

Rockspray Subdivision HOA Meeting August 16, 2026 – 3:00 p.m. Minutes

Board Members Present

President	Brad Patton
Vice President	Debbie Sanders
Membership	Heather Burke
Landscape & Grounds	Jay Rogers
Secretary	JD Arbuckle

Board Members Absent

Log house Bookings	Nancy Moll
Log House Maintenance	Scott Cmeyla
Treasurer	Vacant

Meeting held at the Log House in Peachtree City, GA and was called to order at 3:00 p.m. by the President. Approximately 8 residents in attendance.

Agenda Items:

- Website & Communication: The board is currently working through new quotes as none of the prior vendors worked out. Goal date for launch of new website to include communication tools and online payment platform is 1/2027.
- Open Positions:
 - Treasurer – currently vacant
 - Secretary – open for 2027
 - President – 2-year term served, open to volunteers for 2027
- Delinquent Accounts:
 - 22 homes are unpaid for 2026 dues.
 - Interest charges are being accrued, and late notices are being mailed.
 - Working with families who had issues with returned checks due to HOA change of address.
- Amenities:

- Floor was opened for residents to discuss what improvements they would like to see funds spent on. Items below are suggestions from residents in attendance.
 - Benches/Seating for deck
 - Improve Heating/Cooling of Log House to include HVAC service/upgrades and/or insulation sealing under structure.
 - Shrubs at Cabin Gate entrance to neighborhood need to be removed or trimmed due to low visibility when exiting neighborhood. Look at both entrances for visibility.
 - Neighborhood signs need to be refreshed. City Maintains these currently. It was discussed that we will reach out to the city and determine what our options are.
 - Tennis Courts – Need to be refreshed and maintained or removed. Quote to restore them was \$32,000. Removal likely would incur a significant expense as well. It was discussed that we should survey the neighborhood on preference and what, if anything, should be put in its place. Project would likely need a special assessment. Will plan to gather information and make a vote on this at the next HOA meeting.
 - Curtains throughout log house need to be replaced. One resident offered to sell the HOA curtains she had custom made for a log house event. Resident will bring the curtains to board to see if they fit the need.
 - Window tinting for upper windows was suggested.
- Community Events:
 - Chili Cook-Off & Pumpkin Carving Contest will be 10/17/2027 from 4PM – 7PM at the log house.

Miscellaneous:

- Resident asked if and when we would have a community directory. Goal is for the new website to allow for this and allow residents to opt in or out of sharing their information.
- Resident asked status of our bi-laws and covenants. Bi-laws and covenants are active and in place. Under updated GA law they will perpetually auto-renew without the need of a vote. Bi-laws and covenants can be found on the HOA Webpage.
- Resident asked about commercial use of log house and if that is permitted. Board explained that this is not permitted and insurance only covers recreational use of the property.
- Resident asked what can be done to address homes that are in disrepair. HOA is working on sending letters to residents that are in violation of covenants and/or Peachtree City code. Code enforcement for Peachtree City is also a resource to report these concerns to.
- Resident asked if the HOA needs to approve the addition of a fence to their property. Board advised resident to reach out to the city and if they require a signature from the HOA the board would provide that.
- Resident asked if residents could have chickens in their back yards. The HOA has no covenants on this matter, refer to Peachtree City code.

Meeting adjourned at 4:33 PM.