

## Letter From the HOA Board of Directors

December 2023

## To Southfield Plantation Homeowners

**Thanks to our volunteers:** Our homeowner volunteers are the key to strong HOA committees. Participation can be as little as an hour or so every few months to a recurring commitment of support. Please reach out to any of the Directors for more information. Some areas where your talents may be useful are help with monitoring entrances and common areas for conditions; small Do-it-Yourself projects where you can assist with identification of a corrective action, provide the labor, or coordinate/supervise contractors; administrative tasks such as stuffing envelopes, filing, review of financial data posting; or support to monitor our social media group or website, website maintenance. Please contact us for more info.

**2023 Findings and Proposed Projects for 2024:** The HOA team has been working this year to understand the status of our public lighting, storm water drainage issues, and the conditions of common area infrastructure and landscaping. Additional street lighting can provide better visibility for drivers and pedestrians at night and act as a deterrent to crime. Common area and landscaping maintenance and 'refresh' projects contribute to the general aesthetics of Southfield Plantation. Proposed projects have been defined with cost estimates provided to the budget committee.

**Annual Assessment for 2024:** Use of budgeted funds was guided by the goal of ensuring the association is on a firm financial path while meeting the general overall needs of the community. As a result, we are within budget for 2023. A review of the draft budget for 2024 indicates the expected revenue in 2024 should cover planned expenses and allow for small improvement projects. Our reserve fund is slowly growing and can provide a safety net for payment of "must-pay" bills in addition to funding low-cost improvements that benefit the neighborhood. No increase of the annual assessments is planned for 2024.

**Upcoming Members Meeting and Elections:** We hope to see you at the Annual Meeting of Homeowners on January 16, 2024. Your participation and vote is important. Don't forget to mail your ballot and survey.

**Events:** For 2024, we would like to expand our Veteran's Day patriotism display to Memorial Day, Flag Day, 4<sup>th</sup> of July. For those who received flags in November this year, please store them safely away to reuse on these occasions. If you lost / misplaced your flag, or did not receive one this year, please contact us at [info@spthoa.net](mailto:info@spthoa.net) so we may update the distribution list for those needing flags.

**Homeowner Participation:** We had hoped for better attendance at our Regular Board Meetings. However, we recognize the many time commitments of HOA members and appreciate the many homeowners who contacted us by phone and mail ([info@spthoa.net](mailto:info@spthoa.net)). Your questions and comments were heard and helped us to focus our efforts on what is important to you. We welcome your continued feedback.

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

[info@spthoa.net](mailto:info@spthoa.net)  
[president@spthoa.net](mailto:president@spthoa.net)

## Governance and Management

- ❖ Legal Actions - Two legal actions were processed for HOA dues over 5 years past due resulting in payment in full of the oldest (over 10 years) delinquent account. A judgment was awarded in the second action.
- ❖ Architectural Control Committee (ACC) - 9 approved July to December 2023. All reviews completed.
- ❖ Covenant Enforcement Committee (CEC) - 6 reviews completed/ closed July to December 2023. 1 review open (Yards, Vehicles, Misc.)
- ❖ Landscaping – Made repairs or replaced bad sprinkler valves and controllers, light timers, and damaged electrical wiring.

*Please let us know how we can improve this newsletter and/or the website [spthoa.net](http://spthoa.net).*

## Easements – How Do They Impact a Property Owner?

Many lots in Southfield include easements for various purposes: public utilities, greenbelts, drainage, storm water management areas, entrance signs, community fences, etc. Easements granted when lots were laid out are shown on Southfield plats of survey. Easements granted later are shown on additional plats and accepted by the current property owner through applicable legal documents recorded with the Houston County Clerk of Courts. These easements run with the land and are binding upon present and future owners. Property owners should be aware of any easements and their responsibility to maintain these areas of their lots. Check plat for easement areas when planning property improvements or other work on your lot.

**Houston County's Public Works Dept 478-987-4280**  
 ✓ Stormwater Water Management Information (Refer to applicable Plat)

**Flint Electric Engineering and Operations 478-988-3542**  
 ✓ Dim or unlit Street Lights (Provide Pole Number when reporting issues with the lights)

### Storm Water Management Areas in Southfield Plantation

Stormwater Management Plans were approved and implemented when lots were laid out. They describe the plan for carrying the water away from each lot. Declarations and plats describe locations and restrictions. The preservation and maintenance of easement areas on lots is the responsibility of the property owner. The Storm Water Management system for Southfield includes drainage easements on designated lots with designated



stormwater management areas at:

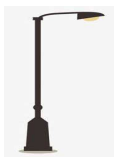
- Cypress Lake (was Mallard Lake) on Gardenia Way/Glenda Drive/ Dove Stone Court *Note 1*
- Bear Lake (was Waters Lake) off Southshore Court *Note 1*
- Private property at 336 and 338 Sage Meadow *Note 2*
- “The Pond” at the main entrance on Southwick Drive *Note 3*

*Note 1: Privately owned/maintained by lake lot owners through a lake association within the Southfield HOA. Use and access is restricted to lot owners.*

*Note 2: Privately owned/maintained by lot owners. Access restricted to lot owners.*

*Note 3: Owned by the Southfield HOA for use and benefit of all lot owners*

### Public Street Lighting in Southfield Plantation



*Public Lighting Covenant: As a benefit to each of the owners of lots in said Subdivision, public street lighting shall be furnished... The owner of each lot agrees to pay a proportionate share of said lighting to be reflected and charged to each owner’s monthly electric bill with Flint Electric, its successor and/or assigns. This agreement shall be a covenant running with the land and shall be binding on each lot owner in said Subdivision.*


The developer of Southfield initially installed public lighting that met the recommended placement requirements when lots were laid out. These streetlights are located within easements on individual lots with each pole marked by Flint Electric with a number. Current streetlights have a variety of bulb types, depending on the date of last bulb replacement: single incandescent bulbs, some newer types of incandescent bulb, and some a rectangular array of brighter LEDs. Through periodic inspections by Flint Electric and customer reports, these bulbs are replaced by Flint Electric as part of the monthly Cobrahead charge shown on each customer’s electric bill.

When requested, Flint Electric will discuss options for improvements and/or additional streetlights. In an established development, the lights would be installed by Flint Electric at the request of the property owner and/or their representative. Estimated cost is \$1,100 per light when placed in location recommended by Flint Electric. The maintenance cost would be absorbed by Flint Electric into the general Cobrahead package.

All Southfield Declarations describe the “Pubic Lighting” covenant. Responsibilities of the HOA are guided by the Declarations, with support in adding streetlights dependent on availability of funds. The HOA Board recently conducted a preliminary review of lighting at each cul-de-sac. Lighting along main streets (location, distance between lights, and type lighting) will be reviewed later. The review indicated all but one cul-de-sac had a streetlight within two houses from the end. Addition of a light at that location is in the planning stages using funds budgeted for general property management.

## Homeowner's Corner

<b><i>What Happened?</i></b>	<b><i>What's Happening Next?</i></b>
<ul style="list-style-type: none"> <li>• To outsmart the weather, the October Yard Sale was held on two consecutive weekends.</li> <li>• The HOA recognized Veteran's Day and our military homeowners by placing American flags on nearly 200 properties.</li> <li>• Nominations for 2024 HOA Directors closed December 10, 2023.</li> <li>• Notice of Annual Meeting and Election, with 2024 Ballot and Survey, was mailed to each property owners.</li> </ul>	<p><b>January 15, 2024</b> U.S Postal or Hand Delivery  <b>Noon Deadline for Receipt of "Early Mail-In" Ballot</b></p> <p><b>January 16, 2024</b>                      Bonaire United Methodist Church (BUMC); 221 Church St.  <b>5:30 PM to 8:00 PM In-Person" Ballot Submissions</b>  <b>5:45 PM Annual Members Meeting</b></p> <p><b>March 1, 2024</b> Annual Assessments Due</p> <p style="text-align: center;"><b>Coming in 2024</b></p> <p><b>Southfield Events:</b> Spring and Fall Yard Sale, Car Show, etc  <b>Southfield Patriotism:</b> Memorial Day, Flag Day, 4<sup>th</sup> of July, Veteran's Day</p> <p style="text-align: center;">For Updates, check out <a href="http://spthoa.net/events-3">spthoa.net/events-3</a></p>

<b><i>Let's Welcome our New Families</i></b>	<b><i>Neighborhood Spotlight</i></b>
<div style="display: flex; align-items: center;">  <div> <p style="text-align: center;"><b>Since Last Newsletter</b></p> <p style="text-align: center;">500 Mosby Court                          220 Southfield Court                          245 Southfield Court                          218 Sabre Drive                          114 Gardenia Way</p> </div> </div>	<ul style="list-style-type: none"> <li>• Homeowners organized a Christmas Caroling tour through Southfield.</li> <li>• Southfield shone with Christmas Décor at entrances and the many decorated homes.</li> </ul> <p style="text-align: center;"><i>To share good deeds, events or accomplishments of an individual or family in Southfield, please email <a href="mailto:info@spthoa.net">info@spthoa.net</a>.</i></p>

### Southfield Meets Southfield

Erick and Robyn Pacheco of Southfield Court and Tod and Tanya Hickman of Cottonfield Court would like to announce the marriage of their children, Leah Ann Pacheco and Wyatt Tod Hickman on August 1, 2023.



Both Leah and Wyatt grew up in Southfield Plantation and were graduates of Veritas Classical School in Warner Robins. They were surrounded by 30 of their most immediate family members in an intimate and religious ceremony performed by David Knight of Bonaire First Baptist Church. The maid of honor was the bride's sister, Hailie Pacheco and the best man was cousin and best friend to the groom, Kalyx Gilbert. The ceremony was held at Bonaire Church's historic chapel. A reception followed at Rosa Laevigata in Byron, Georgia. Leah and Wyatt now reside in Kennesaw, Georgia and both attend Kennesaw State University. Wyatt is a cadet in AFROTC at Georgia Tech.

Leah Ann Pacheco and Wyatt Tod Hickman

Photo Credit: Maggie Gilbert Photography

**Where To Find It**

**Southfield Plantation HOA Business Information**

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>

Online Payment of Dues <https://www.spthoa.net/payonline>

**Southfield Social Media**

Southfield plantation HOA Facebook Group

<https://www.facebook.com/groups/141711762681914>

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**Editorial Correction of Newsletter  
Edition Numbers for 2023**

The May 2023 and July 2023 newsletters were incorrectly identified as “1<sup>st</sup> Edition” and “2<sup>nd</sup> Edition”, respectively.

Correct identification is as follows:

1<sup>st</sup> Edition 2023 - March 2023

2<sup>nd</sup> Edition 2023 - May 2023

3<sup>rd</sup> Edition 2023 - July 2023

4<sup>th</sup> Edition 2023 - December 2023  
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**Southfield Plantation Newsletter**

4<sup>th</sup> Edition 2023

From: Southfield Plantation HOA  
P.O. Box 322  
Bonaire, GA 31022  
[info@spthoa.net](mailto:info@spthoa.net)

**To: Southfield Plantation Homeowner**

**What’s in the Newsletter?**

Letter from the HOA Board of Directors  
Government & Mgmt  
Easements – Homeowner Impact  
Home owner’s Corner  
Where To Find It

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

**Your Vote Counts**

Notice of Annual Meeting and Election was sent through U.S. Postal Service to all property owners. The mail-out included the meeting Agenda and the official 2024 Ballot and Survey. There are two ways to submit your Ballot:

<p><b>“Early Mail-In” Ballot Submissions Must be received at P.O. Box 322, Bonaire GA 31022 by 12:00 Noon on Monday, January 15, 2024.</b></p>	<p><b>“In-Person” Ballot Submissions Must be received in Official Ballot Box at Annual Meeting Location from member or designated person between 5:30 PM and 8:00 PM on Tues. January 16, 2024.</b></p>
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*Please contact us at [spthoa.net](https://www.spthoa.net) if you do not receive the notice/ballot by January 7, 2024.*

*Nominations will be accepted at the meeting for write-in candidates.*

*One Ballot for each lot.*