

Heritage Farm POA Board Meeting
September 14, 2026

Present: Tanner Ward, Jonathan Elrod, Deb Langley, Drew Privett, George Mendonca

On the Phone: Garry Elrod

Absent: Carlton Graves, John Sutton

The meeting was called to order and the minutes from the last meeting were approved.

Treasurer's Report - Jonathan Elrod

Operating account:

- July opening balance \$63,219.66
- July ending balance \$66,103.88
- August opening balance \$66,103.88
- August ending balance \$59,606.96

PayPal account:

- July opening balance \$73,221.12
- July ending balance \$75,667.04
- August opening balance \$75,667.04
- August ending balance \$75,654.04

We are still waiting for a couple of invoices including the irrigation system repairs, pool repairs and lighting replacements. These should be coming soon and will be posted as they're received.

Old Business

We will proceed to the next steps of having a permanent gate installed at the pavilion/pool driveway. Tanner will get bids for the project and present them when he has them.

John had to make a temporary repair on the pool gate to replace the self-closing spring. George reported it's too tight. Garry and John replaced the hydraulic piston later in September.

Compliance Report - Drew Privett

There's a complaint about a neighbor who has replaced part of their backyard wooden fence with chicken wire. Garry met with one neighbor today, and he and Drew will discuss what needs to be done. Deb later talked with both neighbors and will help mediate a solution.

There's also a house on Peachtree that has had a pile of gravel in the driveway for several days. Drew will follow up if this isn't taken care of this week.

Architectural Report - Carlton Graves

After the meeting, a neighbor near the Heritage Farm Dr. entrance submitted a request to build a boat cover. Carlton sent the request to everyone and it will be discussed at the next meeting.

Social Committee - Deb Langley

The annual Trunk or Treat & Carnival is Oct. 25. We need to get people signed up for trunks. At the end of September, Tanner will send an email telling the neighborhood about it and asking for volunteers. We'll have two food trucks, so we'll need to put out the picnic tables again. We'll also have a bouncy house and games like last year.

Landscaping/Decorating Committee - Deb Langley

The entrance decor committee bought a few things last year with plans to build on it every year for the next few years. They are requesting \$1,000 to purchase the next round of supplies. The board approved the \$1,000, plus an extra \$300 to get lights for the garlands.

Additionally, we need to find a solution for reaching the top of the Heritage Farm sign since it's too high to safely use a ladder. Last year, Southpaw Signs loaned us its bucket truck as a make-good for the signage delays. Deb and the committee will ask Southpaw how much it would be for him to come back out. It's about \$600/day, plus an operator, to get one from a rental company.

We discussed a question from GroupMe about replacement trees at the entrances. We are currently waiting on this phase of the beautification project because of cost, but we are going to go ahead and solicit bids on the total cost of the trees along with options, so we can plan the timing of this phase.

Landscaping - George Mendonca

George sent Bailey's monthly update, including repairing all of the irrigation at Hazelwood, cleaning the retention pond and trimming all shrubs around the pavilion. We discussed having Bailey cut the twigs that are sticking out of the white fence along Boone Rd. so we can have it powerwashed again. Deb is going to get bids for the powerwashing project.

New Business

The board discussed via text getting a survey of the POA property around the pavilion/pool area to prepare for the potential townhouse development back there. All voted in favor. Deb solicited

bids and the board voted to approve Brian Watson to do the survey and stake and mark the property lines for \$800. The job should be completed in 2-3 weeks.

Daniel is preparing to close the pool for the year and is sending a list of a few more supplies (around \$500) that he needs to restock on. The pool will close for the year on Sept. 30.

There has been some damage to property and fences when the draining department cleaned out the creek beds. Any complaints are being directed to the city, who will coordinate all repairs.

Tonya Medlin has purchased two of the old cameras from the pool/pavilion.

Deb attended the meetings with the city regarding the townhouse development and will provide updates at the next meeting.

Submitted October 12, 2026
Tanner Ward, Secretary