



1530 Amberwood Creek Drive
Kennesaw, GA 30152
hoa.board@amberwoodhoa.net

Dear Fellow Homeowners,

As 2022 continues to get started it is time for our Amberwood Creek annual meeting. The HOA board invites you to join us on **Feb 17th at 7:00 PM**. We experienced a great turnout for last year's annual meeting and are looking forward to even more participation this year. Like last year, we will be hosting it virtually via Zoom. Please make sure to RSVP so that we can capture total number of households participating provide you with the meeting invitation link.

The projected 2021 budget and expenditures and the proposed 2022 budget are attached for your review. Just a reminder: Our budget fiscal year is April 1 through March 31 annually. The budget needs to be confirmed approved from the people present at the annual meeting with two-thirds (2/3) of homeowners to pass. Please be sure to send in any questions or comments to be considered before the meeting. We will publish the approved budget after the close of the meeting. Our fiscal year ends in March 2021.

In addition to the budget discussion on the agenda, board officer nominations are open. If you have interest, please reach out to the board, or join the meeting to learn how you can help. All positions on the board and committees are 100% volunteer and the more people that join the less for all to do. The positions are: (1) President, (2) Vice President, (3) Treasurer and (4) Secretary. If there are no nominations, the current board is happy to continue serving in their current positions.

We also encourage you to learn more about our committees – (1) Architectural Control Committee, the (2) Social Committee, and the (3) Common Area Committee.

- (1) Architectural Control Committee: This committee is important to keep up the harmonious look and feel of our neighborhood. With the rising housing market, it is important that we all do our part to keep our yards and homes in great condition for the benefit of all members of our association. The ACC is responsible to review and offer approval, in conjunction with the board, on any requests for changes to the exterior of homes. Jeff Hawkins, Patrick Martin, and Drew Hausdorf have volunteered their time over the past 12 months plus. If there is anyone else interested in joining, please let the board know.
- (2) Social Committee: Joy Ivey, Brittany Jones, and Ashley Cornfield have brought together many great events despite another year filled with changes. They recently hosted our annual Santa visit. In the past we put together easter egg hunts, movie night in the pool, cookouts, corn hole tournaments, yard sales, Club House rentals, etc. If you have any interest at all in assisting, please reach out to join this committee.

- (3) Common Area Committee: This committee would oversee signing up clubhouse rentals, watering plants at the entrance, watering plants at pool, assistance with general look after and clean up. Many on the board have given great time to our community and feel it is best we get more families involved.

All HOA positions and committee participation are volunteer, so the more that join the less work for all to complete. We are looking forward to continued community involvement.

All work done as volunteer work by our community frees up money to complete needed improvements around our aging neighborhood. An example would be the pressure washing and painting of the fence. That project cost us \$100 vs \$1,000+ and it would have cost us all without the help of a couple member's time.

We have worked together to make being on the board effective, yet not overbearing. We are an inclusive, diverse team where we make decisions together for what we feel is the best for the community and are always open to suggestions. We meet monthly to discuss different topics, feedback from committees/association and check the budget.

Large Project Budget: This is where we prioritize what we feel is most important to maintain and improve our common areas. With the age being 20 plus years we are getting into plenty of maintaining opportunities. This is an area where members of the common area committee could have insight or influence in prioritization. Typically, the Pres and VP split up hiring vendors to complete this work. Our Treasurer, keeps up with the financial books, ensures we have all the proper licensing and insurance. Our Secretary helps by keeping notes at meetings and communicating to the association.

With this letter is the proposed 2022 budget for your review and approval. We will be presenting the budget for approval at the meeting. If you have any questions, please join the meeting, or send in to hoa.board@amberwoodhoa.net.

Sincerely,
Amberwood Creek HOA Board of Directors

Please use the following link to:

1. RSVP for the Annual Meeting
2. Nominate an individual(s) to the Board
3. Complete the survey question related to annual dues

Click [link](#) OR enter this address into your browser: <https://forms.gle/JSM75U6j1DVvbFw38>

2022 Budget Letter of Explanation

Dear Fellow Homeowners,

You may have noticed that our proposed budget for fiscal year 2022 (April 2022-March 2023) reflects a need for a \$100.00 increase in our annual homeowners' dues. A 5% (\$30) increase will happen without a vote at minimum, but the Board of Directors would like to outline for you why we are proposing this larger increase, and why we believe it is necessary to do so at this time.

Our annual dues are proposed to increase from \$620.00 annually to \$720.00 annually or an additional \$100. We have held flat on our annual dues with no increase since 2018 and have operated conservatively within that. The reality is that our subdivision is aging and the ever-increasing cost of services like lawn care, pool and tennis court maintenance, utilities and general maintenance makes it difficult to maintain the quality of life our residents currently enjoy. The cost of goods and services have steadily risen due to inflation. In addition, this year, we have had to dip into our modest reserve fund to take care of unbudgeted expenses. There is no more room to withdraw any more from the reserves except in a real emergency. Without the increase fixing none of the major needs listed below will be possible. Delaying some could cause them to be much more expensive in the future.

We hope you've enjoyed the updates and beautification work that was completed this year. Highlights are:

- Front entrance tree trimming
- Irrigation
- Clubhouse remodel
- Tennis court resurfacing
- Pool refresh

With the 2022 budget proposal, in addition to our regular common area maintenance, we are in need of:

- Full exterior paint of Clubhouse including trim
- Clubhouse front porch repair
- Clubhouse roof repair/replacement
- Pool fence replacement

This does not include other areas in need of attention such as the playground and the walking path.

Over the years, we have reduced other areas of the budget in order to minimize the increase in dues as much as possible, with the exception on a few unbudgeted items. These reductions are based on our actual spending, not estimates.

We are aware that any increase in our dues is an expense to all of us. We hope that you understand that these changes are for the betterment of our community now and well into the future. It will not only keep our community beautiful, but also help maintain the values of our homes. Our homes continue to increase in value as the years go by and we intend to keep it that way. We acknowledge that this increase is a considerable one. Please know that this is asked only after careful deliberation and with fiscal prudence in mind.

Prior to the meeting, we urge you to visit our association website for further information and to read the bylaws and neighborhood covenants. The budget is attached and after review we are asking for you to proactively respond with an initial support in favor or not for the \$100 increase in our annual dues. The official vote will occur during the annual meeting. If you cannot attend the meeting and wish to vote on the increase, or volunteer for a committee, please fill out the attached voting page in the HOA mailbox in front of the clubhouse by February 17th. It is important that you vote as two thirds (39) votes are needed to avoid further votes or meetings.

Thank you.

Sincerely,

Amberwood Creek Homeowners Association Board of Directors

To view the HOA Covenants and bylaws click [here](#) or enter address into your browser:
<http://amberwoodhoa.net/wp-content/uploads/forms/Amberwood%20Covenants.pdf>

2022 Amberwood HOA Proposed Budget REVISED

	2019	2020		2021		2022	2022
	Actual	Budget	Actual	Budget	Actual	Budget #1	Budget #2
\$620 HOA Dues		\$620 HOA Dues		\$620 HOA Dues		\$720	\$650
INCOME							
HOA dues	\$35,970	\$35,970	\$35,970	\$35,960	\$35,960	\$41,760	\$37,700
Club House rental / Closing Letters	355	100	40	0	\$285		
TOTAL	\$36,325	\$36,070	\$36,010	\$35,960	\$36,245	\$41,760	\$37,700
EXPENSES							
Community Events							
Pool O/ Movie Night/Kona ICE/Easter	\$1,289	\$1,500	\$196	\$1,000	\$151	\$1,000	\$1,000
Winter party - Santa	\$936	\$1,000	\$175	\$1,000	\$175	\$1,000	\$1,000
Garage Sale			\$35	\$50		\$50	\$50
Sub Total	\$2,225	\$2,500	\$406	\$2,050	\$326	\$2,050	\$2,050
Clubhouse							
Repairs	\$2,172	\$500	\$3,494	\$500	\$545	\$6,000	\$6,000
Cleaning/Supplies	\$849	\$675	\$1,561	\$700	\$50	\$100	\$100
Pest Control	\$788	\$840	\$838	\$850	\$850	\$850	\$850
Sub Total	\$3,809	\$2,015	\$5,893	\$2,050	\$1,445	\$6,950	\$6,950
Landscaping							
Lawn Service	\$5,885	\$6,400	\$8,742	\$7,200	\$7,200	\$7,200	\$7,200
Pine Straw	\$530	\$530	\$1,460	\$1,000	\$1,058	\$1,000	\$1,000
Lawn Fertilization				\$500	\$400	\$400	\$400
Misc Landscaping	\$2,400	\$2,400	\$1,395	\$2,500	\$4,855	\$500	\$500
Sub Total	\$8,815	\$9,330	\$11,597	\$11,200	\$13,513	\$9,100	\$9,100
Pool							
Pool License	\$315	\$315	\$315	\$315	\$315	\$315	\$315
Maintenance contract		\$4,800	\$5,825	\$4,800	\$4,800	\$5,100	\$5,100
Pool Phone	\$697	\$750	\$1,059	\$1,059	\$882	\$1,175	\$1,175
Bathroom Cleaning				\$800	\$465	\$800	\$800
Misc Repairs	\$3,615	\$1,200	\$9,232	\$1,000	\$4,090	\$5,000	\$1,000
Sub Total	\$4,627	\$7,065	\$16,431	\$7,974	\$10,552	\$12,075	\$8,075
Accounting Admin.							
Web Site & Office Supplies	\$51	\$500	\$683	\$400	\$33	\$400	\$400
HOA Permit Renewal	\$30	\$30	\$30	\$30	\$30	\$30	\$30
Banner Graduate	\$50	\$50	\$60	\$60	\$85	\$60	\$60
Tax Prep	\$510	\$510	\$545	\$550	\$535	\$550	\$550
Liability Ins. Property Taxes & Prep.	\$2,005	\$2,005	\$2,289	\$2,300	\$2,290	\$2,450	\$2,450
Directors & Officers Liability Ins.				\$150	\$150	\$175	\$175
Sub Total	\$2,646	\$3,095	\$3,607	\$3,490	\$3,123	\$3,665	\$3,665
Utilities							
CH Trash service	\$218	\$350	\$222	\$250	\$246	\$264	\$264
Electric - CH	\$2,013	\$2,200	\$2,399	\$2,400	\$2,300	\$2,400	\$2,400
Electric - entrance	\$66	\$900	\$294	\$400	\$300	\$400	\$400
Gas - CH	\$694	\$650	\$401	\$650	\$700	\$700	\$700
Water - entrance	\$491	\$700	\$409	\$700	\$400	\$600	\$600
Water - CH	\$1,529	\$1,500	\$1,172	\$1,500	\$2,050	\$2,000	\$2,000
Sub Total	\$5,010	\$6,300	\$4,897	\$5,900	\$5,996	\$6,364	\$6,364
Large Project							
Large Project	\$8,000			\$2,796			
Tennis Court Maintenance		\$1,500	\$250	\$500	\$1,200	\$1,200	\$1,200
Sub total	\$8,000	\$1,500	\$250	\$3,296	\$1,200	\$1,200	\$1,200
Income	\$36,325	\$36,070	\$36,010	\$35,960	\$36,245	\$41,760	\$37,700
Expenses	\$35,131	\$31,805	\$43,081	\$35,960	\$36,155	\$41,404	\$37,404
Year End Net	\$1,194	\$4,266	-\$7,071	\$0	\$90	\$356	\$296

BALLOT: TO BE COMPLETED ONLY IF YOU ARE UNABLE TO ATTEND AND PARTICIPATE AT THE ANNUAL HOA MEETING SCHEDULED FOR THURSDAY, FEBRUARY 17, 2022.

A vote will be taken during the annual meeting.

Please deliver to the HOA mailbox in front of the clubhouse or email to hoa.board@amberwoodhoa.net.

Must be received by 7pm, 2/17/22 to be counted.

Please indicate your decision on the following HOA matter.

I vote in favor of the \$100 increase to the annual HOA dues.

I vote **NOT** in favor of the \$100 increase to the annual HOA dues.

Address (Street # & Street Name):

Name of Homeowner (Please print):

Signature of Homeowner:
