

CAMDEN RIDGE

*a great place to live since 1994.*

2008  
Home Owners Association

14<sup>th</sup> Annual Meeting  
10/29/2008

# CAMDEN RIDGE

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## Agenda

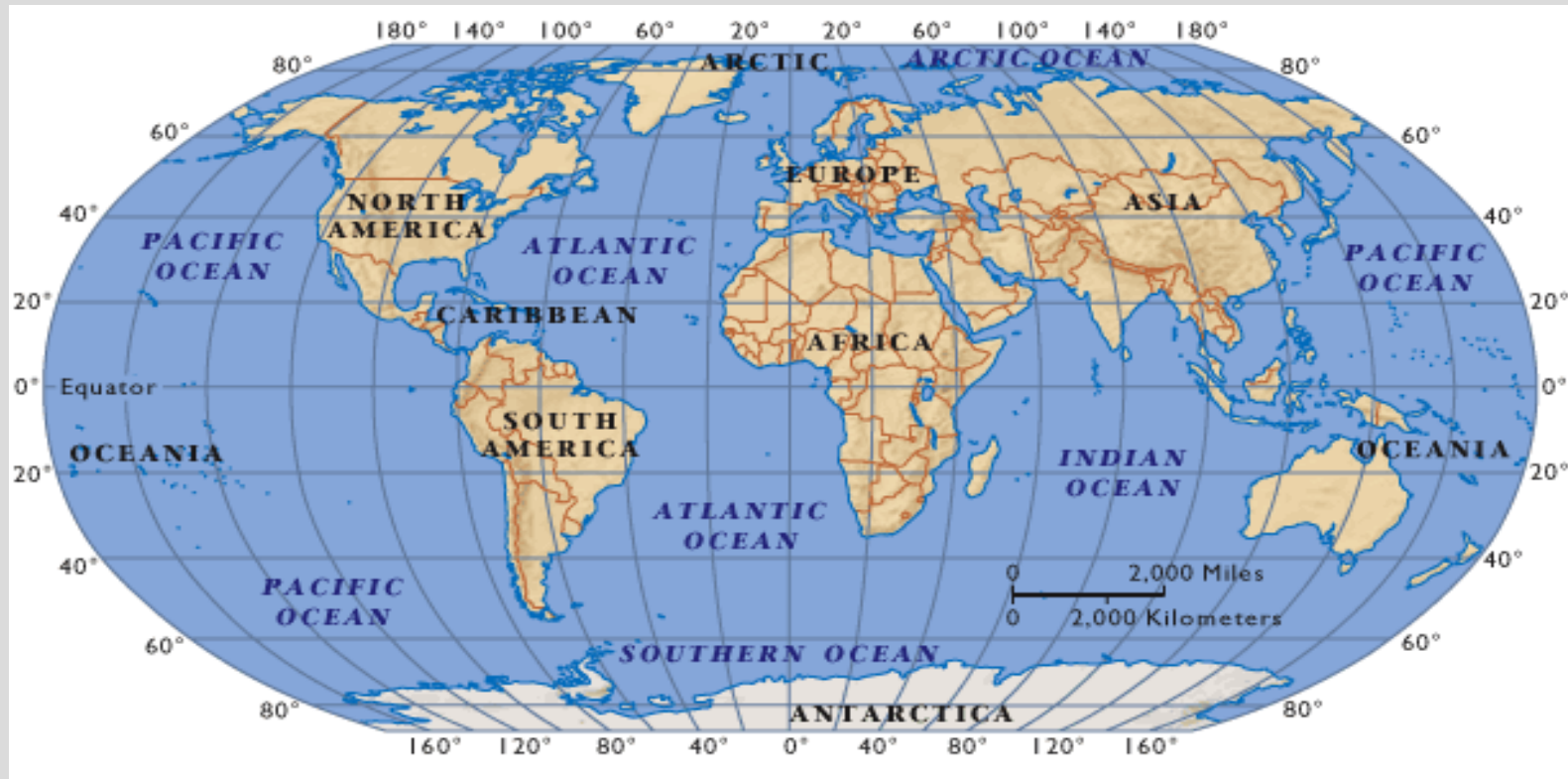
- **Call to Order**
- **Welcome Guests**
- **Getting to know neighbors** (David H)
- **HOA Board Introductions—** David Glaser
  - New residents – Welcome (Lydia)
  - Introduction of Board Members (Dave)
  - Introduction of Committee Members (Dave)
- **Camden Ridge Community Updates / Initiatives** (Dave & Cindy)
  - Home Sales - fighting through a tough economy (Paul Schroeder)
  - AECC Update (Charlie)
  - Investing in Camden Ridge (Dave & Dave H)

- **ManagementPlus Report on CRHOA** Mike & Debbie Parks
- **2009 Budget & Finances Review** David Glaser/MgtPlus
  - Adopt 2009 Budget
- **Roswell News**
- **Suggestion Box**
- **Committees– sign-up sheet**
- **Call for New Officers**
- **Questions – Open Discussion**
- **Election of New Board Members**

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## Getting to know your Neighbors



## Welcome New Residents

**Tevfik Cagatay Altan - 6025 Pattingham Drive**

**Hasan Guray Goker - 135 Farnworth Lane**

**Christina & Francis Bates - 245 Leasingworth Way**

**Faraz & Rima Ansari - 265 Leasingworth Way**

**Richard G. Day - 6080 Pattingham Drive**

**Amir & Enisa Karic - 6055 Pattingham**

**Yasha & Rusian Abdullayev - 285 Leasingworth Way**

## Introduction of your Board

- David Glaser                      President/Treasurer
- Lydia Kinkead                      Director
- Joe Zine                              Director
- Cindy Parker                      Director
- David Hurlbert                      Director
- Pat Kane                              Director

## Committee Chairs

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

- **Camden Ridge Community Updates / Initiatives**

Home Sales - fighting through a tough economy

Paul Schroeder with Rick Hale & Associates,  
Keller Williams Realty  
1420 Peachtree Street NE, Suite 100  
Atlanta, Ga. 30309.  
Main Office – 404-541-3555.  
Cell Phone – 404-403-1485.)

– AECC Changes  
(Charlie Weiss)

– Investing in Camden Ridge (Dave Glaser & Dave Hurlbert)

- **Camden Ridge Community** Updates / Initiatives
  - **Home Sales** - fighting through a tough economy  
(Paul Schroeder with Rick Hale & Associates, Keller Williams Realty)

- **Camden Ridge Community** Updates / Initiatives
  - AECC Update (Charlie Weiss)

- **Camden Ridge Community Updates / Initiatives**

## Investing in Camden Ridge

(Dave Glaser & Dave Hurlbert)

- Updating / Repair the Fence line
- Updating our Front Entrance
- Updating / Repair our Sprinkler System
- Rebates for repair of Mailboxes
- Neighborhood Clean up days – HOA rents a Bulk Trash truck
- More Community Events
- Proactive Marketing (Advertising for our community)
- Rebates for Pool & Tennis memberships
  
- Additional ideas from the community

## **Budget and Finance Report**

A huge thank you to the community. As 10/1/2008 we have (\$0) in Accounts Receivables.

- Investing in Camden Ridge
  - Maintenance on Front Entrance and Sprinkler System
  - Fence Repair
  - Ideas from the community

**2009 –Dues are increasing from \$209 to \$215**

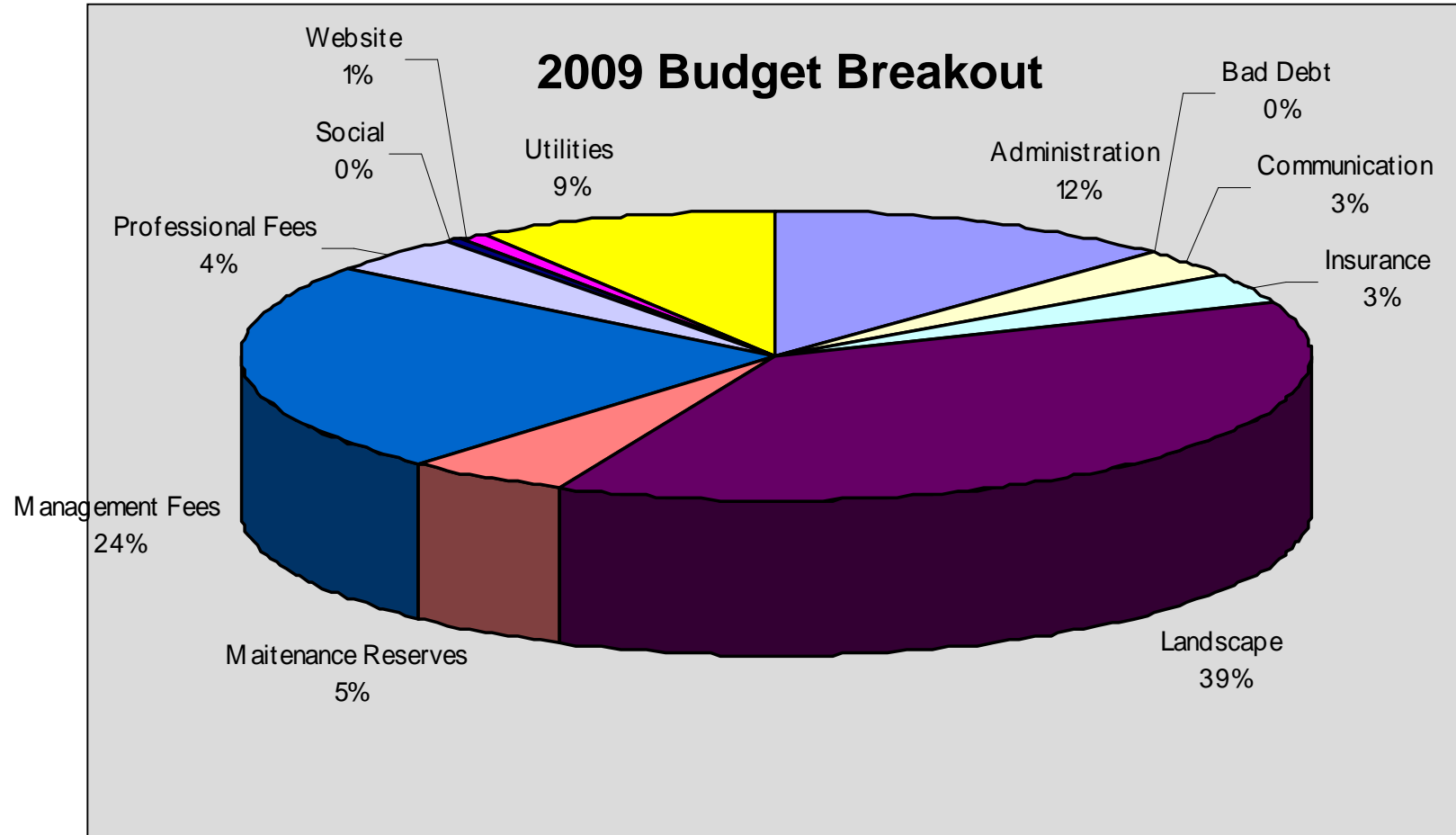
## Budget and Finance Report

As of **August 2008**

• Current Assets	
– First Union (Wachovia) National Bank	\$14,374.54
– Wachovia Money Market – (Maintenance Reserve)	<u>\$ 4,615.56</u>
<b>Total Assets</b>	<b>\$18,911.00</b>
• Liabilities & Equity	
– Opening Balance Equity	\$7,800.00
– Retained Earnings	-\$493.28
– Net Income	<u>\$ 10,696.72</u>
<b>Total Equity</b>	<b>\$ 18,911.00</b>

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## Budget and Finance Report

	2007 Budget		2008 Budget		2009 Budget		
Administration	\$	1,330.00	\$	1,430.00	\$	2,630.00	46%
Bad Debt							
Communication	\$	1,051.00	\$	875.00	\$	675.00	-30%
Insurance	\$	670.00	\$	684.00	\$	684.00	0%
Landscape	\$	8,300.00	\$	7,950.00	\$	8,010.00	1%
Maintenance Reserves			\$	1,100.00	\$	1,100.00	0%
Management Fees	\$	4,998.00	\$	4,998.00	\$	4,998.00	0%
Professional Fees	\$	3,150.00	\$	900.00	\$	900.00	0%
Social	\$	200.00	\$	100.00	\$	100.00	0%
Website					\$	200.00	100%
Utilities	\$	2,720.00	\$	2,595.00	\$	1,923.00	-35%
	\$	22,419.00	\$	20,632.00	\$	21,220.00	

*Administration increase - attributed to REPAIRS & MAINTENANCE*

*Website expense was originally tied to the communication expense*

## Roswell News

### Water Restrictions for City of Roswell, GA

#### Effective June 2, 2008 - Spring/Summer 2008 Outdoor Water Use Restrictions

On May 6, 2008, the EPD Director **declared the Level Four Drought Response would remain in effect for 55 North Georgia counties for the summer.** A level four drought response prohibits most types of residential outdoor water use.

#### A. Landscapes

Each household, business or other institution/property owner will be allowed to hand water. Hand watering, defined as one person with one hose with an automatic shut off nozzle, will be allowed 25 minutes a day, on the odd/even watering schedule. Even and unnumbered addresses may water on Monday, Wednesday and Saturday and odd addresses may water on Tuesday, Thursday and Sunday between the hours of 12:00 AM (midnight) to 10:00 AM. The hand watering exemption applies to landscapes only. Irrigation systems may not be run under this exemption. An exemption is provided for new landscape installations (including aeration and over seeding). These new installations may be watered for a period of 10 weeks following installation (3 days per week) on the odd/even watering schedule as listed above. **Only newly - installed landscaping may be watered by irrigation system; all other watering must follow the hand watering exemption.**

Irrigation systems may be used to water newly - installed landscaping, but only between the hours of 12:00 midnight and 10:00 AM on the Odd/ Even schedule.

## Roswell News

Newly installed landscape refers to turf, ornamentals, annuals and containerized plants installed within the last 30 days. Irrigation systems may be used to water-in pesticides and herbicides (professionally applied) on turf; however, watering must be done within 24 hours of initial application, between the hours of 12:00 midnight and 10:00 AM. A copy of the receipt is required to be displayed in a prominent location at the property.

### D. Car Washes and Car Detailing Businesses

Washing vehicles at a residential home is not permitted under the current water restrictions. Vehicles may only be washed at a commercial car wash.

### E. Pressure Washing

Pressure washing can only be performed by a licensed professional.

Any person or entity failing to comply with these restrictions is subject to fines and or termination of services.

1st Offense- \$100 fine

2nd Offense- \$500 fine

3rd Offense- may result in the termination of water services with additional fines and reconnection charges.

## Roswell News <http://www.fultonschoolsredistricting.net/>

### Welcome to the Fulton County Schools Online Redistricting Meeting

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This online service allows Fulton County residents to provide input and comments during the redistricting process. The Board of Education has approved [primary and secondary criteria for rezoning](#) and only comments that apply to the criteria will be considered.

**Participants who are present at the actual redistricting meetings do not have to provide input again.** The number of times a comment is received is not directly correlated to the development of the alternative plans or the final proposal.

Comments will be collected and evaluated by the Planning Staff. The final Board recommendation will be presented on January 13, 2009, with final passage on February 19, 2009.

Basic Ground Rules for Participants:

- Can only consider input related to the criteria
- School system staff commits to receiving and considering all appropriate input
- Staff must balance multiple perspectives and logistical limitations in developing alternatives, not all input can be accommodated
- Respect each other's opinions
- Submit all questions in writing via [email](#), fax, or mail.

Community input will be allowed until November 3, 2008 at 12:00 noon. After this date, the online meeting site will be closed.

To enter the online forum, click the button below for the school in which you are interested in.

### Proposal -

**South of Holcomb Bridge go to Roswell North, and addresses on Holcomb Bridge or North should go to Mimosa.**

**Nov 3<sup>rd</sup> is the deadline for community input.**

## Roswell News

### ***City Proposes Millage Rate***

*Released on: Monday, June 2, 2008 11:00 AM*

***The City of Roswell is proposing its millage rate for fiscal year 2008-2009 to remain at 5.657 mills.***

***Revenues in the proposed budget are projected to increase 11 percent or \$11,572,700 for a total of \$117,326,387. Expenditures are projected to increase 12 percent or \$12,050,611 for a total budget of \$116,472,303. The increase in revenue will primarily be spent on public safety and transportation.***

***The typical Roswell property tax bill on a \$300,000 home would remain \$678.84.***

## Roswell City Awards

- **Named One of the Top Three Cities in the Nation to Raise Your Family.** Roswell was listed third in the book, *Best Places to Raise Your Family*, released by Frommer's.
- **Ranked the 18th Safest City in the United States** – City Crime Rankings
- **Georgia Trendsetter Award** - Georgia Municipal Association - Roswell received the award for the Big Creek Wetlands demonstration project.
- **Create Community Award** - The Atlanta Regional Commission's most prestigious award. Roswell was honored for its efforts in environmental sustainability.
- **City of Excellence** – Georgia Municipal Association's most prestigious award. Only 50 cities in the state have been honored with the designation.
- **Designation as a Bicycle Friendly Community 2008** – League of American Bicyclists
- **Money Magazine's 19th Best City to Live in the Eastern US** – Roswell was ranked 19th for cities with populations under 100,000.
- **Atlanta Magazine's Best Place to Live in Metro Atlanta**– Roswell was honored twice by Atlanta Magazine as the best place to live in the metro area.
- **Internationally Accredited Police Department** - Commission on Accreditation of Law Enforcement Agencies (CALEA).

## Roswell City Awards

- **State of Georgia Law Enforcement Certification - Roswell Police Department.**
- **Nationally Accredited Recreation and Parks Department** – Commission for Accreditation of Park and Recreation Agencies
- **Preserve America Community Designation** – Honored for its efforts in preserving our historic, cultural and natural heritage.
- **Silver Circle Award for the City's Website** – City County Government Communicators Association (3CMA) National Award
- **Savvy Award for the 150th Birthday Celebration**– City County Government Communicators Association (3CMA) National Award.
- **Marcom Creative Award for the 2006 Roswell Annual Report**
- **City of Roswell ranked 8th in the Nation in the Financial Management category for the 2003 Cayenta Outstanding Community Award**
- **Achievement of Excellence in Procurement 2004, 2005 and 2006** – The National Institute of Governmental Purchasing
- **Georgia Recreation and Parks Agency of the Year** – 1974, 1979, 1984, 1988, 1990, 2000, 2005

## Roswell City Awards

- **Atlanta Magazine's 2002 Best Park for a Family Picnic** – Riverside Park
- **Parent Magazine's 2003 Best Day Camp** – Roswell Area/East Roswell Park
- **Atlanta Magazine's 2004 Best Playground** – Riverside Park
- **Atlanta Magazine's 2004 Best Outdoor Movie for Families**
- **Certificate of Achievement for Excellence in Financial Reporting for the City's Financial Reporting** – 16 years, Government Finance Officers Association of the United States and Canada
- **Distinguished Budget Presentation Award** – Government Finance Officers Association
- **Tree City USA Award**

- **Suggestion Box**
- **Call for New Officers**
- **Closing Remarks**

CAMDEN RIDGE

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Thank you for taking  
Camden Ridge from  
Good to Great!