

MINUTES OF THE JUNE 6, 2023, SPECIAL MEETING
of the
PINEY-Z HOMEOWNERS ASSOCIATION

LOCATION: Piney-Z Lodge

DIRECTORS PRESENT: Gomez, Guyas, Parker, Pfof, Pratt

DIRECTORS ABSENT: None

President Gomez called the special meeting to order at 6:30 p.m. EDT and welcomed all present. He then stated agenda item 2, approval of the April regular meeting minutes, would be considered at the regular June meeting rather than at this special meeting.

DISCUSSION AND APPROVAL OF FINES FOR SECOND VIOLATION LETTERS:

1180 Landings Loop – Basketball goal has reappeared in the front of the home after coming into compliance with the C&Rs in October 2022 and continuing in compliance until late May 2023. Attorney advice is for the Board to begin expedited enforcement (means the Board does not have to go back to the beginning of the enforcement process since this has been a longstanding violation), which would begin with a letter to the homeowner that the matter will be turned over to our attorney. Guyas moved to send the letter advising the homeowner that the matter will be turned over to our attorney, seconded by Pratt, passed unanimously.

905 Piney Z Plantation Road – Driveway mess/clutter situation has not changed. The homeowner has ignored all attempts at communication and was a no-show at the appeals committee meeting. The fine has reached the maximum of \$1000. Parker moved to turn the matter over to our attorney for collection, seconded by Guyas, passed unanimously.

DISCUSSION AND APPROVAL OF TREE SERVICE WORK IN THE COMMON

AREAS: 1039 Landings Loop - Three trees were destroyed and removed in the HOA owned common area behind 1039 Landings Loop without permission on approximately (what date), presumably for a fence that was never constructed. The Board needs to replace these trees because they acted as a screen between homes in Fieldcrest. The incurred cost will necessarily pass to the responsible homeowner. Parker stated that the size of the tree can make a huge difference in cost, possibly hundreds of dollars for a large tree. The type and size of the tree will be left up to John Hurst. Pfof moved for the Board to draft a letter to the responsible homeowner which, in final form, would be sent out by our management company, seconded by Guyas, passed unanimously.

Responsibility of PZHOA to maintain trees in the common areas – A long discussion was held concerning the approach of the PZHOA to trees in the PZHOA owned common areas (excluding the conservation areas), including our prized centuries old live oaks. In the past, the PZHOA has not been proactive with tree maintenance in the common areas, rather handling individual cases as problems arose. Homeowners have always been, and still are, legally free to cut any part of a PZHOA common area tree that extends over or onto their property. However, as is currently the case with probably the largest and oldest live oak in Piney Z (near the roundabout of Heritage

Park Blvd and Piney Z Plantation Rd), such action by the nearest homeowner (who desires to replace a fence) would result in a misshapen and uglier tree potentially starting a decline in its health (opinion offered by Bryan Wilson, certified arborist at Miller’s Tree Service).

President Gomez stated that he has been disappointed about PZHOA lack of planning in maintaining our trees – rather PZHOA should be proactive, lifting the canopies and trimming trees when needed, especially when PZHOA common area trees encroach on neighboring properties. He stated that PZHOA has a stewardship responsibility towards its trees, and future budgets should reflect this philosophy.

Guyas agreed that trees in the common areas, especially Fieldcrest, are a mess and need attention. However, that should not include maintaining the portions of common area trees that are healthy and overhanging neighboring properties. She maintains that doing so will be too costly and will potentially incur liability issues, and she believes that all homeowners will come to expect the PZHOA to come trim their overhanging trees.

Parker agreed that the law states the homeowner is responsible if they want the trees overhanging their property to be trimmed and are within their rights to cut overhanging branches “earth to sky” at the property line. She stated that the PZHOA does have a responsibility to maintain trees, but that does not extend to trees crossing property lines. Parker also maintained the PZHOA has a stewardship responsibility to the money paid by our homeowners. She believes we have a stronger stewardship responsibility to owners and the dues paid by all residents than to a few trees.

Pratt maintained that Piney Z is now 25 years old, our trees are bigger and older, and PZHOA has a responsibility to maintain the community. He stated the PZHOA has never planned for tree maintenance, so the price tag is a shock, but PZHOA needs to follow the professional advice of certified arborists and maintain what we have.

President Gomez presented the Miller Tree Service cost estimate for the proposed PZHOA common area tree work as follows:

Legacy live oak NE Heritage Park/PZ Plantation roundabout	\$1,800
Three trees in Fieldcrest common area	800
Roundabouts – two live oaks	800
TOTAL	\$3,400

President Gomez suggested asking the adjacent affected homeowners to help with the cost, potentially assuming an amount equal to an “earth-to-sky” cut. All agreed that would help considerably.

Parker suggested enhancing our care of common area trees with a planned approach which focuses first on trees in the poorest condition while not cutting healthy limbs which cross property lines. If trimming would be necessary on limbs which cross lot lines, residents should pay their portion, in fairness to the entire community.

At the end of the discussion, Pratt moved to accept the Miller Tree Service estimate and scheduling the work as soon as possible, getting an assurance that a certified arborist will be on site when the work is done, seconded by Pfof, passed 3-2 with Guyas and Parker voting no.

REVIEW AND MODIFICATION OF THE 2022-23 BUDGET: President Gomez pointed out because tree maintenance has been approved, the current budget will need to be amended. He suggested the following:

Tree maintenance and removal	+\$2,000	New total \$5,000
Landscaping*	+8,000	New total \$9,500
Common area lawn service	+750	New total \$36,742
Insurance	+1,000	New total \$7,000
GRAND TOTAL	+\$11,750	Increases deficit budget to about - \$16,000

*Landscaping overage in part due to John Hurst delay billing of items in last fiscal year to the current fiscal year.

Pfof moved to adjust the current budget by the four-line items in the table above, seconded by Pratt, passed unanimously.

DISCUSSION AND PREPLANNING OF THE 2023-24 BUDGET: President Gomez remarked that the new budget will necessarily need to reflect the change in philosophy toward maintenance of PZHOA common area trees. He also gave an update on the new development by Trilogy of Atlanta to the south of Planters Ridge Drive – five trees will come down because they infringe on a planned swale alongside our hiatus area behind homes on the south side of Planters Ridge. Trilogy will replace them with eight new trees (live oaks and similar) at a cost of \$3800. They will be using the Piney Z easement to remove the trees in question.

TIME AND DATE OF NEXT MEETING: The next regular bi-monthly meeting of the Piney-Z Homeowners Association is scheduled for 6:30 p.m., Tuesday, June 20, 2023, in person at the Piney-Z Lodge.

There being no more items on the agenda, Pratt moved to adjourn the meeting at 7:58 p.m., EDT, seconded by Pfof, passed unanimously.

HOA Board Meetings

June 20, 2023; August 15, 2023.

HOA Annual Meeting

July 18, 2023

Respectfully submitted by:

Russell Pfof, Secretary