

Ivey Park Homeowners Association, Inc.
PO Box 1371
Kennesaw, Georgia 30156
www.iveypark.com

Ivey Park Homeowner:

Please find attached an agenda for the upcoming public **Board meeting on April 1, 2017 at 1:00pm**. As part of the package you have been provided, you will also find the HOA financial statements and footnotes as of December 31, 2016. If you have any questions or concerns, please feel free to reach out to the HOA at iveyparkhoa@gmail.com. Additional HOA information, including covenants can be found at www.iveypark.com.

Please find below some key reminders related to our community:

- **Contact Information** – Please provide the HOA your most up-to-date contact info by emailing your name, lot address, mailing address, and contact phone to the above email.
- **Yards** - Please maintain your grass, shrubbery, and debris. Unkempt yards, including shrubbery, are subject to referral to City of Kennesaw Code Enforcement as well as possible HOA engagement of third-party landscapers to maintain property at homeowner's (not renter's) expense. The HOA will be aggressive in enforcement of nuisance properties. Please see <http://www.kennesaw-ga.gov/code-enforcement/> for details of the laws in place.
- **Street Parking** – Please adhere to the City of Kennesaw code for street parking. Please notify the City of any suspected violations should they interfere with the flow of traffic or ingress/egress of driveways. Please see City Code Chapter 86 Article I and Georgia Code §40-6 for further information.
- **Exterior change requests to the Architectural Control Committee (ACC)**– Please ensure all exterior changes to your property are approved prior to beginning work. It is the HOA's goal to approve all requests as quickly as possible. In your request, please indicate if any other properties in the neighborhood already have the change you are requesting (this will further expedite the request). ACC request forms can be found online at www.iveypark.com and sent via email to iveyparkhoa@gmail.com. If a paper form is needed, please contact Shawn Lancaster at 404.725.4285 and please leave voicemail.
- **Common Areas** – We have had a number of fence panels being repeatedly broken in the common area. Please remind your children to exercise care when playing soccer and other sports as to not damage the fence. It is the responsibility of all of us to maintain common areas and we all bear the cost of repairing the fence. Also, if you see trash in a common area please pick it up so that our grounds can be maintained in the best possible quality.
- **Liens** – Failure to adhere to covenants, remit dues, or to pay costs incurred by the HOA to bring your property compliant with rules and covenants will result in a lien being placed on your property. If this occurs, the HOA will also seek to recover all costs associated with placement, including all attorneys' fees. Additionally, the HOA may elect to remit the amount due to a collection agency if such action is deemed necessary.
- **Voting** – In instances where a vote of the neighborhood is needed and/or required, such as in the case of elections or ACC appeals, a homeowner may vote absentee by one of two methods: (1) email ballot from homeowner's personal email account to iveyparkhoa@gmail.com or (2) by mailing signed ballot to Ivey Park HOA at the above PO Box. In both cases, you will need to provide your full name, address, and signature on the ballot. Ballot will need to be received by day of vote to be counted. If you wish to cast a secret ballot (as you would in a government election), you will need to be present at the meeting. In those cases, a sign-in will be provided and your ballot will not include your name or other identifying information. You may request a ballot by emailing iveyparkhoa@gmail.com or calling Shawn Lancaster at 404.725.4285. Check the website often for upcoming elections and meetings.

April 1, 2017 Meeting Agenda

- Presentment of Financial Statements as of December 31, 2016 (attached to this communication)
 - A PDF of the financials can be emailed upon request by contacting iveyparkhoa@gmail.com
- Vote of homeowners present to retroactively approve paint color applied to the home of Raul Avila at 1606 Vinebrook Terrace.
 - Note: The HOA has declined to approve the paint color applied, however Rule 2.06 provides the homeowner the ability to successfully appeal and override the Board's decision with a 2/3 vote of homeowners present at the meeting.
- Vote to approve specific capital projects – Note: Projects will occur in this order. Should projects budget be exhausted prior to completion, the Board will reconvene to determine approach to complete list, including encouraging neighborhood to vote for special assessment.
 - Removal of dilapidated play equipment – Cost unknown
 - Fence maintenance, washing, and painting – Cost unknown
 - Mailbox replacement with new boxes to be placed in concrete to avoid rotting. Due to labor costs, replacement is more cost effective than rehabilitation. Estimated costs are as follows:
 - Quoted Labor: \$30/box
 - Box: \$20/box – Same as current boxes
 - Post: \$37/box – Treated wood post similar to current post. Steel posts cost approx. \$100 each
 - Other Supplies (concrete, paint, etc...) - \$500-\$750

Total estimated cost: ~\$9500. Current numbers would be repainted and reused. For boxes recently replaced and in condition consistent with the new boxes, the HOA will rebate the homeowner \$60 on a case-by-case basis (cost of post and box) in order to be equitable to all homeowners.
- Approval of 2017 Dues and due date
 - Proposed dues for 2017 of \$105.00/lot
 - Proposed due date June 1, 2017
- Other matters of concern to homeowners