

## Meeting Minutes

Annual Meeting of the Board of Directors

---

Date: February 18, 2026

Time: 6:30pm

Meeting called to order by: Pamela Leveque

---

### IN ATTENDANCE

Anthony, Jelisa, Jessica, Pamela

### AGENDA

#### CC&R Amendments

- Awaiting finalization from legal
  - Basketball goals–Can be used in driveway as long as it does not obstruct traffic or place players in the street. Must be stored off the street when not in use.
  - Parking–Street parking not permitted without prior approval. Overflow vehicles can be parked on a homeowner’s front lawn and backyard.
  - Trash cans–Can be stored on the side of the house or in driveway by garage door.
  - Fence Color–Change to allow the following colors on fences: Neutral colors, colors that match house coloring, or board of director approved murals.
  - Fence type–Change to allow 6 ft tall vinyl fences.
  - Shed Restrictions–Remove size restrictions and loosen color restrictions to include neutral colors, colors that match house coloring, and other board of directors approved colors.
  - Above ground pool–Change language to fence is recommended for safety. In-ground pools must have fences.
  - Shutters/Doors–Shutter color does not have to match door color, but must be complimentary. Exterior door/shutter color must be considered neutral, muted, or earth toned. Acceptable colors can be found in the existing designs of the neighborhood.
- HOA Management will hire a new attorney to file amendments. Attorney fees will be billed upon completion.

#### Lawn Care

- Renegotiate contract to include street sweeping, maintenance of For Sale properties, and weeding around Summerhill Dr NE pond.

- Review new bids for next contract period.

#### Inspections

- Violations tracked in Buildium.
- Violations are followed up within a week but can vary based on the specific violation.

#### Upcoming Community Projects

- Mailbox Structure with roof and side walls to post flyers and HOA information.
  - Management will secure quotes for project.
- Tree removal along sidewalk on Rye Patch road. Will inquire with homeowner prior to removal or trimming.
- Solar lighting for Summerhill sign.
  - Management and Board will research permanent lights and gather ideas to revamp sign.

#### Complaints

- Complaints must be sent to [hoaofsummerhill@gmail.com](mailto:hoaofsummerhill@gmail.com) or [hoa@usrealtypro.com](mailto:hoa@usrealtypro.com)
  - If it is a neighbor dispute and the complaint is a violation of the CC&Rs, request proof and the Board will mediate complaint to find a resolution. If no resolution can be reached, forward the complaint to management along with proof of violation. Track correspondence via email.
- Dog Waste-An ongoing issue. Advise homeowners to acquire proof of violation and submit complaints via email.

#### Yard of the Month

- POC Jelisa
- Awarded on the 1<sup>st</sup> of the month, starting April thru October.
- \$50 gift card and yard sign (move yard sign to next winner).

#### Social Committee

- Budget approved at \$4500 for 2026.
- Discuss adding a teen or adult centered event.
- Events planned
  - April (Saturday, 4<sup>th</sup>) - Easter Egg Hunt
  - May (Saturday, 23<sup>rd</sup>)-Memorial Day event or summer event
    - Food Truck
  - July (18<sup>th</sup>)-School Supply Giveaway
    - Ice Cream Truck
    - Fire Truck
  - October 31<sup>st</sup> Saturday-Halloween
    - Candy sponsored by the HOA
    - Gift basket raffle
  - November (16-20)-Thanksgiving Raffle

- Food Baskets
- December (19<sup>th</sup>)-Christmas Parade/Santa
  - Hot chocolate, toys, and candy
  - Fire Truck

HOA Training–Research educational/training aides

#### Finance

- Balance \$67,907.80
- Delinquent-\$15,286, 3 foreclosures.
  - Past due letters are sent in the mail.
  - HOA fronts attorney’s fees to sue delinquent homeowners.

#### HOA Management

- Door fees increased to \$10 a door.
- Account balance over \$60k will need to be bonded.
- To be removed from an HOA, the neighborhood will need a 100% in favor vote and abide by Georgia HOA laws, Georgia Property Owners' Association Act (GPOAA).

#### Scholarship Program

- Criteria to be determined.
- May need a vote from the homeowners.

#### Board of Director Elections

- August nominations
- September election
- 1 vote per household

President–Pamela Leveque  
Vice President–Brittany Hall  
Secretary–Jessica Steverson  
Asst Secretary–Anthony Papa  
Treasurer–Jelisa Reed Gai

Meeting adjourned at 818pm

Minutes Approved 4 March 2026



Jessica Steverson