

08/25/2026 Meeting: HOA Special Assessment meeting for pool repairs, voting only

Date 08/25/2026

Locations Beaver Glen Club House

Participants:

Vice President and acting President John Tibbetts

Treasure Linda Curry

Secretary Erica Esser

Business Administrator Rhonda Carpenter

Board member Jon Parsons Ilpoa and club house maintainance

Board member Janine Lehmler social

Volunteer Donna Adams

Board member Sean Geserick pool

See sign in Roster for attendants

Meeting notes

A called special meeting held on this day for voting only on the pool repairs. Power point presentation provided for those residents who chose to stay and proxy forms available for those who would like to vote and not stay.

Power point presented by Erica Esser with the assistance Of Stephanie Tibbetts at the request of John Tibbetts. The community was given a chance to ask questions though out the presentation and one member became irate and out of control and asked to leave during which time a police report was obtained.

For the purposes of these notes a copy of emails that were sent out prior to this meeting and the power point presentation are attached to these minutes.

The community was notified through emails, phones calls, and the Community Facebook page

No other topics were discussed or voted on

Post meeting notes 08/26/2026

Votes counted at 81 members voted, 15 nehs and 66 yehs, (original numbers were reported by Janine Lehmiller and Erica Esser as 88 reported votes after their resignation a more accurate vote was counted as above) an over whelming support was noted for this project and a virtual vote was held by board members and it was decided to move forward with the invoices while also seeking legal council from Charles Bond for clarification of our covenants as they are difficult to understand and interpret. Mr. Bond verbally told Linda Curry that he believed we were following the covenant as he understood them at the time, but will schedule a meeting for further interpretation. **As a result of this virtual vote Erica Esser and Jannie Lehmiller resigned effective immediately.**

In an effort to stay on a time schedule the board will work in tandem with the community, lawyer and contractor to accomplish this project as scheduled until further information is gathered.

Post meeting notes 08/27/2026

An updated list of remaining officers and committee leaders provided to the community through the Community Facebook page

John Tibbetts Vice President and acting President

Linda Curry Treasure

Sean Geserick, Pool

Jon Parsons Grounds, and LLPOA

Stephanie Tibbetts, LLPOA

Christy Self, IT/ security

Donna Adams, volunteer

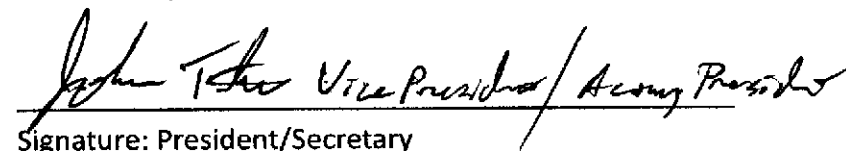
Tim Ham, Facebook admin

Gloria Bocan, Welcoming committee

Erica West, Social committee

Steven Phillips, Green Space

Rhonda Carpenter, Business admin

A handwritten signature in black ink, appearing to read "John Tibbetts Vice President / Acting President". The signature is written over a horizontal line.

Signature: President/Secretary

7-10-2026

date

Back



Starred Contact

UPDATED VOTING INFO/PROXY FORM Inbox

Beaver Glen

Bcc: me · Thu, Aug 20 at 8:54 AM ·

Good Morning,

Please be advised, the previously sent proxy form is incorrect and attached here you will find the correct form to use.

The vote at our August 25th meeting will be strictly to vote **YES or NO on a special assessment for pool repairs** - NOT a vote to **repair OR decommission**.
The special assessment amount will still be set at \$400.00 per lot.

Ad removed.

See what's

The decommission estimate provided on the presentation is to give voters an idea of the *minimum* costs to do so, as a comparison.
If the majority votes no, we will then discuss and vote on what's next, as a community.

1 attachment

Open end ·

BGHOA Proxy f... .docx
DOCK · 20.6 KB



Reply ↩

Forward ➦

INFORMATION FOR POOL SPECIAL ASSESSMENT

Inbox

Beaver Glen
Bcc: me · Wed, Aug 19 at 6:52 PM ·

Good Evening Beaver Glen,

Please see the first attachment for information regarding the special assessment we will be voting on at our meeting next **Tuesday, August 25th**.

The attachment includes information on both options being considered: repairing the pool and decommissioning the pool.

If you have any questions after reviewing the information, feel free to reply to this email and I will answer what I can. Any remaining questions can be addressed during the meeting.

Ad removed.
[REDACTED]

HOW TO VOTE:

The meeting will open at **6:30 p.m. for early voting**. If you have already made your decision and do not need to stay for the presentation or Q&A, you are welcome to cast your vote at that time and leave.

The presentation, covering the information included in the first attachment, will begin at **6:45 p.m.**, followed by a Q&A session.

Voting will then reopen following the Q&A and will remain open until **7:30 p.m.**, with the voting period extended if needed.

IF YOU CANNOT MAKE IT TO VOTE ON AUGUST 25TH, you can **vote by proxy**:

The second attachment is a proxy form for homeowners who are unable to attend the meeting in person. To designate a proxy, please complete the form with your information and your proxy's information, then either email the completed form back to this address or provide it directly to a BGHOA officer. (Respond to this email to coordinate that).

Your designated proxy **must attend the meeting in person** in order to cast your vote on your behalf. If you do not have another homeowner you would like to designate as your proxy, you may designate any BGHOA officer to serve as your proxy. (Also respond to this email to coordinate that).

Sincerely,
Beaver Glen Homeowners Association Board of Directors

2 attachments

Download all

Pool Assessment pdf
PDF · 8.7 MB

BGHOA Proxy f... .docx
DOCX · 20.5 KB

PROXY FORM

BEAVER GLEN HOMEOWNERS ASSOCIATION

SPECIAL ASSESSMENT PROXY FORM

Meeting Date: August 25, 2026

Each lot is entitled to one vote on Association business.

If you are unable to attend the Special Assessment Meeting in person, you may designate another homeowner who will attend the meeting, or a current BGHOA Board Member, to cast your vote on your behalf.

Completed proxy forms must be emailed to BeaverGlenCommunity@gmail.com or delivered to a current BGHOA Board Member prior to or at the Special Assessment Meeting on August 25, 2026.

Homeowner Name: _____

Property Address: _____

I hereby designate:

Proxy Name: _____

Proxy Address: _____

to act as my proxy and cast the vote assigned to my lot at the Beaver Glen Homeowners Association Special Assessment Meeting on August 25, 2026.

I DIRECT MY PROXY TO VOTE:

☐ **YES – I approve the special assessment of \$400.00 per lot for pool repairs**

☐ **NO – I do not approve the special assessment of \$400.00 per lot for pool repairs**

Please select only one option.

This proxy is limited to the Special Assessment vote identified above and expires upon conclusion of the August 25, 2026 Special Assessment Meeting.

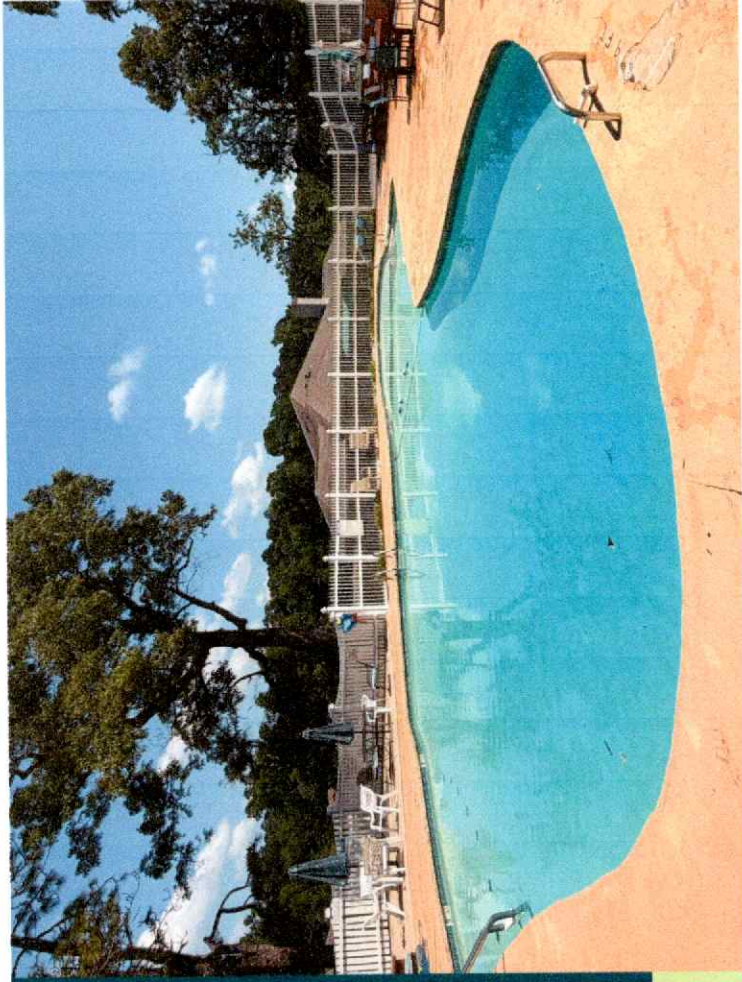
Homeowner Signature: _____

Proxy Signature: _____

Date: _____

Beaver Glen HOA Special Assessment for Pool

Repair or Decommission?



Objective:

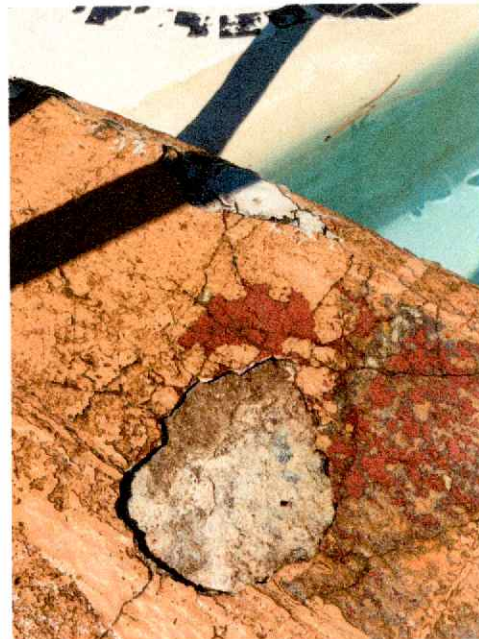
Provide homeowners with the information needed to make an informed decision regarding the future of the community pool and any associated special assessment.

- Review the current condition of the community pool.
- Present available options.
- Discuss financial impacts.

CURRENT POOL CONDITIONS:

POOL DECK

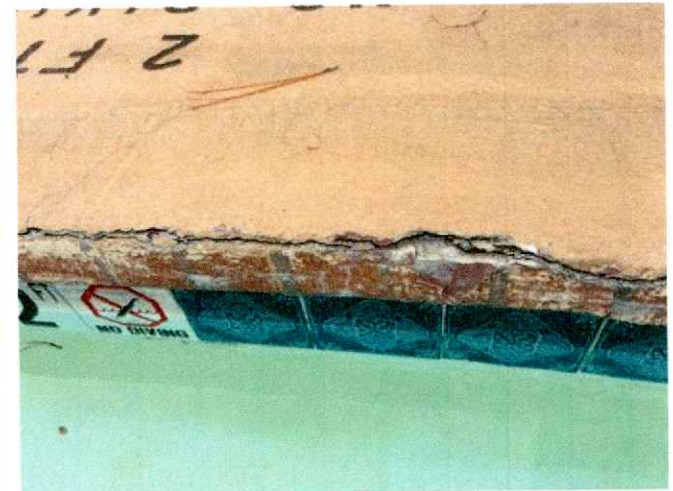
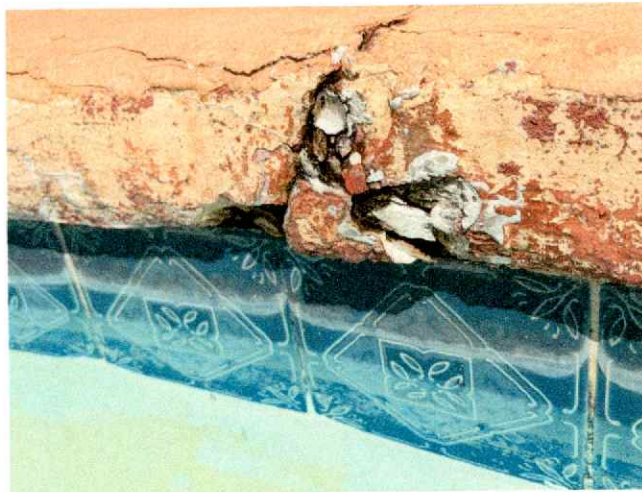
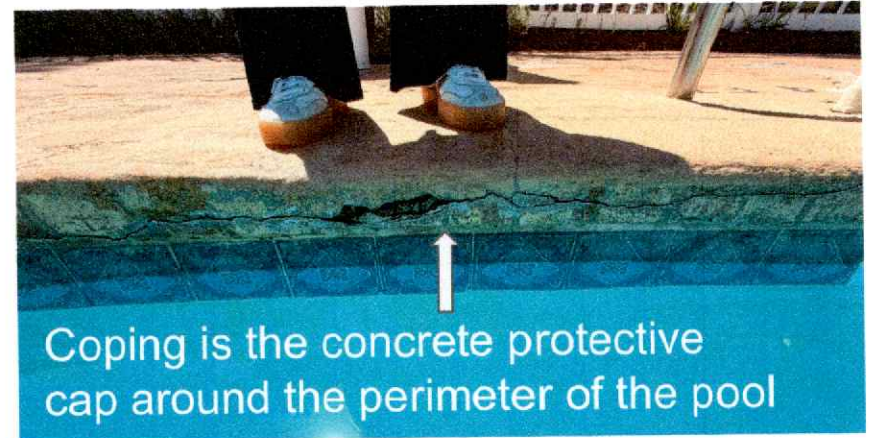
- Large areas of the deck coating peeled away
- Numerous cracks
- Areas of concrete are chipped leaving uneven, broken surfaces



CURRENT POOL CONDITIONS:

POOL EDGE AND COPING

- Long cracks and separation
- Sections of concrete around perimeter are broken off
- Concrete edge separated from tile in some areas, which can allow water intrusion behind coping & tile



CURRENT POOL CONDITIONS:

WATERLINE TILE/STAIRS

- Sections cracked, missing, partially detached
- Grout & bonding material behind tile deteriorated
- Gaps along top of tile line where deck/coping has separated
- Corrosion around rail mounts



CURRENT POOL CONDITIONS:

POOL INTERIOR

Although it is not clearly visible in photos, the pool's interior finish is very worn. The structural gunite shell is normally covered by a smoother protective finish such as plaster, marcite, quartz, or another cement-based coating. Over many years, that finish gradually erodes from chemical exposure, water movement, brushing, cleaning, and normal use. These finishes typically last about 7-15 years.

As the finish wears down, the smoother outer layer becomes thin or disappears, exposing the coarse aggregate and underlying cementitious material. This creates a **rough, abrasive interior surface** that may:

- Scrape swimmers' feet, hands, knees, or swimsuits.
- Make the pool uncomfortable or unsafe for normal use.
- Collect dirt, algae, and mineral deposits in pits and porous areas.
- Become increasingly difficult to brush and sanitize.
- Develop discoloration, staining, pitting, etching, and small areas of material loss.
- Continue deteriorating as water penetrates weakened or porous sections

CURRENT POOL CONDITIONS:

SKIMMERS AND DRAINS

ONLY 1 OF 3 SKIMMERS and 1 OF 4 DRAINS WORKING
ADEQUATELY - ISSUES THIS CAN CAUSE:

Poor surface cleaning: Leaves, bugs, pollen, oils, and other debris remain on the water longer and may sink to the bottom.

Dead circulation areas: Sections of the pool farther from the working skimmer may receive little surface movement, allowing debris and contaminants to collect.

Uneven chemical distribution: Chlorine and other treatment chemicals may not circulate evenly throughout the pool.

Greater algae risk: Areas with weak circulation are more likely to develop algae, staining, and biofilm.

Cloudy or less sanitary water: Reduced circulation and filtration can make it harder to maintain clear, properly sanitized water.

Extra strain on the working skimmer/drain: The remaining skimmer basket and plumbing must collect more debris and may clog more frequently. The working drain may carry a larger share of the suction load.

Possible pump-flow problems: If the failed skimmers are blocked, leaking, or allowing air into the system, the pump may lose efficiency, cavitate, or struggle to maintain proper water flow.

All of the above leading to -> Higher maintenance demands: Staff (paid hourly) may need to skim the pool manually, empty baskets more often, brush problem areas, and use more chemicals to maintain acceptable conditions = additional \$\$\$

Potential causes of failed skimmers: clogged or collapsed plumbing, damaged skimmer bodies, closed or broken valves, leaks, improper water level, or previous repairs that disabled the lines

Potential causes of failed drains: sediment-filled lines, blocked plumbing, closed or damaged valves, broken drain fittings, deteriorated underground piping, or drains that were intentionally abandoned during previous repairs

Causes will be determined/repairs will be made when renovation for deck/surface begins vs. additional funds spent on separate inspection

Cost Comparisons

REPAIR:

\$49,495.55

DECOMMISSION:

\$37,985.00



8/3/26
Beaver Glen HOA
100 Club Ct
Warner Robins, GA 31088

This is the quote to pressure wash the decking to prepare for the resurface of the decking, then we will resurface the decking with the color chosen by the customer, this quote also includes crack sealing with concrete crack sealer, and finally this quote will also include the labor and materials required to replaster and retile the community pool, to complete the replaster this will include repairing the steps as discussed and fixing any pock marks in the pool shell/plaster. Will need additional measurements to accurately quote a pool cover.

Deck Restoration: \$8,793.67

Replaster: \$28,075.88

Retile: \$12,636.00

TOTAL: \$49,495.55

IF PRICE IS AGREED TO THERE IS A \$5,000.00 DOWN PAYMENT AND A DRAW SYSTEM WOULD BE PUT IN PLACE ONCE A CONTRACT IS SIGNED. IF ANY MATERIALS GO UP IN PRICE PRIOR TO WORK BEING STARTED LATER THIS YEAR THIS PRICE MAY CHANGE SLIGHTLY

Please call the office at (478)-994-9950 if you have any questions



Creative Outdoor Services

P.O. Box 29065 | Macon, Georgia 31221
478-868-8107 | creativega.info@gmail.com |
www.creativeoutdoorservicesga.com

Product/Service	Description	Qty.	Unit Price	Total
Pool Demolition and Fill In	**Scope of Work**	1	\$37,985.00	\$37,985.00

Filling in of Pool and Finish Grading

Prior to demolition, water will be removed from the pool. It will be pumped out and directed to the lowest point, ultimately flowing into the adjacent pond. The pool equipment will be capped off at the pump and will remain in place, while the building housing the pool equipment will also be retained. Power will be disconnected at the breaker.

We will proceed with the removal of the white vinyl fence surrounding the pool. All fencing materials will be transported off site for proper disposal.

Following the fence removal, the wooden deck located at the rear of the pool area will be dismantled, along with any associated debris and trim found underneath the deck. All debris resulting from this process will be removed from the site.

Next, we will break up the pool bottom until we reach the underlying soil. This will be followed by the demolition of the pool deck area and the retaining wall on the high side leading down to the pool. A cutoff saw will be utilized to make a clean cut in the concrete that connects to the lower house structure. The concrete pool decking will be broken up and placed inside the pool prior to the dirt installation.

We will introduce compaction fill dirt (30 tandem loads) to fill the pool, ensuring that we trench roll (tamp and compact) the dirt every foot. The grade will be adjusted to align with the existing pool deck concrete grade. The top of the pool area will be graded down, while the bottom on the deck side will also be graded to follow the existing slope, ensuring adequate drainage.

Upon completion of all site work and grading, we will seed and straw the area. Once this is accomplished, we will clear any hard surfaces, sweep the asphalt, and rinse the asphalt as necessary. Pressure washing of surfaces would be an additional fee.

****Note:**** This project is estimated to take approximately six days to complete, contingent upon weather conditions and the availability of manpower at the time of commencement.

A deposit of \$1,895.25 will be required to begin.

2 of 5 pages

OTHER ESTIMATES RECEIVED:

Georgia Pools

\$62,500.00

Georgia Pools
1201 Hillcrest Hwy
GA 31021-7718

Estimate

Date	Estimate #
5/1/2025	1181

Name / Address
Beaver Glen
180 Club View CT
Warner Robins, GA 31088

Project

Description	Qty	Cost	Total
Prep, Exc, Gravel & Build Cedar Deck for In-ground Pool Deck (You Choose Color)		25,000.00	25,000.00
Prep and Re-Finish (White Pine) Pool Deck (Includes removal of old) repair top Step 1		36,500.00	36,500.00
We do everything on contract if you let us do this project:			
Terms as Follows:			
Contract Signing:			
Material	25%	\$11,625.00	
Hand Coat	10%	6,250.00	
Spray Coat	15%	9,375.00	
Pool Prep	10%	6,250.00	
Plaster	30%	18,750.00	
Final Coat	10%	6,250.00	
Cost			
We also send you an insurance certificate when we sign the contract—Contract would need to be signed June 1st. To look in pricing and schedule for the full—			
Sub Total			
We Look Forward To Working With You			
Total		62,500.00	

Customer Signature

Mid State Pools & Spas

\$76,733.00

Mid State Pools & Spas
540 S Houston Lakes Rd
Warner Robins, GA 31058

Quote

Date ID	Customer ID	Employee ID	Quote Expires
255376	2475	CP	5/7/2026

Location:
Beaver Glen Homeowners Association
Rhonda Carpenter
102 Shannon Glen Ct
Warner Robins, GA

Beaver Glen Homeowners Association
Rhonda Carpenter
102 Shannon Glen Ct
Warner Robins, GA

Qty	Item	Unit Price	Total
1	103575 - Prep and Plaster Pool including splash pool	\$26,000.00	\$26,000.00
1	103575 - Remove and Replace existing Tile including depth markers	\$8,950.00	\$8,950.00
1	103575 - Remove and Replace Deck Brown finished concrete	\$24,034.00	\$24,034.00
1	103575 - Add pool coping with safety ledge for each	\$15,229.00	\$15,229.00
1	103575 - Fix top step to code	\$2,500.00	\$2,500.00
Sub Total		\$76,733.00	
Taxes		\$0.00	
Total		\$76,733.00	

540 S Houston Lakes Rd, Warner Robins, GA 31058, (478) 953-7300, jmc@midstatepools.com
Friday, May 22, 2025, 4:38:17 PM, 1 page

No other estimates for decommission - either no response or they do not work with HOA's

What about the excess funds?

- **Current estimates do not include costs for repairing the drains/skimers/plumbing underneath pool, once those issues are diagnosed. We have included a buffer to cover costs for any unknown expenses for those repairs.**
- **Aside from any additional pool repair costs, the excess funds will go into our reserve fund to put toward other future repairs to our amenities, which is mandated in the Beaver Glen By-Laws. (Section 9.3 & 9.6.6 - see on next slide)**

BGHOA By-Laws

Section 9.3. The BoD shall establish, and levy assessments approved by the members to pay for the services provided by the Association. The BoD will set up **reserves** for future and major repairs or replacements of facilities and establish collection procedures for said assessments.

Section 9.4 The BoD shall adopt Architectural Guidelines to provide to Members with the criteria and information necessary to comply with Covenant restrictions and objectives for architectural control.

Section 9.5. The BoD Shall adopt Rules and Regulations to govern the use of Common Property and the conduct of all who reside, visit or work at Beaver Glen while using the Common Property.

Section 9.6 The BoD shall have the authority to:

1. Suspend the rights and privileges of members who are delinquent in payment of annual or special assessments. Also, may suspend the voting rights or election privileges of a member during any period in which such member is in default of payment of assessment, or infraction of the rules.
2. File a lien against the property of members who are delinquent in the payment of annual or special assessments.
3. Take legal action against members who are delinquent in the payment of assessments or how are in violation of the Covenants, Architectural Guidelines or Rules and Regulations.
4. To appoint or remove officers and committees and approve the appointment of any agents, commercial business, or consultants on behalf of the Association.
5. To set the dollar amount of the annual assessment against each lot thirty (30) days in advance of each assessment period. The annual assessment may be raised by up to 10% from the previous year without a vote of the membership/homeowner.
6. **Set the required reserve funds based on 75% of the annual budget.**
7. The BoD shall have the right on its discretion to foreclose the lien against any property thirty (30) days after the due date if not paid within that period. The homeowner shall be responsible for the past due assessments, late fees, lien fees and any court costs or expenses. If assessments continue to be delinquent, the BoD may:
8. File a small claims suit against the deed holder/homeowner.
9. Seek legal counsel for collection of assessments and legal fees.

While The Georgia Property Owners' Association Act used to be an optional statute, come January 2027 it will be mandatory for all Georgia HOA's to register with the GA Secretary of State. The GPOAA establishes the legal framework for HOAs but leaves many operational decisions to each association's governing documents. **While the POAA does not require HOAs to maintain reserve funds, Beaver Glen's Bylaws do.** Therefore, reserve funding is not simply a best practice—it is a responsibility established by our own governing documents, which the Board is expected to administer.

(When you purchase a home in a covenanted community, you voluntarily become a member of the homeowners association (HOA). As part of the purchase, you agree to abide by the community's recorded governing documents, including the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), Articles of Incorporation, and Bylaws. These are legally binding documents.

As a homeowner, you accept certain obligations, including:

- Paying annual assessments (HOA dues).
- Complying with community rules and architectural standards.
- Sharing responsibility for maintaining common property and community amenities.
- Contributing financially when major repairs or unexpected expenses require a special assessment, if authorized under the governing documents.

While you own your individual home, you also have a shared financial interest in the neighborhood's common assets, such as:

- Community pool
- Entrance signs and landscaping
- Common green spaces
- Recreational areas)

Beaver Glen Association, Inc.

4 Year Expenses for Budgeting

10% incr

Expenses 2022-24	2022	2023	2024	2025	4 yr total	Average	2026 Estim.	Additional Needs for 2026-2030
Cox-Clubhouse Internet	788.28	818.84	904.16	983.48	\$3,494.76	\$873.69	\$924.46	
Cox-Rec Center Internet/P	1177.40	1342.07	1375.87	1490.88	\$5,386.22	\$1,346.56	\$1,481.21	
Flint Elec-Rec Cntr	1532.00	1073.90	1605.00	1131.00	\$5,341.90	\$1,335.48	\$1,469.02	
Flint Elec-Clubhouse	1784.00	1637.00	1275.00	1933.00	\$6,629.00	\$1,657.25	\$1,822.98	
Water-Sprinkler	919.64	826.59	134.07	153.38	\$2,033.68	\$508.42	\$559.26	
Water-General	1974.03	2838.00	1355.85	1145.87	\$7,313.75	\$1,828.44	\$2,011.28	
Lawn Care	16675.00	18269.38	18915.00	17400.00	\$71,259.38	\$17,814.85	\$19,596.33	
International Blvd Rep & Maint	2100.00	903.84	2000.00	0.00	\$5,003.84	\$1,250.96	\$1,376.06	Fencing \$16,000 Pine straw
International Blvd Supplies	91.09	72.08	21.75	12.18	\$197.10	\$49.28	\$54.20	Flowers, plants & weed killer
Sprinkler Syst Rep & Maint	250.59	0.00	4511.65	0.00	\$4,762.24	\$1,190.56	\$350.00	
Greenbelt Maintenance	10286.57	6950.00	6800.00	4000.00	\$28,016.57	\$7,004.14	\$6,500.00	Tree Removal & Trimming
Security- Cameras, Keys, Locks	640.84	0.00	633.27	439.78	\$1,713.89	\$428.47	\$225.00	
Pool Supplies & Chemicals	2737.35	1972.32	3587.50	4890.00	\$13,287.17	\$3,321.79	\$3,653.97	
Pool Repairs & Maint	1550.00	829.00	431.69	300.10	\$3,210.79	\$802.70	\$425.00	Pool Resurf \$30,000
Pool County Health Dept Fee	150.00	200.00	150.00	150.00	\$650.00	\$162.50	\$150.00	
Park Repairs & Maint	350.00	389.65	4450.00	200.00	\$5,389.65	\$1,347.46	\$150.00	Walls/Resurf Courts 15,000
Park Supplies & Mater	0.00	0.00	539.25	30.30	\$569.55	\$142.39	\$175.00	Railings and Ramps for handicap
Rec Cent Supplies	130.43	0.00	79.27	58.06	\$267.76	\$66.94	\$75.00	
Rec Cent Repairs & Maint	50.93	394.03	7055.44	0.00	\$7,500.40	\$1,875.10	\$89.00	Replace AC new door \$10,500
Clubhouse Repairs & Maint	0.00	3745.00	750.04	432.79	\$4,927.83	\$1,231.96	\$625.00	Roof 17,500 AC \$5500
Clubhouse Supplies & Mater	0.00	0.00	248.51	159.42	\$407.93	\$101.98	\$150.00	
Lake Association	800.00	2800.00	2800.00	2800.00	\$9,200.00	\$2,300.00	\$8,135.00	Large Increase in Dues
Welcome Committee	46.47	84.39	83.50	755.68	\$970.04	\$242.51	\$266.76	Welcome bags
Special Events	795.24	218.37	557.29	1093.80	\$2,664.70	\$666.18	\$732.79	
Office Supplies-General	398.39	98.72	346.34	102.20	\$945.65	\$236.41	\$200.00	
Printing Materials & Supp	593.42	429.09	551.83	335.57	\$1,909.91	\$477.48	\$525.00	Paper & Ink
Wix Beaver Glen Domain Fee	165.95	146.95	209.94	400.00	\$922.84	\$230.71	\$253.78	\$600 3 yr Do we need website?
Postage	368.00	627.05	1039.63	231.57	\$2,266.25	\$566.56	\$623.22	Stamps
QuickBooks Mnthly Fee	1284.00	1141.00	1246.00	5501.10	\$9,172.10	\$2,293.03	\$2,622.33	
Wages-Pool	14404.31	3375.20	2139.67	2982.90	\$22,902.08	\$5,725.52	\$3,600.00	
Wages-Bus Admin	5812.42	5818.03	6486.87	5501.10	\$23,618.42	\$5,904.61	\$6,480.00	
Taxes-State & Unempl	355.58	60.66	537.81	279.56	\$1,233.71	\$308.43	\$339.27	
Taxes-FICA/WH 940/941	1637.49	684.56	1283.41	1855.17	\$5,460.63	\$1,365.16	\$1,501.67	
Taxes-Property	1387.16	1437.25	1658.21	1846.41	\$6,289.03	\$1,574.76	\$1,732.23	
Insurance	7816.00	5761.00	7624.11	7752.00	\$28,953.11	\$7,238.28	\$7,400.00	Expect increase
Liens	100.00	400.00	75.00	452.50	\$1,027.50	\$256.88	\$500.00	
Consulting Fees	300.00	0.00	525.00	600.00	\$1,425.00	\$356.25	\$450.00	Filing Taxes and Review Acct
Leases & Rentals	316.00	176.00	182.00	192.00	\$866.00	\$216.50	\$300.00	
Software Monthly Fees	165.95	0.00	250.35	218.94	\$635.24	\$158.81	\$120.00	
Other Dues & Fees Tax Ext	400.00	230.00	555.00	35.00	\$1,220.00	\$305.00	\$400.00	
Banking Fees	165.09	0.00	170.95	48.26	\$384.30	\$96.08	\$40.00	
Total Monthly Expenses	\$80,449.72	\$65,850.17	\$85,246.24	\$67,894.00	\$299,440.13	\$74,860.03	\$77,984.83	

\$299,440.13

2022-2025 Expense Report

- 4 year average - \$74,660.03
- 2026/2027 Estimated Budget - \$77,984.83
- 75% of \$77,984.83 = \$58,488
- Beaver Glen HOA reserve fund current balance: \$25,000
- = \$33,488 needed to meet reserve fund

Current vs. Expected Annual Pool Costs

Expenses 2026	January	Feb	March	April	May	June	July	YTD 2026
Pool Supplies& Chemicals					308.12	774.31	1200.00 est.	\$1,082.43
Pool Repairs & Maint				36.38	1850.00		1497.99	\$3,384.37
Pool County Health Dept Fee			150.00					\$150.00
Pool-Wages					132.00	2524.63	2146.40	\$4,803.03
Pool-Certificatiion				390.00				\$390.00

Our certified pool operator (CPO) is now an hourly paid position, so wages will automatically be higher moving forward compared to previous years. With that being said, and with the condition of the drains and skimmers, our

CPO estimates that he has had to work double the labor this season in order to keep up with the poor circulation/filtration. He also states that we have easily doubled or tripled the cost of chemicals, especially to stay ahead of/shock for algae blooms that we experienced multiple times this season.

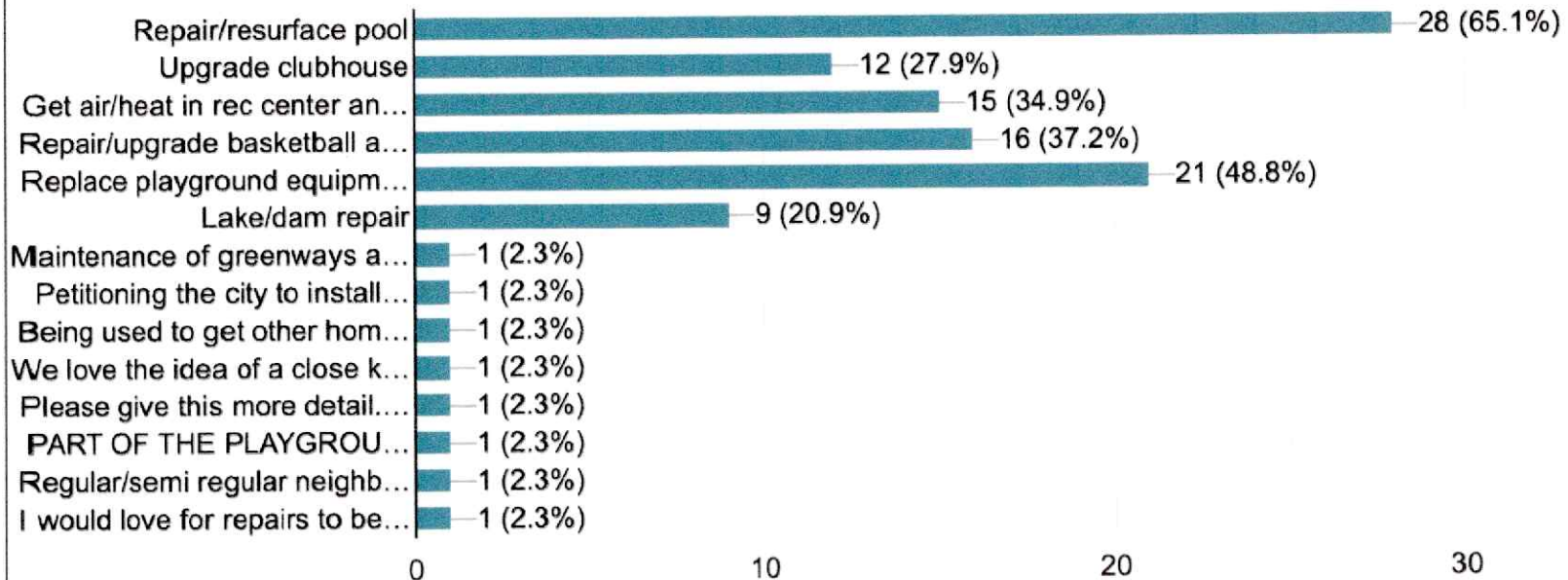
- \$390.00 certification is good for 3 years
- \$1497.99 in July was for a replacement Dolphin, which should last at least 5-8 years and also has a 3-year warranty
- \$1850.00 in May was the annual cleaning costs to open from Platinum Pools. Moving forward, we plan to keep the pool cleaned year-round as it should be more cost efficient vs a large annual cleaning prior to opening

So once repairs are made, we should expect to see a decrease in pool expenses for supplies & chemicals, repairs & maintenance, and wages.

2025 Homeowner Survey:

What neighborhood improvements are most important to you and your family?

43 responses



1. Repair the pool 2. Replace playground equipment 3. Repair basketball and tennis courts

Keep in mind:

- Only 22 out of 197 homeowners have a personal pool in our subdivision.
- There are not any comparable neighborhoods to ours that offer a community pool, but here are a few that do and their annual dues amount:

Perry Preserves: \$650



Huntington Grove: \$450



Vinings Place: \$400



Eagle Springs: \$750



- Our community pool is one of the biggest selling factors of our neighborhood. It is now 52 years old, and it has been over 20 years since any considerable repairs/resurfacing has been done to it. Like any major structure, it has reached the point where significant repairs are necessary. Repairing the pool now protects safety, preserves property values, fulfills our obligations under the covenants, and helps prevent additional expenses now and in the future. While no one welcomes a special assessment, maintaining our shared amenities is part of protecting the long-term value and appeal of our neighborhood.