

Reserve Study/Legal Review and Representation

The Board of Directors have concluded their review and updates to the aforementioned Reserve Study and Engineer Report with Criterium Caruso Engineers. This document will serve as a vital blueprint to all future Board of Directors when assessing and resolving site deficiencies. The Reserve Fund of our Operating Budget estimates the costs and useful allocation of capital assets with the existing current annual contributions. The report is based on the examination of the common and limited common areas accessible to this project and not to individual unit owner residences. Unit Owner deficiencies and repairs, outside of HOA maintenance and responsibilities cited in our Covenants, should be addressed by Ashton Atlanta Residential Properties Warranty Management Department, Ms. Pam McClung, 770-642-6123, ext. 116. The Reserve Study will be a reflection of the information provided and assembled for the Association's use. This Study does not serve as an audit nor quality/forensic analysis for specific unit issues but rather as an overall survey of builder deficiencies addressed by the Creekside at Vinings HOA, Inc. Project costs assumed by this HOA as a direct result of builder deficiencies will be sought for re-imburement. Cost estimates depend on many variables and are obtained from published cost indexes such as Means Construction Cost Data. Useful life information is obtained from published information provided by the Federal National Mortgage Association and other authoritative sources. The Board of Directors is awaiting the final report for legal review.

The Board of Directors has retained and entered into representation the law firm of Weinstock and Scavo, P.C., Attorneys at Law to review and proceed with proper notification and litigation on behalf of the Creekside at Vinings/Villas at Creekside HOA Membership regarding builder deficiencies to our common property. Mr. Stephen A. Winter, Partner, will represent our needs from inception to completion. Weinstock and Scavo, P.C. have frequently represented community association clients in matters concerning covenant enforcement, assessment collection, turnover of control, document amendments, master/sub association relations, zoning issues, property tax matters, general corporate affairs and litigation matters for over 19 years. This firm is also very active in Community Associations Institute of Georgia. Working together we believe that this association will recoup what is owed us over the past 4+ years including legal rights and duties.

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