



Mt.Crest HOA Elect November 2023 Newsletter

President - Kamal Aluri
Secretary - Richard Lavallie
Treasurer - Nanda Yarlagadda

* These are only elects, not official positions

BOD election results
posted

Land Development
Walkthrough Day 1

Declarant (Lennar) release of
control as the acting BOD and
newly elected resident BOD
come into control



10/17/23

10/23/23

11/08/2023

11/15/2023

??/??/2024

BOD position
ratification meeting
held.

Land Development
Walkthrough Day 2



Month in Numbers

Action Item	Direct Hours Spent
5 Homeowner Modification Requests	1.5 hours for reviews
Land Development Walkthrough	15 hours



What's done this month?

- The Board Elect has conducted internal calls between board members, occurring twice a week. This started in November.
- Lennar Land Development walkthroughs occurred in November, taking approximately 15 hours over a 2 day period.
 - Waiting for Lennar's response/report back to the board elect.
- Resident initiated meeting on 11/27/2023 with Forsyth BOC Todd Levent to discuss the need for traffic signal at the entrance intersection (Chamblee Gap/Bethelview Rd). This meeting was attended by all 3 BOD elect.
 - The commissioner advised we still fell short on the recent traffic counts, however, we were very close. Based on that, a request has been sent to the state GDOT, requesting that the project for a light be started knowing we will reach required traffic levels very soon. Waiting on State GDOT's response.



FAQs

1. When does the new board take charge?
 - a. We do not have a definitive timeline yet.
2. Did you ask the declarant board (Lennar) about the timelines?
 - a. The board elect don't have the contact information of the existing board. Christina is the only point of contact.
3. Did the declarant board (Lennar) or Christina consulted the new board elect on the 2024 budget.
 - a. No. No heads-up either.
4. When did the board elect know about the 2024 budget and the increase in assessments?
 - a. Just like every homeowner, the board came to know about this after looking the documents on the HOA portal.
5. Are you reviewing architectural modification requests from the homeowners?
 - a. We received a few requests from Christina to review and get used to the process. The declarant board(Lennar) will still be the final approver/denier of any requests.



FAQs continued

6. Why are you not sending this newsletter through email to all the homeowners?
 - a. The board elect don't have access to the homeowners' email addresses. Christina refused to provide the emails since we're not the official board.



Next steps

1. Once we hear back from the Lennar Land Development Manager, we'll have review the documentation to review if they missed anything.
2. One form of outbound communication must be established. WhatsApp and Facebook are not fulfilling the requirement for the BOD elect to officially communicate.

In order to fulfill the need for direct communication we collectively ask that everyone living in MountainCrest sign up for an account at <https://mountaincrestcommunity.com> Part of the registration process requires email validation. We will use the email addresses as the official means of communicating and disseminating pertinent and required information from the BOD elect and at some point just the BOD.

Discussion about the community and the issues can certainly continue on any one of the three platforms available, but we ask that you sign up so we can get a valid set of email addresses. Currently, across the entire community, we have 100 people who have signed up.