



**Grove Pointe Property Owners' Association**  
**2024 Annual Meeting**  
**November 17, 2024**

# Grove Pointe Property Owners' Association

## Profit and Loss

January 1 - November 6, 2024

|                                | TOTAL               |
|--------------------------------|---------------------|
| Income                         |                     |
| HOA Dues                       | 144,368.82          |
| POOL Dues                      | 31,020.00           |
| <b>Total Income</b>            | <b>\$175,388.82</b> |
| GROSS PROFIT                   | <b>\$175,388.82</b> |
| Expenses                       |                     |
| Cleaning Supplies              | 107.14              |
| Insurance                      | 13,369.00           |
| Landscaping and Groundskeeping | 50,236.24           |
| Mesquito Spraying              | 1,800.00            |
| Office Expense                 | 27.20               |
| Office Supplies                | 291.43              |
| Park Entertainment             | 2,864.00            |
| Park Equipment                 | 5,191.03            |
| Park Maintenance               | 5,440.56            |
| Party Supplies                 | 4,273.43            |
| Pest Control                   | 10.00               |
| Pool Expense                   | 707.89              |
| Pool Improvements              | 364.18              |
| Pool Loan Payment              | 3,759.95            |
| Pool Repairs and Maintenance   | 12,800.00           |
| Professional Fees              | 1,673.56            |
| Property Management - HOA      | 14,210.85           |
| Property Management - Pool     | 3,490.50            |
| Utilities                      | 7,805.77            |
| <b>Total Expenses</b>          | <b>\$128,422.73</b> |
| NET OPERATING INCOME           | <b>\$46,966.09</b>  |
| Other Income                   |                     |
| Interest Income                | 2,437.94            |
| <b>Total Other Income</b>      | <b>\$2,437.94</b>   |
| NET OTHER INCOME               | <b>\$2,437.94</b>   |
| NET INCOME                     | <b>\$49,404.03</b>  |

### Account balances as of 11/06/24:

|                  |                 |
|------------------|-----------------|
| HOA Account      | \$72,313        |
| Pool Account     | <u>\$38,712</u> |
| Combined Balance | \$111,025       |
| Pool Loan        | \$58,614        |
| CD Balance       | \$62,007        |

## Grove Pointe Property Owners' Association

### Profit and Loss - HOA Acct

January 1 - November 6, 2024

|                                | TOTAL               |
|--------------------------------|---------------------|
| Income                         |                     |
| HOA Dues                       | 144,368.82          |
| <b>Total Income</b>            | <b>\$144,368.82</b> |
| GROSS PROFIT                   | <b>\$144,368.82</b> |
| Expenses                       |                     |
| Cleaning Supplies              | 107.14              |
| Insurance                      | 13,369.00           |
| Landscaping and Groundskeeping | 50,236.24           |
| Mesquito Spraying              | 1,800.00            |
| Office Expense                 | 27.20               |
| Office Supplies                | 291.43              |
| Park Equipment                 | 5,191.03            |
| Park Maintenance               | 5,440.56            |
| Party Supplies                 | 4,273.43            |
| Pest Control                   | 10.00               |
| Professional Fees              | 1,673.56            |
| Property Management - HOA      | 14,210.85           |
| Utilities                      | 7,805.77            |
| <b>Total Expenses</b>          | <b>\$104,436.21</b> |
| NET OPERATING INCOME           | <b>\$39,932.61</b>  |
| Other Income                   |                     |
| Interest Income                | 2,437.94            |
| <b>Total Other Income</b>      | <b>\$2,437.94</b>   |
| NET OTHER INCOME               | <b>\$2,437.94</b>   |
| NET INCOME                     | <b>\$42,370.55</b>  |

Grove Pointe Property Owners' Association

Profit and Loss - Pool Acct

January 1 - November 6, 2024

|                              | TOTAL              |
|------------------------------|--------------------|
| Income                       |                    |
| POOL Dues                    | 31,020.00          |
| <b>Total Income</b>          | <b>\$31,020.00</b> |
| GROSS PROFIT                 | <b>\$31,020.00</b> |
| Expenses                     |                    |
| Pool Expense                 | 707.89             |
| Pool Improvements            | 364.18             |
| Pool Loan Payment            | 3,759.95           |
| Pool Repairs and Maintenance | 12,800.00          |
| Property Management - Pool   | 3,490.50           |
| <b>Total Expenses</b>        | <b>\$21,122.52</b> |
| NET OPERATING INCOME         | <b>\$9,897.48</b>  |
| NET INCOME                   | <b>\$9,897.48</b>  |

# **2024 Grove Pointe HOA sponsored Parties/Events**

## **Children's Parties/Events:**

Easter Party

End of School Bash

Back to School Bash

Halloween Party

Christmas Party

## **Family Parties/Events:**

Donation to Grove Pointe July 4 fireworks display (\$1,200)

Band for July 4 celebration (\$400)

Prize for July 4 golf cart parade - cart decorating contest (\$50)

Party at the Pointe - 2024! (Spring & Fall, \$400/each)

We would like to sponsor more adult & family events— email ideas to:

[grovepointehoa@gmail.com](mailto:grovepointehoa@gmail.com)

# Grove Pointe

## 2024 Accomplishments, Improvements & Maintenance

Kiddie pool opened

New (and additional) security cameras installed at the park/pool

Replaced wooden picnic tables around park with metal tables

Facebook group maintenance

- Add/remove property owners & residents as homes sell
- 38 scam artists were blocked from joining our Facebook groups

New Resident Guides delivered to new home owners

Spring/Fall Neighborhood yard sales

Monthly spraying of neighborhood for mosquitos

Common areas/green space: routine lawn care, shrub and tree maintenance

Storm clean up of common areas/green space

# Grove Pointe

## Future Improvement Ideas

- Replace wooden picnic tables under pavilion with metal tables

If you have ideas for future neighborhood and/or park improvements, please email them to:

[grovepointehoa@gmail.com](mailto:grovepointehoa@gmail.com)

# Grove Pointe HOA Compliance Updates

- 1) Due to the increased number of complaints on the various types of signs being displayed in the neighborhood, we are reverting to our pre-Covid enforcement on signs, which aligns with Grove Pointe's restrictive covenants:

8.07: No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale.

“Life celebration” signs, which were allowed during Covid when we were not able to celebrate life's achievements in person with our family and friends, will no longer be permitted. This includes, but is not limited to: happy birthday signs, signs announcing the birth of a child, political signs, “Faith over Fear” signs, graduation/congratulations signs, school pride signs (i.e. a Viking lives here).

- 2) Grove Pointe property owners/residents must be in good standing with the HOA (no outstanding violations, dues or fines) in order to be admitted into, or remain in, the Grove Pointe Facebook groups. By implementing this rule, we had several property owners pay their delinquent balances, reducing our delinquent accounts from \$14,983 to \$6,542.

# Grove Pointe

## Key neighborhood communication channels

### *Two Grove Pointe Facebook groups:*



#### **Grove Pointe Residents**

Used by HOA board to make announcements and share information with residents

Used by residents to share information or ask questions

#### **Grove Pointe Marketplace**

Used by residents; neighborhood buy/sell group

### *Grove Pointe HOA website: [grovepointehoa.com](http://grovepointehoa.com)*



Contact information for HOA Board members

Copy of Restrictive Covenants

Copy of pool information and registration form

Copies of this and past annual meeting presentations



### *Grove Pointe HOA Board email address:*

[grovepointehoa@gmail.com](mailto:grovepointehoa@gmail.com)

# Grove Pointe

## Key Contacts and Information

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>GROVE POINTE KEY CONTACTS:</b></p> <p>Grove Pointe HOA Board:</p> <p><a href="mailto:grovepointehoa@gmail.com">grovepointehoa@gmail.com</a></p> <p>Email us with:</p> <p><b>General questions</b> about Grove Pointe</p> <p><b>Architectural questions</b> (i.e. you want to build a fence, deck, shed, pool, paint house a new color)</p> <p><b>Tree removal questions</b> (removal of any tree with a trunk diameter of 5 inches or greater, requires prior approval)</p> <p><b>Pavilion Reservation Requests</b> (need first/last name, address &amp; phone number, date and start/end time of pavilion reservation request)</p> <p>NOTE: Grove Pointe Pavilion Reservation Guidelines are published in the “Files” tab of the Grove Pointe Residents Facebook Group</p> | <p><b>HOA DUES:</b></p> <p>HOA dues are due annually, and are posted to each property owner's account on January 1. If unpaid by March 1, an 18% late fee will be incurred.</p> <p>2025 Grove Pointe HOA Dues are \$260.00</p>                                                                                                         | <p><b>VALDOSTA PROPERTIES</b></p> <p>Valdosta Properties serves as Grove Pointe's property management company. They collect all HOA Dues and Pool Membership Fees on our behalf, and send out communications as requested by the HOA Board (i.e. notice of annual meeting, covenants violation and fine letters, etc)</p> <p><b>LOCATION &amp; CONTACT INFORMATION:</b></p> <p>2502 Jerry Jones Drive, #4</p> <p>Valdosta GA 31602</p> <p><b>email:</b> <a href="mailto:marketing@valdostaproperties.com">marketing@valdostaproperties.com</a></p> <p><b>Phone:</b> (229) 242-7575</p> |
| <p><b>GROVE POINTE WEBSITE:</b></p> <p>Bookmark the Grove Pointe website for quick and easy access to the Grove Pointe Restrictive Covenants, Bylaws, annual meeting presentations, key contacts and additional information about Grove Pointe:</p> <p><a href="http://www.grovepointehoa.com">www.grovepointehoa.com</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><b>POOL MEMBERSHIP:</b></p> <p>Grove Pointe offers three spacious pools, including one with tanning ledges, and one shallow kiddie pool for small children who need shallow water.</p> <p>Access to the pools requires a separate membership independent of your HOA dues.</p> <p>2025 Grove Pointe pool membership is \$165.00</p> | <p><b>GROVE POINTE VEHICLE STICKERS:</b></p> <p>We require vehicles parked at our Grove Pointe park to display a Grove Pointe vehicle sticker. If you need vehicle stickers, please email the HOA Board at:</p> <p><a href="mailto:grovepointehoa@gmail.com">grovepointehoa@gmail.com</a></p>                                                                                                                                                                                                                                                                                          |

# **Contact Information for common issues not governed by Grove Pointe HOA**

## **Misdirected or missing mail (USPS)**

Contact the Hahira Post Office, 229-794-8132. By posting in the residents Facebook group and delivering mail/packages to correct recipient, we “mask” the issues of incorrect delivery and the postmaster is unaware of any issues.

## **Street lights burned out**

Contact Colquitt EMC, 229-244-6893. You will need the yellow number from the light pole, and/or the closest street address (to the burned out light) to report burned out street lights.

## **Soliciting, Golf Cart violations**

Contact the Lowndes County Sheriff non-emergency number: 229-245-5270

# Grove Pointe

## **Most common Restrictive Covenant Compliance issues in 2024**

Lawn maintenance, especially edging of sidewalks and driveways, and trimming of shrubs and trees that impede the sidewalk

Parking on lawn

Yard signs

**Please review Grove Pointe's Restrictive Covenants, a copy of which is located in the "Documents" tab of our Grove Pointe website ([grovepointehoa.com](http://grovepointehoa.com))**

## **2024 Grove Pointe HOA Board Members:**

Brandon Wells (served as President)

Jim Hackworth (served as Vice President)

Lisa Kovac (served as Secretary & Treasurer)

Grace Bodmer (served as Social Chair)

(1 open/unfilled board position)

## **Candidates For Grove Pointe HOA Board for the 2025 calendar year:**

Brandon Wells

Lisa Kovac

Grace Bodmer

Jim Hackworth

Suzanne Flowers

Donald L. Eldridge Jr.

# Introduction to new candidates for 2025 Grove Pointe HOA Board

## Suzanne Flowers

- How long have you lived in Grove Pointe?  
Two years this coming January.
- Why do you want to serve on the board?  
I have enjoyed living in the neighborhood for the last couple of years, and we use the park area almost daily. As the community grows, I would love to help bring more ideas, find solutions, and help communicate with the neighborhood.
- What relevant experience would you bring to the board?  
I have held many customer service roles and know how to work with different personalities. In addition, I've also held director-level roles, leadership roles and served on planning committees. In the last 15 years, I've worked at several marketing agencies for Fortune 500 companies and recently became a realtor in Valdosta. Combining the experience of these two industries, my goal is to help not only create a community people want to live in but also make sure everyone else knows why it's a great place to live as well.

## Donald L. Eldridge Jr.

- How long have you lived in Grove Pointe?  
Since January 2024
- Why do you want to serve on the board?  
I want to serve on the HOA board to commit to correcting past issues and ensuring that our community truly benefits from our collective efforts. My goal is to listen to the concerns of our residents and make informed decisions that reflect the needs and desires of our neighborhood. Together, we can foster a more inclusive, transparent, and proactive association that prioritizes the well-being and satisfaction of all homeowners. Let's work collaboratively to create a vibrant community where everyone feels valued and heard.
- What relevant experience would you bring to the board?  
With 19 years of military experience, I have honed my skills in planning and leading diverse groups toward shared objectives. I have successfully managed complex operations throughout my career, emphasizing strategic organization, effective communication, and collaborative problem-solving. My experience spans various interests, from logistics and resource management to team-building initiatives. These have instilled a profound understanding of the dynamics required to unite individuals with differing perspectives and goals. In the military, I learned the importance of adaptability and resilience, which are crucial when addressing the unique challenges faced by our community. My leadership style is rooted in incivility, ensuring that every voice is heard and valued. I am dedicated to applying these principles to our HOA board, driving positive change, and fostering an environment where all residents can thrive. We can create a cohesive and vibrant community that reflects our shared values and aspirations.

# 2023 Final Profit and Loss

## Grove Pointe Property Owners' Association

### Profit and Loss

January - December 2023

|                                | TOTAL                |
|--------------------------------|----------------------|
| Income                         |                      |
| HOA Dues                       | 137,035.78           |
| POOL Dues                      | 25,635.00            |
| <b>Total Income</b>            | <b>\$162,670.78</b>  |
| GROSS PROFIT                   | <b>\$162,670.78</b>  |
| Expenses                       |                      |
| Bank Charges                   | 193.68               |
| Cleaning Supplies              | 34.03                |
| Depreciation Expense           | 9,198.11             |
| Insurance                      | 10,849.75            |
| Interest Expense               | 959.96               |
| Landscaping and Groundskeeping | 66,596.08            |
| Mesquito Spraying              | 2,675.00             |
| Office Supplies                | 180.33               |
| Park Entertainment             | 1,056.40             |
| Park Equipment                 | 1,125.00             |
| Park Maintenance               | 3,076.54             |
| Parking Decals                 | 543.96               |
| Party Supplies                 | 6,000.39             |
| Pest Control                   | 10.00                |
| Pool Expense                   | 707.89               |
| Pool Improvements              | 12,014.25            |
| Pool Loan Payment              | 0.00                 |
| Pool Repairs and Maintenance   | 36,540.00            |
| Professional Fees              | 1,503.40             |
| Property Management - HOA      | 13,368.52            |
| Property Management - Pool     | 2,101.50             |
| Taxes and Fees                 | 2,251.19             |
| Utilities                      | 14,187.37            |
| <b>Total Expenses</b>          | <b>\$185,173.35</b>  |
| NET OPERATING INCOME           | <b>\$ -22,502.57</b> |
| Other Income                   |                      |
| Interest Income                | 1,286.32             |
| Pool Insurance Claims          | 0.00                 |
| <b>Total Other Income</b>      | <b>\$1,286.32</b>    |
| NET OTHER INCOME               | <b>\$1,286.32</b>    |
| NET INCOME                     | <b>\$ -21,216.25</b> |

# 2023 Final Profit and Loss

## Grove Pointe Property Owners' Association

Profit and Loss - HOA Acct

January - December 2023

|                                | TOTAL               |
|--------------------------------|---------------------|
| Income                         |                     |
| HOA Dues                       | 137,035.78          |
| <b>Total Income</b>            | <b>\$137,035.78</b> |
| GROSS PROFIT                   | <b>\$137,035.78</b> |
| Expenses                       |                     |
| Bank Charges                   | 193.68              |
| Cleaning Supplies              | 34.03               |
| Depreciation Expense           | 9,198.11            |
| Insurance                      | 10,849.75           |
| Interest Expense               | 959.96              |
| Landscaping and Groundskeeping | 66,596.08           |
| Mesquito Spraying              | 2,675.00            |
| Office Supplies                | 180.33              |
| Park Equipment                 | 1,125.00            |
| Park Maintenance               | 3,076.54            |
| Parking Decals                 | 543.96              |
| Party Supplies                 | 6,000.39            |
| Pest Control                   | 10.00               |
| Professional Fees              | 1,503.40            |
| Property Management - HOA      | 13,368.52           |
| Taxes and Fees                 | 2,251.19            |
| Utilities                      | 14,187.37           |
| <b>Total Expenses</b>          | <b>\$132,753.31</b> |
| NET OPERATING INCOME           | <b>\$4,282.47</b>   |
| Other Income                   |                     |
| Interest Income                | 1,286.32            |
| <b>Total Other Income</b>      | <b>\$1,286.32</b>   |
| NET OTHER INCOME               | <b>\$1,286.32</b>   |
| NET INCOME                     | <b>\$5,568.79</b>   |

# 2023 Final Profit and Loss

## Grove Pointe Property Owners' Association

### Profit and Loss - Pool Acct

January - December 2023

|                              | TOTAL                |
|------------------------------|----------------------|
| Income                       |                      |
| POOL Dues                    | 25,635.00            |
| <b>Total Income</b>          | <b>\$25,635.00</b>   |
| GROSS PROFIT                 | <b>\$25,635.00</b>   |
| Expenses                     |                      |
| Pool Expense                 | 707.89               |
| Pool Improvements            | 12,014.25            |
| Pool Loan Payment            | 0.00                 |
| Pool Repairs and Maintenance | 36,540.00            |
| Property Management - Pool   | 2,101.50             |
| <b>Total Expenses</b>        | <b>\$51,363.64</b>   |
| NET OPERATING INCOME         | <b>\$ -25,728.64</b> |
| Other Income                 |                      |
| Pool Insurance Claims        | 0.00                 |
| <b>Total Other Income</b>    | <b>\$0.00</b>        |
| NET OTHER INCOME             | <b>\$0.00</b>        |
| NET INCOME                   | <b>\$ -25,728.64</b> |

## **November 17, 2024 - meeting minutes**

**In addition to reviewing the information in this presentation, the following was discussed:**

- **2025 HOA Dues will be \$260 (same as 2024); 2025 pool membership will be \$165 (same as 2024).**
- **There will be another pass through the neighborhood to pick up the remaining storm debris placed at the curb; we do not have a timeline on when.**
- **We currently have 545 homes within our Grove Pointe HOA and 55 vacant/under construction lots.**
- **The following suggestions for improvements were made:**
  - **Upgrade the water fountain at the pavilion to be both drinking fountain and water bottle filling fountain**
  - **Have the sidewalk completed between the park and Hatfield**
  - **Repair the dog park**
  - **Investigate options for planting trees down both sides of Dasher Grove Road to camouflage the mis-matched stains and aging of the fences**
  - **Little library at the park needs a new door on one side**
- **We learned this summer that the property between the back of Grove Pointe and ValDel Road is planned to eventually be developed by Howard Dasher (who owns the property), and will become the final phase of Grove Pointe. The tentative plans are for approximately 225 homes in that final phase, bringing the total number of homes in Grove Pointe to approximately 825 homes. We have no information on the timeline for the development of this property or the extension of Dasher Grove Road through to ValDel.**
- **We had a suggestion prior to the meeting to establish a bereavement committee for the neighborhood who responds to the deaths of Grove Pointe residents with condolences from the neighborhood.**
- **39 votes were cast for our 2025 HOA Board of Directors, with the following being elected:**
  - Brandon Wells**
  - Lisa Kovac**
  - Grace Bodmer**
  - Jim Hackworth**
  - Suzanne Flowers**