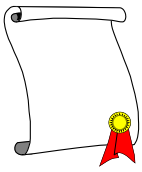
BRITTNI PLACE HOMEOWNERS ASSOCIATION

P.O. Box 540, Winston, GA 30187



Association Zoom
Meeting Minutes
November 18, 2025

Zoom meeting was called to order at 7:06 PM. We had 18 properties represented at the meeting. A quorum is 21.

Introduction – Mike welcomed everyone to the Zoom meeting and went over the rules that we would operate from.

President's Report – Mark went over the agenda and introduced the board members.

Treasurer Report – Scott reported that there will no change in the total budget for next year. There will be no increases in the annual assessments for 2026. We are in good shape financially. He reported that he is always watching the water bill as it seems to fluctuate a lot but since we had a wet spring we did not use it as much early this year to irrigate the plants.

Front Entrance Maintenance - We spent a little on front entrance maintenance but kept the costs down by doing some of the repairs ourselves. Most of you should be aware that we removed the original trees behind the signage since they were dying and our first attempt at planting some magnolias ended with them dying but the new magnolia trees will be installed next week at no charge to us. We are currently looking into a way to water the trees until they get established.

Front Entrance Lighting – Three of the four accent lights in the center island are out and we are going to replace all four since they are the same age. These LED light fixtures do not have replaceable bulbs so we must replace the entire fixture.

Replacement of Traffic Signage – We completed our effort to replace all weather traffic signage this year. Board members cleaned the signs initially but determined that some were too badly weather. All have now been replace. We were looking into replacing the sign posts with architectural posts that all looked the same but we learned that the county is planning to replace all sign posts with the square galvanized posts. They are doing this because it is easier for them to replace a sign when it is damaged by a vehicle accident. Some neighborhoods are not happy with this effort. The county will allow us to install architectural posts but it becomes our responsibility to replace when damaged. We have canceled this plan for now as we do not fully know our liability if we take this on.

Dues – It was stated that our dues are really low compared to surrounding neighborhoods. Part of it is because we do not have any amenities but that keeps expenses low. Remember that you get a $100 discount if you pay before December 1st.

Infractions – Homeowners are encouraged not to ignore any infraction notices that they may receive. If you disagree with the notice you should contact the Board. Ignoring these can lead to more expenses when fines and/or lawyers get involved. This

also may involve a change in the bylaws to make any of these changes which is very difficult to get enough homeowners to vote to pass such a change. This comes up every year so it is something we are continuously reviewing to see if anything has changed to make this possible.

Selection of Contractors – A homeowner asked how we select the contractors that we use for our services. It was explained that initially we typically get at least 3 bids if possible. After we make our selection we don't necessarily rebid the job each year if we are satisfied with the service and the costs have not increased significantly.

Question – A homeowner asked if we had every considered collecting dues at another time of year rather than during the holidays. It was explained that they really aren't due until January 1 but it coincides with our calendar fiscal year. We do not offer payment plans although homeowners can themselves pay the dues earlier in the year if they wish and can even make monthly payments as long as the total is paid by December 1 to get the early discount.

Question – A homeowner asked whether the Board had considered other methods of payment. It was stated that our accountant currently can't accept any other forms and when we looked into it for the HOA it usually involved adopting a system that would charge us and result in a dues increase to cover the costs of the service.

Question – A homeowner asked about vehicles parking in the street particularly on hills since this can be a hazard. It was explained that the HOA only prohibits parking overnight and that people can park in the street on a temporary basis. It was stated that some of the lawn contractors park in the street as well and it was suggested that perhaps if someone sees this occur that they could contact the Board and we could contact the homeowner and alert them to the safety issue and ask them to see if the contractor can change where they park to make it safe to pass. We can involve the police if, for example a camper it parked in the street and blocking the flow of traffic but that is a rare case. Please contact the Board if you see a vehicle parking in the street overnight or for a couple days and we will contact them. We do inspections approximately every 2 weeks so we will not catch every occurrence with out help from the homeowners.

Question – A homeowner asked about if there was anything that can be done about the homeowners who drive fast and sometimes run the stop sign at Knotty Pine. It was explained that the County Sheriff can issue tickets for running the stop sign but (due to sight distances) not for speeding. The State Patrol can issue speeding tickets. However, it is difficult to get them to dedicate resources to a neighborhood. Speed bumps were discussed and it was stated that this is not a desired solution for the homeowner who must drive from the back of the neighborhood and subject their suspension to this every day.

Question – A homeowner asked if there was a possibility to install a tennis court or pickle ball court. It was stated that we don't have any property left in the neighborhood that would accommodate that..

Motion to adjourn and seconded. Passed unanimously.