

CAMDEN RIDGE

*a great place to live since 1994.*

2009  
Home Owners Association

15<sup>th</sup> Annual Meeting

10/07/2009

## **Agenda**

- **Call to Order**
- **Welcome Guests**
- **HOA Board Introductions–**
  - New residents – Welcome
  - Introduction of Board Members
  - Understanding the functions of the Board & Committee
  - Nominations & Elections for New Board and Committee members
- **Camden Ridge Community Updates / Initiatives**
  - Safety First (Speeding and Children don't mix)
  - Investing into Camden Ridge - Feedback on Spring Clean up
  - Creating equity in your home and property
  - AECC Update - plans

- **ManagementPlus Report on CRHOA** Mike & Debbie Parks
- **2010 Budget & Finances Review**
  - Adopt 2010 Budget
- **Roswell News**
- **Suggestion Box**
- **Questions – Open Discussion**

## Welcome New Residents

A.J. Giurato & Natalie J. Sinclair-Giurato 6140 Parham Circle

Darren & Lindsey Dean 6150 Parham Circle

## Introduction of your current Board

- David Glaser                      President/Treasurer
- David Hurlbert                    Director
- Russ Bolton                        Director
- Jeff Hagan                         Director

## Committee Chairs

AECC

Lydia Kinhead

Welcome / Social Committee

## Understanding the functions of the Board

### Camden Ridge By-Laws

#### Section 3. Powers and Duties. The Board of Directors shall have

all the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by law or by the Declaration or these By-Laws directed to be exercised and done by the Members. The powers and duties of the Board of Directors shall include, but shall not be limited to, the following:

To provide for the:

- (a) care, upkeep and surveillance of the Subdivision Improvements and services in a manner consistent with law and the provisions of these By-Laws and the Declaration; and
- (b) establishment, collection, use and expenditure of assessments and carrying charges from the Members and for the assessment, the filing and enforcement of liens therefor in a manner consistent with law and the provisions of these By-Laws and the Declaration; and
- (c) promulgation and enforcement of such rules and regulations and such restrictions on or requirements as may be deemed proper respecting the use, occupancy and maintenance of the Subdivision Improvements as are designated to prevent unreasonable interference with the use of the Subdivision Improvements by the Members and others, all of which shall be consistent with law and the provisions of these By-Laws and the Declaration; and
- (d) authorization, in their discretion, of the payment of patronage refunds from residual receipts when and as reflected in the annual report; and

- e) to purchase such policies of insurance as shall from time to time be considered appropriate by the Board of Directors including, without limitation, casualty insurance, public liability insurance, workmen's compensation insurance to the extent necessary to comply with any applicable law, so-called "legal expense indemnity insurance" affording protection for the officers and Directors of the Association for expenses and fees incurred by any of them in defending any suit or settling any claim or cause of action to which any such officer or Director shall have been made a party by reason of his or her service as such, fidelity coverage and the like; and
- (f) to repair, restore or reconstruct all or any part of the Subdivision Improvements after any casualty loss in a manner consistent with law and the provisions of these By-Laws and to otherwise improve the common areas and community facilities; and
- (g) to lease, grant licenses, easements, rights-of-way and other rights of use in all or any part of the common areas and community facilities; and
- (h) to purchase Units and to lease, Mortgage or convey the same, subject to the provisions of these By-Laws and the Declaration; and
- (i) to appoint the Members of the Architectural and Environmental Control Committee provided for in the Declaration and to appoint the Members of such other committees as the Board of Directors may from time to time designate

## **Understanding the functions of the Committees**

### **Declaration of Convents**

### **Section 2. Architectural and Environmental Control Committee-Operation. (AECC)**

The Board of Directors shall appoint an Architectural and Environmental Control Committee. The Architectural and Environmental Control Committee shall be composed of three (3) or more natural individuals designated from time to time by the Board of Directors. The affirmative vote of a majority of the Members of the Architectural and Environmental Control Committee shall be required in order to adopt or promulgate any rule or regulation, or to make any finding, determination, ruling or order, or to issue any permit, consent, authorization, approval or the like pursuant to the authority contained in this Article.

## **Understanding the functions of the Committees**

### **Additional Committees**

Welcome Committee - To provide an introduction to new homeowners in the community.

Social Committee - To help bring the community together through social events

Neighborhood Watch Program - A network of homeowners who help protect our community from crime and other uninvited issues.

The Leasing Advisory Board – An audit committee which manages the Leasing Permits

- **Board and Committee Nominations**

- **Board**

- 3 Open seats

- **Committees**

- AECC – Open seats

- Welcome Committee – Open seats

- Social Committee – Open seats

- Neighborhood Watch – Open seats

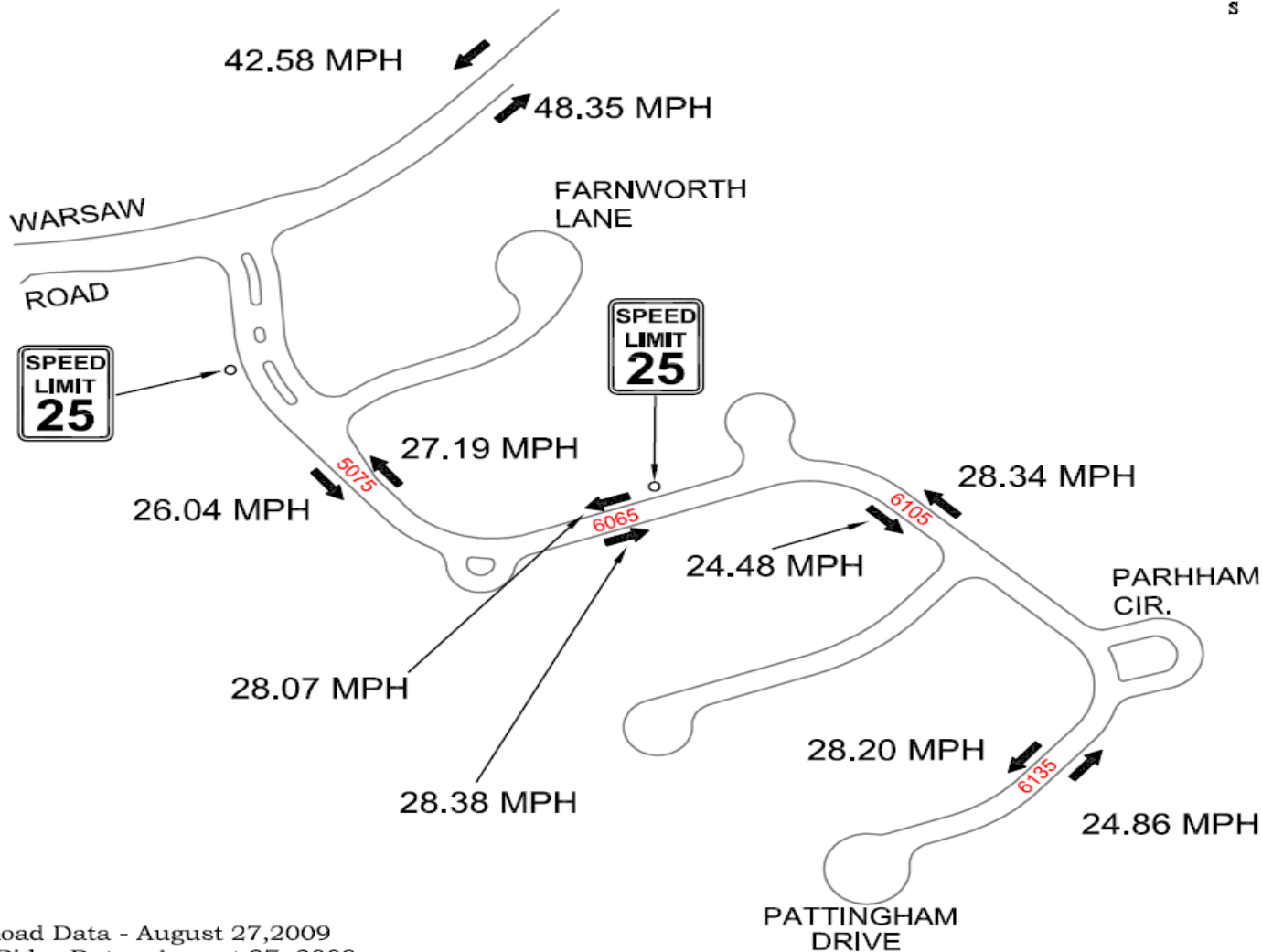
- Leasing Board – Open seats

- **Camden Ridge Community** Updates / Initiatives
  - Roof Repairs within the neighborhood
    - Nails in the roads – flat tires
  - Safety First – Speeding and Children don't mix
    - Incident within the community
    - Results of our latest speed study
    - Options for traffic calming

# Camden Ridge Subdivision



**Roswell DOT**  
 38 Hill Street  
 Suite G-20  
 Roswell, GA 30075  
 770-941-4373 office  
 770-941-4378 fax  
 email: transportation@rd.roswellga.us



Warsaw Road Data - August 27, 2009  
 Camden Ridge Data - August 27, 2009

Count is a 24-hour period  
 Speeds are the 85th percentile

**PROJECT:**  
 Traffic Study  
 Camden Ridge  
 Subdivision

**FILE:**  
 Elliott  
 c:\acdrawings\Speed,  
 Camden Ridge.dwg

**DATE:**  
 8-27-09

**REVISIONS:**  
 .  
 .  
 .

**CAD by:**  
 James Perry  
 jperry@roswellga.gov

**SCALE:**  
 None

- **Camden Ridge Community** Updates / Initiatives
  - Investing into Camden Ridge -  
Feedback on Spring Clean up

- **Camden Ridge Community** Updates / Initiatives
  - Creating equity in your home and property –

- **Camden Ridge Community** Updates / Initiatives
  - AECC Update - plans

## **Budget and Finance Report**

A huge thank you to the community. As 10/1/2009 we have (\$260) in Accounts Receivables.

- Investing in Camden Ridge
  - Fence Repair
  - Ideas from the community

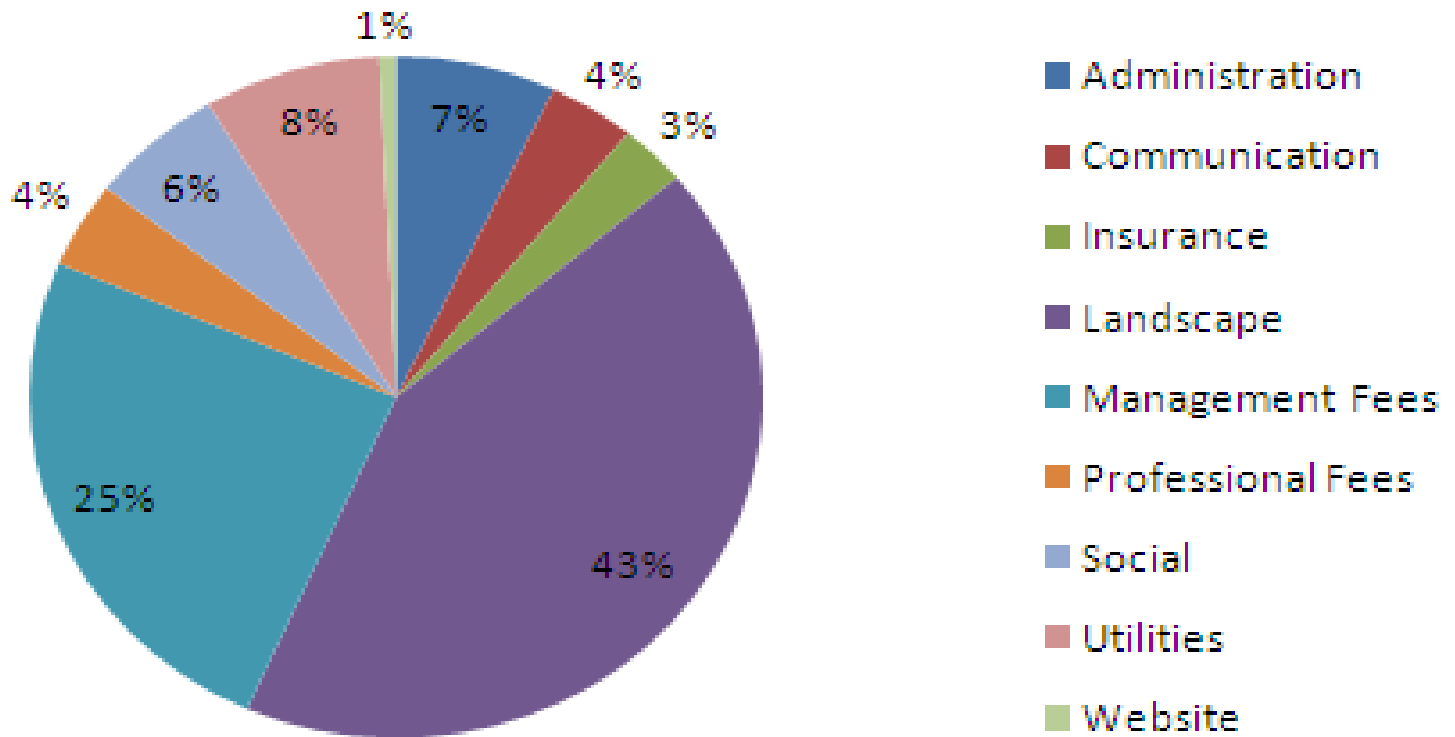
**2010 – Dues are remaining the same at \$215**

## Budget and Finance Report

As of **September 2009**

• Current Assets	
– First Union (Wachovia) National Bank	\$15,012.30
– Wachovia Money Market – (Maintenance Reserve)	<u>\$ 5,719.72</u>
<b>Total Assets</b>	<b>\$20,732.25</b>
• Liabilities & Equity	
– Opening Balance Equity	\$7,800.00
– Retained Earnings	\$5,491.05
– Net Income	<u>\$7,441.20</u>
<b>Total Equity</b>	<b>\$ 20,732.25</b>

## 2010 Budget Breakout



## Roswell News

### 11-07 Bulky Trash Amnesty Day

Saturday, November 7th at 1810 Hembree Road (The City of Roswell Public Works/Transportation/Fire Department Building)

Gates open at 8:00 a.m. and will close at 2:00 p.m.

Due to the popularity of this event, long lines are expected.

Residents of Roswell, Alpharetta and Milton are invited to bring large, unwanted items and drop them off at no charge.

For a listing of what is acceptable please see either the City of Roswell website at [www.roswellgov.com](http://www.roswellgov.com) or Keep Roswell

Beautiful at [www.keeptoswellbeautiful.org](http://www.keeptoswellbeautiful.org)

### 11-14 Next Shredding Event

## Water Restrictions lifted

### Drought Restrictions Lifted

### Outdoor Water Use— Effective June 10, 2009

On June 10, 2009, Dr. Carol Couch, Director of the Georgia Environmental Protection Division, lifted the restrictions on outdoor water use.

**All outdoor watering is now permitted as defined by the non-drought odd/even schedule. Even and Unnumbered addresses may water at any time on Mondays, Wednesdays, and Saturdays.**

**Odd addresses may water at any time on Tuesdays, Thursdays, and Sundays.**

In order to obtain maximum benefits from watering your landscape it is highly discouraged to water between 10 AM and 4 PM in order to avoid trans-evaporation (water loss from sun and wind). The City of Roswell Wasting Water Ordinance is still in effect. Some examples of wasting water include, watering during rain storms (irrigation systems going on in rain), water from your lawn going into the street or running down the curb line into a storm drain. (Chapter 24 - Article 24.5.21)

For tips regarding Water Conservation go to [www.conservewatergeorgia.net](http://www.conservewatergeorgia.net)

- **Suggestion Box**
- **Closing Remarks**

CAMDEN RIDGE

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Thank you for taking  
Camden Ridge from  
Good to Great!