

# Campbell Creek Homeowners Association

## Agenda

Annual Meeting

Saturday, April 18, 2009

11:00 CALL TO ORDER

11:00 VALIDATE THE QUORUM

11:05 WELCOME (President)

11:05 READING AND APPROVAL OF THE MINUTES

11:20 ADK

11:25 TREASURER/FINANCIAL REPORT

- Review 2008 Budget
- Presentation of 2009 Budget

11:45 PROPOSED CAPITAL PROJECTS STATUS

- Signage for entry way
- Barrier Fence for Detention Pond
- Detention Pond Maintenance

12:00 VOTE

- Open floor for Board nominations
- Vote/Tally results

12:30 OPEN FORUM

1:00 ADJOURN

# YTD Budget Analysis

Campbell Creek HOA

Snellville, GA 30039

Totals up to 03-31-2009

| Account             | Actual                       | Budget   | Variance | %          |       |
|---------------------|------------------------------|----------|----------|------------|-------|
| * INCOME *          |                              |          |          |            |       |
| 4010                | HOA Membership Dues          | 3,962.84 | 9,000.00 | (5,037.16) | 44.0  |
| 4035                | Collection Reimbursement     | 54.16    | 0.00     | 54.16      | 0.0   |
| 4105                | Insurance Reimbursement      | 9.80     | 0.00     | 9.80       | 0.0   |
| 4130                | Initiation/CAP Fee           | 25.00    | 0.00     | 25.00      | 0.0   |
| 4175                | Lien Fee                     | 14.00    | 0.00     | 14.00      | 0.0   |
| 4210                | Violation Fee                | 200.00   | 0.00     | 200.00     | 0.0   |
| 4300                | Late Fee Income              | 35.00    | 0.00     | 35.00      | 0.0   |
| TOTAL INCOME        |                              | 4,300.80 | 9,000.00 | (4,699.20) | 47.8  |
| * EXPENSES *        |                              |          |          |            |       |
| 5100                | Accounting/Computer          | 200.00   | 0.00     | 200.00     | 0.0   |
| 5190                | Landscape - Miscellaneous    | 1,395.00 | 0.00     | 1,395.00   | 0.0   |
| 5420                | Management Fees              | 675.00   | 1,200.00 | (525.00)   | 56.3  |
| 5430                | Postage                      | 48.06    | 90.00    | (41.94)    | 53.4  |
| 5440                | Supplies                     | 17.70    | 90.00    | (72.30)    | 19.7  |
| 5446                | Income Taxes                 | 0.00     | 100.00   | (100.00)   | 0.0   |
| 5447                | Property Taxes               | 7.36     | 0.00     | 7.36       | 0.0   |
| 5460                | Miscellaneous Administration | 175.00   | 0.00     | 175.00     | 0.0   |
| 5461                | Collection Fees              | 21.00    | 0.00     | 21.00      | 0.0   |
| 5465                | Printing & Reproduction      | 22.08    | 0.00     | 22.08      | 0.0   |
| 5505                | Registration Fee             | 30.00    | 30.00    | .00        | 100.0 |
| OPERATING EXPENSES  |                              | 2,591.20 | 1,510.00 | 1,081.20   | 171.6 |
| OPERATING PROFIT    |                              | 1,709.60 | 7,490.00 | (5,780.40) | 22.8  |
| TOTAL INTEREST EXP. |                              | 0.00     | 0.00     | .00        | 0.0   |
| TOTAL EXPENSES      |                              | 2,591.20 | 1,510.00 | 1,081.20   | 171.6 |
| NET INCOME >>       |                              | 1,709.60 | 7,490.00 | (5,780.40) | 22.8  |

**Balance Sheet**

Campbell Creek HOA

Snellville, GA 30039

Year-to-Date Totals up to 03-31-2009

**ASSETS**

|      |                       |            |                   |
|------|-----------------------|------------|-------------------|
| 1100 | Cash in Bank          | \$6,893.16 |                   |
|      | <b>CURRENT ASSETS</b> |            | \$6,893.16        |
|      | <b>TOTAL ASSET</b>    |            | <u>\$6,893.16</u> |

**CAPITAL/EQUITY**

|      |                                   |            |                   |
|------|-----------------------------------|------------|-------------------|
| 3200 | Retained Earnings                 | \$5,183.56 |                   |
| 3300 | Current Earnings                  | \$1,709.60 |                   |
|      | <b>TOTAL EQUITY</b>               |            | \$6,893.16        |
|      | <b>TOTAL LIABILITIES + EQUITY</b> |            | <u>\$6,893.16</u> |

|  |                            |            |
|--|----------------------------|------------|
|  | Amount charged to Earnings | \$1,709.60 |
|--|----------------------------|------------|

# YTD Budget Analysis

Campbell Creek HOA

Snellville, GA 30039

Totals up to 12-31-2008

| Account                           | Actual   | Budget    | Variance   | %     |
|-----------------------------------|----------|-----------|------------|-------|
| * INCOME *                        |          |           |            |       |
| 4010 HOA Membership Dues          | 8,129.88 | 10,000.00 | (1,870.12) | 81.3  |
| 4035 Collection Reimbursement     | 187.08   | 0.00      | 187.08     | 0.0   |
| 4105 Insurance Reimbursement      | 20.65    | 0.00      | 20.65      | 0.0   |
| 4110 Interest Income              | 1.14     | 0.00      | 1.14       | 0.0   |
| 4175 Lien Fee                     | 28.00    | 0.00      | 28.00      | 0.0   |
| 4210 Violation Fee                | 50.00    | 0.00      | 50.00      | 0.0   |
| 4300 Late Fee Income              | 457.40   | 0.00      | 457.40     | 0.0   |
| 4500 Other Income                 | 26.34    | 0.00      | 26.34      | 0.0   |
| TOTAL INCOME                      | 8,900.49 | 10,000.00 | (1,099.51) | 89.0  |
| * EXPENSES *                      |          |           |            |       |
| 5110 Contract Landscape           | 1,320.00 | 1,050.00  | 270.00     | 125.7 |
| 5420 Management Fees              | 3,400.00 | 4,800.00  | (1,400.00) | 70.8  |
| 5425 Insurance                    | 1,069.45 | 560.00    | 509.45     | 191.0 |
| 5430 Postage                      | 357.21   | 360.00    | (2.79)     | 99.2  |
| 5440 Supplies                     | 397.44   | 360.00    | 37.44      | 110.4 |
| 5446 Income Taxes                 | 100.00   | 100.00    | .00        | 100.0 |
| 5447 Property Taxes               | 47.10    | 100.00    | (52.90)    | 47.1  |
| 5455 Bank Charges                 | 112.55   | 0.00      | 112.55     | 0.0   |
| 5460 Miscellaneous Administration | 312.00   | 0.00      | 312.00     | 0.0   |
| 5461 Collection Fees              | 798.00   | 0.00      | 798.00     | 0.0   |
| 5465 Printing & Reproduction      | 90.60    | 0.00      | 90.60      | 0.0   |
| 5505 Registration Fee             | 30.00    | 30.00     | .00        | 100.0 |
| OPERATING EXPENSES                | 8,034.35 | 7,360.00  | 674.35     | 109.2 |
| OPERATING PROFIT                  | 866.14   | 2,640.00  | (1,773.86) | 32.8  |
| TOTAL INTEREST EXP.               | 0.00     | 0.00      | .00        | 0.0   |
| TOTAL EXPENSES                    | 8,034.35 | 7,360.00  | 674.35     | 109.2 |
| NET INCOME >>                     | 866.14   | 2,640.00  | (1,773.86) | 32.8  |

## **SPRINGTIME AT CAMPBELL CREEK!**

The spring season is here! It's time to prepare our homes, yards, and all common properties to be as beautiful as possible. It is each neighbor's responsibility to make sure that the Year 2008 is the very best year yet for all residents of Campbell Creek. Together, we must make Campbell Creek as beautiful, safe, and enjoyable as possible for all who visit or live here.

Remember, every resident household in the Campbell Creek Community is required to be a member of the Campbell Creek Homeowners' Association and to abide by all covenant restrictions. Perhaps you have reviewed the covenants (Declaration of Covenants and Restrictions and Reservation of Easements for The Campbell Creek Community) recently and are making every effort to ensure that your family is in compliance. However, if you have not done so recently, we have included a short list of tips and pointers in this pamphlet that will make it easy for you to ensure that your family and guests comply with our community's covenants.

The covenants in their entirety can be provided by our management company, American Dream Keepers.

Please read this pamphlet carefully and you will quickly see everything you need to make your compliance just as easy as pie.

Thank you for helping us to make Campbell Creek one of the best communities in Gwinnett County.

Sincerely,

Board of Directors

## **HELPFUL COMMUNITY HINTS!!!**

- **Trash Pick Up** - place loaded trash containers at curb/street on trash collection day; do not leave them out overnight.
- **Empty Trash Containers** - store out of view from house front (in garage, behind house or dense bushes); do not leave them out overnight.
- **Trash Bags/Containers** - secure receptacles to avoid trash blowing in streets and neighbors' yards
- **Out-of-town Travel** - arrange for neighbor or friend to remove your trashcans and newspapers from the street/driveway/lawn to avoid leaving them outside overnight.
- **Mailboxes and Posts** - paint posts and replace missing numbers.
- **Fences** - repair fences to prevent community eye sore or personal injuries.
- **Pets (Dogs/Cats)** - keep on leash, scoop poop, and keep pets off neighbors' properties.
- **Lawns** - prune trees, maintain lawns, control weeds, and trim dead flowers/shrubbery
- **Play Equipment/Toys and Household Items** store out of sight when not being used.
- **Child Play in Streets** - discourage/reduce large groups, noisy, unsafe, and unsupervised play in streets.
- **Neighbors' Lawns** - keep children, pets, personal items, etc. off neighbors' yards/properties.
- **Inoperable Vehicles** - park in your garage; do not leave vehicles parked in driveway or on street.
- **On-Street Parking** - reduce/limit parked cars and other vehicles Prohibited On-Street Overnight Parking -all vehicles/equipment (Commercial/Construction Included)

## **ARCHITECTURAL RESTRICTIONS:**

- **House exteriors** (including doors, windows, garage doors, and shutters) should be in good condition and must be kept free from visible mold, mildew, and peeling or cracked paint.
- **Garage door windows** must maintain a satisfactory curb appearance; newspaper must not be used to cover windows.
- **All new exterior construction** must have been granted prior written approval from the Architectural, Landscaping and Covenants Committee.

## **County Restrictions Also Set Forth That:**

- No parking of vehicles (fully or partially) on unpaved surfaces!
- No parking of commercial vehicles in residential driveways, but they may be parked in the garage!

## **Request for Architectural Changes**

Submit requests for review by the Board to American Dream Keepers; PO Box 870470, Stone Mountain, GA 30087

You may fax your request for architectural changes to:

Ken Gilkes  
American Dream Keepers  
Fax: (770) 736-6645.

## LANDSCAPING RESTRICTIONS

- Lawns must be mowed on a regular basis.
- Lawns must be “edged” or neatly trimmed along sidewalks, driveways, and curbs
- Lawns must not be allowed to be “taken over” by weeds
- Islands and flowerbeds must be mulched and kept free of weeds and grass. Store extra pine straw bales and mulch bags out of sight.

## COVENANTS:

"Covenants and Restrictions" in the Campbell Creek Community will be strictly enforced. We are certain that you agree that uniform enforcement will surely protect the investments we make in our homes and improve the overall quality of life for all of the Campbell Creek Community

Please read the official covenants document (Declaration of Covenants and Restrictions and Reservation of Easement for the Campbell Creek Community). Check with your Architectural Landscaping and Covenants Committee, Board members, or block captain, if you have any questions concerning the "Covenants and Restrictions"

## COMMENTS/SUGGESTIONS:

The Architectural, Landscaping and Covenants Committee welcome your comments, suggestions, and concerns. Help us make this one of the best years ever at Campbell Creek!

## A FINAL NOTE

The key to a wonderful community is "good neighbors"! Get to know your neighbors, say hello, and keep a watchful eye for each other's well being! Let's enjoy living here and keeping our Campbell Creek Community beautiful and safe!!!

# ***Campbell Creek Homeowners Association***

***A corporation not-for-profit  
Snellville, Georgia***

***A Mandatory Homeowners'  
Association Community  
ARCHITECTURAL,  
LANDSCAPING, COVENANTS  
AND RESTRICTIONS***