

MINUTES
ST. JOHNS CROSSING HOMEOWNERS' ASSOCIATION, INC.
September 14, 2024 – Fairburn-Hobgood Library
1:00pm

The meeting was called to order at 1:15pm by the President, Joan Blalock.

A prayer was given by Jonathan Blalock.

President Blalock introduced Samantha Hudson, City Councilwoman, for the City of Fairburn to give the homeowners an update on city business since taking office in January 2024.

Councilwoman Hudson discussed the problems she has incurred such as requesting financial records and standard operating procedures for police department. She discussed the 2025-2026 budget that was approved on Monday, September 9, 2024. She stated she did not vote to approve the budget because she had not been given pertinent information to allow her enough knowledge to vote for its approval. She discussed the upcoming Fairburn Parade scheduled for October 5 and the need to know the cost; along with the costs for the Fairburn Friday's concerts held at the GMC campus. Councilwoman Hudson informed the homeowners to call the city and get an understanding of why utility bills are so high. Several homeowners spoke about having \$600-900 utility bills for one month. Councilwoman Hudson gave out her business card and welcomed homeowners to contact her with issues and to come to council meetings and voice concerns to the full council and mayor.

Homeowners present introduced themselves with their name and address.

The Minutes of the June 22, 2024 meeting was presented to the homeowners for approval. No questions were raised on the Minutes. A Motion was made by Michael McGill to approve, and a Second was made by Gwen Darden. The Minutes were approved without objections and will be made a part of the official records of the Association.

The Treasurer, Christine Hill, gave her financial report through September 13, 2024. She noted that the line items in red denotes expenses to that account since the last meeting on June 22, 2024. The total spent to date is \$8,266.16 with a balance in account of \$5,964.86. No questions were raised regarding the financial report, and it stands as reported.

President Blalock discussed some covenant violations that continuously is occurring throughout the community, such as "trashcans, fences, damaged mailboxes and pets (dogs). President Blalock stated that our covenants do not allow for trashcans to be in front

of driveways or side of residences and can be seen from the street or surrounding properties. Liz Hurst, Secretary, read **Article VI, Section 8**, in part: ***"If trash or other refuse is to be disposed of by being picked up and carried away on a regular and recurring basis, containers may be placed in the open, on any day that a pickup is to be made, at such place on the Lot so as to provide access to persons making such pickup. At all other times such containers shall be stored in such a manner so that they cannot be seen from adjacent and surrounding property"***.

President Blalock stated that homeowners desiring to erect a fence must notify the Homeowners Association and secure a fence permit from the City of Fairburn at a cost of \$100.00. Fences cannot be taller than 6 feet, wood or vinyl and no farther than the front facade of the house. See **Article VI, Section 17** of original covenants. All mailboxes must be uniformed and any mailboxes needing replacement must conform to **Article VI, Section 24** of the "Amended Covenants".

A discussion of pets (dogs) being allowed to run loose in the neighborhood with some neighbors complaining of dogs urinating and pooping in their yard. The Board of Directors will notify the homeowner violating **Article VI, Section 5** one (1) time and any further violation by the same homeowner will incur a fine immediately without further notice. Dogs must be on leash and poop picked up by the homeowner and disposed of properly.

Homeowners discussed the loud mufflers disturbing the community seemingly without regard to other homeowners' peace and enjoyment. See **Article VI, Section 19** that expressly addresses, "peace, quiet and serenity" of the community. Those in violation will be addressed in a private setting by the Board of Directors.

The President presented the homeowners with a document that lists the full Board of Directors, attorneys for the association, collection agency for the association and the webmaster for the website. This document is also included in the packet of information disseminated to homeowners attending meeting. President Blalock reported \$13,510.05 owed to the Association and some accounts have already gone to the collection agency.

The Online Payment Portal at United Community Bank is not functional yet. There were some kinks in the programing and the webmaster will be working with the bank to get the portal up and running this week. The President assured the homeowners that they will be able to pay annual assessment online this year but there will be a "processing fee" of \$3.75 to use the online portal. The front page of the website will reflect when the portal is ready to use in the next week or two.

The Board of Directors discussed the need for new signage inserts at the front entrance at its Board of Directors meeting. Quotes and images of new signage "St. Johns Crossing" will be researched and hopefully the HOA will be able to have installed by the end of the year, if budget will allow, or by the spring of 2025.

The floor was opened for discussion by the homeowners on any topic(s) of concern. Vice President McGill gave a report for Renita Bridges of the work done within the community on the sidewalks with grass in cracks and crevices. The members of the Cleanup Committee is Renita Bridges, Sylviette McGill and Jimmie Walker. Vice President McGill noted that all the streets have been sprayed for weeds, paper is being picked up, including West Campbellton in front of the subdivision. The HOA purchased the grass killer for each member of the cleanup committee to use when needed.

No other business on the floor was noted, a Motion was made by Gerald Boyd to adjourn, and a Second was given by Gwen Darden. The Motion passed and the meeting adjourned at 3:25pm.

Note For the Record: The Board of Directors held an informal meeting with Cesar Cayeros and wife, Brenda after the meeting adjourned.

Approved: 12/7/2024


Elizabeth C. Hurst, Secretary


Joan Blalock, President

Minutes made a part of the official records of St. Johns Crossing Homeowners' Association, along with agenda and attachments.