

Irongate Annual HOA Meeting 2023



1973-2023

Irongate Annual HOA Meeting 2023



- **REGISTRATION - Ashley Hand**
- **APPRECIATION AWARD- Linda Conley**
- **WELCOME NEW RESIDENTS- Becky Rogers**
- **FIRE CHIEF- Tim Grams**
- **GOVT. LIASON-Joan Aiden**
- **TREASURER REPORT- Jennifer Bridges**
- **PRESIDENT REPORT- Randy Jones**
- **ELECT OFFICERS- Shelvy Humphrey**

Irongate Annual HOA Meeting 2023

Linda Conley
Guest of Honor



**WITH IRONGATE FROM THE VERY BEGINNING AND
CONTINUING TO SERVE US
1973-2023**

Irongate Infrastructure- Fire Protection



FIRE PROTECTION

Fire Chief Tim Gram

Irongate Annual HOA Meeting 2023



***2020 26 NEW RESIDENTS, 2021 21 NEW RESIDENTS
2022 9 NEW RESIDENTS, 2023 13 NEW RESIDENTS***



**Becky Rogers
Welcome Chair**

1. Everett Polk 206 Wellington Circle
2. James & Geri Sanders 119 Remington Way
3. Craig & Dawn Harvey 128 Brentwood Circle
4. Brandon Bailey 702 Anna Way
5. Jesse & Krystie Hagler 200 Plantation Trail
6. William & Shayne Reed 132 Brentwood Circle
7. Ben & Brianna Broadrick 140 Brentwood Circle
8. Yelena Tarasenko 500 Crestview Drive
9. Sandra Smallman & Ellen Wheelock 100 Tiffany Court
10. Amy & Tiller Gay 902 Monarch Circle
11. Tony Parker 208 Plantation Trail
12. David & Breanna Carter 117 Remington Way
13. Brandi Saltzman 1002 Monarch Circle

**26%
Resident turnover
in 4 years**

**64%
HOA increase
2003-2023**

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Government Liaison
Joan Aiden

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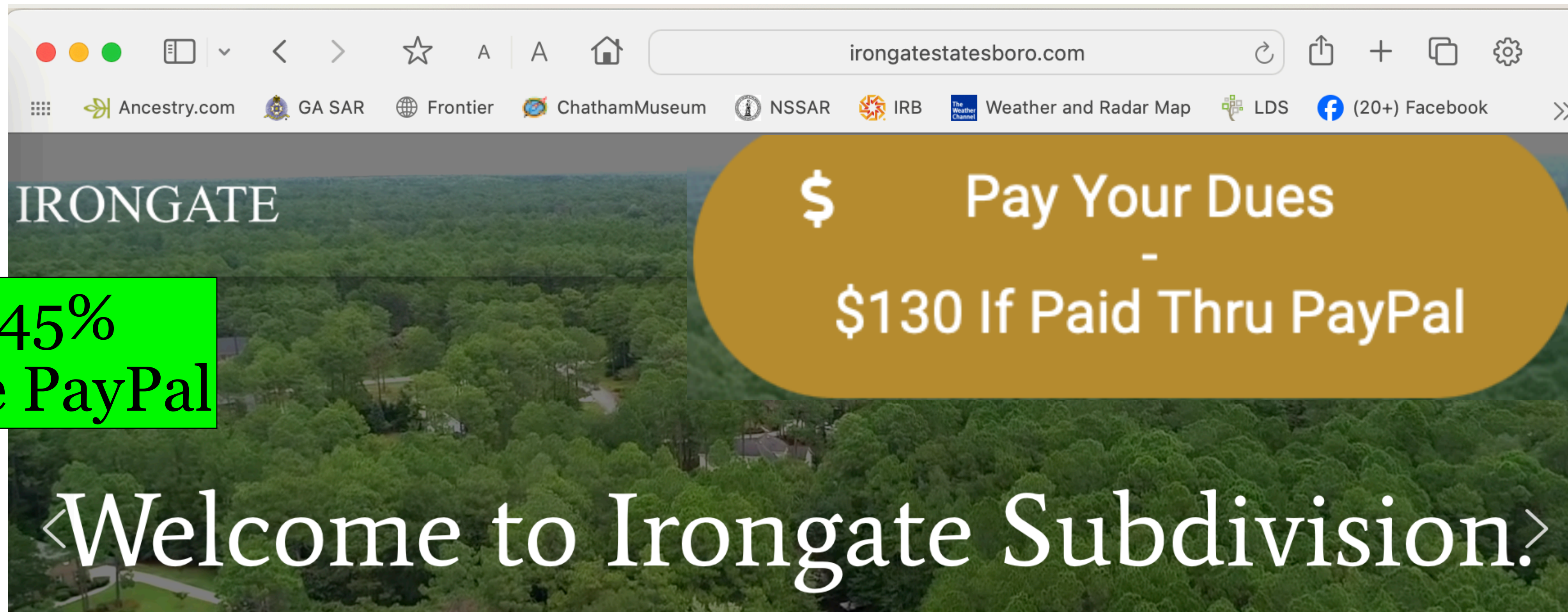


TREASURER REPORT

JENNIFER BRIDGES

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<https://irongatestatesboro.com/>



45%
Use PayPal

**2024 ALL INVOICES WILL BE EMAILED
*MUST HAVE YOUR EMAIL ADDRESS!***

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PRESIDENT REPORTS

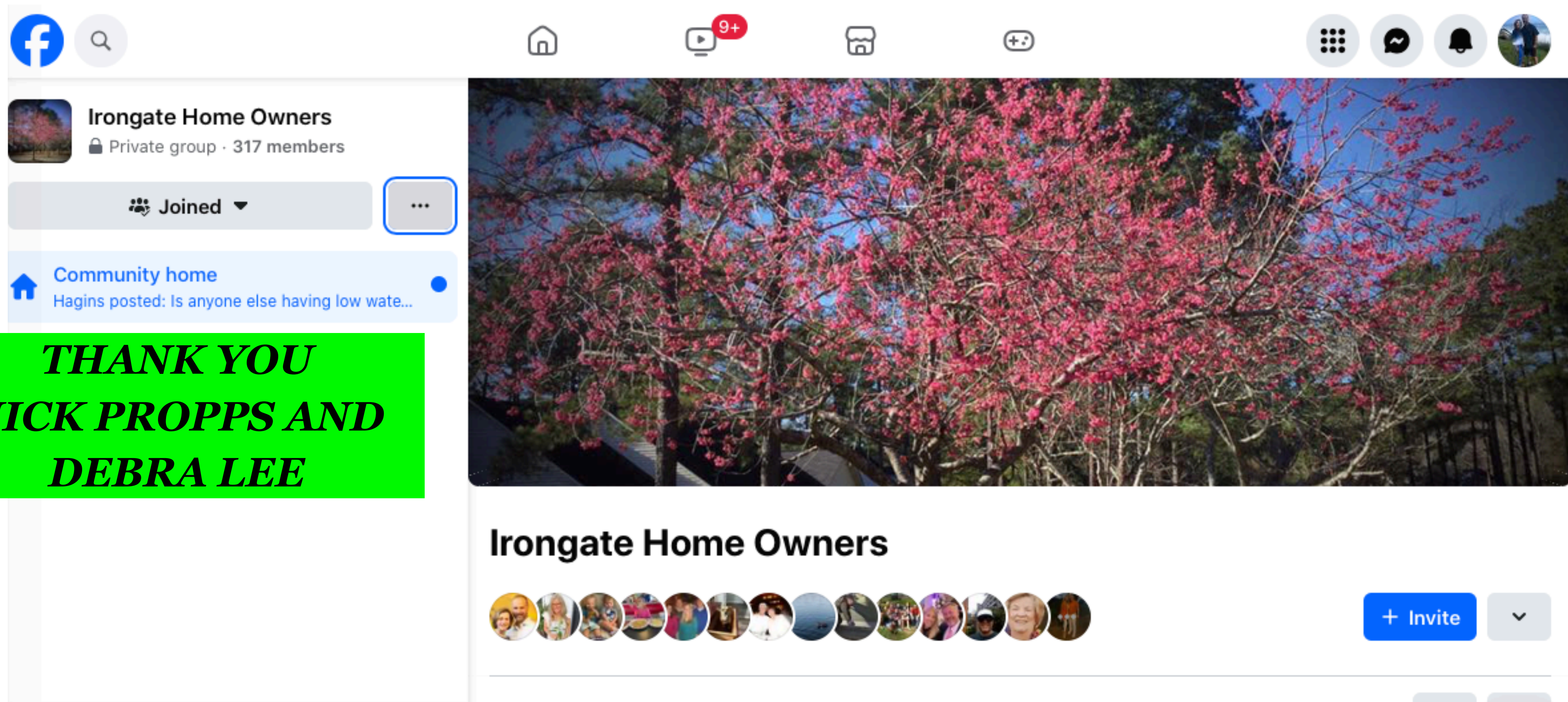
Randy Jones

Doing more with less until we can do everything with nothing!

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NEWSLETTER REPLACED BY FACEBOOK



***THANK YOU
NICK PROPPS AND
DEBRA LEE***

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IRONGATE CONSTITUTION ADOPTED 03/16/2003

The purposes of the Association are:

- Assure a clean, well-maintained neighborhood,
- Enhance infrastructure
- Provide a pleasant environment for residents,
- Arrange recreational and social activities,
- Interface with owners/developers when necessary



(Collect Dues and employ a corporate TAX SHELTER)

HOA invested about \$600K in 20 years

About \$200K would have gone to taxes!

File the 1120-H, LAW IRC 501(c)(4)

Irongate Infrastructure: Drinking Water



- Leaking Pipe?
- Call MSO
- 20 miles of pipe (here to Claxton)
- *MSO calls 811*
- *811 calls Utilities*
- *Utilities locate & mark*
- *MSO repairs Pipe*
- *Water quality may be impacted*



Irongate Infrastructure: Drinking Water



- A single leak in toilet supply line, which flows at 2-3 gallons per minute, can lose up to 3,000-4,000 gallons each day.
- A washing machine hose can leak up to 10-12 gallons per minute, causing the loss of more than 12,000 gallons in 24 hours.
- *About 20% of drinking water system loss is from leaks*

Irongate Infrastructure: Drinking Water



- Do not conflate billing errors with water quality
- If you have issues call MSO: (912) 489-6668
- Not satisfied? Call GaEPD: (470) 524-2567
- Irongate Water is safe, 25 years -only 2 violations



Irongate Infrastructure: Future Streetlight Projects



*****POSSIBLE FUTURE PROJECTS*****

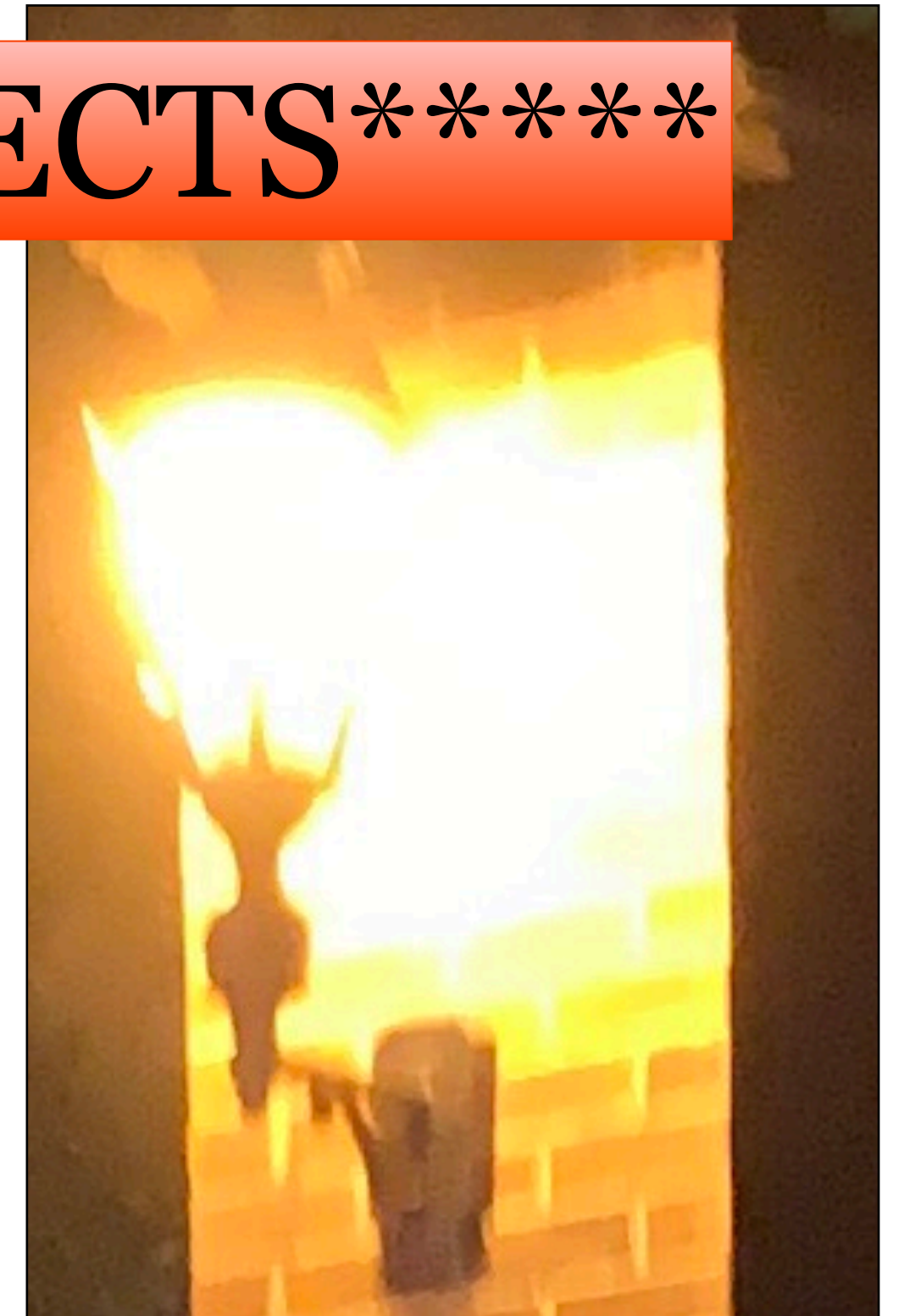
5 STREETLIGHT ESTIMATES

- 105 LAKESIDE CT – \$5,700
- 605 COLONIAL CT – \$5,136
- 113 PLANTATION TRAIL – \$2,940
- 142 PLANTATION TRAIL – \$2,520
- 225 WELLINGTON CIR – \$7,950

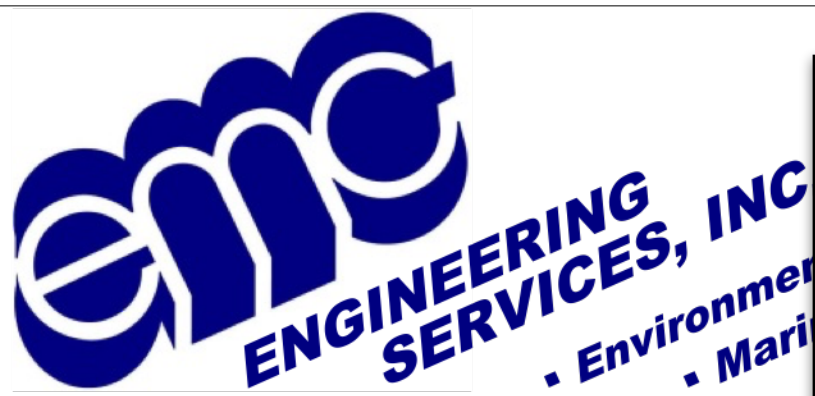
<https://www.georgiapower.com/company/safety/outages-and-stormcenter/outage-information/street-light-outage.html>



3 electric timers
2 at Cypress Lake
Gates, 1 Country Club



4 sodium vapor
lights (yellow light)
2 each at Cypress
Lake Gates



SERVICE AGREEMENT

1211 Merchant Way

Irongate Infrastructure: Drainage and Lake



TO: Irongate Home Owners Association

C/O: Randy Jones, President

ADDRESS: 810 Julieann Way, St

TELEPHONE: (912) 687-6954

PROJECT MANAGER: Jeremy R. Hart, P.E.

CLIENT TYPE: Private

DESCRIPTION: Subdivision Pond Assessment

LOCATION: Irongate Subdivision, Bulloch County, Georgia

SCOPE OF WORK: EMC will provide the below Engineering Services for the existing Irongate Subdivision Pond. Pond located on a portion of an 19.89-acre parcel of land, being Bulloch County Tax Parcel MS12000051000; shown as currently owned by Iron Gate Construction, Inc.

- Site Inspection: Visual inspection of outfall control structures, emergency spillways, dams, and surrounding topography.
- Report of Findings: Preparation of an Assessment Report including inspection findings, photos, remediation recommendations, remediation permitting requirements, and long term maintenance plan.

ADDITIONAL SERVICES: EMC will also furnish additional services as you may request. Additional services will be documented by EMC and authorized by the Client prior to execution.

Additional services will include the following:

- Geotechnical Investigations (dam structure)
- Closed Circuit Video Inspections (outfall control structures)
- Surveying Services
- Dam Breach Analysis
- Remediation Plans / Construction Documents
- Permitting

COMPLETION DATE: Mutually Agreed Upon

FEE: Lump Sum: \$1,200 Hourly Rate Schedule: 2021

THE ABOVE AGREEMENT IS UNDERSTOOD AND ACCEPTED. PAYMENT OF FEE CONSTITUTES CONTRACT EXECUTION WITHOUT CLIENT SIGNATURE. ALL WORK PERFORMED IN ACCORDANCE WITH THE ATTACHED GENERAL PROVISIONS.

EMC ENGINEERING SERVICES, INC.

CLIENT

***** POSSIBLE FUTURE PROJECT *****

- Inspect structures and dams
- Long term maintenance plan.
- Dam Breach Analysis
- Remediation Plans
- Cost estimate for work- \$1,200

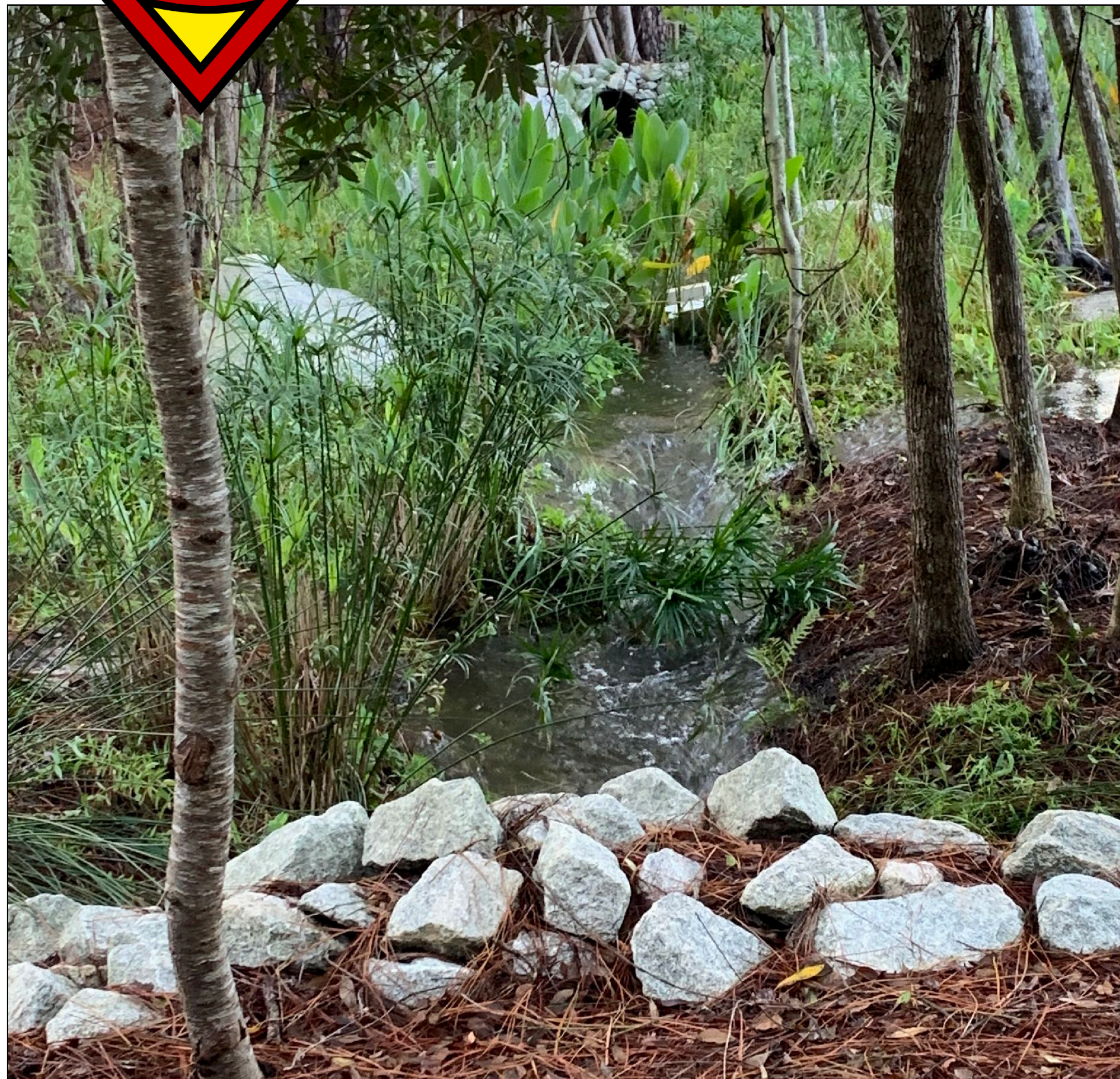


Irongate Infrastructure: Drainage and Lake





Irongate Infrastructure: Drainage and Lake





Many other Irongate Superheroes!



**Thank you residents who care for the neighborhood
by going above and beyond**



Irongate Infrastructure- Crime Prevention

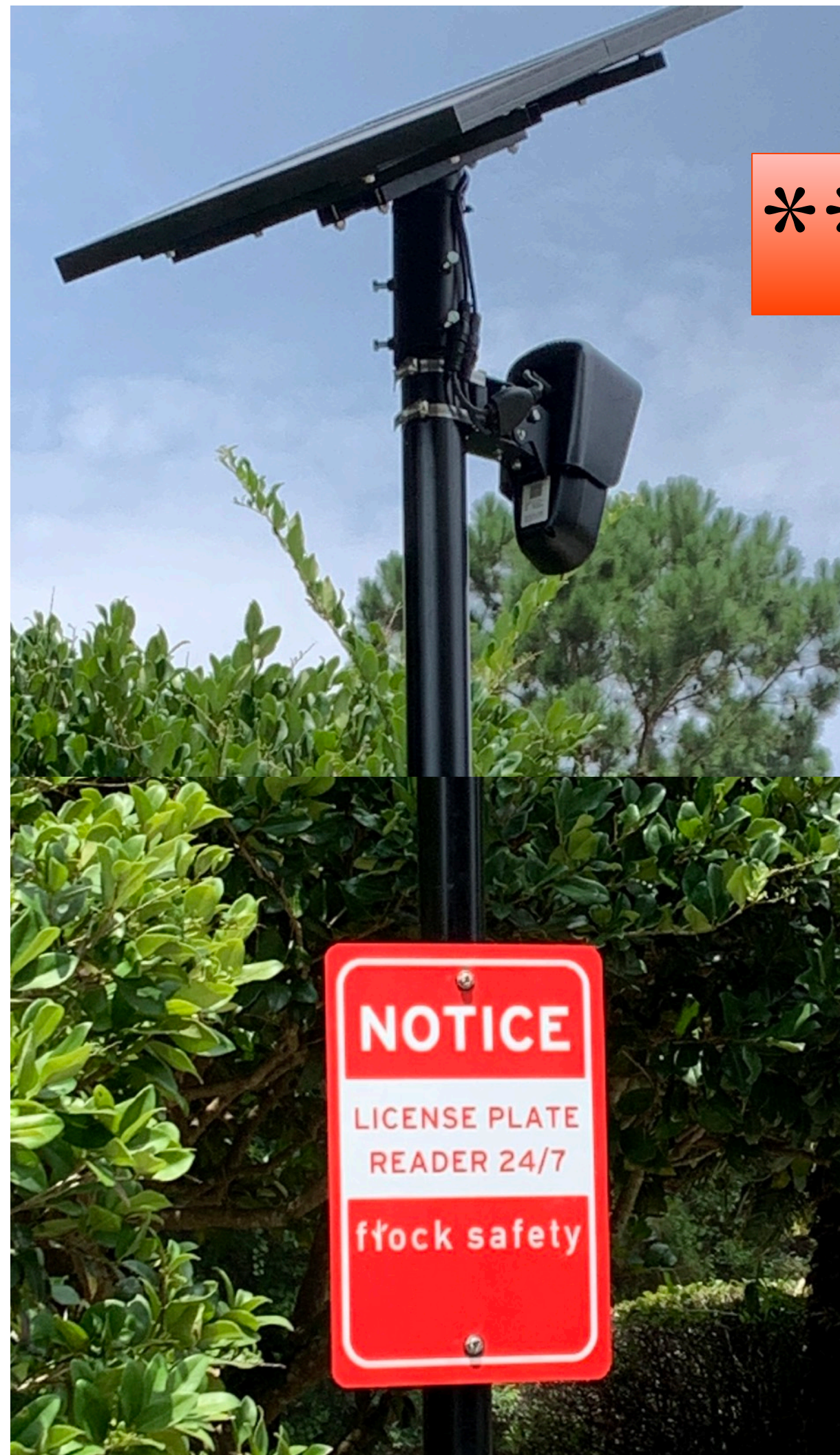


Flock Cameras (License Plate Readers)

*****POSSIBLE FUTURE PROJECT*****

***BULLOCH COUNTY SHERIFF
does NOT have a LPR system***

- City of Statesboro, GSU both use Flock LPRs
- \$2,500 per gate per year x 4 gates = \$10,000
- \$10,000/286 members = \$34.96
- Dues (\$125 + \$35) = \$160 per year
- <\$3 a month!



Irongate Infrastructure- Crime Prevention



*****POSSIBLE FUTURE PROJECT*****



Statesboro 2023 Vehicle break-ins

- Car stolen from Bibb County
- 3 arrested and charged:
 1. Theft by taking motor vehicle
 2. Theft by receiving stolen property
 3. Illegal Possession of firearm
 4. Giving false information

Irongate Infrastructure- Crime Prevention



*****POSSIBLE FUTURE PROJECT*****

Flock Cameras (License Plate Readers)

- Suspect in murder of Bulloch County woman (Bonnie Rushing) caught in Florida
- **Stilson residents are petitioning Bulloch County to get Flock LPRs**
- Would have identified vehicle before crime



Irongate Infrastructure- Crime Prevention



2021 Irongate Vehicle break-ins



- Alert resident calls 911 @ 3 am
- Home security alarm wires cut
- 3 arrested
- Illegal drugs found
- Multiple illegal weapons
- Stolen items recovered



*****POSSIBLE FUTURE PROJECT*****

- *Thank you K9 Gismo*

Irongate Infrastructure- Crime Prevention

*****POSSIBLE FUTURE PROJECT*****



2012 Irongate Robbery and Kidnapping

- Several men robbed a couple at gunpoint in their Irongate driveway at 12:45 a.m.
- One victim forced to drive assailants to AJ Riggs Road to meet a getaway car
- She was released unharmed to go back home



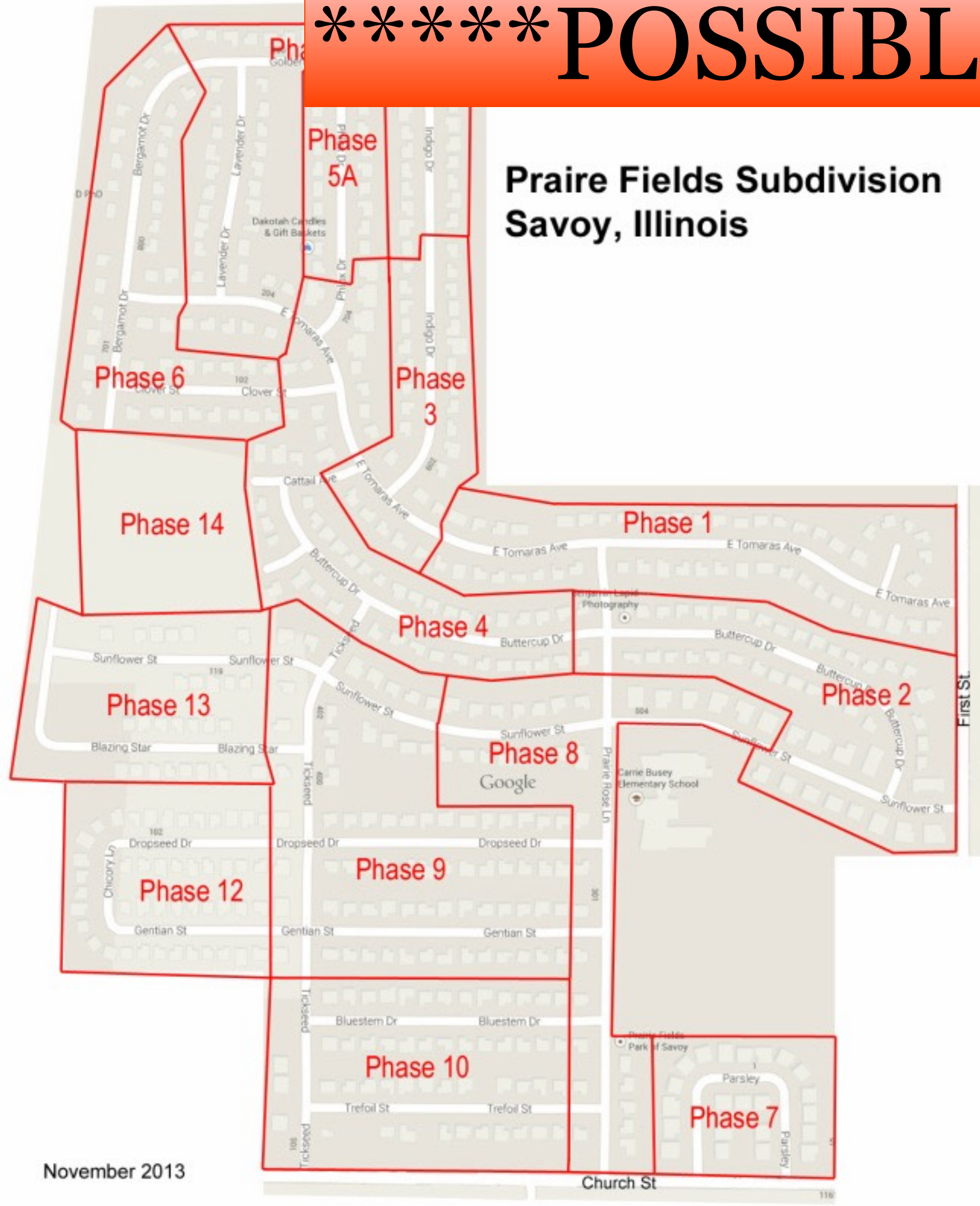
Criminals captured and imprisoned

Irongate Covenant Compliance



***** POSSIBLE FUTURE PROJECT*****

Praire Fields Subdivision
Savoy, Illinois



Each of these 13 phases has its own (differing) covenants...

- If we were to amend our covenants they would apply only to those homeowners who voted YES, (until the home sold)
- Wait for handover by developer, amend covenants and gather signatures one time.
- Current covenant procedures 50 years old not perfect but are working
- Proxy (email voting) Hazelwood and 1/3 rule

Irongate Covenant Compliance



Most common covenant violations

- Delinquent dues
- Trailers

Irongate Covenant Compliance



2023 COVENANT COMPLIANCE

- **1 REFERRED TO DEVELOPER- RESOLVED**
- **1 REFERRED TO COUNTY SHERIFF- RESOLVED**

Both issues resolved with residents support

IRONGATE GROUP

Attn: Covenant Compliance

PO BOX 1064

STATESBORO, GA 30459

Irongate Infrastructure Trash Collection



“Trash Juice”

- Jay Hodges, Operations Manager
(jay@atlanticwaste.com) (912) 964-2000
- Split trash collection into 2 smaller routes



Irongate Annual HOA Meeting 2023

ELECT HOA OFFICERS-



- **Shelvy Humphrey (Secretary)**
- **Nominations from the floor for President and Vice President**
- **Vice President Pro-Tem?**

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Michael Fleming
912-227-6911



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2023 HOLIDAY SOCIAL



**Clint and Elizabeth
Nessmith
907 Monarch Circle**

**December 10th,
6 - 8:00 pm**

Irongate Annual HOA Meeting 2023



Thank you Rock Fairy

Thank you for attending
Drive home safely
See you at the Holiday Social