

St. Johns Crossing Homeowners' Association, Inc.
MINUTES
June 14, 2025

The Homeowners' Association meeting was called to order at 1:05pm by the President, Joan Blalock.

Opening prayer was given by Jonathan Blalock.

The President presented the Minutes of the March 29, 2025, "*Organizational Meeting*" to the Membership for approval. With no corrections or additions, a Motion was made by Jonathan Blalock to approve, and a Second by Nathan Brown. Minutes were approved as written and will be made a part of the permanent records of the Association.

Members present introduced themselves with their address. One new homeowner was present who purchased 2080 Winding Crossing Trl, Michael I. Anderson. Mr. Anderson was welcomed to the community.

The Treasurer, Christine Hill, gave the financial report of the Association. She stated a balance on hand as of June 13, 2025, is \$7,231.25; with expenditures from January 1 through June 13, 2025 of \$13,607.60.

Xavier Greene, Chair of the Neighborhood Watch Committee was not present so President Blalock stated that she had a conversation with him, and he reported that new owners were in the 2080 Winding Crossing Trl house; and that Nathan Brown had been a bit under the weather. No other members of the Neighborhood Watch reported on their assigned areas within the community.

Mr. Frank Aikens suggested that the HOA compose a "community directory" for members of the association so that if there is a need to notify neighbors of incidents, we have a phone number or email address to get in touch. The members discussed the proposal and agreed to have the directory compiled. The directory will only be disseminated to HOA members. The Secretary will have the directory completed by the September HOA meeting.

The mailbox theft incident with a rental within the community was discussed and members were made aware that the Board spoke with the owner of the property and wanted it to be made clear to the people renting the property that the HOA will not tolerate any further incidents of removing mail or any other kinds of illegal activity by members of their household.

A discussion began regarding the creation of a "Violations Committee" to assist the Board with violations the Board may not be aware of in a timely manner. Mr. Frank Aikens suggested that if we created such a committee it is named "*Compliance*" to not

give this committee a negative image. The members decided to allow the Board to continue to do the work of sending notices when violations occur.

The President reported that the landscape has been completed at the front entrance, also with a new sign for graduates. There is a need for new lighting at the front entrance due to the faulty electrical lines and low wattage bulbs. The Board is in the process of getting quotes for lights and fences. We may not be able to replace the fence entirely, but the Board will review the quotes for repair and replacement. The President also informed the members that she and the Secretary had begun to replace numbers on mailboxes due to fading. President and Secretary are also working with the City of Fairburn to repair sidewalks that are lifting especially the ones covering the culverts. A master list of repairs will be submitted to the City of Fairburn upon completion by the Board of all streets. The community has also received new speed signs throughout the community of 25mph.

Mr. Brent Hernandez, new resident at 1050 Winding Brook Way, introduced himself and stated that he was happy to be a part of the community and would bring his family to the September meeting to meet everyone.

The Board informed the membership that action has been taken through the Fairburn Police Department, Code Enforcement and a potential "nuisance" lawsuit if one neighbor does not cease disturbance of the entire community with loud noise from vehicles, using garage and driveway as an auto repair business and consistently parking in cul de sac. This nuisance has been occurring over a period of seven (7) years.

Several homeowners expressed their emotionally driven concerns about the violations committed by rentals and one homeowner within the community. Some homeowners feel the threat of safety and voiced that no tolerance for violations be extended any longer. Homeowners felt that if it takes filing complaints with the City of Fairburn and/or other state and county officials the HOA must protect our community and keep our subdivision as our covenants dictate. Collectively the members expressed that the Board of Directors has done all they can do and have even gone over and beyond with sending letters and assessing fines in an attempt to get these chronic violators to follow the covenants. Everyone agreed that the violators in the community make it unfair for the other members who comply with covenants and respect their neighbors.

Mr. Tim Sanders of 1770 Crosswinds Walk suggested that the HOA start the "yard of the month" campaign again. He stated that this campaign allowed the homeowners to feel good about their yards and to give them a community spirit. The "yard of the month" campaign falls under the Beautification Committee and is chaired by Vice President, Sylviette McGill. Mrs. McGill will investigate bringing it back. Mr. Sanders requested to be a member of this committee.

Mrs. Kieaita Pearson will chair the "Hospitality Committee." She will send out sick, death, hospitalization and any other cards or expressions from the community.

No further business before the Association, a Motion was made by Mr. Frank Aikens to adjourn and a second by Michael I. Anderson. The meeting adjourned at 2:22pm.

Approved:

September 13, 2025

Elizabeth C. Hurst
Elizabeth C. Hurst, Secretary

Joan Blalock
Joan Blalock, President

*Minutes Approved and Made a part of the permanent records of the Association by
Affixing the Corporate Seal.*



BOARD MEMBERS:

Joan Blalock, President
Sylviette McGill, Vice President
Christine J. Hill, Treasurer
Elizabeth C. Hurst, Secretary
Lamont Pearson, Member at Large