

IRONGATE COMMUNITY HOMEOWNERS ASSOCIATION

ANNUAL MEETING

2021

READING OF PREVIOUS MINUTES & OLD BUSINESS-

(COVID- WAIVE 2020 MINUTES)

NEW BUSINESS-

- ELECT BOARD OFFICERS- PRESIDENT, SECRETARY**
- TREASURER'S REPORT**
- REPORTS OF STANDING COMMITTEES-**

WELCOME 21 NEW RESIDENTS

| Name | Address |
|--------------------------------------|--------------------|
| GROOVER, NEAL I & ALLISON | 100 PINE NEEDLE CT |
| HARPER, STEVEN A & TAMARA WATSON | 100 RAMBLEWOOD DR |
| BRENT, GEORGE & LORI | 127 RAMBLEWOOD DR |
| READ, RANDY G & STEPHANIE | 147 PLANTATION TRL |
| MISNER, MICHAEL D | 103 PLANTATION TRL |
| COLSON, BENJAMIN J & CATHERINE L | 102 PLANTATION TRL |
| MCKAY, BRITTON ANNA & BENJAMIN PRICE | 135 PLANTATION TRL |
| HUNTER, FAYE K | 115 REMINGTON WAY |
| MOORE, ADAM R & ALLISON G | 100 WINCHESTER WAY |
| MERRIAM, PHILIP & AMBER | 102 REMINGTON WAY |
| RAHAM, VANCE & REGINA | 249 WELLINGTON CIR |
| FRANKLIN, JUSTIN D & ANNA S | 1009 MONARCH CIR |
| PETERSON, ADRIAN N | 143 BRENTWOOD CIR |
| FLORIN, RYAN & LAUREN | 901 MONARCH CIR |
| ALLEY, THOMAS L & REBECCA R | 221 WELLINGTON CIR |
| WHITE, ELANIA W & JOHN D | 234 WELLINGTON CIR |
| HAGAN, AUSTIN DWAYNE | 402 OXFORD CT |
| WATANABE, DARIN & LORI NELL | 704 ANNA WAY |
| SALE PENDING | 512 CRESTVIEW DR |
| SALE PENDING | 100 SUNSET DR |
| SALE PENDING | 232 WELLINGTON CIR |

NEW BUSINESS: TRESURERS REPORT

- **INTRODUCTION - JENNIFER BRIDGES**
- **HANDOUT**

REPORTS OF STANDING COMMITTEES-

1. **Social Chair** : **VACANT** (Secretary -Ashley Hand)
2. **Maint. & Improvement** : **VACANT** (VP -Becky Rogers & Ann Henderson)
3. **Entrance Management and Beautification** : **VACANT** (VP -Becky Rogers)
4. **Government Liaison** : **VACANT** (VP -Becky Rogers)
5. **Newsletter** : **VACANT** (President -Randy Jones)
6. **Welcome Chair** : **Linda Powell-Jones**

SOCIAL CHAIR

HOLIDAY SOCIAL:
THURSDAY, DECEMBER 9, 6-9

SANTA GOLF CART PARADE:
SUNDAY DECEMBER 19, 2:30

YARD OF THE SEASON:
AWARDED \$50 TO 20 HOMES



MAINTENANCE & IMPROVEMENT ENTRANCE MANAGEMENT & BEAUTIFICATION

- **GRIMES- 3RD CONTRACTOR**
- **EXPANDED SCOPE OF MAINTENANCE CONTRACT**
- ***VACANT LOT ROADSIDES NOW CUT***
- ***TAKEOVER COUNTY WORK (CEASED DURING COVID)***
- ***REMOVED OLD GROWTH, REBUILT GATE BEDS***
- ***MINOR ELECTRICAL, IRRIGATION REPAIRS***



MAINTENANCE & IMPROVEMENT, ENTRANCE MANAGEMENT & BEAUTIFICATION

(COVENANT COMPLIANCE)

- 27 separate violations identified**
- 14 referred to Bulloch County code enforcement,**
- 10 referred to the Irongate Developers**
- 3 corrected on the spot after contacted by HOA**

GOVERNMENT LIAISON

UPDATED IRONGATE LIGHTING DISTRICT

- **WORKED WITH TAX ASSESSOR**
- **ADDED 32 HOMES**
- **MORE FAIR-REDUCED LIGHTING TAX ASSESSMENTS**

COMMON CURRENT VIOLATIONS

STORAGE SHEDS-

- **READ COVENANTS-**
- **GET DEVELOPER PERMISSION!**

*****ARE YOU IN A UNLUCKY LOCATION?***

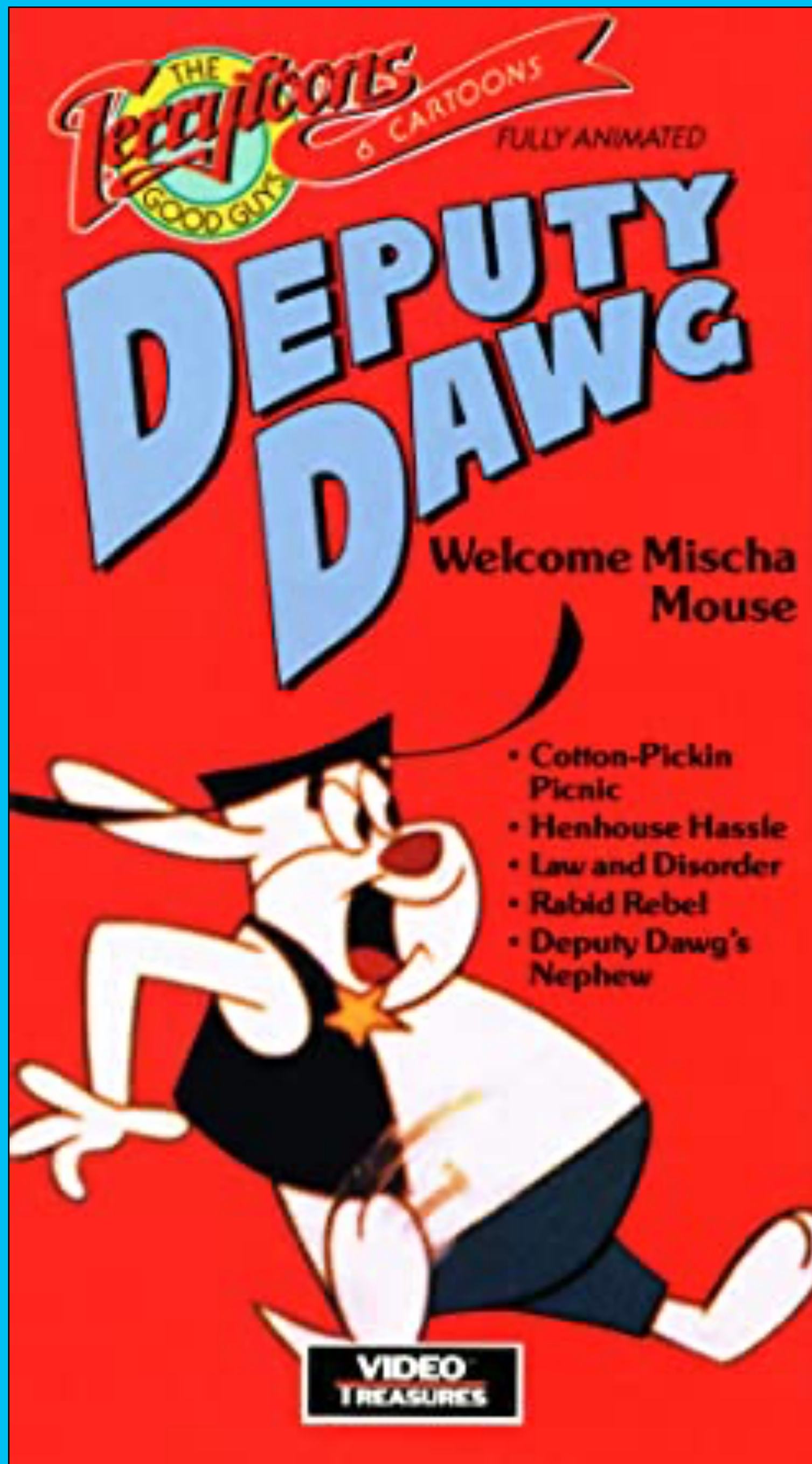
TRAILERS

*****STORE THEM OUT OF SITE***

GET DEVELOPER PERMISSION

- **SWIMMING POOLS- 3 APPROVED**
- **SOLAR SYSTEMS- 1 APPROVED**
- **FENCES- 2 APPROVED**
- **NEW BUILDINGS/CONSTRUCTION (STORAGE SHED)- 3 APPROVED, 1 DISAPPROVED**
- **EXTERIOR MODIFICATIONS (PAINT HOUSE DIFFERENT COLOR) - 1 APPROVED**





YOU CAN HELP TOO

- WE ARE IN COMPLIANCE TOGETHER!
- FIRST- TALK TO YOUR NEIGHBOR
- EXPLAIN “NUSIANCE FACTOR”

CRIME

SHERIFF'S OFFICE WILL CONDUCT SECURITY CHECKS WHEN AWAY FROM HOME

REQUEST A SECURITY CHECK PLEASE CONTACT 912-764-1771

OR

DOWNLOAD A SECURITY CHECK FORM THAT YOU CAN DROP OFF AT THE SHERIFF'S OFFICE.



2020 NEWSLETTERS

- ISSUED 7 NEWSLETTERS
- BIGGEST POSITIVE STORY:
ROCK FAIRY!



IRONGATE THANKS THE ROCK FAIRY

ADJOURNMENT

TRAVEL HOME SAFELY