

# **Easley Homeowner's Association**

## **2025 Annual Meeting**

January 14, 2025  
5:00 pm – 6:00 pm

# Agenda

- **Call to Order**
- **Introductions**
- **Community Update**
- **2024 - 2025 Financial Review**
- **ACC Modification Requests FAQ's**
- **Community Reminders**
- **Pre-Submitted Questions**
- **Adjournment**

# Introductions

## Your Community Team

### **Community Association Manager:**

Sixes Management Group

Property Manager: Desiree McGhee

Sixes Owner: James Haslam

**Email: [Desiree.McGhee@sixesmanagement.com](mailto:Desiree.McGhee@sixesmanagement.com)**

**Phone: 678-384-2868**

### **Declarant Board of Directors:**

**President:** Laphanie Banks

**Vice President:** Monet Katko

**Secretary/ Treasurer:** Jennifer Bartley

# Homeowner Portal & App

<https://sixes.cincwebaxis.com>

App available on GooglePlay or Apple App store by searching "Sixes Management"

## Functionality:

- Make and/or schedule online payments, ACH (free), e-check (free), or credit card (3.25%)
- Submit architectural requests
- View and respond to Compliance issues
- Community Directory (opt-in)
- Calendar with notification functionality
- Account history and statements
- Community documents and information
- Community Photos
- Update account contact information (e-mail, phone, etc...)
- Submit a Work order or Notify Management of an Issue



Android



Apple

Community wide eBlasts will come from [donotreply@cincsystems.net](mailto:donotreply@cincsystems.net)  
Make sure your email contact information is up to date on the portal

# COMMUNITY UPDATE

## 2024 Accomplishments

### Administrative

- Design Guidelines updated to simplify and create uniformity in ACC requests.
- Adoption of Covenant Enforcement & Fine Policy

### Landscape and Common Areas

- Hired new landscaper
- Hired new pool vendor
- Cherokee County Road Expansion Project
- Dead tree removal along the entrance

## 2025 Goals

- Continue tight expense control to maximize reserve contributions
- Establish a social committee for community events
- Community Turnover

# DEVELOPER UPDATE

## **Road Expansion**

HOA Board is working diligently in contracting with Architect to re-design the entrance and roadside. Cost to replant the entrance, roadside, reinstall the fence, irrigation, etc . . . will be made a part of the damage counter-offer made to the county for widening the roads. This will be an ongoing project that will more than likely continue through transition. No timeline has been given by the county on when they will start on the road widening project.

Design is not going to change. County to pay.

## **Community Turnover**

There is currently 82 homes sold out of 84. The last sale is scheduled for April 2025. Turnover will occur in March. 2025. Stay tuned for special meeting notice and board nomination applications. The criteria to run for the board is as follows:

- a. Be a current homeowner within the community
- b. Be in good standing with the Association both financially and architecturally
- c. Comply with the HOA rules outlined in the governing documents
- d. Have no conflict of interest
- e. Be able to commit to board meetings for 2 years

# FINANCIAL REVIEW

## 2024 REVENUE VERSUS 2024 AND 2025 BUDGET

	<b>12/31/2024</b>	<b>Budget 12/31/2024</b>	<b>Variance</b>	<b>Budget 2025</b>
Assessments	\$54,989	\$45,500	\$8,489	\$99,900
Late Fees and Costs	400	0	400	0
Interest Income	111	0	111	0
Fines	3,125	0	3,125	0
Initiation Fee	69,000	58,000	11,000	3,600
Developer Contribution	<u>0</u>	<u>0</u>	<u>0</u>	<u>16,254</u>
<b>Total Revenue</b>	<b>\$128,315</b>	<b>\$105,080</b>	<b>\$23,235</b>	<b>\$119,754</b>

# FINANCIAL REVIEW

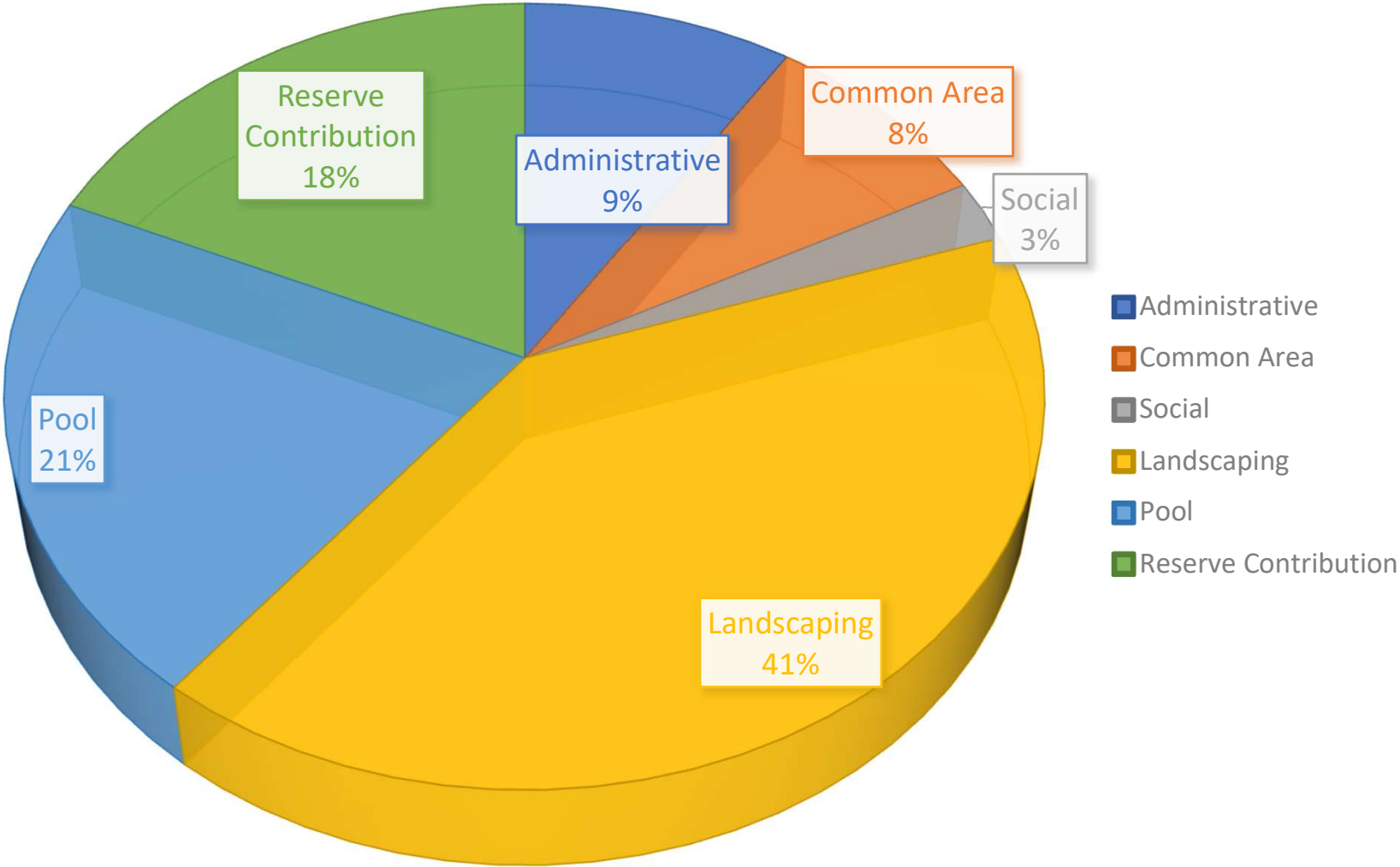
## 2024 EXPENSES VERSUS 2024 AND 2025 BUDGET

	12/31/2024	Budget 12/31/2024	Variance	Budget 2025
<b><u>Expenses</u></b>				
Administrative	11,497	9,275	(2,222)	11,022
Common Area	6,100	7,050	950	9,875
Social	4,158	765	(3,393)	3000
Landscaping	44,506	46,230	1,724	48,900
Pool	24,304	25,465	1,161	25,057
Reserve Contribution	17,295	16,295	(1000)	21,900
<b>Total Expenses</b>	<b>\$107,860</b>	<b>\$105,080</b>	<b>(\$2,780)</b>	<b>\$119,754</b>



# 2025 BUDGET REVIEW

## 2025 EXPENSES



# FINANCIAL REPORTS

## LONG-TERM RESERVE PROJECTIONS

	2025	2026	2027	2028	2029	2030
Starting Balance	15,966	37,866	66,398	101,157	137,621	175,824
Less: Expenditures	0	0	0	0	0	0
Add: Contributions	<u>22,428</u>	<u>28,532</u>	<u>34,759</u>	<u>36,464</u>	<u>38,203</u>	<u>40,078</u>
<b>Ending Balance</b>	<b>37,866</b>	<b>66,398</b>	<b>101,157</b>	<b>137,621</b>	<b>175,824</b>	<b>215,902</b>

	2031	2032	2033	2034	2035	Total
Starting Balance	215,902	257,893	193,498	237,364	247,350	15,966
Less: Expenditures	0	(107,264)	0	(35,614)	0	(142,878)
Add: Contributions	<u>41,991</u>	<u>42,869</u>	<u>43,866</u>	<u>45,599</u>	<u>47,367</u>	<u>422,156</u>
<b>Ending Balance</b>	<b>257,893</b>	<b>193,498</b>	<b>237,364</b>	<b>247,350</b>	<b>152,214</b>	<b>294,716</b>

# ACC Modification F.A.Q.

## REQUEST FOR MODIFICATIONS

### Review Process

- The homeowner submits a complete modification request package to the Association management company via email. The ACC submittal should be assembled in one PDF document to include the application, site plan noting the location and measurements of the improvement, full-color photos, and samples, and email for faster processing. All images should be clearly labeled. Please review the submittal checklist and ACC Guidelines for requirements.
- The ACC application and documentation are then submitted to the Architectural Control Committee for consideration.
- They review the application, ensure it complies with the ACC Guidelines, and determine whether approval or disapproval is appropriate.
- Once a decision is reached, the account manager will notify the homeowner in writing via email, an approval letter from the association. Please note that no approvals/disapprovals are valid unless in writing. Verbal approval is not sufficient, even from a board member, sales agent, manager, or member of the ACC.

### Timeline

- The ACC has **30 days** to review and respond to each modification request, barring that there are no additional documents needed at submission. Please prepare for the full processing time and do not start until approval is issued, to avoid costly revisions or removal of the project.

# ACC Modification F.A.Q.

- **Why do I need to submit a modification request even though I am the legal owner of the property?**
  - The modification request process is used to ensure that all exterior changes are held to the standards of the community. Your home is in a covenant restricted community. Thus, all owners agreed to abide by these covenants when purchasing the home.
- **What if my modification request package is incomplete?**
  - The request will be denied if the package is incomplete. Incomplete packages lead to a longer processing time. The clock starts once a complete request is received.

# ACC Modification F.A.Q.

## Frequently Requested Items That Will Require Modification Approval

- **Garden Bed Borders** – Only approved style will be a black plastic or rubber border, with a 3–4-inch reveal.
- **Playset/Swing sets** – These can be allowed, but only after board review and approval. They will look to see what the size is, where it will be placed in the yard, etc.. If installed without approval this is subject to a covenant violation and/or fines.
- **Fences** – Must be a **4-rail wood** fence style. It will need to be stained or painted black after installation. When submitting the plans for review and approval, please make sure the fence is attached at the rear corners of your home and follows the lot lines for the home. If a neighbor has a fence as well, you will be required to tie it into theirs, the HOA will not allow for small spaces in between fences, i.e. “dog runs”.
- **Deck Extension and Additions** - These can be allowed, but only after board review and approval. The ACC will review an application to ensure the project meets the community design guidelines.
- **Tree Removal** – Can be approved, but only after the homeowner has confirmed with the city/county an receive approval AND the homeowners received in writing an approved modification request from the ACC. Approval from the local municipality alone DOES NOT constitute approval for tree removal.

### **Strictly Prohibited Modifications**

- **No concrete parking pads for the driveway** – The current board has advised they will not approve any extensions to driveways.
- **No “Yard Art”** – Generally speaking, if it is a statue, fountain, garden gnome, large sign or flag in a plant bed, or other decorative object in the yard or plant beds the board will not approve it, and if observed it will be noted as a covenant violation. This applies to ALL statues, regardless of whether it’s associated with a religion or not.
- **Sheds** – Strictly prohibited and will not be approved, regardless of location or size.

# Community Reminders

## Help Us Keep The Community Looking Great!

- **Weeds (most commonly cited)**– The HOA is aware that you must wait for sod to establish its roots before you can treat with chemicals. However, this fact does not exempt you from mowing the lawn regularly and keeping the weeds and grass at an acceptable level until treatment can begin.
- **Pine straw/Mulch Refresh** – This should be done at a minimum twice a year, if the pine straw is appearing gray and sparse then it is time to change out. The same applies for mulch. For example, the HOA budgets to switch out pine straw twice a year, once in the early spring, and again in the fall.
- **Garbage Cans** – Must Be stored in the garage, fence, or trash enclosure at all times, unless on days of trash pick up, and placed at the curb for pick up. Trash receptacles can be placed at the curb as early as 5 PM the day before pick up and must be brought back in no later than 5 PM on the day of pick up.
- **Holiday/Religious Lighting** – These are permissible for holidays only and must be taken down promptly after the holiday is over, within 30 days. Homes are **NOT** permitted to leave these up year-round, in any location, that is holiday lighting, banners, wreaths, and garland across the doorways. Architectural lighting must be approved by the board.
- **Unauthorized Amenity Parking** – This pertains to any car that is parked in the amenity parking lot or street for long periods. Typical rule of thumb, if the car has gone more than 48 hours without moving or being consistently stored there, then it constitutes a violation. Even towing in a worst-case scenario.
- **Unapproved Modifications** – Completing any exterior change without approval, I.E., landscaping, fences, playsets, etc. will result in immediate fines of up to \$1,500.
- **Shoes** – Shoes may not be visibly stored on the front patio, driveway, or yard.

Pre-  
Submitted

Q & A

No Questions Submitted

**Email: [Desiree.McGhee@sixesmanagement.com](mailto:Desiree.McGhee@sixesmanagement.com)**

# Adjourn Meeting

Thank you for attending our virtual Annual Meeting and participating in making our community great!