

# CHATTAHOOCHEE COVE HOMEOWNERS ASSOCIATION, INC.

Chattahoochee Cove Agenda for

2024 HOA ANNUAL MEETING

Sunday, November 05, 2023

2650 Old Towne Parkway (Alpha Tennis Academy *formerly* Duluth Racquet Club)

2:00p – 3:30p EST

**Registration** – 1:45p -2:00 pm (Eastern Standard Time)

**Verification of Quorum** – requires 52 in attendance (33%) for Board of Direction election

**Call to Order** – Doug Bergdoll

**Guest Contributor** - Charlotte Brandi, realtor from Virtual Properties, to provide a market analysis and update of development projects in the neighborhood which potentially impact home price appraisals. (Handouts)

**President's Report Attached** – presentation on summary of relevant issues (handout)

**Treasurer's Report & Review of 2024 Budget-**

Finances as of: 09/30/2023

Operating	\$ 105,807.73
Reserves	\$ 134,448.70
<u>Water/Sewer Deposit</u>	<u>\$ 5,000.00</u>
Total	\$ 245,256.43

Delinquencies thru 09/30/2023 – 4 accounts =\$1,670

Total Amount Delinquencies: (11) = \$3,202.75

**New Business:** to be discussed as appropriate

**Board of Directors:** Doug Bergdoll; Jason Farah; Joe Baradaran

**Official Member(s) at Large:** vacant

**Architectural/ Landscape Committee:** vacant

**Social Committee:** vacant

**Friend of the Board:** Steve Pemberton (former president)

**Adjournment**

## Summary of Chattahoochee Cove Homeowner activity issues: 2023 - 2024

1. The City of Duluth has designated our neighborhood as part of a **high priority investment area** coincident with the current housing development(s) under construction: Encore at Ashton Woods Townhomes (161 units/\$475+K); Riviere Townhomes (72 units/\$450+K); Riversong Townhomes (51 units/\$450+K); Rogers Bridge Pedestrian Bridge trailhead Chattahoochee River watershed near Chattahoochee Dog Park.
2. Encore at Ashton Woods development, a 465 SFU (304) / townhome (161) on the 145 acre former nearby golf course. Single homes pricing projected ranging from \$572k - \$649k; Townhomes priced from \$478k - \$558k. This market area leverages **recent high- end developments** in the nearby PIB corridor such as Sugarloaf Townhomes (PIB/Sugarloaf Pkwy), River's Edge (near QT) and GreySolon Townhomes on Main Street (near Lidl grocery on PIB and Main).
3. The City installed a 10' wide sidewalk along our Rogers Bridge frontage which links the Rogers Bridge pedestrian park development (\$5.7M) along Chattahoochee River basin with pedestrian walkway across the River to Johns Creek's Cauley Creek 204 acre recreational park. The Western Gwinnet Co. pedestrian and bikeway currently under construction extends from McGinnis Ferry Road (Suwannee) along PIB to just south of Rogers Bridge (ends in Norcross).
4. **Chattahoochee Cove is a 154 unit townhome community** spread over 15 acres chartered as fee-simple built in 1996 – 1998. **The total property value is currently estimated at \$46M.2 (assumes \$300k per unit):**
5. Chattahoochee Cove sale price trends: (development has 7 models ranging ~2,600 - ~1,300 sq. ft.)

Year	2017	2018	2019	2020	2021	2022	2023 YTD
Avg Sale Price	\$156,569	\$195,008	\$188,244	\$203,903	\$257,779	\$306,269	\$308,321
YoY % increase	-2%	25%	-3%	8%	26%	19%	1%
# of units sold	13	13	15	17	17	13	9

- Each Homeowner has legal responsibility to maintain its Limited-Common landscaped area to community standards as delineated per Declaration of Covenants and Flats as recorded at Gwinnett Co. Georgia Records. As such, per Article IX, sec. 2 & 3 (page 15 of HOA covenants): **Homeowner is responsible for exterior maintenance such as painting, siding and wood trim replacement (as appropriate) as well as water leak repair.** HOA has responsibility for Common area landscape maintenance as recorded at County Records and that which covers frontage area along Rogers Bridge Road including: tree/shrubbery, entryway signage, two flower beds, and two storm water retention ponds as well as maintaining the private streets (resurface/repair) and water line repair within street variance.
- Repaint of unit shall match existing paint color and that of attached neighbor(s) or entire building agrees to change. Also, reattach fallen window shutters, pressure washing drive pads, repair of rotted trim and siding, gutters etc. Over 85% of units have been repainted since 2016. **Failure to maintain will involve City of Duluth Code Compliance Office. HOA Board mgt. will conduct spring review to notify of painting, wood rot or pressure wash required.** Community residents voted several years ago to employ a lawn service company to ensure minimal lawn maintenance uniformity for homeowner's Limited Common areas. Beltran contracted to provide minimal services (e.g.) cut grass, trim bushes, edging and leaf removal. A portion (22%) of the monthly \$150 HOA fees (\$33) supports this service.
- Any additional work from a landscaping provider is a direct financial relationship with each homeowner.
- 6. **Curbside parking** is prohibited per Article X, Sec. 4, and subsection (c) as codified by the builder/developer on record with Gwinnett Co. Prohibited off-street parking clogs our narrow streets, hinders driver vision, disrupts mailbox delivery and creates unsafe environment for vehicles backing out of driveway from across street.
- City of Duluth ordinances (Chapter 8 of Municipal Parking Code) **strictly prohibits curbside parking** within 20 feet of an intersection/crosswalk, and within 15 feet on either side of a fire hydrant. (HOA strictly enforces reasonableness).
- **Most dangerous environment** of the property is intersection of Spring Cove & Summit Cove due to curved area and hill on Spring Cove. No Parking signage has been placed at those critical areas of the property where towing is a potential

deterrent for chronic abusers. The HOA has recently contracted with local Express Towing in Duluth (2785 Buford Highway). New signage was been posted on property with pertinent towed car reclamation information.

7. **Water conservation** is necessary to maintain affordable monthly consumption usage. Approximately 56% (\$84) of monthly fees are dedicated to covering water/sewage expense. Following are tips from Gwinnett Co Resources dept. (gwinnetth20.com) to reduce unnecessary water consumption:
  - Replace toilets with new low-flow high efficiency Toilets (HETs) as this activity accounts for ~30% of average home water consumption. Outdated shower heads provide account for ~17% of home water usage and ensure efficiency.
  - **Replace hot water heater if unit is > 12 years old** (date stamped on side of unit). Newer is more energy efficient.
  - Critical to replace faulty Pressure Regulator Valve (PRV) as evidenced by water continually dripping from outlet pipe outside home or on basement/garage floor. Recommended pressure setting is 55 – 75 PSI; replace every 5 yrs.
  - Do not over water gardens/flower beds in summer months; only water in early morning or late evening (evaporation).
8. **Trash and Recycle** pickups serviced by Republic Services are scheduled for Monday starting 01/01/2022 with 2 separate runs. Recycle bins are available at Public Works center and purple/green trash bags available for purchase from participating neighboring grocery stores (Publix, Kroger etc).
  - Large items (beds, furniture, grill etc.) can be picked up with advance 24 hour requests made (678.963.2800 or [www.Republicservices.com](http://www.Republicservices.com)). A purple/green bag must be attached to each item to ensure pickup.
  - Place trash curbside no earlier than Sunday 6:00p evening and remove bins by Monday evening to prevent eyesore.
  - City of Duluth annual dumpster cards can be obtained at 2450 Main Street or [www.duluthga.net](http://www.duluthga.net) for yard waste discard. Twelve trips are allowed prior to a \$25 fee assessment for each additional visit. Glass recycles visits free.
9. Chattahoochee Cove is a designated AT&T **internet fiber community** with broadband speeds available up to 1Gps. Fiber was installed 2015 and is available at the curb of each unit. A service call is required to bring the fiber drop inside the home to the designated room(s). Charter/Spectrum also provides cable service. Pls. ensure access lines (AT&T = black/Charter = orange) are buried in a timely period within a couple weeks of install to prevent cut lines. It requires a service request made by account holder to service provider. A neighbor cannot make the request on behalf of.
10. Chattahoochee Cove **maintains its own website ([chattahoocheecove.org](http://chattahoocheecove.org))** which contains copies of official documents such as Gwinnett County legally registered covenants and by-laws. The site contains additional detail on topics discussed in this presentation (which have been distributed to residents throughout the year electronically) such as curbside parking restrictions, garbage and recycle information from city of Duluth as well as Republic Services, water conservation tips and detail, a two page welcome packet to new residents as well as operating expense budget detail.
11. **Sharper Image Management Consultants** is our contracted property management company providing administrative support to the Chattahoochee Cove Homeowners Association of which every resident is a member by virtue of ownership. Contact information for Sharper's is the following: 770.973.5989 and [www.simcionline.com](http://www.simcionline.com).
  - Services provided include financial (monthly fee collections and pursuit of delinquent accounts), maintenance of account payable activity, balance sheet, operating statements etc. Sharpers also manage correspondence from residents to the HOA Board of Directors in a timely fashion with 24 hour service availability (office staff opens from 9:00 – 4:00 M-F with answering service available off-hours).
  - As example, contact Sharpers for request to shut water service to the Community if plumbing repair is required at the unit. Only a request from a certified and licensed plumber will be considered due to the consequential impacts of a shutdown. A form is available (Sharper's) and must be completed by homeowner providing service detail.
12. **Preferred service providers** utilized by the HOA for problem solutions: Premier Pressure Washing (404.348.2861) for driveway, gutter clean-out and siding cleaning. James Bardsley Plumbing (678.376.1664) for residential servicing. Beltran Landscaping (678.499.6017) for flowers, decorative rock/paver installations/tree trimming etc. Brockett Construction (770.614.7852) for home remodeling jobs and repairs/painting/floor install etc. Mailbox post replacement: Sign Kwik (770.623.1669); Residential Realtor (Virtual Properties: Charlotte Brandi (678.576.0567).
  - Mailboxes can be purchased at Home Depot: manufacturer is Gibraltar; Large/Black, model # 438673 for < \$30.

## Chattahoochee Cove Historical Water Usage Billing:

**2023: water rates = \$5.53 gal (+4.5% from 2022)/ sewage = \$9.02 (+4.5% from 2022)**

Jan-23	731.4	34.0	21.5	\$11,981.09
Feb-23	530.0	27.0	19.6	\$9,267.50
Mar-23	591.5	30.0	19.7	\$10,162.33
Apr-23	649.1	32.0	20.3	\$11,000.40
May-23	588.5	29.0	20.3	\$11,000.41
Jun-23	667.8	31.0	21.5	\$11,272.49
Jul-23	746.7	32.0	23.3	\$12,420.48
Aug-23	757.5	29.0	26.1	\$12,577.63
<b>2023 mo. avg. YTD</b>	<b>655.2</b>	<b>30.3</b>	<b>21.6</b>	<b>\$10,682.70</b>

For reference:	Consumption (000)	yr o yr % increase	Monthly billing avg.
2007	441.0		
2008	561.0		
2009	616.0		
2010	612.0		
2017	640.3		\$9,809.02
2018	737.1	15%	\$11,053.44
2019	823.1	12%	\$12,339.11
2020	721.5	-12%	\$10,999.19
2021	864.1	20%	\$13,562.63
2022	732.8	-15%	\$11,756.58
2023	655.2	-11%	\$10,682.70
<b>increased % since 2017:</b>	<b>&gt;&gt;&gt;</b>	<b>14%</b>	<b>20%</b>

### contributing factors of increased water billing:

- historical county annual Rate increase 2% per year
- increased mo. base service charge to \$10/unit from \$5
- numerous curbside leaks due to inferior black polybutelny
- units have multiple family inhabitants
- excessive landscape watering
- failure to repair leaking faucets/running commodes
- failure to replace out dated water heaters
- failure to replace outdated Pressure Regulator Valve (PRV)