

Conyers Callaway Community Meeting

Meeting Minutes

Wednesday, February 26, 2024, 7:00 P.M

Zoom

Present Members: Roger Mforneh, Carl Henry, Palestine Johnson, 36 total homeowners present.

1. **Call to Order:** Chief Financial Officer Carl Henry called the meeting to order at 7:15 p.m. reminding all community members that the purpose was to discuss previously tabled matters. He warmly welcomed everyone and spoke on the future of the community and the challenges ahead and how together as a team we can forge ahead by following some basic guidelines. The multiple leaks and rising cost of repairs are driving up our utility bills. The Board only bills homeowners for water usage that flows through the sub-meters that are installed inside of the units and not water that flows through the master meter. The HOA is the main point of contact for the community and is the chief enforcer for the Covenant. Mr. Henry introduced Officer Matthews from Code Enforcement to address ongoing issues (junk vehicle, decay retaining wall on Hawkeye Lane, trash bin overflow, vehicle blocking mailboxes bulk pickup and unsightly vegetation). Officer Matthews reiterated that the purpose of Code Enforcement is to keep Conyers beautiful.
2. **Sprinkler System-** The fire boxes and sprinkler system were inspected, and some were inspected, and some required repair or replacement. Several units were not maintaining pressure, and an air pressure test is needed for 10 to 15 units at a total cost of \$5,500. Additionally. Fire boxes need repairs and insulation, along with necessary electrical work.
3. **Water Leaks-** A leak detection company was dispatched to investigate the ongoing leaks in the community, but the plumber was unable to locate it. As a result, another leak detection company will be dispatched on February 28, 2025, at a total cost of \$2200. Due to the aging infrastructure, the city has classified the property as private and is unable to assist. Homeowners are responsible for the plumbing from the sidewalk to the interior of their units. As a result of leaks, the unpaid water bill to Rockdale Water Resource has exceeded \$107,000
4. **Parking-** Steet parking is strictly prohibited. Homeowners must use their designated parking spaces to ensure clear access to emergency vehicles. Maintenance crews. school buses, postal services and fire trucks. Enforcement measures will be implemented. Commercial vehicles, including trailers and box trucks, are not allowed to park in the community at any time. Violations will result in law enforcement intervention.

Speeding by cars and motorcycles is also prohibited. A speed check device has been installed on Callaway Crossing to monitor speeding. Please adhere to the posted speed limit for the safety of all residents.

5. **Lawn care-** The lawn care team was in the community for a cleanup, arriving earlier than usual. While the cost of these services continues to rise, we have received multiple positive feedback from the homeowners. The landscapers noted that a significant amount of their time was spent picking up trash. Please make sure that the trash and recycle bins are secure and are not overflowing. Additional bins can be ordered from the city if needed.
6. **Retaining Wall-** The retaining wall on Hawkeye Lane has become an eyesore. Homeowners will have a separate meeting with the Board of Directors and Officer Matthews from Code Enforcement to address the issue.
7. **Violation-** Please adhere to the Community Covenant and standards regarding parking, unit upkeep, and window coverings. Window coverings visible from the outside must be white. It is recommended to wash your unit twice per year to remove mildew and other debris from it.
8. **Dogs-**All dogs must leash. Most Georgia counties and municipalities do have laws that stipulate when dogs must be restrained. However, dog owners who fail to follow appropriate leash laws could find themselves liable for any injuries caused by their unleashed dog. Homeowners must clean up after their dogs to keep sidewalks and grassy areas free of dog waste.
9. **Copy of Financial-**Please contact Sentry Management to request a copy of the Board Financials. It is your right to get a copy of the Board Financials if needed.