



Parkside Walk Annual HOA Meeting- 2025

Agenda

- Introduction of Current Board Members
- Bylaw Updates
- Annual Budget
- General Updates/Requests
- Neighborhood Security
- ARC Updates/Changes
- Social Committees
- Special Projects
- New Board Election



Introduction of The Team

BOARD OF DIRECTORS



Anthony Anastasi
President



Anant Patel
Treasurer



Nia Campbell
Vice President

SOCIAL COMMITTEE



Dawud Ansari



Jaime Robtison



Nia Campbell

ARC COMMITTEE



Janelle Jackson



Tabitha Carney

Bylaw Updates

Annual Budget



Parkside Walk Detailed Legal Breakdown June 1, 2023 – May 31, 2024

Proposed 2025 Budget

Parkside Walk Financial Report		
2024-2025 Budget		
		Amount
Total Income	Dues, Initiation Fees, Late Fees, Collections	\$51,000.00
Standard HOA expenses		
	Insurance	\$1,495.00
	Attorney General	\$1,841.24
	Website	\$252.00
	PO Box rental	\$182.00
	Software	\$645.00
	Utilities - Georgia Power	\$1,270.42
	Utilities - Watershed	\$4,000.00
	Landscaping General	\$25,620.00
	Tax Filing	\$240.00
	State Sec. Registration	\$30.00
	Miscellaneous Expenses	\$745.00
	Community Outreach	\$5,000.00
	Subtotal	\$41,320.66
Landscaping Special		
Attorney		
Special Projects	Watershed Catch-up	\$4,929.93
	Subtotal	\$4,929.93
Total Expenses		\$46,250.59
	To Surplus	\$ 4,749.41

Actual Budget

Parkside Walk Financial Report		
2024-2025 EXPENSES		
		Amount
Total Income	Dues, Initiation Fees, Late Fees, Collections	\$ 50,700.00
Standard HOA expenses		
	Insurance	\$1,459.00
	Attorney General	\$1,385.00
	Website	\$299.00
	PO Box rental	\$192.00
	Software	\$702.00
	Utilities - Georgia Power	\$1,191.10
	Utilities Water	\$7,479.99
	Landscaping General	\$25,620.00
	Tax Filing	\$240.00
	State Sec. Registration	\$90.00
	Miscellaneous Expenses	\$1,755.00
	Community Outreach	
	Subtotal	\$40,413.09
Landscaping Special		
Special Projects		
Community Outreach		\$1,804.00
	Subtotal	\$1,804.00
Total Expenses		\$42,217.09
Open Dues		\$1,000.00

New Dues and Budgets

Parkside Walk Financial Report		
2025-2026 Budget		
		Amount
Total Income	Dues, Initiation Fees, Late Fees, Collections	\$ 51,000.00
Standard HOA expenses		
	Insurance	\$1,459.00
	Attorney General	\$1,385.00
	Website	\$299.00
	PO Box rental	\$192.00
	Software	\$900.00
	Utilities - Georgia Power	\$1,191.10
	Utilities Water	\$2,979.00
	Landscaping General	\$25,620.00
	Tax Filing	\$240.00
	State Sec. Registration	\$90.00
	Miscellaneous Expenses	\$1,800.00
	Community Outreach	\$5,000.00
	Subtotal	\$41,155.10
Landscaping Special		
Special Projects		
Community Outreach		
	Subtotal	\$0.00
Total Expenses		\$41,155.10
Open Dues		

General Updates/Requests

Updates

- Home Values continue to increase
- Multiple Properties sold within the last 6 months
- 2548 should not impact comps for future sales (and is under contract)

Updates

HALIDOM



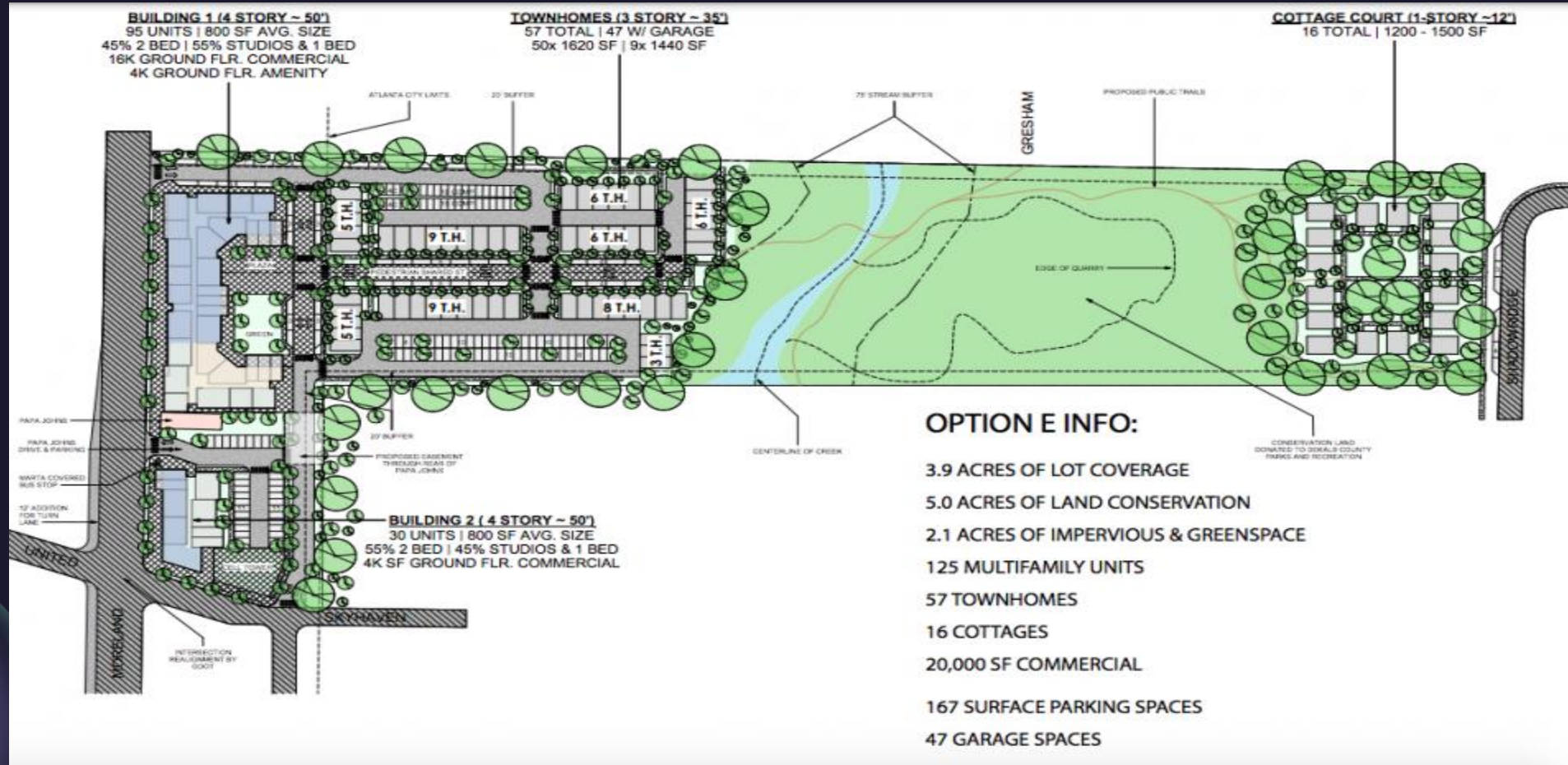
11 unique cuisines with central bar and café.
Private event spaces
South Beach meets Art Deco design with
indoor and outdoor seating
Dedicated kid-friendly area with soft seating,
TVs, table games, and interactive game wall
Complimentary parking!

MORELAND SHOPPING CENTER

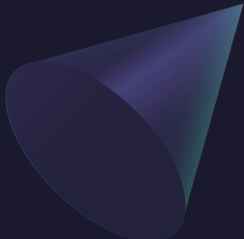


Moreland & Custer's scope calls for essentially a new small town. Some 674 housing units, 14 freestanding buildings, a network of connected greenspaces, a corner building for retail, and a creek-side park are all planned

Updates



Community Requests



REPAIR THE STAIRS

- Working with the team on multiple quotes
- Quotes will be presented to the community to vote on budgets
- This maybe a special assessment to the community depending on cost that must be approved by 50% of the community

REPAIR THE FENCE

- Working with the team on multiple quotes
- Quotes will be presented to the community to vote on budgets
- This maybe a special assessment to the community depending on cost that must be approved by 50% of the community

Neighborhood Security

What Can We Do

PROBLEM

- Late Night Car Check-ins
- Mailbox Thieves
- Occasional Stealing from work trucks

OPTIONS

- License Plate Readers at Entrances, options from FLOCK Safety to be a part of a free program
- Remove valuables from cars
- Check Mailboxes- If out of town communicate with your neighbors

ARC Updates

Arc Updates – JUST ASK (Volunteers needed)

6.1 General. Subject to the provisions of Article 7 hereof, no exterior construction, alteration or addition of any improvements of any nature whatsoever (including, without limitation, staking, clearing, excavation, grading, filling, construction of impervious surface, building, exterior alteration of existing improvements, change in the exterior color of any existing improvement and planting and removal of landscaping materials), shall be commenced or placed upon any part of the Community unless, installed by the Declarant, or its affiliates,

approved in accordance with this Article, or otherwise expressly permitted under this Declaration. Any Owner may remodel, paint or redecorate the interior of structures on the Lot without approval hereunder. However, modifications to the interior of porches, patios and similar portions of a structure visible from outside the Lot shall be subject to approval. No approval shall be required to repaint the exterior of a structure in accordance with the originally approved color scheme or to rebuild in accordance with originally approved plans and specifications. This Article shall not apply to the activities of the Declarant, or its affiliates, nor to improvements to the Common Property by or on behalf of the Association. Any builder may submit its standard plans for approval by Declarant hereunder, which approval will not be unreasonably withheld, and thereafter no further approval shall be required under this Article for such builder to construct improvements on Lots consistent with the approved standard plans. This Article may not be amended without the written consent of the Declarant until (a) the Declarant no longer has the right to unilaterally annex additional property to the Community; and (b) each Lot has been improved with a dwelling for which a certificate of occupancy has been issued.

6.2 Guidelines and Procedures. Except as provided above, no exterior construction, addition or alteration shall be made unless and until plans and specifications shall have been submitted in writing to and approved by the Declarant. Such plans and specifications shall be of sufficient detail to allow the Declarant to make its review and to the extent required by the Declarant shall show the nature, kind, shape, height, materials and location of the proposed improvement. The Declarant may adopt written design and development guidelines and application and review procedures, which may provide for a review fee. The Declarant shall have sole and full authority to prepare and to amend, from time to time at its sole discretion and without notice, the architectural guidelines. The Declarant shall make the architectural guidelines available to Owners and builders who seek to engage in construction upon all or any portion of the Community and such Owners and builders shall conduct their operations strictly in accordance therewith. If the Declarant fails to approve or to disapprove submitted plans and specifications within thirty (30) days after receipt of all required plans and specifications, such approval shall be deemed to have been given. As a condition of approval under this Article, each Owner, on behalf of such Owner and such Owner's successors-in-interest, shall assume all responsibilities for maintenance, repair, replacement and insurance to and on any improvement, change, modification, addition or alteration. In the discretion of the Declarant, an Owner may be required to verify such condition of approval by a recordable written instrument acknowledged by such Owner on behalf of such Owner and such Owner's successors-in-interest. The Declarant shall be the sole arbiter of such plans and may withhold approval for any reason, including, without limitation, purely aesthetic considerations, and it shall be entitled to stop any construction in violation of these restrictions. The Declarant and its representatives shall have the right, during reasonable hours and after reasonable notice, to enter upon any property in the Community to inspect for the purpose of ascertaining whether or not these restrictive covenants have been or are being complied with. Such Persons shall not be deemed guilty of trespass by reason of such entry. If construction does not commence on a project for which plans have been approved within twelve (12) months of such approval, such approval shall be deemed withdrawn.

Arc Updates – JUST ASK (Volunteers needed)

- ARC Assessment coming soon
- ANY changes to the exterior of your home require ARC approvals, front or back of your home.
 - These changes could be as small as adding a bush or landscaping or as large as new decks, landscaping, lighting, painting and such
- If you do a project without approval, **you will be fined** (at a minimum), these are the rules everyone has to abide by
- Any major changes will require approval from your neighbors as well
- Requests can take up to 30 days so please plan accordingly
- If you make a request on short notice the ARC committee has the right to automatically reject, please do not proceed without approval, its not fun for anyone

2025 Arc Committee Volunteers



Tabitha Carney



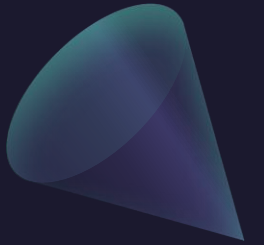
Sarah Powell
Daly



Mackenzie
Daly



Anjanette
Nunez



Social Committee



Social Committee- We need Volunteers

CURRENT STATE

- Allocation of \$5,000 annually towards social events and gatherings. Actual spend in 2024/2025- \$2,201
 - Gift Baskets for new neighbors and big life events
 - Plant and Sip parties at neighborhood entrances (Includes remulching entrances)
 - Annual Halloween Event and Annual Meeting Part
 - Storage Unit Rental

FUTURE STATE

- What Else would the communities like to see?

Social Committee



Special Projects

Special Projects

- Rebuild the Stairs to the Nature Trail
- Rebuild the Retaining Wall to the Nature Trail (\$17,000)
- Fix and finish the Nature Trail
- Rebuild the Fence surrounding the property
- We are working on finding out budgetary costs of each of these needed projects
- If project exceeds available budget within standard dues collections we will send out special assessment votes
- Community will vote (via email survey) on approval of special assessment, if 51% of community is in favor we will proceed with project and collect special project fees from community

BOD Elections

Thank You

