

Woods of Parkview Homeowners Association

ANNUAL MEETING

February 22, 2026

1. Welcome & Introductions

Gio Vargas (acting President) welcomed meeting participants and introduced Peter Efremenko (Board Secretary).

2. Recognition of Volunteers. Gio Vargas recognized the following people for their contributions to the neighborhood.

- Blaise Wannemacher and Zach Priceman for their service as Board members for over a decade, and Leo Obregon for his service as a Board member for a term.
- Catherine and Ted Davidson (holiday decorations)
- Gretchen Hughes (tennis courts coordinator)
- Maureen Atwood (2026 Graduation Banner)

3. Membership Status

- 171 homes in WOPHA's neighborhood footprint; 138 are full members, 25 are social members and 8 are nonmembers. Approximately 4 homes are rentals. There were about 40 outside members in 2025.
- There are 7 members who are delinquent in their payment of annual dues. The Board has been active in its collections of past due assessments and will continue to do so in 2026 as well.

4. 2025 Financial Report and 2026 Budget Review

- Gio Vargas reviewed balance sheet as of December 31, 2025. See attached.
- Gio reviewed profit and loss statement, including the 2026 budget being proposed by the Board. See attached.
- Gio stated that the Board seeks another 10% increase to the HOA annual dues for 2026 to strengthen our finances.
- Gio stated that invoices for annual HOA Assessments would be sent out soon. They were delayed in going out because the HOA Annual Meeting had been delayed (due to ice storm). The Board will continue to email statements and online payment (debiting bank account, but no credit cards) will continue to be available.

For reference:

Membership Type	2005 – 2006	2007 - 2023	2024	2025
Full	\$490	\$525	\$575	\$630
Social	\$95	\$95	\$105	\$115
Outside	\$395	\$425	\$475	\$505
Pool Parties [+\$35/hr per lifeguard]				\$100
Tennis leagues (season fee)[\$25/jr. or non-member player]				\$35

Item	Proposed 2026 Fee
Annual HOA dues (full members)	\$693
Annual HOA dues (social members)	\$126
Annual Non-Resident (Outside) Membership [*First time initiation fee]	\$535 [*\$250]
Pool parties (reservation) fee [* Lifeguard wages (see Pool Rules)]	\$125 [*\$35/hr per lifeguard]
Tennis leagues (season fee)	\$45/adult; \$30/jr. non-member player

A motion was made to request approval of the 2026 Budget. The motion was seconded. By a show of hands, the 2026 Budget was unanimously approved by the HOA Members.

5. Facilities Report

The Board is aware of various improvements that need to be made to the neighborhood and its facilities consisting of both short term projects and long term capital projects. The Board has put together a punch list of items for the short term projects. If any HOA Member is aware of any short term improvement/repair, please inform a Board member.

Long Term Capital Projects Discussion

The Board is aware that the Tennis Courts need to be completely redone (not a mere resurfacing). The Board is also aware that the pool facilities will require some major capital repairs in the near future. As for the tennis courts, the Board will be arranging meetings with

at least 2 or 3 contractors who do this type of work to determine the timeline and cost. As for the pool, the Board will be meeting with Positively Pools (our current pool company) to get a better understanding of the timeline and cost. Positively Pools may not be chosen to do this work. The Board will obtain outside proposals as well. Once the timeline and the costs are more firm, the Board will determine how to finance such projects. Catherine Davidson has volunteered to find out whether we can get a loan from a bank and has already begun this process. An HOA Member asked whether a Special Assessment would be required to finance these capital projects. The Board stated that it would depend on the cost of the capital projects and also stated that a special assessment would require a 2/3 approval from eligible voting HOA Members.

The Board has discussed using a key fob system for accessing the pool facilities. It would cost around \$15,000. The Board has decided not to move forward with the key fob system at this time and continue to use the keypad and wrist bands.

6. Board Member Election

- Two Members of the Board were up for re-election: Leo Obregon and Peter Efremenko. Leo Obregon has decided not to run for re-election. Seiji Ijuin was nominated by the Board to run for Leo Obregon's Board position. Peter Efremenko ran for re-election. They will both serve 2 year terms running through calendar year 2027.
- Zach Priceman and Blaise Wannemacher, whose terms would have run through calendar year 2026, have resigned from the Board. In accordance with the Declaration and Bylaws, the remaining Board members appointed Catherine Davidson to complete Blaise Wannemacher's term. Zach Priceman's unexpired term will remain unfilled until the Board identifies a candidate or an HOA Member volunteers for this position.
- The Board will meet shortly after this meeting to elect officers. Gio Vargas is expected to be President, and Peter Efremenko has expressed interest in being Treasurer.
- A motion was made to elect Seiji Ijuin and Peter Efremenko. The motion was seconded. By a show of hands, the Seiji Ijuin and Peter Efremenko were unanimously elected by the HOA Members.

7. Police & Code Enforcement Presentation

- Corporal Johnson discussed Neighborhood Watch. See attached for handout given to HOA Members. The neighborhood being well kept and the camera at the front of the neighborhood both are helpful in preventing crime. It was recommended by the

police department that homeowners have well lit houses and security cameras. These are also helpful in preventing crime.

- Officer McCord (Code Enforcement). See attached for handout given to HOA Members. Use See It, Click It, Fix It to report code violations. This can be accessed on the City of Lilburn website.

8. City of Lilburn Update Emil Powell, member of the City Council gave an update on the City of Lilburn.

1. He informed the HOA Members of a new ordinance passed by the City Council which pertains to location of garbage cans on property when they are not in use. The old code stated that the garbage cans (when not in use) could not be seen from the street. The new ordinance reflects that the garbage cans (when not in use) shall be placed in such a location so as not to be in front of the front line of the house.
2. He gave an update on the status of the new parking garage being built in downtown Lilburn, and how this new parking garage will help draw businesses to the City of Lilburn. He stated that as of now there would be no charge to use the parking garage, but that this was still being discussed.
3. He gave an update on the First and Main Assemblage in downtown Lilburn. This project is another public-private partnership assembled by the Downtown Development Authority (DDA) to bring new investment and activity to Old Town. Crews are preparing the 2.61-acre site for the future mixed-use development approved by Mayor and Council, featuring commercial space along Main Street and residential units along Velva Way.
4. He informed the HOA Members of the weekly email update known as the Lilburn Loop. One may sign up for this on the City of Lilburn website. It is a great tool for staying informed for all things related to City of Lilburn.

*****Post Annual Meeting Notes:**

1. Amanda Tarpley has joined the Board of Directors.
2. Peter Efremenko has stepped down from his position as a Director. We would like to thank him for all he is done for the neighborhood and HOA.

Balance Sheet
Woods of Parkview HOA
As of December 31, 2025

Distribution account	Total		
	As of December 31, 2025	As of December 31, 2024	As of December 31, 2023
Assets			
Current Assets			
Bank Accounts			
Checking Swim_Tennis	14,576.05	20,641.34	17,056.36
Reserve for Capital Expenses	45,486.17	37,196.82	57,055.47
Treasury I-Bond	11,240.00	11,240.00	11,240.00
Total for Bank Accounts	\$71,302.22	\$69,078.16	\$85,351.83
Other Current Assets			
Undeposited Funds	0.00	0.00	0.00
Total for Other Current Assets	\$0.00	\$0.00	\$0.00
Total for Current Assets	\$71,302.22	\$69,078.16	\$85,351.83
Fixed Assets			
Accumulated Depreciation			
2024 Pool House Reno	-2,026.52	0.00	
Clubhouse Reno Depreciation	-7,502.80	-6,886.13	-6,269.46
Club, Pool, Tennis Depreciation	-246,794.86	-239,743.58	-232,692.30
Driveway Repair Depreciation	-7,277.50	-6,662.50	-6,047.50
Pool Fence depreciation	-5,400.64	-4,725.56	-4,050.48
Pool Resurface Depr (fully depr	-36,307.00	-36,307.00	-36,307.00
Tennis Court Resurface 2023	-2,250.00	-1,500.00	-750.00
Tennis Lighting Upgrade Deprec	-2,095.00	-1,676.00	-1,257.00
Tennis Upgrade Depreciation	-7,309.98	-6,736.65	-6,163.32
Total for Accumulated Depreciation	-\$316,964.30	-\$304,237.42	-\$293,537.06
Fixed Assets			
2024 Pool House Reno	30,397.92	18,171.32	0.00
Clubhouse Reno	9,250.00	9,250.00	9,250.00
Club, Pool & Tennis	275,000.00	275,000.00	275,000.00
Driveway Repair	9,225.00	9,225.00	9,225.00
Pool Fence	24,303.00	24,303.00	24,303.00
Pool Resurface	36,307.00	36,307.00	36,307.00
Tennis Court Resurface 2023	9,000.00	9,000.00	9,000.00
Tennis Lighting Upgrade	12,570.00	12,570.00	12,570.00
Tennis Upgrade	8,600.00	8,600.00	8,600.00
Total for Fixed Assets	\$414,652.92	\$402,426.32	\$384,255.00
Total for Fixed Assets	\$97,688.62	\$98,188.90	\$90,717.94
Total for Assets	\$168,990.84	\$167,267.06	\$176,069.77
Liabilities and Equity			
Liabilities			
Total for Liabilities			
Equity			
Opening Balance Equity	385,076.76	385,076.76	385,076.76
Retained Earnings	-217,809.70	-209,006.99	-205,050.83
Net Income	4,243.78	-8,802.71	-3,956.16
Total for Equity	\$171,510.84	\$167,267.06	\$176,069.77
Total for Liabilities and Equity	\$171,510.84	\$167,267.06	\$176,069.77

Woods of Parkview Homeowners Association Profit and Loss

	2026 Budget	2025 Actual	2024 Actual	2023 Actual
Income				
Annual Member Dues	27,500.00	23,700.00	24,209.02	19,280.00
Homeowner-Full Member Dues	101,000.00	84,923.48	72,858.79	73,162.00
Homeowner-Social Member Dues	2,625.00	2,384.50	1,890.00	1,910.00
Interest Income	800.00	850.91	141.35	809.68
Late Fees / Back dues	7,000.00	10,321.44	447.96	0.00
Services (Tennis dues, pool parties, transfer fees)	1,000.00	870.00	1,974.00	1,510.00
Total Income	\$ 139,925.00	\$ 123,050.33	\$ 101,521.12	\$ 96,671.68
Gross Profit	\$ 139,925.00	\$ 123,050.33	\$ 101,521.12	\$ 96,671.68
Expenses				
Admin. Misc.	1,000.00	907.23	4,567.65	861.44
Business Licenses and Permits	725.00	954.65	725.00	510.00
Camera - Entrance	1,750.00	2,000.00	1,750.00	1,500.00
Depreciation Expense	12,726.88	12,726.88	10,700.36	10,700.36
Insurance Expense	6,503.70	5,719.00	6,194.00	5,320.00
Landscaping and Groundskeeping	15,000.00	17,823.89	14,240.00	18,696.79
Neighborhood Parties	300.00	0.00	0.00	110.68
Pest Control	250.00	152.00	228.00	222.00
Pool Expenses (Mgmt, Inspections, Maintenance)	54,000.00	53,690.56	43,780.00	37,110.36
Professional Fees	500.00	480.00	410.00	657.50
Property Management Fees	150.00	114.48	332.84	0.00
QuickBooks Payments Fees	700.00	503.66		
Repairs and Maintenance	0.00	0.00		
Plumbing Repairs	150.00	0.00	150.00	827.00
Repairs and Maintenance	150.00	0.00	150.00	827.00
Taxes	1,711.00	0.00	882.96	683.83
Telephone Expense	820.00	746.33	802.17	769.45
Tennis Court repair & maint	1,500.00	1,082.65	1,785.68	2,603.72
Utilities - Elec Lighting	720.00	706.21	713.71	714.28
Utilities - Elec Swim Tennis	17,750.00	17,365.95	17,198.50	15,096.95
Utilities - Garbage PU	400.00	763.38	1,450.80	1,306.07
Utilities - Water - Irrigation	3,750.00	2,914.91	3,653.83	2,276.78
Utilities - Water & Sewer	750.00	161.07	758.33	660.63
Total Expenses	\$ 121,306.58	\$ 118,812.85	\$ 110,323.83	\$ 100,627.84
Net Operating Income	18,618.42	4,237.48	(8,802.71)	(3,956.16)
Net Income	18,618.42	4,237.48	(8,802.71)	(3,956.16)

CODE ENFORCEMENT



LILBURN POLICE

WOODS OF PARKVIEW HOA

MEETING DATE 02-22-26
AMSTERDAM, HUNTSIRE, PLANTERS, BOWERS BROOK

CODE ENFORCEMENT - STATS - FEBRUARY 2025 TO FEBRUARY 2026

STATS FOR 02/25 - 02/26	VIOLATION TYPE	AREAS OF COMPLAINT
7 Cases (0 open)	High Grass (Code Sec. 105-303)	Planters, Bowers Brook
3 Cases (0 open)	Open or Outdoor Storage (Code Sec. 105-306)	Bowers Brook, Planters
4 Cases (1 open)	Junk Vehicle Storage (Code Sec. 105-304)	Huntsire, Bowers Brook
1 Case (1 open)	Illegal Construction (Code Sec. 1202-2)	Huntsire
1 Case (0 open)	Trees (Code Sec. 105-307)	Planters
3 Cases (0 open)	Misc. Requests	Huntsire, Amsterdam, Planters

In 2024, Code Enforcement worked 3,309 proactive cases throughout the city and received 1,346 additional cases through our online request tracker. Code enforcement is diligently working to beautify the city, as a resident of Lilburn you can help us with this mission by submitting requests with any concerns to Code Enforcement via our online portal.

LILBURN CITY CODE AND ORDINANCES

To access all of Lilburn City Codes please visit: <https://library.municode.com/ga/lilburn>

CODE ENFORCEMENT PROCESS

City of Lilburn Code Enforcement works proactively throughout the city, but to have a specific concern/property addressed, the fastest way is to submit a request through our online portal. Please **submit ALL requests** through the portal **before** reaching out to any code enforcement officers for the fastest response, this helps us to keep documentation for any requests and allows you to receive status updates. You can submit anonymously, and code enforcement does not give out complainants' information.

<https://www.cityoflilburn.com/seeclckfx> - CITY OF LILBURN ONLINE PORTAL TO SUBMIT REQUESTS

CODE ENFORCEMENT CONTACT INFORMATION

For **Commercial** Code Enforcement Concerns:

Please contact Officer Dillard - (678)-680-9898

For **Residential** Code Enforcement Concerns:

Please contact Officer Charles - (470)-307-6533 or Officer McCord - (470)-226-6180

For more information about the City of Lilburn Code Enforcement please visit:

<https://www.cityoflilburn.com/181/Code-Enforcement>

Or watch our informational city video :

<https://www.youtube.com/watch?v=ZAMGSLxuYtg>

Woods of Parkview



LILBURN POLICE

Crime Analysis 01/01/24 – 02/20/25
Bowers Brook/Planters/Highview
Amsterdam/Huntshire

2/19/2025 @ 17:03 – Bowers Brook : Suspicious Vehicle – Complainant advised walking through neighborhood and vehicle started following them. Vehicle was gone on arrival, cleared scene.

4/09/2024 @ 17:42 – Planters Dr : Suspicious Vehicle – Advised there was an unknown truck in parking lot of Tennis courts, had been sitting there for 20min. Officers advised vehicle owner drove from Covington for Pickle Ball tournament and was early waiting for it to start, area all clear.

06/16/2025 @ 07:55 – Planters Dr : Suspicious Person – Unknow homeless man hiding / sleeping in bathroom of pool. Gone on arrival, advised to add pool to COAP

07/02/2025 @ 19:12 – Planters Dr : Trespassing – Homeless male in neighborhood pool, officers arrived and gave courtesy ride to shelter.

07/30/2025 @ 01:03 – Bowers Brook : Suspicious Person – 2 people walking around house and vehicle, thought to be looking in vehicles. Gone one arrival area cleared.