

Wyndham Lakes Town-Hall

September 22, 2024

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AGENDA

1. Committee Updates
2. 2025 Pool Planning
3. Pool Updates
4. Ride-thru / Violations
5. 2024 Budget Updates
6. Capital Expense Planning
7. 2025 Budget Plan
8. Q&A

Contacts:

BOD.WLHoa@gmail.com

WL.Hoa.Message@gmail.com

Facebook Pages:

Wyndham Lakes HOA

-> W/L news, events, communications

Wyndham Lake Community Discussion

-> between homeowners

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Committee Updates:

Community Engagement

Newsletter:

- Published every other month
- Distribution complaint

Chair: Brandon Huber
Joyce Beadles
Ashley Johnson
Charlene Huber

Facebook:

- Wyndham Lakes Hoa
- Wyndham Lakes Community Discussion

Community Events:

NEW!! -- WyndhamLakesHOA.com

Volunteers
Welcome
& Needed!

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2024 Events

- July 4th – Kids Parade
- July 28th – Back-to-School Party

- Doggie Pool Party (Sun 9/22 after Town Hall)
- Fall Block Party
- Trick or Treat Kick-off
- Christmas Kids Event (still in planning)

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OCTOBER EVENTS



Ladies Pumpkin Paint-n-Sip
 October 13 @ 4 pm
 Bring a pumpkin and a bottle of wine or soda to share for a fun girl's night of painting and conversing. Be sure to RSVP so we can ensure we have enough paint, brushes, and place settings for everyone!

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Fall Block Party & Potluck
 October 20 @ 4 pm
 Join our community for a fun evening of games, crafts, and great food to celebrate Fall. Bring your favorite fall dish to share. We will also be collecting canned goods to donate.



Trick or Treat Kick-Off
 October 31 @ 6 pm
 Gather your ghouls and goblins and meet at the clubhouse to kick off our neighborhood trick or treating. Candy give away and a costume contest planned.



RSVP on Facebook or Text 770-906-3471

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2025 Potential Events

- Valentine's Exchange & Crafts
- Easter Egg Hunt
- End of School / Memorial Day Potluck
- July 4th – Kids Parade & Popsicles
- Back to School – Ice Cream Social
- Fall Block Party / Potluck / Can food drive
- Trick or Treat Kick-off / Costume contest
- Christmas Crafts & Movie / Toys for Tots Drive

Ashley Johnson:
AshleyEJohnson87
@gmail.com

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Committee Updates:

NEW!! -- WyndhamLakesHOA.com

- Home Pictures -> if we can include pictures of your home, please email approval to the Board:

BOD.WLHoa@gmail.com

- Any content suggestions or other feedback is welcome – contact Brandon Huber

BHuber.WLHoa@gmail.com

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Committee Updates:

Architectural Control Committee

- ACC Standards apply to all homes & lots
- Received 5 new, 1 cont. since the last Town Hall
 - 3 approved
 - 1 approved with conditions
 - 2 declined
- Biggest Issues: not reading Standards, not including required information
- Ask questions before submitting form

Chair: Laurie Chastine, LaTasha McCracken, Charlene Huber, Becky Powell, Pete Ramos

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Committee Updates:

Recreation Committee

Tennis

- Initial research and bids show the cost to restore courts ~\$100k +/-

Lake

- Received Cobb County approval to treat with Aquatic Herbicide (EPA approved) – to remove pond moss

Clubhouse

- Updated policies / checklist
- \$50 deposit

Chair: Brandon Huber
Maria Randolph
Pat Hughes
Kevin Krueger
Joe Jackson

**Volunteers
Welcome
& Needed!**

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Pool Updates

- New Gate Closer & battery backup
- 2025 – Planned schedule
 - Open -> Mid-May
 - Close -> Mid-September
- 2025 – Opening / Closing
 - Need volunteers who are willing to help next year
 - Working on chemical testing process / training plan
 - Communication system between Splash & volunteers
- Reporting of issues or Non-Resident usage (BOD)

Contacts:

Pat Hughes

Kevin Krueger

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Finance Committee

- Met in June with BOD, general discussion of what is needed from them
- Met in August with BOD to discuss financials and budget projections
- September committee (only) meeting; reviewed AIO contract, discussed change proposals for 2025 to present to BOD.
- Planned Q4 meeting to review all vendor contracts as requested by BOD and provide collective recommendations

Chair: Dale Powell
Bill Springer
Susan Reilly
Joyce Beadles
Laurie Painter

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Ride-throughs / Violations:

- ❖ Restarted in July – test-run to review what All-in One would be reporting
- ❖ August first month violations were sent out – no fines or warnings for new violations
- ❖ Wording on the notice has been updated
- ❖ Due to prior and current legal allegations, the ACC guidelines must be consistently followed

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Violations: Most common items

- ❖ Trash cans visible from the road

<This is not a new rule>

Covenants: Section #11 - Use Restrictions

J: Rubbish, Trash, and Garbage

“When the trash receptacle is not at the curb during the permitted hours, it must be kept in the garage or on the Lot in a location completely out of sight from any street and all adjacent Lots.”

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Violations: Most common items

- ❖ Trash cans visible from the road
- ❖ Weeds in yard and/or flower beds
- ❖ General yard upkeep needed
- ❖ Pinestraw or mulch needed
- ❖ Mailbox issues (leaning, missing #'s)
- ❖ Rotting wood or other home repairs needed

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Violations:

- ❖ Currently 168 open violations
- ❖ 72 / 84 homes - (86%) had some reported violation
- ❖ The goal of the ride-through and violation reports is to help increase home values
- ❖ Homes in an HOA community consistently have a higher comparable value and typically sell quicker.

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Other Topics:

Work-Days

- Stream clean-up (by tennis courts)
- Community Owned Lots -- Clean out excess growth
- Other Areas?

Neighbors in Need:

- If you or a neighbor you know, is dealing with health or other issues-> reach out to the BOD to develop a plan to help
- Or if you would like to volunteer to be a part of that team

BOD.WLHoa@gmail.com

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Other Issues

- Initial complaint still going through investigation (new investigator)
- A second complaint has been filed against the HOA through the GCEO
- A complaint to the county about treatment in the lake to eliminate pond moss
- Complaint about the newsletter and other neighborhood notices posted on mailboxes

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2024 Budget – YTD through Aug. M/E

ASSETS:

- Checking:	\$23,879.62
- 2022 S/A:	\$16,600.00
- Reserves:	<u>\$51,303.01</u>
- TOTAL:	\$91,782.63

Outstanding Assessments:

- Assessments not paid:	\$896.17
- Late fees not paid:	<u>\$209.44</u>
- TOTAL:	\$1,105.61

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2024 Budget – YTD through Aug. M/E

<u>Expenses YTD:</u>	<u>Actual:</u>	<u>Budget:</u>	
- Clubhouse Supplies:	\$789	\$150	525%
General & Admin:			
- Insurance Policy:	\$4,962	\$ 5,000	96%
- Legal Retainer:	\$1,700	\$ 1,000	170%
- Management Contract:	\$7,480	\$11,200	
- Misc. G&A:	\$ 699	\$ 500	140%
- CPA / Tax:	\$ 600	\$ 350	172%
- Other G&A:	<u>\$ 1,754</u>	<u>\$ 2,470</u>	
TOTAL G&A:	\$17,195	\$20,520	84%

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2024 Budget – YTD through Aug. M/E

<i>Expenses YTD:</i>	<i>Actual:</i>	<i>Budget:</i>	
- Landscape contract:	\$3,560	\$6,000	
- Pinestraw / Seasonal:	\$1,972	\$1,200	164%
- General maintenance:	\$4,710	\$1,800	162%
- Pest Control:	\$ 300	\$ 350	
- Pool Permit:	\$ 315	\$ 315	
- Pool Service contract:	\$6,760	\$9,000	
- Pool Repairs:	\$2,272	\$1,711	133%
- Pool Supplies:	\$2,236	\$ 300	740%
- Utilities:	\$6,175	\$7,800	
TOTAL Expenses:	\$46,283	\$59,135	78%

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2024 Unplanned Expenses

- 2024 Pool Repairs - Actual Expenses (\$9,229)
 - Re-sand (Feb.) \$1,975
 - Pool door repair (Apr) \$367
 - Pool gate repair / door paint \$902
 - New pumps/motors (Jul) \$4,620
 - Multi-port Valve (Jul) \$450
 - Gate: Battery Backup (Sept) \$290
 - Gate: Closer & Latch repair (Sept) \$625

**2024 Pool
Repairs Budget:
\$1,711**

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2024 Unplanned Expenses

- New Pool / Lake Signs (Jul) \$742
- Tree Removal (Apr) \$700, (Aug) \$1400
- Dishwasher in Clubhouse \$800
- Sprinkler Repairs \$1000

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2024 Special Assessment Needed

- 58% through the year, 78% to budget
- Expect to exceed budget total before Nov.
- Currently NO Reserve contribution included in above budget numbers
- ***Special Assessment: \$200 -- Nov. 10***

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Budget Planning

- Historically spending has been reactionary
- Least expensive short-term option selected
- In the long run – this has often cost more
- Needed repairs and maintenance put off

➔ 6-Year Capital Expense Planning

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Capital Expense Categories

- Pool
 - Surface / Mechanical / Facilities
- Clubhouse
 - Building / Furnishings
- Tennis Courts*
- Maintenance

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Capital Expense - Pool

Category	Item	Est Cost	Target Yr	Life	2025	2026	2027	2028	2029	2030
Pool	Pool surface	\$40,000	2027		\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Pool	Tile repairs/replace	\$5,000	2027		\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Pool	Pool pumps (2)	\$6,000	2029	5	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Pool	Pool motors (2)	\$2,800	2027	3	\$950	\$950	\$950	\$950	\$950	\$950
Pool	Pool Filters (20)	\$3,000	2029	5	\$500	\$500	\$500	\$500	\$500	\$500
Pool	Bathrooms	\$3,000	2025/26		\$200	\$200	\$200	\$200	\$200	\$200
Pool	Furniture	\$8,000	2026	10	\$800	\$800	\$800	\$800	\$800	\$800
Pool	Cover	\$13,000	2027	15	\$900	\$900	\$900	\$900	\$900	\$900

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Capital Expense - Clubhouse

Category	Item	Est Cost	Target Yr	Life	2025	2026	2027	2028	2029	2030
Clubhouse	HVAC	\$5,000	2026	10	\$500	\$500	\$500	\$500	\$500	\$500
Clubhouse	Roof	\$8,000	2028	20	\$400	\$400	\$400	\$400	\$400	\$400
Clubhouse	Exterior	\$3,000	2025	10	\$300	\$300	\$300	\$300	\$300	\$300
Clubhouse	Interior	\$500	2027	10	\$50	\$50	\$50	\$50	\$50	\$50
Clubhouse	Back wall windows	\$4,000	2025	20	\$200	\$200	\$200	\$200	\$200	\$200
Clubhouse	Furniture	\$3,000	2027	10	\$300	\$300	\$300	\$300	\$300	\$300
Clubhouse	Flooring	\$8,000	2028	15	\$550	\$550	\$550	\$550	\$550	\$550
Clubhouse	Appliance	\$2,000	2030	15	\$150	\$150	\$150	\$150	\$150	\$150

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Expected - Capital Expenditures

- | <u>2025</u> | <u>2026</u> | <u>2027</u> |
|---|---|--|
| <ul style="list-style-type: none">• Clubhouse exterior | <ul style="list-style-type: none">• Pool furniture | <ul style="list-style-type: none">• Pool resurfacing / tile |
| <ul style="list-style-type: none">• Clubhouse back wall windows | <ul style="list-style-type: none">• Clubhouse HVAC• Pool restrooms | <ul style="list-style-type: none">• Pool motors• Pool cover |
| <ul style="list-style-type: none">• Pool restrooms | | <ul style="list-style-type: none">• Clubhouse furniture• Clubhouse interior |

Note: Does NOT include Tennis Court needs

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2025 Budget

- Comparable communities – considering size and amenities pay ~\$1200 annually
- W/L is a 40-year old neighborhood
- Capital expenditures need to become a part of the budget in order to be prepared
- 2025 Planned capital expenditures:
 - Clubhouse exterior and back-wall windows
 - Pool bathrooms

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Neighborhood Comps

- Wyndham Woods:
 - 142 homes - \$600/yr **(\$85k budget)**
 - Amenities:
 - 1-pool (1/2 WL size) / 2 tennis courts / No clubhouse
- Calumet West
 - 259 homes - \$400/yr **(\$101k budget)**
 - Amenities
 - 1-pool (similar) / 2 tennis courts / Pavilion (no clubhouse)

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2025 Budget Planning

EXPENSES:	2024	24-'25	2025
Clubhouse	Budget	Change	Budget
Clubhouse Supplies	\$250.00	20.0%	\$300
Other Clubhouse	\$0.00	-	\$0
CAPITAL Exp Budget	\$0.00	-	\$2,450
Total Clubhouse:	\$250.00	1000.0%	\$2,750
Pool			
Pool Service Contact	\$9,000.00	7.1%	\$9,640
Pool Permits	\$315.00	0.0%	\$315
Pool Repairs	\$1,711.00	75.3%	\$3,000
Pool Supplies	\$300.00	233.3%	\$1,000
CAPITAL Exp - Mech	\$0.00	-	\$2,650
CAPITAL Exp - Surface	\$0.00	-	\$9,000
CAPITAL Exp - Other	\$0.00	-	\$1,900
Total Pool:	\$11,326.00	142.8%	\$27,505

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2025 Budget Planning

	2024 Budget	'24-'25 Change	2025 Budget
Tennis			
Tennis Repairs	\$0.00	-	\$1,000
Tennis Supplies	\$0.00	-	\$500
CAPITAL Exp Budget	\$0.00	-	\$0
Total Tennis	\$0.00	-	\$1,500
Lake			
Treatment	\$0.00	-	\$350
Lake supplies	\$0.00	-	\$500
CAPITAL Exp Budget	\$0.00	-	\$0
Total Lake:	\$0.00	-	\$850

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2025 Budget Planning

	2024 Budget	'24-'25 Change	2025 Budget
General & Administrative			
Annual Corp Registration	\$150.00	0.0%	\$150
Copies/Postal/Mailings	\$750.00	-6.7%	\$700
CPA/Audit/Tax Prep	\$350.00	71.4%	\$600
Insurance Policy	\$5,000.00	50.0%	\$7,500
Legal Fee / Collections	\$1,000.00	0.0%	\$1,000
Legal Retainer	\$1,000.00	0.0%	\$1,000
Management Contract	\$11,220.00	4.8%	\$11,760
Mgmt. Extra Service	\$0.00	-	\$0
Misc. G&A	\$500.00	30.0%	\$650
Property Tax	\$50.00	-100.0%	\$0
Social Committee Events	\$500.00	50.0%	\$750
Total General & Admin:	\$20,520.00	17.5%	\$24,110

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2025 Budget Planning

	2024 Budget	'24-'25 Change	2025 Budget
Ground Maintenance			
Landscape Contact	\$6,000.00	0.0%	\$6,000
Pinestraw / Seasonal	\$1,200.00	150.0%	\$3,000
Other Landscape	\$0.00	-	\$400
CAPITAL Exp Budget	\$0.00	-	\$200
Total Grounds Main:	\$7,200.00	33.3%	\$9,600
Maintenance			
General Maintenance	\$1,800.00	66.7%	\$3,000
Pest Control / Exterminating	\$350.00	0.0%	\$350
Other Maintenance	\$0.00	-	\$0
CAPITAL Exp Budget	\$0.00	-	\$200
Total Maintenance:	\$2,150.00	65.1%	\$3,550

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2025 Budget Planning

	2024 Budget	'24-'25 Change	2025 Budget
Utilities			
Electricity / Gas	\$5,400.00	0.0%	\$5,400
Telephone / Internet	\$1,300.00	0.0%	\$1,300
Water	\$1,100.00	63.6%	\$1,800
Total Utilities:	\$7,800.00	9.0%	\$8,500
Reserves			
Res-Capital Contributions	\$9,888.50	1.1%	\$10,000
Total Reserves:	\$9,888.50	1.1%	\$10,000
TOTAL EXPENSES:	\$59,134.50	49.4%	\$88,365
Net Operating Income (Loss):	\$13.90	151.8%	\$35

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2025 Budget Planning

Wyndham Lakes - HOA				
<u>2025 Budget</u>				
		2024	24-'25	2025
INCOME		Budget	Change	Budget
	Annual Assessments	\$59,134.50	49.2%	\$88,200
	Special Assessments	\$0.00	-	\$0
	Other Income	\$0.00	-	\$0
	Reserve Interest	\$13.90	1338.8%	\$200
	TOTAL INCOME:	\$59,148.40	49.5%	\$88,400

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Other Topics...

- Annual meeting targeted – Sat. January 25
- Budget will be sent out as soon as Year-end financial reports are available (~Jan. 6)
- Dale Powell's term will expire – election to fill the position will happen at the meeting

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