

Canterbury Lane HOA Meeting Minutes

August 24, 2021

1. Debbie of AIO spoke of the new collections policies. Any homeowner who becomes behind in dues and/or fines for more than 90 days, and has not made arrangements with the board or AIO (in writing) will be sent to Allied Collections. Once this occurs there is nothing that the board or AIO can do to negotiate or stop the process.
2. Architectural request, ANY and ALL changes to the exterior of your home needs to be requested through the AIO on a "Modification Request" form (<https://office.smartwebs.com/Arc/SWForms/index.cshtml#/forms/a7ee07a9-4099-eb11-8119-000c2903e046>). The forms can be found on the All-In-One website under our community and "Modification Request Form".
3. Violations including but not limited to parking of boats, trailers and/or campers in driveways or yards IS NOT permitted. We have given special permission for a day or two but it has to be requested and approved.
4. Glass at the pool- AGAIN, if a glass gets broken in the pool area we HAVE to drain the entire pool and if early enough in the season we can refill it (the cost to empty and refill will be at the violators expense) and if too late in the season the season will be cut short.
5. SPEEDING- Debbie has been in contact with the county and Paulding Co. Police Dept and they will be monitoring and setting up a devise that tracks the average speed in various areas of the neighborhood, if it is determined that we EXCESS speeding the COUNTY will install speed "tables" . This will be installed by the county, therefore maintenance of such will still be by the county. *In the past we have talked about installing them as homeowners but if we as HOA installs them, then we will take full responsibility for the maintenance of them and the road. With the county installing them, they will still maintain them and the roads(NO ONE WANTS SPEED TABLES, PLEASE SLOW DOWN)*

6. Rentals in the neighbor hood. Currently we do not have a POA, which would limit how many houses can be sold to investors and become rentals. We would need a 2/3 vote from homeowners to convert us to a POA neighborhood and it would cost roughly \$2,000 to \$2,500 to do (new governing documents would need to be drawn up). We did a "sample" vote last night and 90% agreed we would prefer to have a POA in the neighborhood to limit rentals.
7. HOA dues/budget- unfortunately with the increase cost of repairs and the past LARGE expenses (resurfacing of the pool /new pumps /street signs /re-paving the pool/removal of dead trees from tennis courts...just to name a few), our reserves are at an ALARMING low. We also have SEVERAL projects still needing to be done (tennis court light fixtures, resurfacing of the tennis courts, painting of the pool and pavilion roofs, pavilion tables, concrete repairs to the pavilion, upgraded or removal of the playground). We have only had one (1) \$50 dues increase in the past 22 years. If you shop around you will see our dues are INSANELY low for the amenities we have. We will be looking into increasing our dues by \$75-\$100.
8. Floor Q&A