

Conyers Callaway Community Meeting Minutes

Date: June 18, 2025

Time: 7:30 PM

Location: Zoom

Member Present 18

1. Apologies

Several community members were unable to attend due to prior commitments and mixed up with the meeting date. The meeting started at 7:40pm.

2. Completed items or Near Completion

Sprinkler Boxes: Most sprinkler boxes have been installed; however, some still need doors and insulation.

Sprinkler Heads: A few homes still have sprinkler head issues. The committee will reference the last inspection report to identify affected homeowners and coordinate necessary repairs or replacements.

Brush Removal: The brush behind properties has been mostly cleared.

3. Parking, Towing, and Speeding Concerns

Overnight Street Parking: Reminder that overnight street parking is not allowed.

Speeding and Motorcycles: Concerns raised about speeding cars and motorcycles both within the community and along Callaway Crossing.

Commercial Vehicles: Reports of commercial box trucks, including FedEx trucks, parked behind units and on community streets.

Abandoned Vehicles: Any vehicle with expired tags or deemed abandoned violates City of Conyers, Rockdale County ordinances, and HOA rules. Offenders risk being fined by one or more of these entities.

4. Violations (Managed by HOA and Management Company)

Common violations include:

Parking in Right of Way

Mildew on House Exteriors

Garbage Behind Properties: Residents are reminded to pick up any garbage that may fall or accumulate outside.

Damaged or Improper Window Blinds

Overgrown Vines

5. Financial Overview

Water Services (RWR): Ongoing discussions and concerns about billing and leak

management.

Water Leak Repairs: Significant costs reported; see item 6 for details.

Street Lights: Maintenance and energy costs were reviewed.

Legal Fees: Payments made to the law firm handling liens, collections, and legal claims involving the HOA.

6. Water Leaks

Urgent Reminder: Leaks significantly impact community finances. Residents are urged to report any observed leaks immediately.

City Involvement: The city has not assisted, citing the area as private property. RWR has also failed to address leaks on their side of the meter.

Repairs to Date: leaks have been repaired since the last meeting.

Average cost for large leaks: ~\$6,500 (requiring heavy equipment)

Average cost for small leaks: \$700–\$1,500

Ongoing Issues: A major leak remains unresolved. The HOA has had to rehire a water detection company for a fourth time.

Meeting Adjourned at 8:21pm

Next meeting date to be announced. Residents are encouraged to stay involved and reach out to the HOA with any concerns or observations.