

Letter From the HOA Board

July 2023

To Southfield Plantation Homeowners

Thank you to those who attended the Board Meetings or reached out to the board with input and/or feedback. If you missed the meetings, see the <https://www.spthoa.net/meetings> for information on HOA business, committee reports, and topics of interest to the community.

HOA Commitment and Management Approach: A board is required for HOA management, not only as stated in the bylaws, but also as a “good business” practice for any corporation. Our homeowners, including Board Members and our volunteers, those who have been here over 30 years and newcomers alike, are balancing work-family-life commitments that are all in competition for their valuable time.

In 2022 the HOA board tried working in smaller groups with a more focused, time-sensitive approach to accomplish specific HOA responsibilities/ activities. The ability to work and plan without fixed time scheduling for meetings in a more collaborative setting led to more detailed discussions with a better understanding of issues. This allowed us to identify more well-defined options to present to the board at regular board meetings for vote.

To further address the challenges, in 2023 the board voted to try quarterly meetings this year, and it has been successful. Required duties have been accomplished. ACC and CEC review requests are being processed. The collection of assessments is over 95% at this time. We will continue our commitment to ensuring Southfield HOA is managed effectively and efficiently.

Homeowner – Board Communication: Communications between homeowners and board members has not been limited to meeting attendance. Homeowners sent emails, text messages, or phoned board members. Inquiries sent to info@spthoa.net and through other means are being addressed with more direct responses to the Homeowner. Please continue to reach out using email, Facebook, or mail us at P.O.B. 322, Bonaire, GA. This newsletter is one way we try to ensure everyone is aware of what is going on. We would like more homeowner response to questionnaires and elections.

Board Projects: Board projects for the year include an update to the Bylaws and a comparison of covenants. Landscaping activities will address the need to refresh the look of our trees, plants, and shrubs. There are many areas that need aggressive pruning and/or removal of overgrown plants. Some routine pruning has begun. We are refining plans with cost estimates for Fall and Winter activities that require more major overhaul efforts. Stay tuned for details. Homeowners are invited to submit input and inquiries to info@spthoa.net.

We welcome feedback on our performance. We hope to see you at the third quarter meeting on August 15, 2023.

**Thank You for Your Support,
Southfield Plantation HOA Board of Directors**

info@spthoa.net
president@spthoa.net

Governance and Management

- ❖ Document Library - Additions <https://www.spthoa.net/document-library>
 - Audit Report for 2022
 - Reserve Funds Analysis
 - Income Tax Return
- ❖ Legal Actions - Two legal actions are being processed for HOA dues over 5 years past due.
- ❖ Architectural Control Committee (ACC) - 12 approved January to June 2023. 4 in review.
- ❖ Covenant Enforcement Committee (CEC) - 3 open reviews (Yards, Vehicles, Misc.)
- ❖ Landscaping - Numerous adjustments to timers for entrance lights. Please be patient.
- ❖ Committee Selections - Nominating Committee Chairman: Kelly Stone

Common Area Management and Maintenance - "The Pond" and Other Common Areas

The HOA Board is responsible for the management and maintenance of HOA common properties. Southfield Plantation HOA owns 2 parcels (2.82 acres) at 101 and 103 Southwick Drive and the small common area (0.11 acres) on Sabre Drive. It is common property to be enjoyed by all property owners. Other areas include the entrances off Thompson Mill Road at Trailing Vines and Trails End Circle and at the Southfield/Tivoli boundary on Jasmine Way. About 60% of the annual budget is allocated for the upkeep of these common areas.

Rules and Regulations for Use of Common Areas

Can be used for recreational purposes.

Fishing from the bank of "The Pond" by residents is allowed.

No wading, swimming or other activities in or on the pond.

Feeding wildlife is discouraged.



Feeding ducks by the wooded area away from roadway is acceptable.

"The Pond" at the main entrance on Southwick Drive is a Southfield Plantation landmark. The primary purpose of the pond is for storm water management. This pond is small and not very deep. During rainy periods, it collects excess runoff. Overflow runs through a drain and connecting pipe under Southwick Drive to drain into Bear Lake.

The fountain is used to aerate the pond and prevent the waters from becoming stagnant. This helps maintain an aesthetically pleasing entrance. A well and pumping system on the property is used to pump water into the pond when the pond level is below the drainage point. This contributes to the appearance of the pond and provides a source for irrigation.

The white fence along Thompson Mill Road is also HOA property.

Private ponds in the community: Cypress Lake (was Mallard Lake on Gardenia Way/Glenda Drive/ Dove Stone Court) and Bear Lake (was Waters Lake off Southshore Court).

***** https://houstoncountyga.org/		Houston County Government *****	
Houston County Sheriff Department 478-542-2125		✓ Suspected crimes or suspicious activity	
All streets in Southfield are county roads and are subject to jurisdiction of the Houston County Sheriff's Department. They are for street-legal vehicles and licensed drivers. The speed limit is 25 MPH.			
Houston County Board of Commissioners 478-542-2115		✓ County Code of Ordinances	
Ordinance address covenant topics: building permits (Ch 14); animal control (Ch 10); streets & R/W (Ch 54); traffic and vehicles (Ch 62) and Solid Waste, i.e. trash and debris (Ch 50). Offenses and miscellaneous provision (Ch 42) address discharge of firearms, yard sales, and nuisances related to structures or properties.			
Houston County Planning and Zoning 478-542-2018		✓ Information for surrounding development	
Houston County Public Works Department 478-987-4280		✓ Potholes in our streets	
Solid Waste Mgmt Garbage Pickup 478-987-1411		✓ Dull or damaged street signs	
Street signs are county property. Damaged street signs are repaired or replaced (with the basic sign similar to what we now have) by the County. We may request similar signs for additional locations. The County will determine the need of the additional signs.			
			
***** Utilities *****			
AT&T Repair 800-924-942		✓ ATT Pedestals (Utility Boxes)	
A May 10 request was made to ATT to review damaged pedestals. AT&T created Ticket NG14MS53. A service tech responded and created repair tickets for some individual addresses. To add to the list, text 478-719-2753. Include the ticket number and specific address of damaged pedestal.			
		Flint Electric Engineering and Operations 478-988-3542	
		✓ Dim or unlit Street Lights	
<i>(Provide Pole Number when reporting issues with the lights)</i>			
Covenant Street Lights were paid for by the developer. They are maintained by Flint Electric. The monthly cost per lot of \$3.40 is billed to each homeowner shown on your Electric Bill as Cobrahead 150W. Each pole has a unique identifier number that Flint uses for location of pole.			

Homeowner's Corner

What Happened

- The Easter Bunny stopped by the Pond on March 29 and posed for photos with some of our children.
- Rain/cool weather created challenges for the Spring Yard Sale on March 18, but with extended sale dates, diligent homeowners pushed through.

What's Happening Next?

Aug 15 Board Meeting 6:30 PM at BUMC; 221 Church St, Bonaire
Coming in the Fall: Fall Yard Sale, Car Show, Veteran's Day Flags


October Yard Sale

August to November HOA Board Nomination Period August

For Updates, Check out [spthoa.net/events-3](https://www.spthoa.net/events-3)

Let's Welcome our New Families

Closings Since Last Newsletter



100 Fountain Lane
630 Trails End Circle
301 Ty Chandler Court
208 Southwick Drive
225 Yale Circle (new home)
206 Jasmine Way 343 Sage Meadow
104 Southfield Court 133 Glenda Drive
103 Fountain Lane

Lots with New Owners

500 Carson Court 504 Carson Court

New in Section 7 102 Colton Drive

Neighborhood Spotlight

If you would like to share any good deeds, events or accomplishments of an individual or family in Southfield, please email info@spthoa.net. We would love to acknowledge them in the next newsletter.

Welcome - 20 years ago and Today

The June 2003 Newsletter announced the creation of a Welcome Team to meet and welcome new homeowners to Southfield. In 2010, the HOA bylaws were amended to formally establish a Welcome Committee. Over the years, we have personally met and welcomed hundreds of homeowners to Southfield Plantation. We are still growing.

However, in today's environment homeowners lead very busy lives. It is becoming increasingly difficult to find neighbors at home and to align scheduling for a true face-to-face welcome from the HOA Board. Token gifts are nice, but a smile, hello, and good conversation when we see them in their yard or on the street may be better appreciated. It is more effective and personal when a next-door neighbor or someone just around the corner reaches out to new homeowners on behalf of

How Can I Contribute to My HOA?

Get involved with your HOA. What are you specifically interested in? The smallest thing goes a long way. Here are some ways you can help:

- Website or Facebook assistance
- Assist budget, audit and elections/nominating committee(s)
- Manning camera for meetings and/or events
- Miscellaneous event hosting or assistance
- Processing payments for assessments
- Landscaping / property management – assist with pond level control and drainage; monitor and report status of entrance lights

Nominations for HOA Board Positions Elections <https://www.spthoa.net/elections>

It's time to get started on Nominations for 2024. The term of three of the 12 board positions expires in January 2024. The HOA Nominating Committee is seeking volunteers or nominations from homeowners for candidates for the 3-year term 2024 through 2026. Only one member of a family unit residing in the same home can be nominated and run for election. To make a nomination, run for a board position, or vote in the election, a person must be a property owner of a Southfield Plantation lot (name must appear on the property deed) and a member of the HOA. Nominations and questions can submitted at <https://www.spthoa.net/events-3>, be emailed to info@spthoa.net, mailed using form on the reverse. Once eligibility status is verified, the nominee will be contacted to verify his acceptance to run.

Visit the HOA Website for on-line access to HOA Records

HOA Meeting Minutes, Committee Reports, Financial Data <https://www.spthoa.net/meetings>
HOA Document Library <https://www.spthoa.net/document-library>
Covenants and Bylaws <https://www.spthoa.net/covenants>
Request a ACC Review <https://www.spthoa.net/architecture>
Request a CEC Review <https://www.spthoa.net/covenant-enforcement>
Events Info & Sign-up <https://www.spthoa.net/events-3>

Southfield Plantation Newsletter

2023 Vol. 2

From: Southfield Plantation HOA
P.O. Box 322
Bonaire, GA 31022
info@spthoa.net

To: Southfield Plantation Homeowner

What's in the Newsletter?

Letter From the HOA Board
Governance and Management
Common Area Mgmt / Mx
Houston County Govt & Utility
Homeowner's Corner
Nominations – HOA Board

<https://www.spthoa.net/newsletters>

We want to hear from you! Return Your Concerns and Nominations to P.O. Box 322, Bonaire, GA; email info@spthoa.net; or
RSVP nominate at [spthoa.net/events-3](https://www.spthoa.net/events-3). Suggestion Box available at Board Meetings and HOA Events.

Your Concerns - What issue(s) would you like the 2023 Board to address?

Attach separate Continuation Page as needed

Nomination Form – HOA Board Position for 2024 Term (To Fill 4 Expiring Term Slots)

I, _____, nominate the following person(s) as candidate(s):

Name	Contact Info (Phone, email, address)	Did you inform Nominee?
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____