanov

Balladin Suleymanov

Samer Bashir

Nicholas Sousounis

Andrea Castor

Maria Letsos

Christina Letsos

Zach Roton

Nick Roton

**Christina & Constantin
Ritzmann**

David Hurbert

**Francis & Monica
Dease**

- Neighborhood Watch
 - Joe Zine / Lawanda Kornegay

Architectural Committee 2007

AECC REPORT

As our neighborhood ages and we have changes of homeownership, more upgrades are being done that involve the need for an active AECC.

- Proactive vs. Reactive
- Covenants
- Updating
- Defining
- Enforcing
- Design Review Issues

Architectural Committee 2007

PROACTIVE

Regular monitoring involving Management Plus and the AECC

Address Address Address Address Address Address Address Address Address Address

General Appearance

- Mold discoloring
- Paint fading/chipping
- Gutters

House Structure

- Wood rot
- garage doors

External Structures

- Mailbox and post
- Fence

Concrete Appearance

- Steps or stoop
- Driveway and sidewalk

Yard Appearance

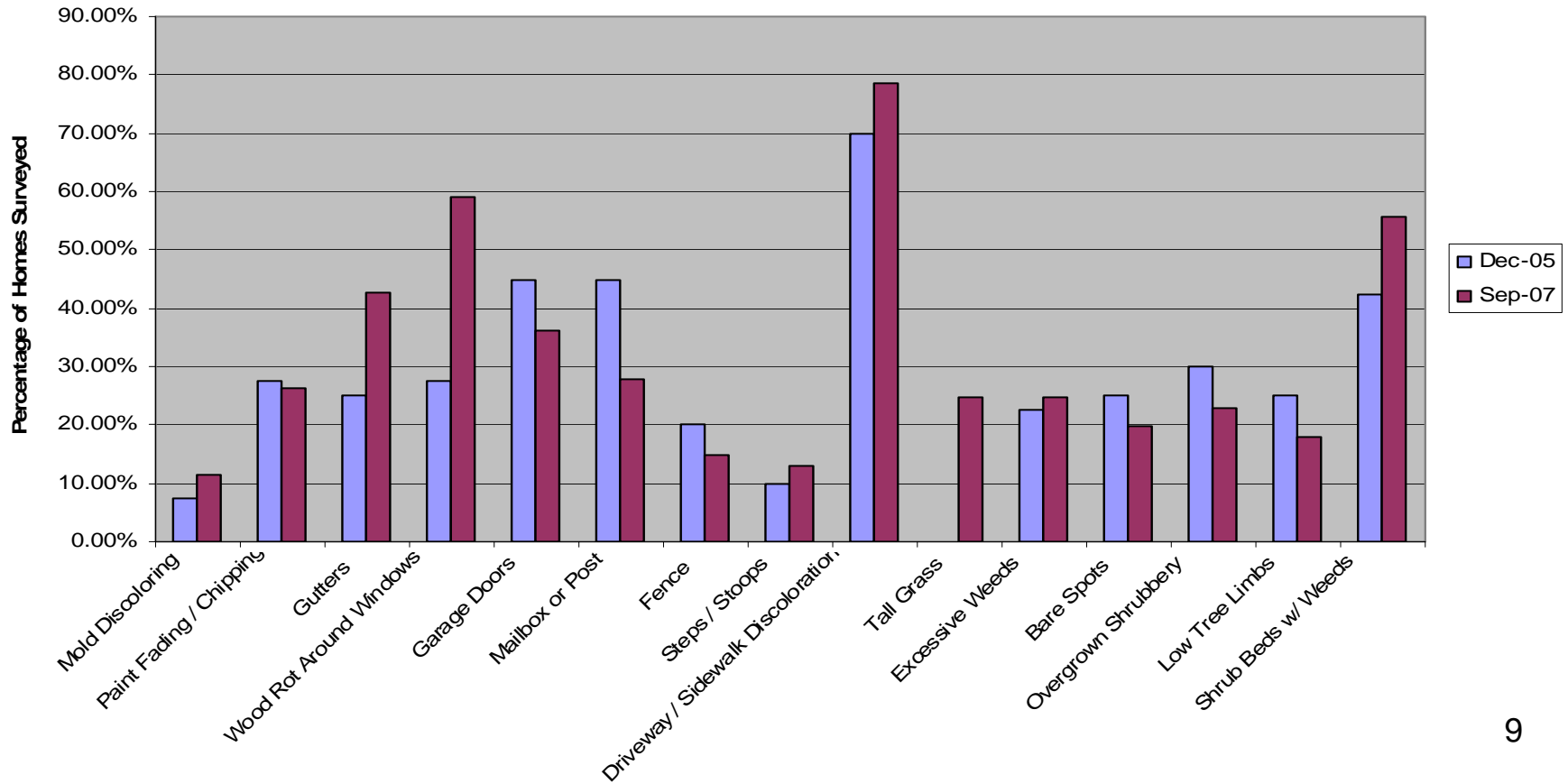
- Tall Grass
- Excessive Weeds
- Bare spots

Shrubs and Trees

- Overgrown Shrubs
- Low tree limbs
- weeds in beds

Architectural Committee 2007

Camden Ridge Home Survey Comparison - Dec-05 vs. Sept-07



Issue Needing Improvement

Architectural Committee 2007

COVENANTS

- **Updating** – your AECC has met to discuss each of the design review standards. As homeowners choose to make upgrades (such as fences) and have to make upgrades (such as roofs), it is important for Camden Ridge to have a set of standards for materials that are available in the marketplace.
- **Defining** – as homeowners make changes, it is important that our standards are uniform. The original documents were vague on some issues and the AECC went through each design review standard. Where terms were not defined or were unclear, we created a definition. Where designs were dated we made them current.
 - Example, Front Doors. We determined that the standard for our neighborhood was to have doors with glass in them. Solid doors are not considered acceptable to our neighborhood's look.
- **Enforcing** – the Board and Management Company have created a letter and fining system to enable the HOA to enforce the design review standards. We have implemented this program over two years and now are actively handling issues that do not conform to the design review standards.

Architectural Committee 2007

DESIGN REVIEW STANDARDS

Issues - The biggest issue the AECC deals with is:

- Homeowners not submitting their changes for approval BEFORE doing them. By submitting design changes for review, it will save the homeowner time and money if there is a problem.

Architectural Committee 2007

The AECC is a volunteer group made up of your neighbors. Our purpose is to help the CRHOA keep the design standards up to date and enforced. If you every have a question about the design standards or a letter you receive, please contact Management Plus and we will help clarify the issue.

Roswell News

Outdoor Watering has been banned by the State of Georgia for all of North Georgia

Due to continuing drought conditions, the Georgia EPD has declared Drought Conservation Level 4, which is a Total Ban on Outdoor Watering. Certain exemptions remain at present, but may be further restricted if conditions do not improve. Water consumption and watering restrictions have been in the news a great deal this year as the metropolitan area has suffered perhaps the most severe drought on record. The State Climatologist has determined that the coming winter months will have below average precipitation so we cannot count on winter rains to replenish our water supplies. So it is imperative that we make the most effective use of the water that is available.

Important Election coming up in Roswell (2 Council Seats are up)

Bulky Trash Amnesty Day Set for November 3rd!

Roswell City Awards

- 2006 - Named One of the Top Three Cities in the Nation to raise your family by Frommer's.
- 2006 - Ranked the 18th safest city in the United States by City Crime Rankings.
- 2006 – Money Magazine 19th Best City to live in with populations under 100,000.

Roswell News

My conversation with Jennifer Fine – Community Economic Division

Top Priorities for City of Roswell (Re-Development)

- Streetscape - Alpharetta Street between Norcross street to Town Square
- Redesign of Roswell's Town Square area
- Centennial Walk – Roswell East

Top Priorities for City of Roswell (Transportation)

- Hwy 400 and Holcomb Bridge road
- Study of Roswell Rd – from the River up to Norcross street
- Roundabout for Warsaw and Grimes Bridge
- Grimes Bridge (Bridge Repair)

CAMDEN RIDGE

a great place to live since 1994.

Roswell News

	<u>2005</u>	<u>2006</u>	<u>2007</u>
# of Residents	90,538	81,775	95,000
Median Household Income	\$83,925	\$98,551	\$97,833
Median Home Value	\$252,475	\$250,100	\$325,250

Source –(2005) <http://money.cnn.com/magazines/moneymag/bplive/2005/snapshots/36239.html> (2006) <http://money.cnn.com/magazines/moneymag/bplive/2006/snapshots/PL1367284.html>
2007 - <http://money.cnn.com/magazines/moneymag/bplive/2007/snapshots/PL1367284.html>

Camden Ridge Home Values

- 57% Turnover – since 2001
- 19 homes have resold twice – since 2001
 - Average profit of \$13K

7 Year Analysis Shows (2001-2007)

- **22% Growth** in Slabs – Appreciated **\$41K**

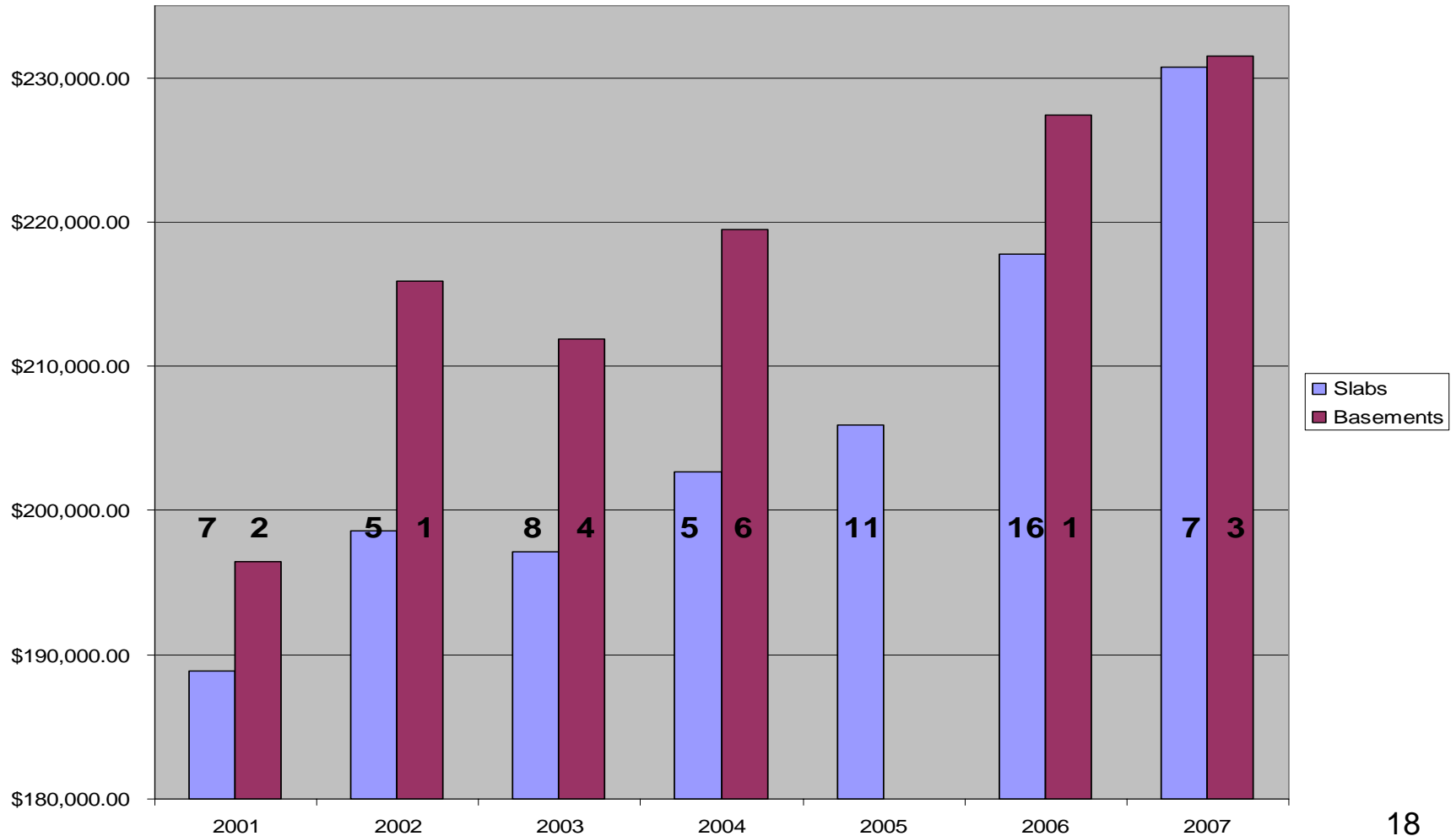
Average Home Sale in 2007 - \$230,714 - 6% growth from 2006

- **18% Growth** in Basements – Appreciated **\$35K**

Average Home Sale in 2007 - \$231,466 - 2% growth from 2006

CAMDEN RIDGE

a great place to live since 1994.



Budget and Finance Report

A huge thank you to the community. As 10/1/2007 we have (\$0) in Accounts Receivables.

- 2007 Budget Issues
 - Maintenance on Lights and Sprinkler System
 - Professional Services (Legal) 14% of Budget
 - Utilities increases
 - Limited funds for Maintenance Reserve and other activities

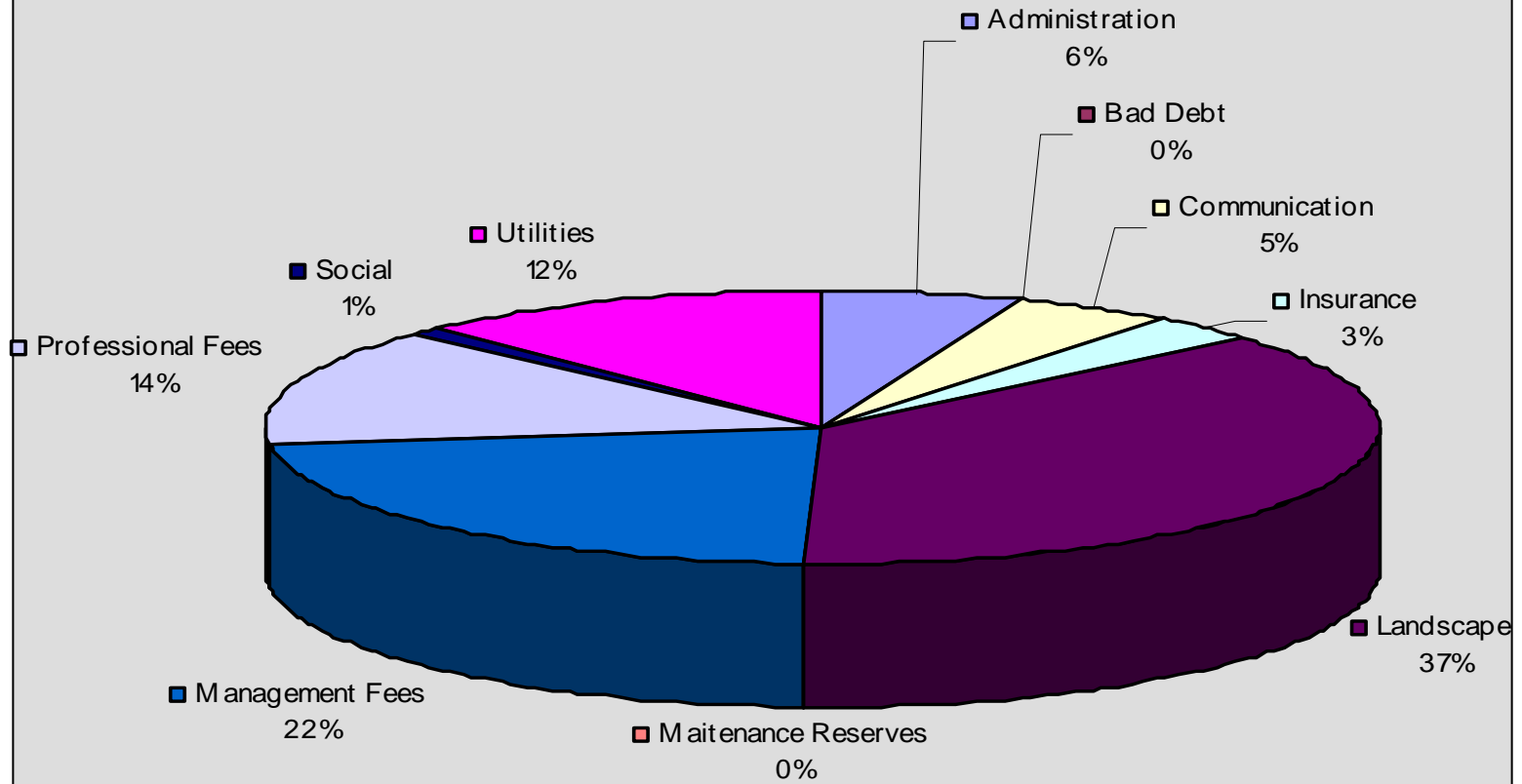
2008 – Request to increase Dues from \$199 – to \$205

Budget and Finance Report

As of **August 2007**

• Current Assets	
– First Union (Wachovia) National Bank	\$ 9,246.5
– Wachovia Money Market – (Maintenance Reserve)	<u>\$ 4,601.24</u>
Total Assets	\$13,847.74
• Liabilities & Equity	
– Opening Balance Equity	\$7,800.00
– Retained Earnings	-\$567.31
– Net Income	<u>\$ 6,615.05</u>
Total Equity	\$ 13,847.74

2007 Budget



Budget and Finance Report

	<i>2007 Budget</i>	<i>2008 Proposed Budget</i>	
Administration	\$ 1,330.00	\$ 1,430.00	7%
Bad Debt			
Communication	\$ 1,051.00	\$ 875.00	4%
Insurance	\$ 670.00	\$ 684.00	3%
Landscape	\$ 8,300.00	\$ 7,950.00	39%
Maintenance Reserves		\$ 1,100.00	5%
Management Fees	\$ 4,998.00	\$ 4,998.00	24%
Professional Fees	\$ 3,150.00	\$ 900.00	4%
Social	\$ 200.00	\$ 100.00	0%
Utilities	\$ 2,720.00	\$ 2,595.00	13%
	\$ 22,419.00	\$ 20,632.00	

2007/2008 Initiatives

- Implementation of the new amendments
- Community Survey Results
- AEC becoming Proactive vs. Reactive
- Proposal for updated landscaping
- Moving Camden Ridge from Good to Great

4 New Amendments to our Covenants

- (1) Capping the number of renters in our neighborhood – **Passed**
- (2) Structure around House and Yard Maintenance – **Passed** – but Attorneys recommended folding this into the AECC documents
- (3) Parking – **Passed** – but could not be implemented due to Georgia Law of public streets.
- (4) GA POA Act – **Passed** – but Attorneys said the language had changed in the ACT, and we would need to revote.

(1st Amendment) of Capping the number of renters to 10%

May 31st 2007 – Leasing Advisory Board created (Duties include)

- Informing the Camden Ridge Community of the changes within the governing documents associated with the new Leasing Amendment.
- Record and maintain copies all current (Grandfathered) and future rental contracts, along with contact information of renters.
- Create an active database of current and prospective rental homes.
- Create and document an application / appeal process for Homeowners to comply by in order to be consistent receiving a leasing permit.
- Create and document violations of this policy and advise the Board of Directors for enforcement actions.
- Post up-to-date status of the number of permits available and time tables associated with future permits on the Camden Ridge website (www.camdenridge.com) and other community forums.

Community Survey Results

15 respondents

– **Comments on how to describe our neighborhood**

“Great location and affordable”

“Starter type homes in a convenient area.”

“Relatively quiet, more entry level transitional neighborhood”

“ Great neighborhood, but majority of homes seem to be going down hill & people aren’t taking care of homes & yards – too many cars in driveways & roads”

“Attractive to young couples and young families”

– **Would you recommend buying a home in this community to others**

All 15 respondents said **YES**

– **Has your HOA met your expectations?**

14 out 15 said **YES**

Community Survey Results

– Comments on What would you like to see from your HOA?

“I like periodic evaluations as it’s a good reminder for everyone to continue to improve the neighborhood. and all the suggestions were good.”

“In some cases, I wish the HOA was more strict with some houses”

“Sometimes, I think the HOA should focus on the biggest issues first and then the not so big.”

“Yes – each & every year they do an exceptional job”

“I don’t know enough about the HOA to know the answer to this question. I would like to get involved, and may someday do so, but with children as young as ours, that would be tough.”

“The neighborhood overall looks well maintained & that is what I expect from a HOA.”

“Although we really didn’t have very high expectations from the association.”

Community Survey Results

– Comments on Has your HOA met your expectations?

“Explanation of HOA costs, more social gatherings to help neighbors”

“I really want the HOA to enforce the rules for not allowing people to park on the road. Residents must be forced to park on their driveways. Sometimes it is hard to pass your car from obstructions created by other vehicles”

“Consistency, sound management decisions (especially financially)”

“We need to crack down on cars parked on the street, and too many people speeding”

“I would like for the HOA to be stricter and enforce violations. Especially those listed below (Lawn Care, house repair, and PARKING IN THE STREET)!”

“Heavier fines for any holiday decorations still out after January 30th”

Community Survey Results

- **Do you think issues like (lawn car, house repair, etc) with individual homeowners are being resolved through your HOA in a timely manner?**

11 out 15 said **YES**

Comments

“I am sure it helps – better than nothing. Suggestion – publish list of offenders & how many times they have been warned.”

“Please do something about stopping chaotic parking on the road by residents”

“Sometimes it takes a while”

Community Survey Results

- **Overall Comments**

“I think the neighborhood has improved in the last past year.”

“Thank you for the people on our board. We appreciate the work you do each day”

“Just keep in mind that not all residents are in the same economic place and it may take longer to repair certain things for some homeowners than others.”

Proposal for updated landscaping (Chris King)

Thank you for taking
Camden Ridge from
Good to Great!

- **Reminder Issues**
- **Call for New Officers**
- **Closing Remarks**