

HOA Meeting Recap:

Our annual Camden Pointe HOA meeting was held on Wednesday, March 21st. Four homeowners attended as well as Joe Beckford, Tony Corroto, Brad Ellingson, Avonda Hendricks, Eric Swalberg, and Russ Webb of the Camden Pointe HOA Board of Directors and Denise Hindes of All-In-One Management. Topics discussed were the tennis courts, the budget, the pool party, HOA vs POA and the lakes.

Dues:

2010 HOA dues were due on January 15th, and considered late by February 15th. As of our April meeting, the community was behind by about \$19,500 in revenue due to unpaid dues. This is certainly better than at this time last month, but still a really high number. We realize times are especially hard right now on most everyone, and yet most people still manage to pay their dues on time. If you are one of them, THANK YOU! If you still owe, please pay as quickly as possible. It's very convenient and dues can be paid online through the All-In-One website at <https://www.mysmartstreet.com/payment.aspx?a=179>.

There are 15 homeowners who are seriously delinquent who will be receiving final warning letters which is the action prior to a suit against the homeowner. If you are having difficulty paying your dues, please reach out to All-In-One.

Finances:

One resident had several questions about budget expenditures so far this year. We so far have had unplanned maintenance expenses for the water lines to the clubhouse and bathrooms rupturing and a leak in the large clubhouse roof.

POA vs HOA:

Due to several concerned homeowners, we discussed at length the process for Camden Pointe of moving from a Homeowner's Association (HOA) to a Property Owner's Association (POA). This is coming to light now more than ever probably due to the economy. We all know its expensive to maintain a home and property to the standards Camden Pointe has always enjoyed and that's not nearly as easy now as in the past. However, with so many homeowners neglecting their property, the neighborhood is beginning to show it and that is not good for maintaining our property values. Let's face it, for most of us, this home is our biggest asset and investment and it we have to do all we can to preserve our values. That said, you'll be hearing more about the Board's desire to move Camden Pointe to a POA which will help us better enforce the covenants we all agreed to live by when we bought our homes here.

Accomplishments:

- Met with affected homeowners and Cobb County DOT on sidewalk additions in Camden Pointe. The county is has agreed to the community's proposal to add 4-foot wide sidewalks on Kings Tree Pass which will be consistent with the rest of the neighborhood rather than the 5-ft sidewalks the County was originally proposing.

Pool:

- Work on the pool resurfacing project is nearly complete.
- The Camden Pointe Pool Opening Party will be held on Saturday, May 15th from 4:00pm – 9:00pm.**
- The Board will hold interviews on Saturday, May 1st at 1:00pm in the small clubhouse for the summer pool gate checker position. It looks like we have some great ones to choose from.
- Pool bands for 2010 will be distributed to families in good standing at the pool party on May 15th. New pool bands are being ordered for the 2010 season. All homeowners in good standing will be receiving them before the pool opens. The bands will be required for use of the pool this summer season.

Tennis:

The Board was presented with the fact that the upper two tennis courts' condition has gone from unpleasant to dangerous. Weighing all our options, the Board of Directors voted to tap the Capital Reserves to repair the upper courts this year with a newer crack repairing technology that should last for a few more years. Then the Board will review the performance of the repair and review the lower two courts for possible repair out of the 2011 budget.

Lakes:

The new lake maintenance company is coming soon to treat and clean up both lakes. We have received complaints from a neighbor who found a dead goose in the lake. The animal had been shot by a high-power pellet gun and the neighbor reported seeing another neighbor shooting at the wildlife around the lake. The Board of Directors condemns this harassment and encourages homeowners to call the police if they observe this type of action in our neighborhood.

Camden Pointe Yard Sale:

Our yard sale will be held on Saturday, May 8th. The price to participate has dropped this year to \$5. If you wish to participate, please email Maggie Clark at m_j_clark17@bellsouth.net with your address and intent to participate. Then follow-up by putting your \$5 in an envelope in Maggie's mailbox at 2506 Debidue Court. If you wish to participate, Maggie needs your notice and money by noon on Friday, May 7th. Hopefully this will be a successful event for all!

Our next meeting will be held on Wednesday, May 19th at 7:30pm in the large clubhouse. Please come meet your Board, your neighbors, and help drive what's going on in your community.

~ Joe Beckford