

The Tiffany Homeowners Association



2nd Annual Meeting
23 Feb 16



The Tiffany

2016 Annual HOA Meeting

Agenda

- **Welcome and Introduction**
- **Guest Speaker**
- **Year in Review**
- **Treasury Report**
- **CY16 Budget Review and Vote**
- **Special Interest Items**
- **New Business/Open Discussion**



The Tiffany

2016 Annual HOA Meeting

Welcome and Introduction



Guest Speaker - Yard Care Tips

**Ms. Teddie Berrie
Program Assistant for Horticulture
University of Georgia, Houston Co Extension**



Year in Review – Board and ACC at Work!

- **Apr 15 - Stood up HOA Board**



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- **May 15 - Articles of Incorporation (HOA official)**



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- **May 15 - Articles of Incorporation (HOA official)**
- **Jun 15 - 1st HOA Meeting (76 attendees/43 homes)**



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- **May 15 - Articles of Incorporation (HOA official)**
- **Jun 15 - 1st HOA Meeting (76 attendees/43 homes)**
- **Jun 15 - Established By-Laws (Registered w/ State)**



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- **May 15 - Articles of Incorporation (HOA official)**
- **Jun 15 - 1st HOA Meeting (76 attendees/43 homes)**
- **Jun 15 - Established By-Laws (Registered w/ State)**
- **Jun 15 - ACC Elections**



Year in Review – Board and ACC at Work!

- **Neighborhood Projects**
 - **Green Space Fence Staining**
 - **Tree Trimming around Street Lights**
 - **Holiday Decorating at Each Entrance**



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- **Built Website and Facebook Page**



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- **Built Website and Facebook Page**
- **18 Board Meetings**



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- **Built Website and Facebook Page**
- **18 Board Meetings**
- **Resolved 70 Covenant Non-Compliance Issues**



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- **Built Website and Facebook Page**
- **18 Board Meetings**
- **Resolved 70 Covenant Non-Compliance Issues**
- **Coordinated 42 ACC Variance/Project Decisions**



Year in Review – Board and ACC at Work!

- **Neighborhood Projects**
 - **Green Space Fence Staining**
 - **Tree Trimming around Street Lights**
 - **Holiday Decorating at Each Entrance**
- **Built Website and Facebook Page**
- **18 Board Meetings**
- **Resolved 70 Covenant Non-Compliance Issues**
- **Coordinated 42 ACC Variance/Project Decisions**
- **Devised 2016 Budget Proposal**



Treasury Report

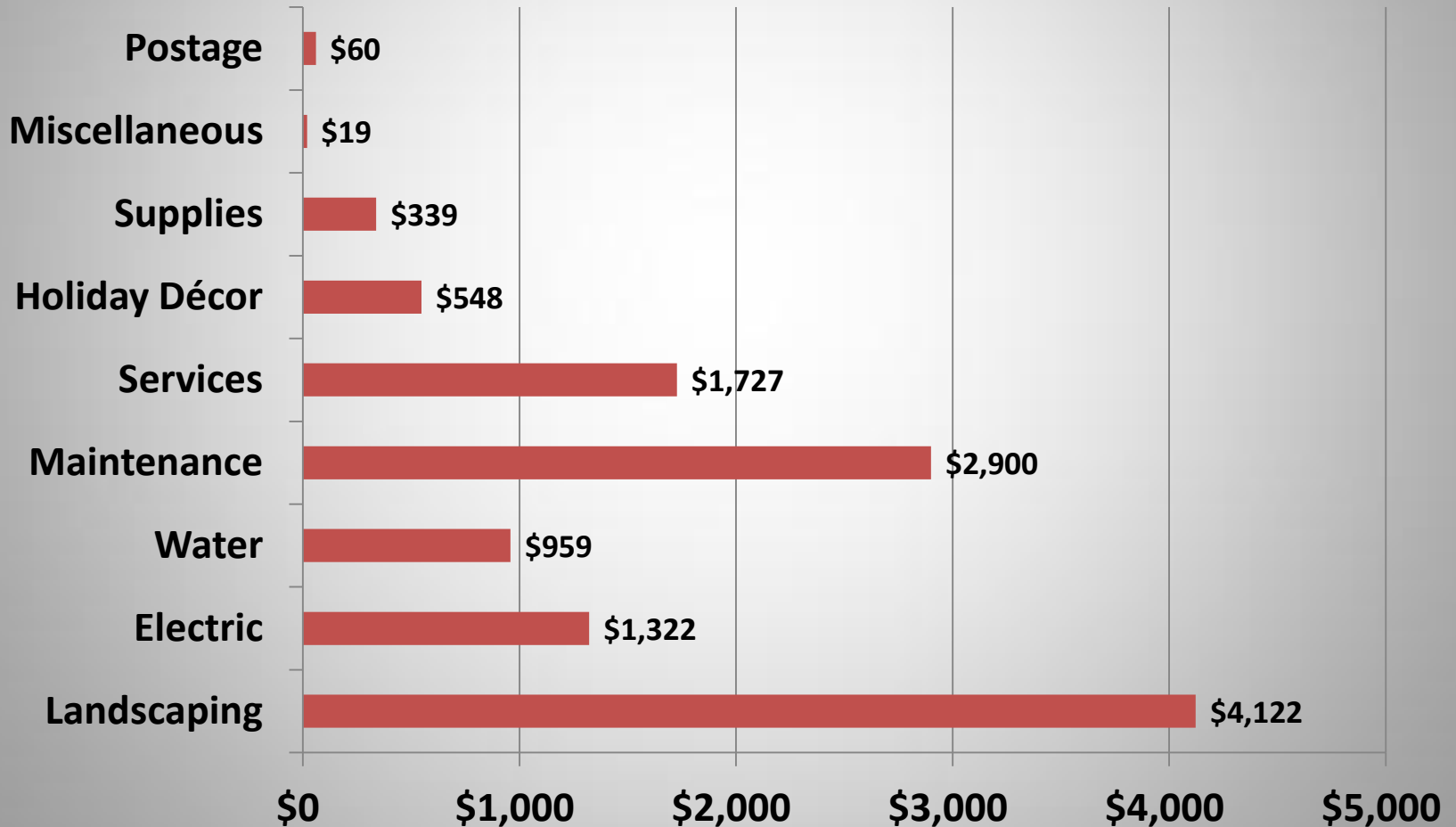
**Ms. Nancy Wilkeson
The Tiffany HOA Treasurer**



The Tiffany HOA

2015 Expenditure Report (May-Dec)

Expenditures (\$11,996)





The Tiffany HOA

2016 Proposed Budget (Primary)

	<u>Revenue</u>	<u>Expenditures</u>
* <u>Assessment Dues</u> (155 homes @ \$150)	\$23,250	
* <u>Assessment Dues</u> (1x Prorated Jan Closing)	\$147.13	
* <u>Assessment Late Fees</u>	\$25	
* <u>Landscaping</u>		
1) Mowing (monthly @\$370)		(\$4,440)
2) Mulch (bi-annual @ \$755)		(\$1,510)
3) Annual Flowers (bi-annual @ \$500)		(\$1,000)
4) Trees/Shrubs (as req'd)		(\$468)
5) Irrigation Repair (as req'd)		(\$360)
6) Crepe Myrtle Trim (annual)		(\$336)
* <u>Electric</u> (monthly @ \$225)		(\$2,700)
* <u>Water</u> (monthly @ \$150)		(\$1,800)



The Tiffany HOA

2016 Proposed Budget (Primary)

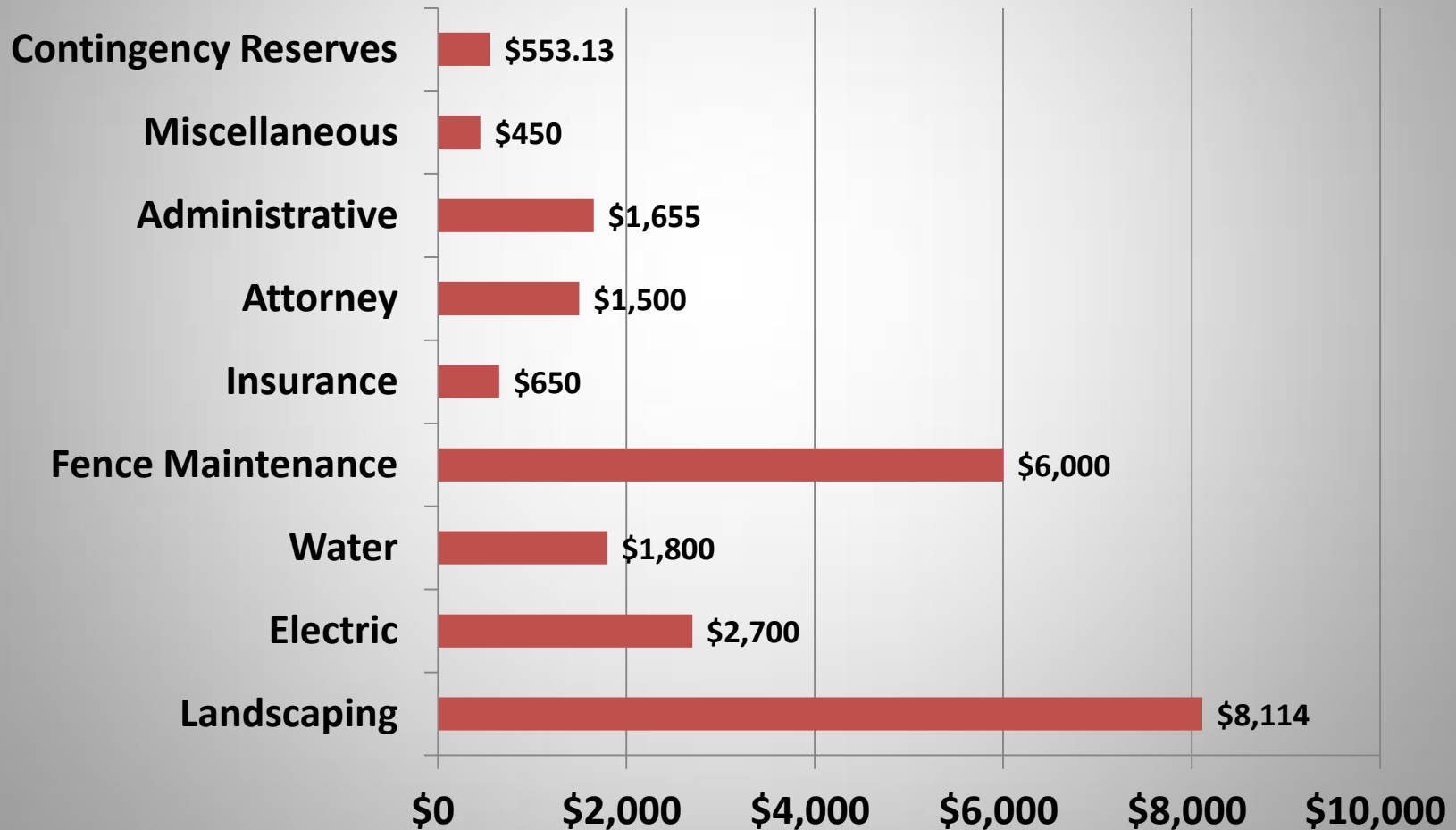
	<u>Revenue</u>	<u>Expenditures</u>
* <u>Fence Maintenance</u>		
1) Staining (every 2 years)		(\$4,000)
2) Pillar Pressure Wash (bi-annual @ \$1,000)		(\$2,000)
* <u>Insurance (annual)</u>		(\$650)
* <u>Attorney Fees (as req'd)</u>		(\$1,500)
* <u>Administration</u>		
1) Web Site (annual)		(\$107)
2) P.O. Box (16 mos)		(\$248)
3) Admin Supplies		(\$600)
4) CPA Fees (annual audit)		(\$650)
5) GA Sec of State Cert (annual)		(\$50)
* <u>Miscellaneous</u>		
1) Holiday Decorations		(\$250)
2) Light Bulbs/Ant Killer		(\$100)
3) Annual Meeting Supplies		(\$100)
* <u>Contingency Reserves</u>		(\$553.13)
** <u>Totals</u>	\$23,422.13	(\$23,422.13)



The Tiffany HOA

2016 Proposed Budget (Primary)

Expenditures (\$23,422.13)





The Tiffany HOA

2016 Proposed Budget (Amber Falls)

Note - \$200 assessments separate from standard annual fees and are designated for coverage of Amber Falls private entrance expenses.

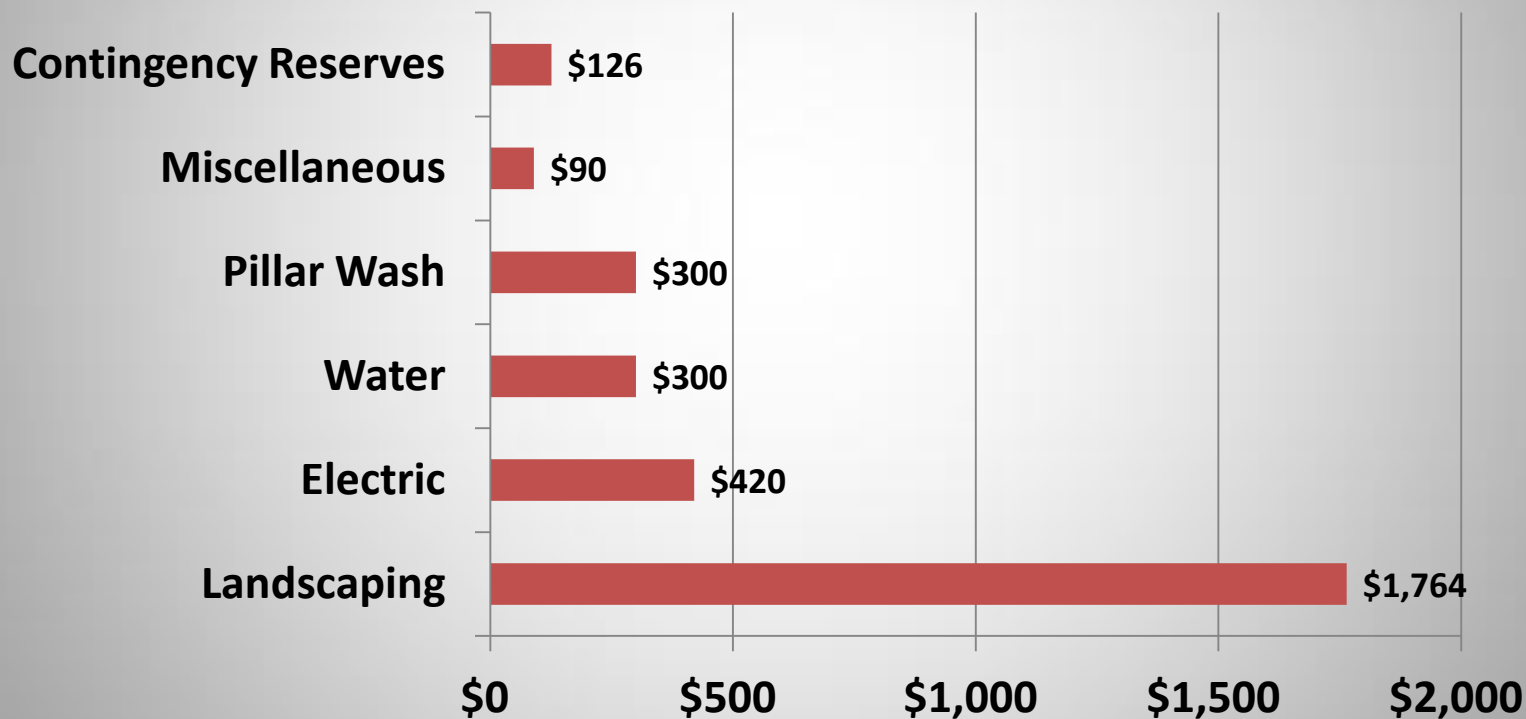
	<u>Revenue</u>	<u>Expenditures</u>
* <u>Assessment Dues</u> (15 homes @ \$200)	\$3,000	
* <u>Landscaping</u>		
1) Mowing (monthly @\$72)		(\$864)
2) Mulch (bi-annual @ \$240)		(\$480)
3) Plants (bi-annual @ \$120)		(\$240)
4) Irrigation Repair (as req'd)		(\$120)
6) Crepe Myrtle Trim (annual)		(\$60)
* <u>Electric</u> (monthly @ \$35)		(\$420)
* <u>Water</u> (monthly @ \$25)		(\$300)
* <u>Pillar Pressure Wash</u> (bi-annual @ \$150)		(\$300)
* <u>Miscellaneous</u>		
1) Holiday Decorations		(\$90)
* <u>Contingency Reserves</u>		(\$126)
** <u>Totals</u>	\$3,000	(\$3,000)



The Tiffany HOA

2016 Proposed Budget (Amber Falls)

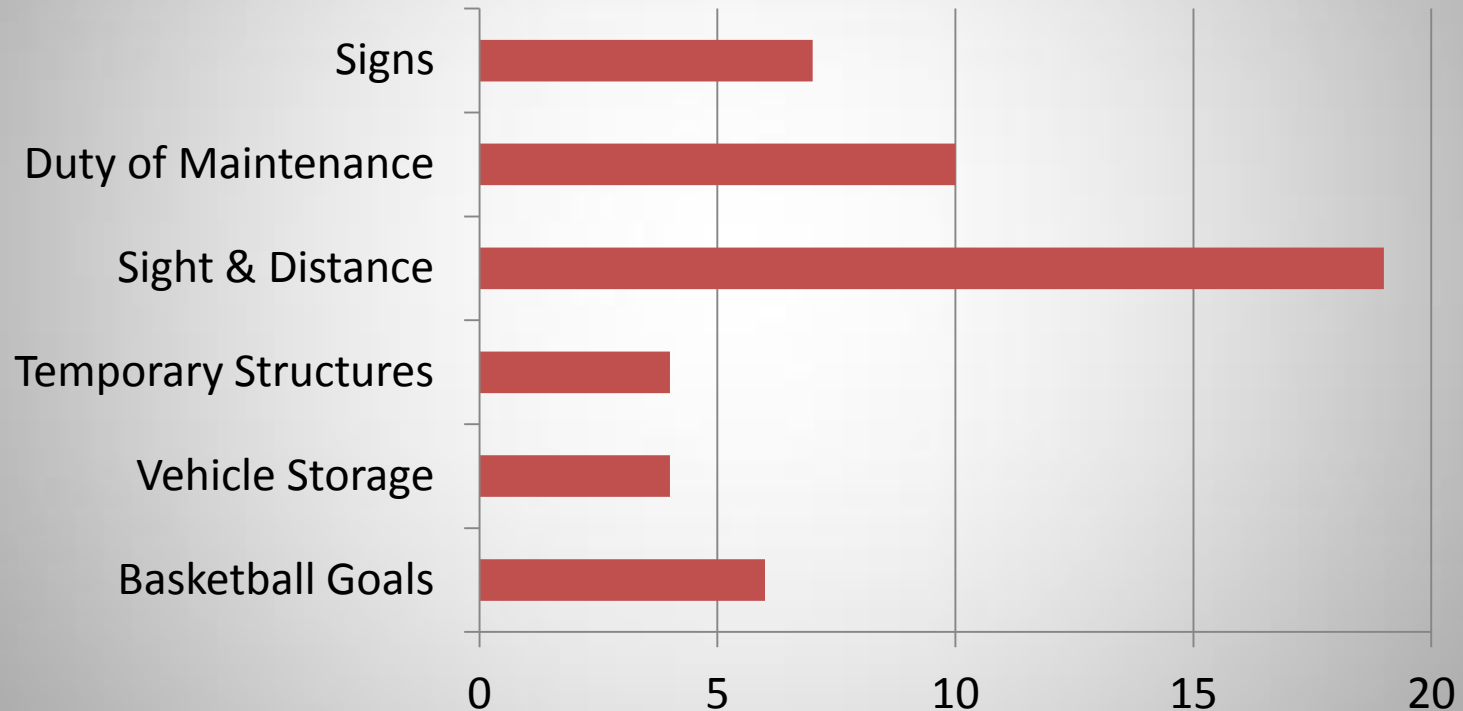
Expenditures (\$3,000)





Special Interest Items – Covenant Compliance Issues

Compliance Issues (70)



*** Period of Jun – Dec 2015**



Special Interest Items

- **Satellite Dishes**



Special Interest Items

- **Satellite Dishes**
- **Basketball Goals**



Special Interest Items

- **Satellite Dishes**
- **Basketball Goals**
- **Trash Cans**



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- **Basketball Goals**
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- **Political Signs**



Special Interest Items

- **Satellite Dishes**
- **Basketball Goals**
- **Trash Cans**
- **Political Signs**
- **Holiday Decorating Committee**



What's Next?

- **ACC Elections – May 16**



What's Next?

- **ACC Elections – May 16**
- **Assessments – Dec 16**



What's Next?

- **ACC Elections – May 16**
- **Assessments – Dec 16**
- **Board Elections – Feb 17**



New Business

Open Floor Discussion Forum



HOA Contact Info

- Website - <http://tiffanyhomeowners.org/>
- Facebook – The Tiffany Homeowners (Closed Group)
- E-mail - thetiffanyboard@gmail.com
president@tiffanyhomeowners.org
treasurer@tiffanyhomeowners.org
- Mail – 1114 GA Highway 96
Suite C-1, #342
Kathleen, GA 31047