

**Westchester Commons Annual Meeting
Sunday, October 10, 2021
3PM Rawlings Gazebo Area**

The Annual Meeting of the Westchester Commons Homeowners Association was held on Sunday, October 10, 2021, at 3pm at the Rawlings Gazebo. Thirty-one residences were represented including five proxies. A quorum was represented.

Debra Baird, WCC Board President, welcomed the gathering. She introduced and welcomed Charlotte Geronimo, #117 and Kisha Simon and daughter Kennedy, #119 as the newest residents of our community. Debra then congratulated Regina (Blackman) and Alan Skeene, # 124, who got married on 10/7/21.

Tim Gould, our Smyrna City Councilman, Ward 6, was introduced and he gave us an update on happenings in the Smyrna community referencing celebrations honoring our Hispanic populations and other community activities including watching the large screen at the fountain; an upcoming Theatrical History of the City which will honor the arts and cultural heritages of our city. He also mentioned a Walking Trail of Public Art that will be on display in the city. Tim referenced the Farmer's Market which is held from noon until 3pm every Sunday at the Fountain. Arts and crafts along with vegetables are offered.

Tim also responded to numerous questions from the group which included: traffic issues including the drag racing that is often seen/heard on the EW Connector and S. Cobb; upgraded town Home Standards emphasizing quality standards for construction. He indicated that if residents had concerns about the drag racing, etc., that they should contact 911. He also offered information about the extended Silver Comet Trail that will go behind the back row of houses facing the wooded land area. Eventually, the project will connect the Belt Line to the Silver Comet Trail. He did not have an anticipated date of construction or completion of the project. Tim indicated that he was going to check to see if an addition of a sidewalk on the service station side on Cooper Lake Road down to South Cobb Drive would be a Cobb county or Smyrna responsibility. Folks would like to see a sidewalk placed there. Comments were shared about the erratic light control at Atlanta Road and Cumberland and the overgrowth of foliage on the retaining wall between houses and the EW connector. Tim indicated that he would share our concerns/questions with the city engineer and with the Public Works Commission. he was going to check to see if the addition of a sidewalk would be a Cobb county or Smyrna responsibility on the service station side on Cooper Lake Road down to South Cobb Drive.

A final discussion Tim presented included the new item on our tax bill for street lights. GA Power is charging all cities for the installment and maintenance of street lights. The cost for this service is being passed along to all residents in all communities. Tim did mention that the funds collected does go to city conservation issues focusing on energy deficiencies.

Community members thanked Tim for his discussions and his work.

WCC accomplishments during 2021:

Debra talked about the accomplishments made in the community during this past year which included replacing all the mail boxes and having an arborist come and care for all the overgrown trees in the

community. This work will continue as many of the smaller trees need aggressive pruning and/or removal. The cost for both projects were \$6,000 each. We continue to be pleased with our landscaping company and appreciate the good job they do each week maintaining our beautiful surroundings.

Rawlings Gazebo

Debra shared with the community that Ben Rawlings had decided after twenty plus years that he needed to resign as the resident landscape advisor. Ben began that role when he was President of the Board many years ago and has continued on a volunteer basis all these years. In recognition and in appreciation of his service to the Board and the community, the Board voted to name the Gazebo after Ben and a plaque has been made honoring him. The Gazebo is now the Rawlings Gazebo. Look for the plaque the next time you are up at the Gazebo and let Ben know how much we have appreciated his service.

Debra announced that Cathy Curley, #142, has agreed to be our liaison with our landscaping company. Cathy indicated if any resident has landscaping issues to e-mail her at cathycurley1@gmail.com. Keeping up with the landscaping needs of the community is a big job and we appreciate Cathy's willingness to help us in this area.

Fencing

Gerry Simon, #143, and Board Vice President continues to schedule fence repairs. If residents have a need for a fence repair they should send Gerry an e-mail at pacosimon@hotmail.com. We were all reminded to keep dirt and growth away from the fence in order to preserve the fences. Gerry reminds us that the fences are 21 years old and are often in need of repair. The board is looking into an alternate resource for fence maintenance so that fencing needs can be met timelier.

WCC Website

Debra reminded folks that our website, *Westchestercommons.info*, has a lot of information about our community including Covenants and paint colors. Alex Tomic #134, has helped us keep the website active and all Board meeting minutes are posted on the site.

Security Camera

Jim Swartz, #133, and Board Member At Large, reminded us that the security camera has continued to post license numbers of cars traveling into the community and has provided important information on recent incidents that have occurred in the community. We are reminded that if we get a new car, we need to make sure our new car license is posted on the listing. And, if you haven't posted your car license, please do so we have a record of all authorized cars in the community. Contact Jim at jswartsr@aol.com if you have questions.

2022 Annual Budget

Our Board Treasurer, Ralph Thurmond, is out of town and Debra discussed the 2022 Budget. A copy of the proposed budget was handed out to residents. Debra mentioned that there would be no changes on budget allocations and that we have \$41,842 in our reserve account which is in line with our most current Reserve Report. Any funds that are not utilized during the year are transferred to our reserve account that is used for needed updates and maintenance. A motion was made and seconded to approve the 2022 Budget.

Other

A question was raised about winter flowers (pansies) being planted. Concern that the rabbits seem to eat the pansies and the board had considered if they should go ahead with the planting. The decision was made to plant them again. Debra mentioned that folks might want to invest in landscaping screen and./or Deer/Rabbit spray that helps control the problem.

Concern was made about the red aunt hills found throughout the community and the presence of weeds in the lawns. Debra mentioned that we have a company that sprays for these conditions twice a year.

Mary Ging, # 140, spoke to recycling glass items. We have been told that we could not leave glass containers in our recycling bins. Mary is happy to take any glass materials to the county recycling program. The glass can only be for food and liquid (i.e.: spaghetti jar or beer/wine bottles, no glass vases). Please wash the glass before dropping them off. Since Mary has a small car, she is only offering this service to those people who don't go to the Smyrna Recycling Center on South Cobb Drive. Residents can leave the glass items they have in a bag on Mary's porch. She also reminded us that since we can't leave Styrofoam materials in our recycling bins, that Publix has a container where we can leave them there when we go to the store. We all should be mindful of our recycling opportunities. .

Debra reminded residents that it is their responsibility to make sure their property is maintained properly. Check for rotting wood; cracks in the brick, gutter repairs, painting, and other needed repairs your property may need.

Residents were invited to meet with other residents at the Rawlins Gazebo Greens each afternoon at 5pm. We have been doing this since the pandemic and have continued all these months. It is a lot of fun. You get to know your neighbors better; discuss current topics; and play Trivial Pursuit and other fun games. Once cold weather sets in, the time may change but look for the gathering each day and come join us!

Election of Board Members

Ralph Thurmond, current board treasurer, has indicated his plans to resign from the position. We are pleased to announce that Jerry Levy, #139, has agreed to take over that position.

2022 Board Officers will be Debra Baird, President, Gerry Simon, Vice President, Anita Otegen, Secretary, Jerry Levy, Treasurer, and Jim Swartz, Member At-Large. The residents voted to accept the 2022 Board as presented. Cathy Curley will be an advisor to the board on landscaping issues. The board will confirm board assignments at their next scheduled board meeting.

The meeting was adjourned and followed by a pot luck supper.

Dick Dietz for Anita Otegen, Secretary

**Westchester Commons Townhome Association
2022 Annual Budget**

Assessment Income (40 Homes @ \$175 per month) \$84,000

Category	Annual Expenses
Management	6,000
Accounting	250
Legal Fees	150
Postage	90
Insurance	2,150
Printing	150
Office Supplies	150
Property Tax	250
Misc. General & Admin	300
File Storage	200
Activities	100
Electricity-Entrance	1,225
Water/Irrigation – Entrance	1,450
Water/Irrigation – Gazebo	235
Fence Repair	10,000
General Maintenance	1,600
Landscape Maintenance	25,200
Seasonal Landscape Maintenance	17,000
Termite Protection	3,500
Security Camera	2,000
Capital Reserves Contribution	12,000
Total Expenses	84,000
