

# The Oak Leaf

## 2024 ANNUAL GENERAL MEETING

### MANAGEMENT

SMGmanagement of Atlanta LLC

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### BOARD OF DIRECTORS

*Chris Kelley, President*  
ckelley2275@yahoo.com

*Judy Agnew, Treasurer*  
seedamoo@yahoo.com

*Jose Perlaza, At Large Member*  
chepefejr@hotmail.com

*Your HOA directors meet quarterly.*

The April 14, 2024, Annual General Meeting was held in the retention pond cul-de-sac near 2275 Charleston Oak Circle. There were 21 homeowner families in attendance, which did not meet the quorum (40% of eligible homeowners) needed to conduct business or elect Board members to the two open positions. As a result, ballots were mailed and emailed to homeowners. The nominees were: Judy Agnew, Mary Durkin, Chris Kelley, and Sam Smith. The completed ballots were due by 4/29/2024. Again, the quorum was not met since only twelve (12) ballots were returned. Of those, Judy Agnew and Chris Kelley received the most votes so they will continue on the Board for another two-year term. The Board wishes to thank Mary Durkin and Sam Smith for their willingness to serve. We also thank the homeowners who attended the meeting. Items discussed at the meeting are presented below.

### COVENANT CORNER

This has been a particularly wet and rainy year. Many weeds have sprung up because of the warm weather and frequent rain. Be sure to use a pre-emergent and weed killer to get your lawn and flower beds in good shape. Now is also the time to look at the condition of your berm and remove any weeds and overgrown bushes. Lots must be maintained in a neat, clean, and eye pleasing condition. This includes lawn and flower beds. Regularly cut and edge lawns, including the strip between the sidewalk and street, remove weeds from lawns and flower beds, trim bushes in front of windows, maintain berms, and refresh pine straw/mulch twice per year.

We have had complaints about homeowners blowing or raking leaves into the street and leaving them there. When you rake or blow the leaves in the street, they either blow or wash down the street and clog the rainwater street drains.

Trash containers should be kept out of view of the street on non-trash collection days. Please do not leave the trash container in front of your garage, home, or at the street.

Some homes still have mold issues. Please take the time to look over all sides of your home and the mailbox.

### PARKING

No overnight parking on the street. The by-laws prohibit on-street parking at any time for more than six hours. Also, some homeowners are parking in their driveway with the back (or front) of the vehicle crossing over the sidewalk. This requires those using the sidewalk to cross into the street to get around your vehicle. Please park where you do not overhang the sidewalk.

### PET ISSUES

Be sure you have your pet under control whenever they are outside. Gwinnett County has a leash law. Clean up after your pet. When walking your pet, be sure you have a bag to pick up their waste so it can be disposed of properly.

### RENTERS RESPONSIBILITIES

Are you a renter in this neighborhood? If so, then you have the same responsibility to abide by the covenant rules and regulations as homeowners. Be a good neighbor and keep your home up or have the homeowner take care of issues. Renters must also abide by the Covenant parking restrictions.

### ARCHITECTURAL/LANDSCAPE CHANGES

**Any modifications** to your home or landscaping need prior ARC approval. Email [helen@smgmgmt.com](mailto:helen@smgmgmt.com) for an architectural-landscape change request form.



**Income Statement - Operating**

Charleston Commons HOA

12/31/2023

escription	Actual	Year-to-date Budget	Variance	Annual Budget
<b>OPERATING INCOME</b>				
<b>Operating Income</b>				
4000-00 Member Assessments	\$25,777.56	\$28,000.00	(\$2,222.44)	\$28,000.00
4009-00 Initiation/Transfer Fees	360.00	360.00		360.00
<b>Total Operating Income</b>	<b>\$26,137.56</b>	<b>\$28,360.00</b>	<b>(\$2,222.44)</b>	<b>\$28,360.00</b>
<b>Other Income</b>				
4310-00 Late Fees Collected	200.00		200.00	
4315-00 Interest Income	33.95		33.95	
4320-00 Covenant Fines Collected	2,227.94		2,227.94	
<b>Total Other Income</b>	<b>\$2,461.89</b>	<b>\$-</b>	<b>\$2,461.89</b>	<b>\$-</b>
<b>Reserve Income</b>				
4305-00 Interest Reserves	18.94		18.94	
<b>Total Reserve Income</b>	<b>\$18.94</b>	<b>\$-</b>	<b>\$18.94</b>	<b>\$-</b>
<b>Total OPERATING INCOME</b>	<b>\$28,618.39</b>	<b>\$28,360.00</b>	<b>\$258.39</b>	<b>\$28,360.00</b>
<b>OPERATING EXPENSE</b>				
<b>General &amp; Administrative</b>				
5010-00 Management Fees	6,600.00	6,600.00		6,600.00
5020-00 Accounting Fees	425.00	495.00	70.00	495.00
5050-00 Licenses- Annual Regis	30.00	30.00		30.00
5120-00 Postage & Mail	85.55	415.00	329.45	415.00
5130-00 Misc Gen & Admin		220.00	220.00	220.00
5140-00 Web site		200.00	200.00	200.00
5200-00 Insurance	2.00	1,550.00	1,548.00	1,550.00
<b>Total General &amp; Administrative</b>	<b>\$7,142.55</b>	<b>\$9,510.00</b>	<b>\$2,367.45</b>	<b>\$9,510.00</b>
<b>Taxes</b>				
5205-00 Social Activities		50.00	50.00	50.00
5210-00 Holiday Decorations	423.83	450.00	26.17	450.00
5410-00 Property Taxes	47.34	75.00	27.66	75.00
<b>Total Taxes</b>	<b>\$471.17</b>	<b>\$575.00</b>	<b>\$103.83</b>	<b>\$575.00</b>
<b>Utilities</b>				
6334-00 Utilities- Electric	1,242.94	1,260.00	17.06	1,260.00
6500-00 Utilities- Water	1,060.38	1,080.00	19.62	1,080.00
<b>Total Utilities</b>	<b>\$2,303.32</b>	<b>\$2,340.00</b>	<b>\$36.68</b>	<b>\$2,340.00</b>
<b>Grounds</b>				
7000-00 Landscape- Contract	6,317.50	5,700.00	(617.50)	5,700.00
7010-00 Landscape Expenses	250.00	600.00	350.00	600.00
7015-00 Landscape- Pinestraw		500.00	500.00	500.00
7020-00 Seasonal Flowers		500.00	500.00	500.00
7030-00 Detention Pond Maint	21,000.00	3,000.00	(18,000.00)	3,000.00
<b>Total Grounds</b>	<b>\$27,567.50</b>	<b>\$10,300.00</b>	<b>(\$17,267.50)</b>	<b>\$10,300.00</b>
<b>Maintenance</b>				
8040-00 Build/Struct Maint	180.00	180.00		180.00
<b>Total Maintenance</b>	<b>\$180.00</b>	<b>\$180.00</b>	<b>\$0.00</b>	<b>\$180.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$37,664.54</b>	<b>\$22,905.00</b>	<b>(\$14,759.54)</b>	<b>\$22,905.00</b>
<b>Net Income:</b>	<b>(\$9,046.15)</b>	<b>\$5,455.00</b>	<b>(\$14,501.15)</b>	<b>\$5,455.00</b>