

Spirit of Connemara

CONNEMARA HOMEOWNERS' NEWSLETTER

FALL 2018



**Congratulations to all
our Yard of the Month
SUMMER WINNERS!**

June: *Carolyn & Richard Trantum at
4463 Galway Drive.*

July: *Lin Qun Zhong & Chow Dong
Quan Lim at 4437 Galway Drive.*

August: *Mary Weathers at 621 Dun-
loe Circle.*

Thanks for all your hard work for
making Connemara a truly attractive
Community to live in. Hope every-
one had an opportunity to view
your awesome front yards!



We have a wonderful, very
safe neighborhood. However,
precautions are always neces-
sary to protect your property.
Please be sure to lock your homes
and cars during the day and night.



Dog owners: please be mindful
of your neighbors and all resi-
dents and clean up after your
dog. We all want to enjoy our
streets and common areas!



The Connemara Board of Directors would like to take this opportunity to welcome any new residents to our community! You should have received a copy of the Protective Covenants at your closing; if you did not, please contact your realtor or closing attorney. If you are a new renter, please contact your homeowner/landlord for a copy so you are familiar with the rules and regulations. This might be a good place for a quick review of the Covenants:

- * Garbage receptacles must be kept behind the fence, a screen, or in the garage.
- * Overnight parking on the street or in the grassy area of the lot is prohibited (cars must be parked on your car pad or in garage).
- * No trailers, boats, outdoor playground equipment, golf carts, or RVs are to be visible from the street.
- * Yards are to be kept neatly mowed, hedges trimmed, and free from litter.
- * Any new satellite equipment installed may not be visible from the street (no poles can be erected on the property).
- * Mailboxes and posts must be kept clean and painted. Address on mailbox must be legible.
- * Blowing yard clippings into the street is prohibited; this stops up the storm drains.
- * Dumping over the privacy fences is prohibited.
- * Roofs should be black or gray shingles; shutters should be muted colors.
- * Fences should be in good repair, and if refinishing is desired, must be with a natural wood stain (no paint).
- * No use of motorcycles, ATVs, or RVs on the common property.
- * There is to be no obstruction of the common property, nor shall anything be kept, stored, or parked on the common areas.
- * No activity or conduct is allowed which unreasonably disturbs or impairs the peaceful and safe enjoyment of the property.
- * Call 911 if you observe/suspect anyone of discharging firearms.
- * No unnecessary noise before 7:00am or after 10:00pm (this includes fireworks).

Thank you for your help in keeping our neighborhood a great place to live!

Duly Elected Connemara Board of Directors for 2018:

Sandra Hoffman:	President
Joyce Presby:	Vice President
Deborah Rabe:	Secretary
Connie Pearce:	Architectural Control Chair
Dorcus Smith:	Member at Large

E-mail All Board Members at: board@connemarapoa.com



The best way of maintaining YOUR Property Values is to elect Board Members who will uphold and enforce the Covenants of the Connemara Community, and actively work to improve, repair and maintain all common areas and entryways. Below is a recap of how your current Board has strived to improve your property values.

PROJECTS COMPLETED IN 2018

- *Created and mailed Spring & Fall bi-annual newsletters.
- *Planted three new Italian Cypress trees in the Derryclare over-flow parking lot.
- *Bought new crush and run for the Derryclare over-flow parking area.
- *Spread new pine straw on all main and sub entrance signs and around all the Magnolia trees.
- *Planted and placed perennials at both Galway & Connemara entrances.
- *Sprayed all Common areas to control the red ant insect mounds.
- *Sprayed weed control at all main and sub-entrance signs.
- *Sprayed Connemara common walking area to control weeds and improve grass growth.
- *Contacted Columbia County and had them repair several pot holes on Connemara and Galway Streets.
- Removed dying Weeping Willow tree at Galway entrance.

PROJECTS COMPLETED IN 2017

- *Prepared the Derryclare Walking trail for soil erosion control (pine straw)
- *Produced and mailed the bi-annual newsletters.
- *Repaired/replaced Connemara property line privacy fence at Derryclare cul de sac.
- *Placed small swale on the Connemara Walking Trail to help with flood control.
- * Inspected/repaired/replaced sprinkler heads at both Main Entrances.
- *Removed a large stand of trees from the Derryclare Walking Trail.
- *Held a very successful Community yard sale.
- *Removed all trees in the detention pond on Galway.
- *Spread new pine straw on entrances/sub entrances and around the Magnolia trees.
- *Placed red mulch and planted perennials on both entrances.
- *Replaced the crumbling Galway sub entrance sign with our Connemara Logo.
- *Re-cemented the stone steps at the Galway entrance.
- *Removed old broken asphalt at entrance to the Derryclare walking trail and added a sidewalk.

Property Management Information:

Blanchard & Calhoun Real Estate
 PO Box 211708
 Augusta, Georgia 30917
 Attention: Glenn Cannon

**Need immediate answers to questions or concerns...Give Glenn Cannon a call!
 1-706-722-7331**

Email Address:

Rentals@blanchardandcalhoun.com

**...SAVE THE DATE.....
 MARK YOUR CALENDARS....**



Date: Monday, November 12, 2018

Time: 6:00 PM

Place: Government Complex at 630 Ronald Regan Blvd. Building A

Attention: This election will determine the future direction of Connemara; annual assessments could be affected. Your willingness to run for a board member position is of the utmost importance. Please read pages 3 and 4 for a more comprehensive narrative about volunteering to serve your community by becoming a board member.

Apply for access to our Connemara Community Website. Joining is easy. Just submit your name and address. Property Owners can view Board Minutes, Budget Reports, and other interesting information.

Website Address: connemarapoa.com

THANK YOU! THANK YOU! THANK YOU!



The board wishes to thank all Derryclare, Connemara, Dunloe and Galway RESIDENTS who consistently do upkeep to maintain their beautiful property and yards to make our community look so great. It truly is a pleasure to take a stroll through our neighborhood and see these lovely yards and homes that keep our property values rising year after year!

ELECTION TIME IS AROUND THE CORNER

Do you enjoy conversing with people? Do you like working with numbers or have bookkeeping experience? Are you blessed with writing skills, or leadership skills? Are you familiar with computer programs such as “Word, Excel, or Publisher”? Then please consider joining the board and making a difference in your community. Many resident ask this question: “What do I have to do if I become a board member?” Below is a brief description of the duties, powers and responsibilities of board members.

The Board of Directors shall manage the affairs of the Association and shall have all the powers and duties necessary for the administration of the Property and may do all such acts and things as are not by the Act, the Declaration the Articles of Incorporation, or those Bylaws directed to be done and exercised exclusively by the members. In addition to the duties imposed by the Bylaws, the Board of Directors, shall have the power to and shall be responsible for the following, in way of explanation, but not limitation:

- Preparation and adoption of an annual budget, in which there shall be established the contribution of each Owner to the Common expenses;**
- Making assessments to defray the Common Expenses, establishing the means and methods of collecting such assessments, and establishing the period of the installment payments of the annual assessment;**
- Providing the operation, care, upkeep, and maintenance of all the Area of Common Responsibility as defined in paragraph 14 of the Declaration;**
- Designating, hiring, and dismissing the personnel necessary for the operation of the Association and the maintenance, repair, and replacement of the Common Property, the Association property and, where appropriate, providing for the compensation of such personnel and for the purchase of equipment, supplies, and material to be used by such personnel in the performance of their duties;**
- Collecting the assessments, depositing the proceeds thereof in a financial depository or institution which it shall approve, or otherwise investing the proceeds in accordance with any limitations set forth in O.C.G.A. Section 14-3-302, and using the proceeds to administer the Association;**
- Making and amending rules and regulations and imposing sanctions for violation thereof, including reasonable monetary fines;**
- Opening of bank or other financial accounts on behalf of the Association and designating the signatories required;**
- Making or contracting for the making of repairs, additions, and improvements to, or alterations of the Common Property in accordance with the other provisions of the Declaration and these Bylaws, after damage or destruction by fire or other casualty;**
- Enforcing by legal means the provisions of the Declaration, these Bylaws, and the rules and regulations adopted by it, and bringing any proceedings which may be instituted on behalf of or against the Owners concerning the Association;**
- Obtaining and carrying insurance against casualties and liabilities, as provided in the Act and the Declaration, and paying the premium cost thereof;**
- Paying the costs of all services rendered to the Association or its members and not directly chargeable to specific Owners;**
- Keeping books with detailed accounts of the receipts and expenditures affecting the Association and its administration, specifying the maintenance and repair expenses and any other expenses incurred; and**
- Contracting with any Person for the performance of various duties and functions. The Board shall have the power to enter into common management agreements with trusts, condominium associations. Or other associations or corporations. Any and all functions of the Association shall be fully transferable by the Board, in whole or in part, to any other entity.**

ELECTION TIME IS AROUND THE CORNER CONTINUED

Please consider joining the board and making a difference in your community.

.....But always remember that the number one reason to become a Connemara Board Member is to uphold and enforce the covenants of this Connemara Community. This is the best way to maintain your property values. Currently, we have four officers: (1) President, (2) Vice-President, (3) Secretary, and (4) Architectural Control Chair . Blanchard and Calhoun assume the duties of the Financial Officer. Our by-laws state that we must have a minimum of (3) Officers and (2) Members at Large.

Below is a brief description of what each Officer's responsibilities are:

President:

The President shall be the chief executive officer of the Association and shall preside at all Association and Board meetings. The President shall have all the general powers and duties which are incident to the office of the president of a corporation organized under the Georgia Nonprofit Corporation Code, including, but not limited to, the power to appoint committees from among the members from time to time as he or she may in his or her discretion decide is appropriate to assist in the conduct of the affairs of the Association.

Vice President:

The Vice President shall act in the President's absence and shall have all powers, duties, and responsibilities provided for the President when so acting.

Secretary:

The Secretary shall keep the minutes of all Association and Board meetings and shall have charge of such books and papers as the Board may direct, and shall, in general, perform all duties incident to the office of the secretary of a corporation organized under Georgia law.

Financial Officer: (Blanchard & Calhoun are Currently performing the duties of the Treasurer)

The Financial Officer shall have the responsibility for the Association's funds and securities and shall be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements for preparing all required financial statements and tax returns, and for the deposit of all monies and other valuable effects in the name of the Association or the managing agent in such depositories as may from time to time be designated by the Board. The Financial Officer shall be responsible for the preparation of the budget as provided in the Declaration. The Financial Officer may delegate all or a part of the preparation and notification duties associated with the above responsibilities to a management agent.

Other Officers: (Architectural Control Chair)

Other officers may be created by the Board, and the Board members which hold such offices shall have such titles and duties as are defined by the Board.

At our Annual Meeting on November 12, you will have an opportunity to cast your votes to elect three new board members who would each serve for two years. Currently there are three seats open as Sandy Hoffman and Connie Pearce will have both served the maximum term of four (4) consecutive years, and Dorcus (Denise) Smith was appointed to serve out the last year of Raynard Spaide's term. Raynard Spaide resigned in January. It is also possible that other seats may become open before our November 12th meeting date. We will need some lead time to print the ballots and proxies for our annual meeting. The deadline to submit your name for this ballot will be October 1st. Any homeowner in good standing (up to date on Annual Assessment/no outstanding fines/ no unresolved violations) may run for the Board. If you would like the opportunity to serve on this Board, please send your written intentions either by e-mail to: thumper348@comcast.net or by regular mail to: Sandy Hoffman, 408 Connemara Trail, Evans, GA 30809.

It is imperative the board member openings are filled with residents willing to perform these responsibilities or the possibility of fulltime management by an outside agency will need to be considered. This decision would, unfortunately, lead to a substantial increase in our yearly dues .