

Austin Lake HOA Board Meeting – January 13, 2025

ARC Report & Lake Report

ARC Report

- Most leaves have been cleaned up. The last “problem” house got things addressed at the end of Dec.
- Anticipate a new Home Yard Care Tips memo in February. Will be trying to encourage neighbors to prune shrubs and apply pre-emergent herbicides preemptively while plants are dormant. This is also the best time for straw but many people like to wait.
- By Feb 1 we will begin re-engaging homeowners whose bare dirt yards need significant attention.
- Approved one new ARC Change Request in December – adding a front porch, porch roof and door. No requests denied.
- Follow up on complaint at ALHOA Annual meeting about street light obscured by a tree at 2221 Austin Lake Dr. City declined responsibility. Inquiry out to Georgia Power. Got general buy-in on tree trimming (tree is private property) from the homeowner.
- CATV cables are temporarily in the street in 2 places.
 - A temporary cable has been in front of 2237, 2239 and 2241 Austin Lake Dr. for more than 18 months. Calls to Charter/Spectrum brought supervisory assessment, followed by utilities mark-for-digging, to be followed up by buried cables (under several driveways).
 - A 2nd cable is being buried in front of 2221, 2223, and 2225 and 2227 Austin Lake Drive. ARC was not involved in this one.

Lake Report

- The time for lake drain repairs is getting closer.
 - We have procured a six-inch siphon with which to draw down lake water levels for repairs and maintenance. This saved us about \$1000 material cost but we will still need to pay someone to manage the job. Nevertheless, much lower cost than originally anticipated.
 - We are collecting quotes/bids on the repair work – now assuming the leak will be accessible above the water level. Also, much less expensive than originally anticipated.
 - Additional work on the edge of the dam and spillway, while the water level is down, needs Board discussion/approval.
- Held further discussions with Smyrna Public Works Department about lake maintenance obligations. At the departmental level, Smyrna sees no responsibility for Austin Lake. This will need further discussion at the political level (my opinion).
- Requesting permission funding for path maintenance through the woodlands below the dam. Approved in 2024, but spring arrived before I could get to it.

- Estimated cost of equipment rental: \$ 425
 - Estimated cost of lumber for bridge replacement: TBD
- Awaiting guidance from the Smyrna City Attorney about using the Smyrna-owned right-of-way between Lake Drive and the Dam. This is the optimal access point for any vehicular maintenance equipment.
- Watching new construction/development on Smyrna Hill Drive for impact on the lake.