

August 4, 2020 via ZOOM

Spivey Glen Homeowners Assn. Board Meeting

All board members in attendance: Alford Arnold, Melissa Calandro, Nicky Ford, Sue Goodman, Sheila Hall, Adrene Hogan, Gladys Summerville

Meeting called to order at 7:00 by Nicky, President.

Purpose of meeting to discuss the Citations sent March 15, 2020, May 22, 2020, June 22, 2020, July 15, 2020, and July 24, 2020 to 155 Spivey Glen Drive regarding the continual violation of Section 4 (a), 6 and 7 of the CC&R's- pertinent to: maintenance of property.

Review of board of summary of texts sent on behalf of board by Nicky Ford, Pres. Beginning when home purchased 3/1/2017 by current owner. Home has the following violations:

- Front doors need replaced or repaired (glass broken-covered with cardboard)
- Entire home needs repainting with peeling paint on both sides of home visible to neighborhood
- Roof needs repair/replacement
- Blinds and window screens need replaced/repaired
- Dead tree on property needs removal- imminent danger of falling on neighbor home

Board has been apprised over the 3 years of Nicky's text and personal conversations with current owner due to owner stating issues with loan on home. Owner has stated that unable to do needed repairs due to loan issues. Last conversation was December 2019 when told by owner that loan would be closed in 3 months. In March, board agreed to begin citation to homeowner requesting repairs be started. To date, no repairs have been made, no progress toward these issues has been made.

Board member reports complaints from surrounding neighbors with one indicating is "embarrassed" to have visitors due to the state of the home.

Discussed issue of dead tree which is Henry County Code Enforcement violation. Affected neighbor should report this to Henry County. Board will advise this to neighbor as is not a board issue but a neighbor/adjacent property concern.

Board members discussed offering to assist with painting home as volunteers if paint purchased by owner. Board members also offered other suggestions as to how can assist homeowner in bringing property to neighborhood code standards.

Conclusion: board represents neighborhood residents as to upkeep of community according to the CC&R's. Current property in violation. Despite written letters of citations, homeowner has made no movement or progress toward improving home/yard over the last 3 years.

Have offered for homeowner to come to board meeting to present his plan for improvements and his difficulty with getting these improvements done.

Board agreed on Tuesday, August 11 7PM via ZOOM meeting- regular board meeting with invite to be given to homeowner at 155 Spivey Glen Dr.

Sue Goodman, Board Sec. will communicate with homeowner by text, email, and postal mail asap as to specifics of meeting.

Other business: 315 Emerald Trace- advertised July 4, 2020 pool party on social media at this address indicating cash bar and availability of location for party/pool rental. Neighbor also reported that a Portable Potty was delivered to home on July 3 causing her concern. Many cars blocking street on day of party. Henry Co. Police notified by Nicky Ford; Pres. Nicky sent text to homeowner asking for double parked cars to be moved which was done quickly. No response from police. Nicky states he later contacted homeowner that home cannot be used for business purposes as indicated on social media. Homeowner denied party at home.

Next meeting of board Tuesday, Aug. 11 at 7 pm via Zoom. Melissa Jayne-Calandro will send ZOOM notice on Monday. Sue Goodman to contact homeowner at 155 Spivey Glen Dr as indicated above.

Respectfully submitted,
Sue Goodman, Secretary
SGHOA