

The Buckhead South Homeowner's Club, Inc. Newsletter

Serving the Hampton, Keller Crossing and Tranquilla Hall communities

www.buckheadsouth.com

buckheadsouthhoa@gmail.com

Vol. 11 Issue 2 – May 2023

President's Message

Dear Friends and Neighbors,

I am Jim Pieters, your new HOA president, and it is an honor to serve you for the next year. Just a short introduction, my wife Joyce and I have lived in the community for 7 years moving from Colorado. I served on the board previously as an ARC committee member as well as Treasurer. Before retiring, I spent most of my career as a banker and ended as the President/CEO.

At February's Annual Meeting, many new board members were voted in. Your 2023-2024 board members are:

Jim Pieters – President
Cyndi Castle – Treasurer
Maria Keith – Secretary
Alison O'Malley – VP Amenities
Nick Shwayri – Vice President
Chris Brotka – Vice President

In my opinion there are two reasons for an HOA. One to protect your investment and two to oversee the common property we all own. The best thing we can do to protect our investment is to keep the subdivision looking clean and neat. Now is a great time to look at your home and see if it's time for a pressure wash, new paint, lawn care, or if you have a window shutter that has come down.

If you have any questions on what the HOA requires of you, please refer to our website www.buckheadsouth.com, go to the documents tab and scroll down to ARC Guidelines and Applications.

As always, the BSHC board is looking for volunteers. Feel free to get involved. Please let us know if you would like to help. Contact us any time at buckheadsouthhoa@gmail.com.

Best regards,

Jim Pieters – President BSHC

Welcome



Three properties have changed residents at Buckhead South since our last newsletter. We extend our most heartfelt welcome to:

Hampton: Amy Baker & Frank D'Amico, Kevin & Catherine Kotch

Tranquilla Hall: Aaron Kappler

Welcome Packets are delivered to new residents for a great beginning to living at Buckhead South. It's filled with helpful quick start info, along with signup forms for BSHC email and pool use authorization. We rely on newspaper property transfer notices, lawyer/bank closings and realtors to learn of new residents. We don't always hear in a timely way, especially with home rentals. If you know of any of our new residents who have not received a welcome packet, please let them know to contact us at buckheadsouthhoa@gmail.com so we may deliver their Welcome Packet.

Best wishes, Maria Keith, *Secretary*

Recreational Amenities

Many improvements were made to our ballfield last year and monthly maintenance is ongoing to support the increased neighborhood use of our fields. Thank you to Chris Brotka for coordinating the weekly field reservation schedule. If you would like to reserve use of the field for a specified date/time, please reach out via our neighborhood Facebook group.

A generous donation of three thirty-gallon live oak trees has been given to us to be planted around our ball field with the hopes of providing a shaded area for all to enjoy in the future. The board is looking for three families to take advantage of this donation and plant and nurture a tree for the first year. If you are interested, please contact the board at buckheadsouthhoa@gmail.com.

Please remind your household to not operate any wheeled apparatus on the basketball and tennis courts. These special surfaces can't withstand the abrasion of bikes, scooters, skates, skateboards or the like.

The **Pool Committee** reports that the scheduled pool resurfacing was completed prior to the pool opening for the 2023 season on April 1st. We appreciate your

patience as we continue to make additional improvements at and around the pool. There may be intermittent periods throughout the next several months to accommodate some of the additional repairs needed. We ask that you pardon our mess during our progress to continue the preservation of our pool and the surrounding area.

A key fob is required for entry to our pool. One fob per household is allotted. If you lost your key fob and need a replacement, please let us know. As a reminder, there is a \$25 replacement fee.

We look forward to a fun and safe 2023 pool season.

Please remember that all recreation amenities including pool, parking lots, playgrounds & athletic areas close at 9:30pm. Fence jumping, loitering, or other illegal activities on our properties, including our parking lots, is not tolerated and trespassers will be prosecuted. Our upgraded 24/7 video surveillance system is helping here.

Alison O'Malley, Pool Committee Chair

Treasurer’s Report

The **Treasurer** reports that the 2023 dues collection is wrapping up. The dues deadline is always March 31st with a 30-day grace period until the Late Penalty and any further actions begin after April 30. We are close to all collected and thank our members that paid their dues on time and without additional time-consuming prompting.

At publication, the Club is 81% collected. Dues are the only source of income for BSHC and the dues must cover the Club expenses for the entire year. We are now fully built out at 200 homes, and therefore can no longer rely on additional homes to cover inflation.

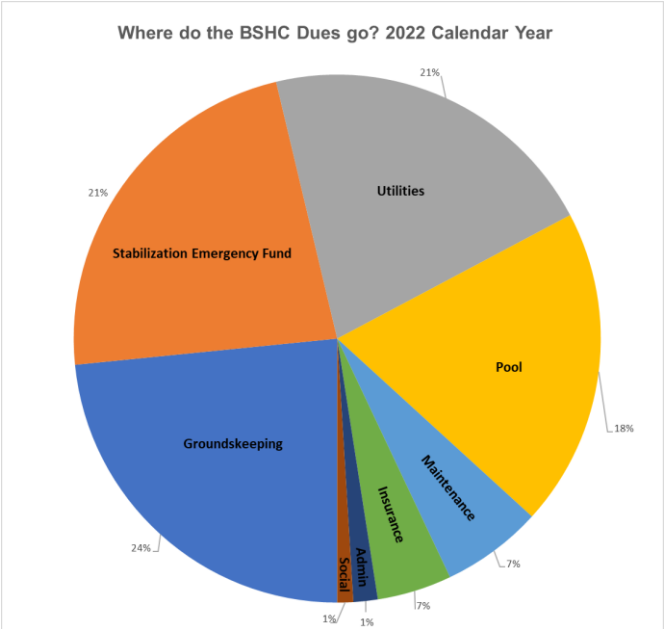
Keep in mind that our dues remain lower than nearby HOA's, accomplished by careful spending and volunteer Board members' efforts.

Where did our 2022 dues go?

The adjacent pie chart shows that 24% was spent on **groundskeeping** (mowing, mulch, ponds, ball field, tree work); 21% to **stabilization** emergency fund (for emergency repairs, etc.); 21% for **utilities** (electricity for pool/streetlights/entrance lights, water, pool phone/WIFI); 18% for **pool** (maintenance, chemicals, repairs, facilities cleaning); 7% for **maintenance** and general property repairs (structures, amenities, securities, common areas); 7% for **insurance** (property, liability, directors); 1% for **administration** (supplies, printing, postage, permits); and 1% for **social/meetings** (BSHC events, Annual Meeting, Welcome Committee materials).

You can see what a good bargain members receive by neighbor-volunteers doing all the administrative work free of charge. It is my goal to see that volunteerism

continues for years to come. Please reach out and volunteer.



% of total	Amount	Type of expense
24%	\$29,113	Groundskeeping (mow, mulch, ponds, ball field, tree work)
21%	\$25,616	Stabilization emergency fund *
21%	\$25,490	Utilities (electricity pool & street lights, pool phone/WIFI, water)
18%	\$21,933	Pool (maintenance, chemicals, repairs, facilities cleaning)
7%	\$7,925	Maintenance, gen'l property (structures, amenities, security, etc.)
7%	\$7,202	Insurances (property, liability, directors)
1%	\$1,629	Admin (office supplies, printing, postage, permits, lien filing, taxes)
1%	\$1,432	Social (BSHC events incl. annual pool party, annual mtg)
100%	\$120,340	TOTAL Jan-Dec 2022

*Note: Must reserve \$38,000+ for pool resurfacing in 2023. Deferred from 2022.

Best wishes, Cynthia Castle, Treasurer

Keep Buckhead South Beautiful



Spring has arrived and summer is just around the corner. Now is the time to begin your spring/summer

lawn and yard care. You might consider adding beneficial pollinator plants to your landscape this season. The State Botanical Garden of Georgia suggests a hardy Georgia-native option is Butterfly Weed. It's a larval host plant for the Monarch butterfly and a nectar source for bees, butterflies, and hummingbirds. Its small, orange flowers are vibrant and last much longer than many other flowering plants.

Considering home improvement projects this spring or summer? Please keep in mind most changes to your home's exterior, such as fences, outbuildings, or other significant changes to street view must be reviewed and approved by the Architectural Review Committee (ARC) in advance. Please go to our website www.buckheadsouth.com under the "documents" tab to see the Architectural Review Guidelines and download the ARC application form. Questions? Contact an Officer before you start.

If your spring yard cleanup involves outdoor burning, GA DNR allows outdoor burning for yard debris only, not trash or construction debris. You must be present to monitor and have a water source such as a hose or buckets of water within reach. Burn permits do not need to be called in each time, as long as the requirements are followed. For more information, call 877-652-2876, local 912-884-3331, or go to <http://gatrees.org>. As always, please keep the comfort of your neighbors in mind when burning.

Safety & Security at Home

The last day of school is May 19th. This means our neighborhood kids will soon be out and about for summer break. Parents, please discuss walking/biking safety skills with your children. Residents, please help keep our young neighbors safe by taking extra care traveling our roads without distraction and within posted speed limits (25mph max).

Did you know our Buckhead South roads are Bryan County roads and therefore all operators of motorized carts here must be at least 16 years old? That's right, **you must have a valid driver's license to operate motorized vehicles on our neighborhood roads.** If a cart, scooter, moped, or dirt bike is involved in an accident, regardless of responsibility, the owner is liable for all damages and injuries if an underage person was operating it. The Bryan County Sheriff's Dept has been welcomed to do more frequent drive throughs to monitor this. And, as always, please be mindful of our neighborhood speed limit to help maintain the safety of all our residents.

As a reminder, our HOC parking lots (pool and ballfield) close at 9:30pm and persons or vehicles spotted in these areas after such time will be asked to leave. Help keep our community secure by reporting after-hours violations and kindly remind family members and guests that these areas are not after-hours hang outs. Our security camera system is assisting in this area, as well.

Streetlight out? Residents are encouraged to contact Coastal Electric at 912-884-3311 or www.coastalelectriccooperative.com to report outages.

Other news Send news to: melledge8@gmail.com

VOLUNTEERS NEEDED:

A volunteer is needed to raise and lower the flag during national declarations at the Hampton entrance. The flag will need to be removed if we cannot find a volunteer for this. Please contact buckheadsouthhoa@gmail.com if you are able to help.

Yard Sale Organizers needed: Interested in running a community yard sale? Ongoing volunteers are needed to organize future yard sales for our neighborhoods. Contact buckheadsouthhoa@gmail.com for loan of the entrance banners and intersection signs.

In search of three families to plant and nurture a tree at our ballfield! Three trees have been generously donated. We just need your help planting and caring for them for the first year. If you are interested, please contact the board at buckheadsouthhoa@gmail.com.

Volunteers are always welcome for the various BSHC committees or for just a small specific seasonal project. We know we have a lot of energetic neighbors with various skills and there are many opportunities to contribute your talents, large and small. Please join in. buckheadsouthhoa@gmail.com

WANTED: for South Bryan County Animal Shelter – pet supplies needed (new or used) for cat & dog: wet/dry food, bowls, leashes, toys, bedding & towels for an ongoing collection drive. Drop off at 29 or 406 Victor's Ct front porch or use the Animal Shelter's 24/7 drop bin at 250 Dog Lane (Rt 144 Spur, 2nd dirt road on right after dump).

List your BSHC groups here if you're looking to add members – whether it's a toddler playgroup, card group, book club, or special interest (astronomy, boating, golf...). New residents will welcome the invitations and some longer-term residents who have been too busy to meet their neighbors will benefit too. Contact the newsletter melledge8@gmail.com to list here.

COUNTY SERVICES: The Tax office at the county building provides notary services free of charge to county residents.

Calendar

Got something for the calendar? buckheadsouthhoa@gmail.com While we love to print community events, this is not an endorsement by BSHC, and times/dates may change. It's best to call ahead to the organization to confirm.

*****STANDING DATES*****

THURS: 1st Thurs of every month, RH Historical Soc. local history series, 7pm, free. (912)756-3697

SAT: Mar – Oct, 1st Sat of each month, 9-11am: Cars & Coffee at the Richmond Hill Historical Soc. Museum. Share your cool car and/or see others. Buy coffee there & you help the Historical Society. (602)397-5300

SAT: Saturday Picket at Ft. McAllister State Park 10-4. The fort's plantation house will be open and a Civil War

soldier reenactor will entertain topics ranging from fort history to civil war medicine. There are many other events including re-enactments, celebrations, kids summer day camps, hikes, more. Contact them for events. (912)727-2338.

SAT: Weekly Richmond Hill Farmers Market, 3-6:30pm, at RH Hist. Soc. Museum on Ford Museum grounds.

*******COMING EVENTS*******

5-5 Cinco de Mayo

5-14 Mother's Day

5-20 Armed Forces Day

5-29 Memorial Day, JF Gregory Park, 11am.

6-14 Flag Day

6-18 Father's Day

7-4 Independence Day 7-4, local festivities to be determined. (7-1 JFG fireworks celebration).

9-4 Labor Day

9-19 Ganesh Hindu holiday

9/25-10/31 Oktoberfest at Plant Riverside District, Savannah waterfront. Every weekend including food, music, shopping and free family-friendly events

Please feel free to direct your comments or questions regarding the BSHC Newsletter to Buckhead Officers. To submit an article or calendar date for inclusion in the next Newsletter, submit it to buckheadsouthhoa@gmail.com. We hope you enjoy this Newsletter, but if for any reason you don't want to receive future issues, please advise and we will drop your name from our circulation. Thank you.

BSHC Contacts email: buckheadsouthhoa@gmail.com

President: Jim Pieters. **VP/Pool Amenities:** Alison O'Malley.

VP: Chris Brotka, Nick Shwayri. **Secretary:** Maria Keith.

Treasurer: Cyndi Castle. **Newsletter:** Melissa Elledge.

Got news? Next newsletter deadline is 8-15-23 for the Sept. issue.