

Let's Keep Our Community Safe

By: Jennifer Jackson, President

A safe and welcoming neighborhood starts with each of us doing our part to follow the community Covenants and basic safety laws.

Playground Use

The community playground is designed for children ages **2–12**. Misuse has already led to damage, and any further repair or replacement costs due to inappropriate use may be the responsibility of those involved as per our Covenants.

Speed Limits – SLOW DOWN!

Especially during summer, with children out riding bikes and playing, please drive slowly and cautiously. Although the posted speed limit is **25 MPH**, we strongly recommend **10–15 MPH**.

Street Parking

Per Covenants, street parking is not allowed. Congestion and limiting visibility, increasing risks. If you're hosting guests, please have them park on **only one side of the street** to maintain access for emergency vehicles and ensure safe passage.

Trailers, RVs, Boats, and Campers

Per the Covenants, these may not be parked within the community. We understand brief parking for trip preparation or unloading. Extended parking is a violation of covenants.

Fence Repairs & Yard Maintenance

Damaged or leaning fences should be repaired promptly. Please also keep up with yard care: mowing, edging, weeding, and keeping sidewalks and curbs clear. These efforts preserve property values and keep our neighborhood beautiful.

Do Not Dump Yard Waste

Volunteers have worked hard to clean up common areas, renting trucks to remove fallen branches and clear overgrowth to reduce pests. Please do not dump trash, branches, or yard waste into community areas or retention ponds.

Let's Plan Some Community Fun!

We'd love to bring neighbors together through community events. While we don't have a budget set aside for this, we're excited to partner with residents who want to help make it happen! Ideas like a Movie in the Park this fall or a Field Day on the two-acre walking trail have been suggested—but we can't do it without your help. If you're interested in organizing or volunteering to support an event, please email the Board. We're happy to work with you to bring your ideas to life and create meaningful moments for our neighborhood.

Thank you for your continued efforts to maintain the safety, order, and curb appeal of our neighborhood. Let's work together to make this a great—and safe—summer for everyone!

A new flagpole has been installed by the middle entrance from Old Pine, generously donated by a resident. It proudly displays the



American flag as a symbol of freedom, pride, and unity for all to see. In a neighborhood with so many veterans and service members, this flag serves as a daily reminder of the sacrifices made to protect our liberties. We are grateful for this meaningful addition, which has quickly become a proud focal point for the community. May it continue to inspire reflection, respect, and a shared sense of pride in where we live.

Understanding Our Covenants: Protecting Property, Preserving Community

By: Rick Harvey, Vice President

The GL-LB-BAR Homeowners Association derives its purpose and provisions from its governing documents. The document that most impacts homeowners' property is commonly called the Covenants, short for Declaration of Restrictive Covenants. It can be found on the GL-LB-BAR HOA, Inc. website. A famous financial author said the purpose of a HOA is to protect home values. The Covenants provide guidelines for how property will be maintained, both for homeowners and for the common grounds property of the HOA.

The GL-LB-BAR Board of Directors oversees the administration and enforcement of the Covenants.

The Covenants describe property rights and obligations of homeowners as well as outlining provisions/services for the Board to acquire for the HOA including: types of insurance, landscaping services, paying property taxes, etc.

When members are following guidelines of the Covenants, property will be generally well cared for and community amenities such as the playground area, white fences bordering the property, sidewalks and the walking trail will be properly maintained.

Considerate parking is described in the Covenants for the safety of drivers and walkers.

The HOA board is charged with upholding the Covenants in an even handed manner and is open to questions and feedback from

HOA members. In the event a member or members is out of compliance with the Covenants, the Board of Directors will use provisions in the Covenants to assist a member or members to be in compliance. The Covenants contain the agreement entered into by every lot owner in the GL-LB-BAR association. All parts of the Covenants are positioned under the state of Georgia's laws for HOAs and must adhere to limitations imposed by the state.

A separate governing document titled Rules and Regulations makes items in the Covenants more specific. While the Covenants give requirements, Rules and Regulations provide clear examples of these requirements. Most of the Rules and Regulations are routinely followed in the course of keeping properties well cared for, but it is beneficial to have clear examples.

The Board encourages all members to be familiar with the Covenants.

BEHIND THE BUDGET

By: Becky Bell, Treasurer

As we move forward into the new month, I am pleased to inform you of our latest financial updates and some important details on our financial picture. When the new HOA Board members transitioned into the roles on March 15, 2025, there was -0- dollars turned over. There were expenses still pending payment which included (1) satisfying the lawn maintenance service company 2024 contract, (2) unpaid 2024 property taxes and (3) updating the Liability and Property Insurance required in order to meet state HOA requirements. I am happy to share that the outstanding HOA dues are getting caught up. This has enabled us to pay in full the 3 outstanding obligations noted above.

The HOA board has been working diligently to identify past due payments, and with the cooperation of the majority of the residents, arrears are being satisfied. Thanks to your timely dues, we are on track to meet our financial obligations this year, barring any unexpected payments for the remainder of 2025. This accomplishment is a testament to the collaborative efforts and unwavering commitment of everyone involved. We couldn't have done this without your support.

With the transition on the HOA board which took effect on March 15, 2025, the HOA board has received bids from multiple Landscape - Lawn Maintenance services which are presently in review. However, the Lawn Maintenance Services are not planned to go into effect until 2026.

A special thank you and our gratitude to our dedicated lawn care volunteers for their hard work and commitment in maintaining the lawn maintenance for the community common areas since the beginning of this year, which includes the retention pond areas.

I encourage all residents of the community to share your concerns, comments, and ideas on our website GB-LB-BAR HOA INC utilizing the comment form to submit your feedback. Your feedback and insights are crucial and important in driving

our success while working towards our long-term vision for the community and the residents. Your participation makes our community thrive.

I look forward to our continued success while working together to make the GL-LB-BAR community a great place to call HOME.

We're Going Digital

We're excited to announce that our HOA is implementing **EasyHOA**, a digital platform designed to simplify how we manage and communicate. Providing an online portal to owners and the board.

Why EasyHOA?

EasyHOA brings everything together in **one convenient location**, giving both homeowners and board members an easier, more efficient way to see their accounts.

Benefits to Homeowners:

- **Streamlined Communication:** Newsletters, announcements, and alerts delivered directly through the portal.
- **Online Payments:** Pay dues securely and access your payment history anytime.
- **Access Important Documents:** Covenants, amendments, meeting minutes, and more—all in one place.
- **Violation Tracking:** Report concerns and track violations.

Benefits to the HOA Board:

EasyHOA integrates our **bookkeeping, email, website, SharePoint and provides text/call capabilities**—all under one system. This consolidation reduces complexity and helps **save on annual subscription costs** for separate services.

Action Needed:



To setup your personal portal, we need your current email address. Please update your contact info using this QR Code:
SCAN TO UPDATE YOUR CONTACT INFO



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