

COACHMAN PLANTATION

2014 ANNUAL HOMEOWNERS MEETING NOTICE

Date: Thursday, January 23, 2014
Time: 6:30 to 7:30 pm
Location: Clear Springs Fire Dept., Woodruff Road
(Located on Woodruff road near Five Forks Plantation)

Meeting Agenda:

Introduction

HOA Community Management – Jennifer Frodl
DR Horton Representative – Paul Wallice

2014 Budget & 2013 Expense Review

2014 Budget included with invoice – please bring to meeting, copies will not be provided
2013 Income & Expense will be presented at annual meeting

Community Committees: Volunteers are needed, please sign up at the meeting
SOCIAL/NEWSLETTER
POOL

Community Reminders/Updates:

- **Architectural approval process:** Be sure to submit an Architectural request form to HOA Community Management prior to beginning the project in mind. If you are changing or adding anything to the outside of your property a form was completed.
- **Garbage Cans:** Garbage Cans are to be stored out of view from neighboring Lots and the street
- **Boats and trailers:** Must be stored out of view or stored in the garage
- **Street Parking:** Street parking is prohibited

Covenants should continue to be upheld as there are new residents moving into the community

Questions & Answers

Jennifer Frodl

From: Jennifer Frodl
Sent: Tuesday, February 18, 2014 9:28 AM
To: 'amy@thestolzcompany.com'
Subject: Coachman Plantation - follow up

Amy,

Below are several of the questions that the residents had for DR Horton. As you can see, they have only been able to answer a few and Marcus just sent this on Friday. The owner's are anxious to have the questions answered. Here are my questions as well from the meeting

1. Manhole cover on Modesto was stolen, Developer should replace?
2. There is a cemetery in the community and the residents would like to see this area cleaned up? Is this something the HOA should do or should owners volunteer to clean this area up?
3. Street lights – when will the ones on Modesto be installed its very dark
4. Total number of lots in whole community
5. Roads are crumbling and cracking near the curb, they want to ensure these will be repaired. Are the roads under bond with Greenville County and at what point will the final road surface be put down
6. Construction debris and cement needs removed from the retention pond, should I have the landscaper quote this?
7. Why does DR Horton not pay dues since they are not the Developer
8. DR Horton has torn up the grassy area that was graded and seeded last fall. They should be responsible to clean this area as they are storing construction materials there now.

Jennifer,

Here are the questions I passed along.

Some have answers

1. Does D.R Horton pay hoa fees? No
2. If not why? They will be paid by the new homeowner when homes are sold. Arrangement with developer
3. Are we going to repair their Common area damaged by construction traffic(repair sod and add trees)
4. Trash all over the community working on clean up
5. Want workers to stop working at 8pm yes
6. Want workers to turn music down yes
7. Common area is being used D.R. Horton to dump concrete and mortar
8. Wants D.R. Horton to assist with repairs to Pool house believing that our vendors did the damage
9. Stop dumping clay on lot at Modesto and Scotts bluff because it has caused run off into the stream
10. Status of Charter coming into neighborhood
11. Concerned about how close we are to the street their homes are looking at back of our homes
12. They state we did not maintain our lots last summer allowing grass to become very tall could not see fire hydrants. We will maintain lots
13. Vendors Driving too fast in neighborhood. correcting
14. Who will be responsible for the road and curb repairs? Developer
15. Requesting more supervision onsite. They rarely see anyone checking on vendors
16. Vendors are blocking the street add signs showing which side of the street to park

17. One particular homeowner (55 Scotts bluff). Has a fence that crosses creek in 2 places. She states dirt we piled ran into creek and has damaged her fence and also the stream is not flowing like it was before filling up with mud.

Marcus



Jennifer Frodl

Jennifer Frodl, Community Association Manager

HOA Community Management, LLC

400 Regent Park Ct, Suite 100. Greenville, SC 29607

Phone: 864 277-4507 x 4 Fax: 864 277-3308

Visit our website: www.hoacommunitymgt.com

Please note that email communication is for Board & ARC members only.

Thank you for keeping this email address confidential to intended users only.

Coachman Plantation HOA
Budget Performance
August through December 2013

	Aug - Dec 13	2013 Annual Budget
Ordinary Income/Expense		
Income		
ASSOCIATION DUES		
Annual HOA Dues \$550/yr	0.00	14,850.00
Developer Funding - loan to HOA	23,000.00	39,612.00
Prior Dues Invoiced	330.00	
Total ASSOCIATION DUES	23,330.00	54,462.00
OTHER INCOME		
Bank Interest Earned	125.00	
Transfer Fee	125.00	
Total OTHER INCOME	250.00	
Total Income	23,580.00	54,462.00
Gross Profit	23,580.00	54,462.00
Expense		
ADMINISTRATION		
Accounting Fees/Tax Prep	0.00	1,500.00
Copies, Envelopes, Labels, Stor	47.85	300.00
Legal - Attorney's Fees	0.00	1,000.00
Postage & Billing	54.74	150.00
Registered Agent Filing Fees	10.00	
Transfer Fees	125.00	
Total ADMINISTRATION	237.59	2,950.00
INSURANCE		
Liability, Bond, D & O	464.25	3,000.00
Total INSURANCE	464.25	3,000.00
LANDSCAPE & GROUNDS MAINTENANCE		
Irrigation Maint & Repairs	0.00	500.00
Landscape - Monthly Contract	4,715.00	11,110.00
Landscape Maint & Repairs	600.00	1,000.00
Total LANDSCAPE & GROUNDS MAINTENANCE	5,315.00	12,610.00
MANAGEMENT FEE	2,250.00	7,200.00
POOL		
Cabana	0.00	492.00
Gate, Locks, Fence, Keys/Fobs	153.18	
Maintenance Contract	5,166.00	9,888.00
Pest Control/Termite Bond	425.00	125.00
Repairs & Supplies	1,856.64	3,500.00
Total POOL	7,600.82	14,005.00
TAXES		
Property Tax - Common Area	474.91	475.00
Total TAXES	474.91	475.00
UTILITIES		
Backflow Test & Repairs	40.00	

Run Date: 08/02/13
Run Time: 01:57 PM

Page: 1

Coachman Plantation Homeowners Assoc.

Income/Expense Statement

Actual spreadsheet Start date: 01/01/13 Cutoff date: 07/31/13

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
INCOME:													
DUES	12650	550	550	0	770	0	0	0	0	0	0	0	14520
SERVICE CHARGE	0	0	0	0	55	0	0	0	0	0	0	0	55
Subtotal Income	12650	550	550	0	825	0	0	0	0	0	0	0	14575
EXPENSES													
UTILITIES													
WATER-ENTRANCE	278	0	150	23	0	69	14	0	0	0	0	0	534
WATER-COMMON AREA	0	0	0	0	0	0	6	0	0	0	0	0	6
ELECTRICITY	1484	0	864	806	797	1037	537	0	0	0	0	0	5525
TELEPHONE	55	55	55	55	55	55	55	0	0	0	0	0	383
UTILITIES	1817	55	1069	884	852	1161	612	0	0	0	0	0	6449
AMENITY													
PRINTING EXPENSE	135	40	1	2	0	0	0	0	0	0	0	0	177
POSTAGE	0	0	1	3	0	0	0	0	0	0	0	0	5
NMA COMMUNITY MGMT. FEE	600	600	600	600	600	600	600	0	0	0	0	0	4200
CPA TAX PREPARATION	0	0	265	0	0	0	0	0	0	0	0	0	265
AMENITY	735	640	867	605	600	600	600	0	0	0	0	0	4647
POOL EXPENSE													
POOL ADMINISTRATION	1900	350	350	350	944	1250	3750	0	0	0	0	0	8894
OPERATING SUPPLIES	0	0	0	0	0	0	111	0	0	0	0	0	111
POOL EXPENSE/DHEC	0	303	1727	45	0	0	0	0	0	0	0	0	2075
POOL REPAIR & MNTCE.	0	0	0	0	0	175	0	0	0	0	0	0	175
POOL EXPENSE	1900	653	2077	395	944	1425	3861	0	0	0	0	0	11255
LANDSCAPE MAINTENANCE													
L/S MAINTENANCE CONTRACT	926	0	463	1378	943	943	943	0	0	0	0	0	5596
LANDSCAPE REPAIRS/RPL	0	0	0	0	810	275	0	0	0	0	0	0	1085
LANDSCAPE MAINTENANC	926	0	463	1378	1753	1218	943	0	0	0	0	0	6681

COACHMAN PLANTATION HOA
HOA Community Management, LLC
Jennifer Frodl, Managing Agent
400 Regent Park Court, Suite 100
Greenville, SC 29607
Phone (864) 277-4507 x4 Fax (864) 277-3308

April 17, 2014

FOLLOW UP TO ANNUAL MEETING

Below are concerns that were raised to D. R. Horton at the Annual Meeting, with their answers in italics:

1. Does D.R Horton pay hoa fees? *The Builder is responsible for paying one-half the normal dues assessment.*
2. Trash all over the community. *D. R. Horton is working on clean up.*
3. Want workers to stop working at 8pm. *yes*
4. Want workers to turn music down. *yes*
5. Common area is being used D.R. Horton to dump concrete and mortar. *D. R. Horton has stopped doing this.*
6. Stop dumping clay on lot at Modesto and Scotts bluff because it has caused run off into the stream. *D. R. Horton has stopped doing this.*
7. Status of Charter coming into neighborhood. *Charter coming to the community is something that is dealt with by the Developer and D. R. Horton. Global Vision has contacted our office regarding high speed internet. Neither the Developer nor D. R. Horton is opposed.*
8. They state we did not maintain our lots last summer allowing grass to become very tall could not see fire hydrants. *D. R. Horton will maintain their lots.*
9. Vendors driving too fast in neighborhood. *This is being corrected by D. R. Horton*
10. Who will be responsible for the road and curb repairs? *The Developer*
11. Vendors are blocking the street add signs showing which side of the street to park. *D. R. Horton is working to correct this.*

Below are concerns that were addressed to the Developer, with their answers in italics:

1. Manhole cover on Modesto was stolen, Developer should replace? *Developer asked contractor to install by mid-April.*
2. There is a cemetery in the community and the residents would like to see this area cleaned up? Is this something the HOA should do or should owners volunteer to clean this area up? *We would prefer not to bring this area to attention at this time. People/trespassers may be more likely to be attracted to the area if they see there is a cemetery there.*
3. Street lights – when will the ones on Modesto be installed. Its very dark. *These will be installed when there are more homeowners on the street.*
4. Total number of lots in whole community. *We do not know how many at this time.*