



# Riverview HOA Meeting

Tuesday, February 2<sup>nd</sup>, 2021





# Virtual Social Hour

## Super Bowl LV



Sunday, Feb. 7<sup>th</sup> at 6:30 PM

# Agenda

- Welcome and Call to Order
- Review and approval of minutes from the April 14<sup>th</sup> , 2020 meeting (John Stakel)
- Treasurers report (Stephanie Hanna)
- Old Business (Mike Lackey & John Stakel)
- Committee Reports/Business
  - Grounds and Beautification (Mark Walker & Kathy Wueste)
  - Welcome Committee (Dotti Lackey 2021)
  - Bereavement (Laura Lord)
  - Social Committee (Kristy Hilburn)
  - Community Affairs
  - Communications (Dotti Lackey)
- Vote of 2021 Officers
- Presentation of Budget
- New Business
- Open Topics
- Adjourn



# Minutes from Last Riverview Associated HOA Meeting

## Riverview Associates Homeowners Association Meeting

**Date:** October 13th, 2020

**Location:** Stephanie Hanna's House and Virtual Zoom Meeting: 7:00pm Social Time, 7:30pm Business Meeting

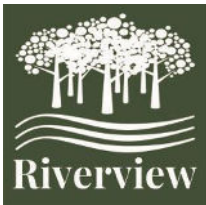
1. Call to Order at approximately 7:30 pm
  - a) Approximately 12-15 homes were in attendance physically and virtually
2. The minutes from the April 14th, 2020 meeting were approved
3. *Treasurer's Report* - Stephanie Hanna gave the Treasurer's Report

Dues Update: Initial dues notices were due by March 31<sup>st</sup>

- Collected 131 of 149 homes so far
- Follow up was asked on a few homes that typically pay but had likely forgotten

Spending Update through September 30th:

- Had only spent \$26.7K so far this year from a budget of \$55.4K
- Includes irrigation repairs for the front sprinkler system (\$1.9K);
- Future spending on fall flowers, pine straw, Christmas decorations, socials; likely have \$16K to invest in Riverview improvements and will work on that
- Cash on hand is \$55.4K



# Minutes from Last Riverview Associated HOA Meeting- continued

## 5. *New/Old Business* –

- The election of the new Riverview HOA board will occur in January 2021; a nominating committee was formed
- Melanie Pursell will become the new HOA president and Stephanie Hanna has again agreed to be Treasurer; need candidates for VP and Secretary
- Speeding in our neighborhood continues to be a problem; one suggestion was for traffic mirrors near the park in the blind spots (one was installed in Dec. 2020 and one is awaiting a location to install). The county will install LED “You are speeding signs” with the MPH; that will be looked into
- Safety is a concern as there was a recent car theft from a driveway on Ridgeway Drive; our neighborhood camera system and neighbor “Ring” doorbells were able to video the theft and it was turned over to the homeowner
- Walkers were encouraged to walk in the right direction with reflectors
- People exiting Riverview and turning left onto Peachtree Parkway remains an issue when cars double up in the middle of the road
- We need to be more vocal with Peachtree Corners when homeowners make site modifications. We can put all neighborhood requirements on our website



# Minutes from Last Riverview Associated HOA Meeting- continued

## 7. Committee Reports/Business

### a) Grounds and Beautification –

- Two dead trees in the park were removed; the park needs some work due to the flood; we need a quote on a large amount of mulch
- The front entrance island is dated and also has blind spots if turning left onto Ridgeway Drive; we will get a quote on that
- An anonymous donor gifted \$300 for new park benches; Mark Walker built the benches
- The McKemie's raised the property next to them to take care of trees; Darcy Copeland to look into old survey

### b) Welcome Committee – No one is currently in charge

### c) Bereavement – 1 passing this year

### d) Social Committee – Dottie Lackey and Kristi Hilburn

- Taco Tuesday on May 5<sup>th</sup> was well received and socially distanced margarita's in Joe and Athena's driveway as well. Other ideas on how to stay engaged include a Fall Corn Hole night, food truck events and possibly luminaries at Christmas. The Christmas Party was vetoed due to COVID-19

### e) Community Affairs –

- We agreed that we would put out the signs informing of the upcoming HOA meeting in advance of the next HOA meeting
- We encouraged all homeowners to vote in the November election

### f) COPS – No report other than being vigilant to suspicious activity

### g) Communications –

- It is time to update the Riverview directory and an ask was made to update personal information in the online directory; we will likely have a printed version

Without any further business, the meeting was adjourned at 8:30 pm. The next meeting will be held in January 2021



# Treasurer's Report

Overall: we broke even for the year. However, we had expected an overall

deficit of \$(3,900). At the end of the 3rd qtr we had excess in the budget, so we did several projects in the 4th qtr as noted below.

## Dues Update:

collected from 106 of 110 Covenant signers - 8 unpaid

collected from 27 (out of 39) non-covenant signors

## Spending Update YTD

### Large expenses this quarter:

Fall Flowers	2,055
pinestraw for front entrance	1,320
pressure washing the front wall and guard house	955
Spread mulch at the park	2,500
Christmas Lights at Front Entrance	2,681
Traffic Mirrors at the park	646
Upgrade to Security Cameras	9,111

### Expenses over(under) for the year:

Social - due to Covid, not many functions	(1,150)
Legal - nothing incurred	(2,000)
Misc Park upkeep & irrigation repair at front	970
Security System Upgrade	1,800
other	765
	<hr/>
	385



# 2020 Treasurer's Report Financial Statements

<b>Riverview Associates, Inc.</b>					
<b>Financial Statement</b>					
<b>12/31/2020</b>					
			<b>Activity</b>		
	<b>2020</b>	<b>Year</b>		<b>over/(under)</b>	
	<b>Budget</b>	<b>To-Date</b>		<b>budget</b>	
<b>INCOME</b>					
Covenant Signors	110	106		(4)	
Late Fees				-	
Non-Covenant Signors	26	27		1	
Dues	\$ 51,000	\$50,687.00		\$ (313)	
Interest from Bank	\$ 450	325.66		(124)	
Miscellaneous	\$ -	300.00		300	
<b>Total Income</b>	<b>\$ 51,450</b>	<b>\$51,312.66</b>		<b>(137)</b>	
<b>EXPENSES</b>					
Christmas Decorations	3,000	2,680.84		(319)	
Community Website	2,000	1,225.00		(775)	
Dues/Fees	500	400.00		(100)	
Insurance	4,000	3,707.00		(293)	
Legal Expenses	2,000	-		(2,000)	
Miscellaneous/Capital Improvement	7,500	202.18		(7,298)	
Monthly Grounds Upkeep	15,000	14,544.00		(456)	
Newsletter/Community Directory	-	-		-	
Office Supplies	300	188.46		(112)	
Park Upkeep /Misc Grounds	5,000	2,784.47		(2,216)	
Straw/Mulch & Color	5,050	8,234.95		3,185	
Security Installation Costs	-	9,111.48		9,111	
Security Monitoring / Maintenance	5,000	4,280.17		(720)	
Taxes	500	27.00		(473)	
Utilities	3,000	2,576.85		(423)	
Social	2,000	854.06		(1,146)	
Welcome/Bereavement	500	110.00		(390)	
<b>Total Expenses</b>	<b>\$55,350</b>	<b>\$50,926.46</b>		<b>(4,424)</b>	
		-			
<b>Income-Expenses</b>	<b>-\$3,900</b>	<b>\$386.20</b>		<b>\$4,286.20</b>	
<b>Quicken Balance 12/31/19</b>	<b>\$ 55,453.39</b>				
<b>2020 activities</b>	<b>\$386.20</b>				
<b>Month End Balances:</b>	<b>Quicken</b>	<b>Required Cash Balances:</b>			
	<b>12/31/20</b>				
<b>Money Market</b>	19,496.70	<b>Operating Fund</b>		<b>10,000.00</b>	
<b>CD</b>	32,286.26	<b>Legal Fund</b>		<b>20,000.00</b>	
<b>Checking Account</b>	<b>4,056.63</b>	<b>Total</b>		<b>\$30,000.00</b>	
<b>Total</b>	<b>\$55,839.59</b>				
<b>Check</b>	<b>\$55,839.59</b>				
<b>Difference should be 0</b>	<b>\$0.00</b>				





# New Residents

- Kevin Kendall & Mary Janet Penaloza
- Sean & Julia Cook
- Paul & Sonya Harper
- Sean McDevitt & Melanie Gugel
- Josh & Sara Greear
- Valinda Cowing
- Bobby Bobwhite



4526 Ridgeway Dr

4185 Gatewood Lane

4526 Ridgeway Dr

4688 River Court

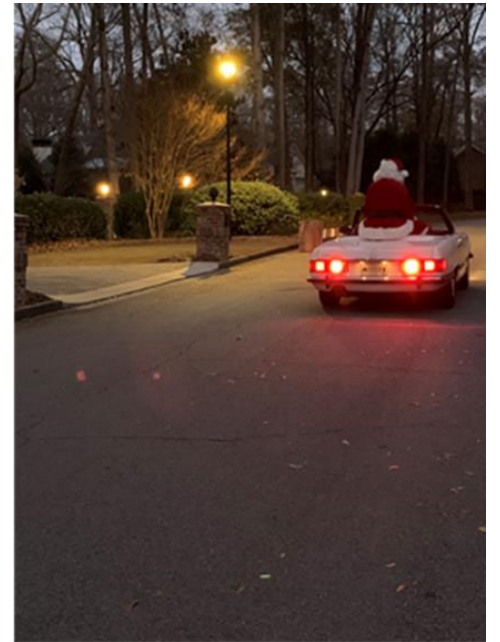
4547 Ridgeway Dr

4329 Riverview Dr

Riverview Park

# Neighborhood Update

- **Volunteers are needed!**
- **Grounds and Beautification** (Mark & Kathy)
  - Holiday decorations
  - Mulch at the Park
- **Welcome Committee** (Dotti Lackey for 2021)
  - Printed directories
- **Bereavement** (Laura)
  - Long time neighbor Anne Piede passed away today at the age of 93 with her family all around. She and her husband John moved on to River Ct in 1981.
- **Social Committee** (Kristy Hilburn)
  - Neighborhood Holiday “Night of Lights”
- **Communications** (Dotti Lackey)
  - Directory – Please make sure the data is accurate and up to date
  - Website
  - Nextdoor
  - Facebook



# Neighborhood Update

- **Security (John Stakel)**
  - New high definition cameras installed at front entrance & at the Park
  - Old cameras still operations and re-directed
  - Traffic mirror installed at Park
- **Violations at the Park**
  - Valuables left at the Park and never claimed
    - Jewelry, clothes, shoes, trash and personal hygiene paraphernalia
  - Non-residents are using a stick to open gate from inside to enter the park
- **Drainage easements (Mike and Art)**
  - Riverview Dr sits higher than Ridgeway Dr (everything runs downhill)
  - There is a property easement between the properties that prohibits structures including fences
  - Please be aware. Yards and structure are flooding due to these violations which is a civil matter
- **Drainage Covert at the Park**
  - Debris has moved into the culvert and the cap has become partially shut
  - City is not responsible. Corp of Engineers govern the covert
- **Site Modifications**
  - Governed By Laws and Covenants



# New Business

- **Board Nominating Committee**
  - 2021 Board Positions
    - President – Melanie Pursell
    - Vice President – Open
    - Treasurer – Stephanie Hanna
    - Secretary – John Stakel
- **Any nominations from the attendees?**
- **Approval of the 2021 Board Nominees**



# 2021 Treasurer's Budget

## Riverview Associates, Inc. Budget Comparison

### INCOME

Covenant Signor Properties  
Non-Covenant Signors Properties  
Dues(\$375 per property owner)

Interest from Bank  
Miscellaneous

### Total Income

### EXPENSES

Christmas Decorations  
Community Website  
Dues/Fees  
Insurance  
Legal Expenses  
Miscellaneous/Capital Improvement  
Monthly Grounds Upkeep  
Newsletter/Community Directory  
Office Supplies  
Park Upkeep /Misc Grounds  
Straw/Mulch & Color  
Security Installation Costs  
Security Monitoring / Maintenance  
Taxes  
Utilities  
Social  
Welcome/Bereavement

### Total Expenses

### Income-Expenses

2020 Budget	
110	Covenant Signor Properties
26	Non-Covenant Signors Properties
\$ 51,000	Dues(\$375 per property owner)
450	Interest from Bank
-	Miscellaneous
<b>\$ 51,450</b>	<b>Total Income</b>
3,000	Christmas Decorations
2,000	Community Website
500	Dues/Fees
4,000	Insurance
2,000	Legal Expenses
7,500	Miscellaneous/Capital Improvement
15,000	Monthly Grounds Upkeep
-	Newsletter/Community Directory
300	Office Supplies
5,000	Park Upkeep /Misc Grounds
5,050	Straw/Mulch & Color
-	Security Installation Costs
5,000	Security Monitoring / Maintenance
500	Taxes
3,000	Utilities
2,000	Social
500	Welcome/Bereavement
<b>\$55,350</b>	<b>Total Expenses</b>
<b>-\$3,900</b>	<b>Income-Expenses</b>

2021 Budget
110
26
\$ 51,000
450
-
<b>\$ 51,450</b>
3,000
1,500
450
4,000
1,200
5,500
15,000
1,500
300
3,000
5,000
-
5,800
500
3,000
1,500
200
<b>\$51,450</b>
<b>\$0</b>

Net change from 2020 to 2021 Increase (Decrease)
0
-
-
-
-
-
(500)
(50)
-
(800)
(2,000)
-
1,500
-
(2,000)
(50)
-
800
-
-
(500)
(300)
<b>-\$3,900</b>
<b>\$3,900</b>



# New Business

- **Maintaining your property**

- City of PC - Homeowners are responsible for providing regular maintenance of home's exterior and landscaping. Front and back yards should be well maintained, mowed regularly, and free from trash, weeds and overgrown vegetation. All residents are responsible for insuring that their property is free from all litter and debris for health and sanitation reasons.
- It also states that you cannot have junk cars(inoperable vehicles) stored anywhere on your property. They have to be in an enclosed space. It also states that you cannot store "rubbish, garbage, equipment, materials(that's vague), merchandise or similar items for more than 24 hours"

- **Updating and refreshing website**

- Homeowners
- Prospective buyers
- Real estate agents
- Builders

- **2021 Planning**

- Ideas are welcomed
- Volunteers are needed

- **Open Topics**



# Adjourn

# Appendix



# Peachtree Corners Gov and COPS

## Gwinnett County Police Department

The [Gwinnett County Police Department](https://www.peachtreecornersga.gov/), a nationally accredited and rapidly growing police agency, is organized into the Office of the Chief and two Bureaus with four Divisions: Administrative Services, Support Operations, Criminal Investigations and Uniform Divisions.

The West Precinct serves Peachtree Corners and has two six-member Community Response Teams that are responsible for responding to emerging crime patterns and to law enforcement-related issues and/or concerns that arise within the community.

The [Gwinnett County Police Department](https://www.peachtreecornersga.gov/) is open 24 hours a day. **For Emergencies, call 911.** For non-emergencies, call 770-513-5700.

## Gwinnett Fire and Emergency Services

Nationally accredited, [Gwinnett Fire and Emergency Services](https://www.peachtreecornersga.gov/) protects the citizens of Gwinnett County and is the largest fire service district in Georgia. It serves almost 940,000 people within the 437 square miles of the county.

The department has 916 employees and 31 fire stations, four of which serve Peachtree Corners:

- **Station 4** (primary station) - Engine, Ladder, and Medic Unit
- **Station 1** - Engine and Medic Unit
- **Station 11** - Engine, Ladder, Medic Unit, and Battalion Chief
- **Station 19** - Engine and Medic Unit

**For Emergencies, call 911.** For non-emergencies, call 678-518-4800.



<https://www.peachtreecornersga.gov/>

## Newest Button Art Sculpture Unveiled at Town Center



## City Announces Redevelopment Authority Board Members

**Post Date:**12/18/2020 2:26 PM

At its December meeting, the City Council confirmed the nine board members of the city's new Redevelopment Authority. The new Authority will focus its efforts on identifying residential, recreational, business, commercial, and industrial areas that may benefit from reimagined uses which would be in better keeping with the current needs of the community.

