



Ford Creek Estates HOA Meeting

March 14, 2026

FCE HOA Agenda



1. Welcome & Introductions
2. Financial Update & 2026 Budget Outlook
 - Upcoming Projects
3. Current BOD Tenure and Election
 - Volunteers Required
4. ARC Update
5. Community Development
 - Activities / Garden / Social Media
 - Newsletter Ownership
6. Q & A and Closing

Introductions – Tell Us About Yourself



1. Name
2. Family Members
3. Years Living in Ford Creek Estates
4. Occupation / Hobbies / Interests
5. Favorite thing to do in West Cobb



5 Year Financial Summary ... It's Been a Journey



Year	2026	2025	2024	2023	2022	2021
Opening Balance	\$ 20,826.01	\$ 24,729.91	\$ 24,407.45	\$ 20,228.48	\$ 12,058.88	\$ 8,835.53
Closing Balance	\$ 28,323.42	\$ 20,826.01	\$ 24,729.91	\$ 24,207.45	\$ 20,228.48	\$ 12,058.88
*2026 Through 2/23/2026						

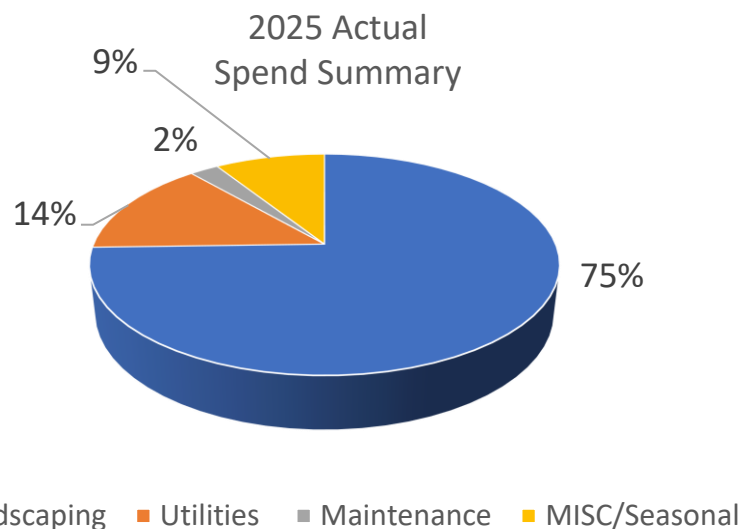
** \$3,400 Negative at start of Self Managed HOA

Highlights:

1. Initial HOA Dues were \$600 annually, reached \$650 for one year (2015 -2019)
2. Became Self-Managed Neighborhood in 2020
 - Removed Property Management firm and Reduced HOA Dues to \$550 in 2020
 - 28% of annual dollars spent was to the PM firm (roughly \$3,500) and those dollars were re-allocated to build savings
3. Since 2021 annual dues have remained \$400
 - Reflects a 33% reduction from high of \$600

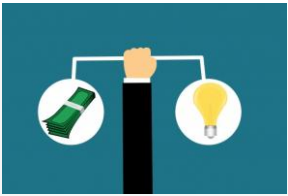


2025 Financial Overview



Element	Description	2025 Forecast	YTD Spend	Notes
1	LANDSCAPING	\$ 6,320.00	\$ 4,736.00	
	Mow/Weed/Trim	\$ 3,120.00	\$ 3,120.00	\$260/month - no cost change start 2021
	Ponds/Straw	\$ 2,200.00	\$ 616.00	first pine straw placement
	Major Clean Up	\$ 1,000.00	\$ 1,000.00	trimmed all bushes, pulled dead trees/plants, fixed rocks
2	UTILITIES	\$ 3,400.00	\$ 893.76	
	water	\$ 600.00	\$ 325.00	on avg \$38/month
	electric	\$ 2,800.00	\$ 568.76	Capital credits cash back applied each month
3	MAINTENANCE	\$ 250.00	\$ 150.00	
	backup water annual certification	\$ 250.00	\$ 150.00	required annual county certification, \$100 billed
4	MISC/SEASONAL	\$ 750.00	\$ 574.14	
	seasonal/flowers		574.14	extra flowers / lights / seasonal / welcome gifts
		\$ 10,720.00	\$ 6,353.90	

*\$11,100
collected in
dues/initiation
to date



2026 Budget & Projects



2026 Expenditure & Collection Projection

2026 Opening Balance	\$	20,826.01
HOA Dues & Collections	\$	13,600.00
Description	2026 Forecast	
LANDSCAPING	\$	6,320.00
UTILITIES	\$	3,400.00
MAINTENANCE (water backfill testing)	\$	250.00
MISC/SEASONAL	\$	500.00
PROJECT 1 - Fence Entrance Rehab & Painting	\$	1,680.00
TOTAL	\$	12,150.00

2026 HOA FEES
DUE JUNE 1st

2026 Proposed Projects

1. Mailbox Covering: \$8,800 including labor
2. Permanent Sign for Communication at Mailbox: \$350
3. Additional Light Enhancements along Hadaway
4. Sprinkling System Maintenance
5. Suggestions

HOA Board Status & Election



1. Current BOD Active since July 2020
 - No volunteer interest for board secured from email communications

Reminders for Maintenance of Homes



1. Landscape Maintenance

- Routine lawn care must occur year-round so that grass can continue to flourish through the winter and into spring. Fertilization & Aeration are 2 processes to consider.
- Make sure trees are trimmed and to discard any dead limbs to limit any major damages to roof and other outdoor areas.
- Turn off any outdoor faucets to prevent freezing or cracking of pipes.

2. Gutter Cleaning

- All sorts of debris fall and make their way into gutters. To avoid any risk build-up, make it a point to clean the gutters at least 2x per year. If performing yourself, be careful on those ladders and rooftops!

3. Additional Maintenance

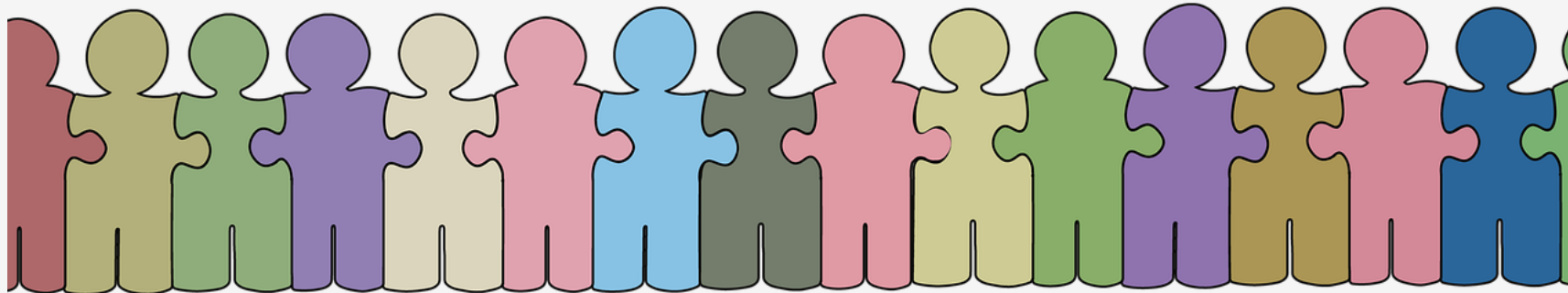
- Garbage Cans need to be kept inside or in an area that is not visible from the street. All cans are to be removed from Streets w/in 24 hours of trash pick-up to avoid any driving hazards.

4. Décor & Signage

- Homeowners are encouraged to decorate for the holidays. We love the beautiful lights and ornaments that enhance our neighborhood. Please ensure what is put up, is also taken down timely.
- Election signage is approved for placement only in election voting periods only – 2 weeks prior and removed timely.



WANT MORE ACTIVITY? VOLUNTEER & LEAD IT!



Ford Creek Estates HOA Contacts



- ❖ HOA Board
FordCreekEstates.HOA@Outlook.com
- ❖ Architecture Committee Requests for Projects & Questions
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