

From the HOA President—Joe Beckford

Our June Camden Pointe HOA meeting was held on Wednesday, June 16th. Four homeowners attended as well as Joe Beckford, Tony Corroto, Brad Ellingson, and Russ Webb of the Camden Pointe HOA Board of Directors and Denise Hindes of All-In-One Management. Topics discussed were Financials, Behavior at the Pool, End of Season Pool Party, The Tennis Courts, POA, and Landscaping

Pool:

- Several homeowners have sent in complaints as well as brought some from the floor about the pool. Complaints ranged from some homeowners and/or guests harassing other homeowners and/or guests to lifeguards not paying proper attention to what's going on at the pool. After discussing comments sent in and hearing from homeowners in attendance, the Board decided to set up a meeting with Scott Garland of Aquamania (our pool company) the following Saturday morning. The purpose of that meeting is to reiterate to Scott our expectation that lifeguards take charge of the pool, pay attention to the bathers and not their friends, and eject people who violate the pool rules or harass other bathers. If for any reason you ever have a problem that can't be resolved by reporting to a lifeguard, please contact Scott Garland at Aquamania on his cell phone at (678) 643-3859.
- The modifications to the pool deck to handle swim team flags have been completed.
- Home swim meets are finished. Camden Pointe Piranhas won their second home meet, even after moving up to a harder division this year.
- **The Board of Directors will be hosting the end of year pool party on Saturday, August 21, 2010.**

Financials:

We are very close to budget in all categories; however we still have \$7,500 in outstanding 2010 dues. We have 20 homeowners that owe some or all of this year's dues and 7 who owe this year and previous years as well. The seriously delinquent homeowners currently have liens filed against their homes with the worst offenders in suit.

Clubhouse:

- The back door on the clubhouse has been damaged and needs to be replaced.
- The flashing on the roof needs to be repaired due to leaks. Both are warranty items from previous jobs.

Landscaping:

The DOT project of installing new sidewalk on Kings Tree Pass is beginning and the white reader-board sign had to be moved to accommodate. The DOT apparently damaged our sign when they moved it, so we'll be pursuing them to fix it.

Tennis:

There is currently a claim against the HOA liability policy due to someone's fall on the lower tennis courts. The Board has already approved repairs to the courts which will be completed as quickly as possible this year with more work to come next year.

POA:

We will have information regarding the change from an HOA to a POA for the members to review in August.

Communications:

We will begin sending a paper-copy newsletter twice/year beginning this summer. Right now we plan to have the August newsletter go out in paper and electronic format.

Our next meeting will be held on Wednesday, July 21st 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