



## NOTICE OF THE ANNUAL MEETING

**TO:** Glenwood Park Pool Community Association, Inc.  
**FROM:** The Board of Directors  
**DATE:** January 14, 2025  
**RE:** Annual Meeting Notice

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The Board of Directors has decided to hold the Annual Meeting virtually, and the election for the Board of Directors will be conducted via mail-in Ballot (see enclosed). Pursuant to the Bylaws of Glenwood Park Pool Community Association, Inc., Article 3, Section 4, you are hereby given **Notice of the Annual Meeting** to be held:

Date: Wednesday, February 12, 2025

Time: 7:00 p.m.

Place: Via Zoom Video Conference. Please join from your PC, Mac, Linux, iOS or Android:

<https://us02web.zoom.us/j/89774118515?pwd=KYApYHAcpbWW4liNY3DGLt440taAsz.1>

For the best audio experience, please use computer audio.

Meeting ID: 897 7411 8515

Passcode: 497239

Dial by your location

+1 929 205 6099 US (New York)

+1 312 626 6799 US (Chicago)

Find your local number: <https://us02web.zoom.us/j/89774118515?pwd=KYApYHAcpbWW4liNY3DGLt440taAsz.1>

***\*Note\* It is recommended that you download the app in advance of the meeting time so you will not experience a delay in connection.***

Please find enclosed:

1. Annual Meeting Notice
2. Dues & Transfer Increase Letter & Resolution
3. Agenda
4. Candidate Bios
5. Ballot
6. Budget



To establish a quorum for a valid vote, Association members holding at least twenty-five percent (25%) of the total vote must return timely, proper, completed Official Ballots, as directed below.

Ballots must be returned by 5:00 p.m., February 12, 2025.

**Please return your Ballot promptly and plan to participate in the Annual Meeting on February 12, 2025, at 7:00 p.m.**

**Please sign and forward your Ballots to:**

**By Fax/Email:** (404) 835-9131 or [ISTone@cmacommunities.com](mailto:ISTone@cmacommunities.com)  
**By Mail:** Glenwood Park Pool Community Association, Inc.  
c/o CMA  
1465 Northside Drive, Suite 128  
Atlanta, GA 30318

Your cooperation is always appreciated in all matters concerning the Association.



Dear Glenwood Park Pool members,

We hope this message finds you well. The Board is dedicated to maintaining and enhancing the quality of life within our community. To continue providing essential services, upgrading our amenities, and sustaining shared spaces, we periodically assess our budget to address the rising costs of maintenance and operations.

After careful review, we have determined that both an increase in annual dues and an adjustment to transfer fees are necessary for the upcoming year. These adjustments will help us meet our community's needs and safeguard our financial health. We successfully added a new Pool Attendant program this season that drastically cut down on unauthorized guests and rule violations of years past. Next year we will increase the coverage of that program and be adding Capital Guard to check the pool area daily as well. There will be much greater supervision at our pool next season than ever before that will allow a much safer and peaceful environment for all.

Also, in the off season a firm will complete a new reserve study that must be done every 5 years to insure we are set up well for our future.

### **Annual Dues Increase – Effective January 1, 2025**

#### **New Annual Dues Amount:**

\$525 for Single/Couple Memberships

\$575 Family memberships

#### **Transfer Fee Adjustment**

Additionally, we will be adjusting the transfer fee for membership transfers when a current member sells or transfers their membership to \$1000, from \$500.

We understand that these adjustments may affect household budgets, and we have worked diligently to keep them as manageable as possible. These changes reflect our commitment to preserving the appeal and functionality of Glenwood Park Pool and ensuring a stable financial foundation for the future.

If you have any questions or would like to discuss these changes, please feel free to attend the annual meeting or contact us directly at [Pool@glenwoodpark.com](mailto:Pool@glenwoodpark.com)

Thank you for your understanding, support, and continued investment in our community.

Warm regards,

GWP Board of Directors

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE GLENWOOD PARK POOL COMMUNITY ASSOCIATION, INC.**

**INCREASING THE RENEWAL FEE AND ANNUAL DUES**

This **RESOLUTION** of the Board of Directors of The Glenwood Park Pool Community Association, Inc. (the “**Resolution**”) is made and adopted to be effective as of the 1<sup>st</sup> day of January 2025 (the “**Effective Date**”), by the Board of Directors (the “**Board**”) of The Glenwood Park Pool Community Association, Inc. (the “**Association**”).

**WITNESSETH**

**WHEREAS**, Article II, Section 3(d) of the Bylaws of The Glenwood Park Pool Community Association, Inc. (the “**Bylaws**”), provides that upon the resale or transfer of any membership interest as provided in said Section 3(d), the Association shall collect a non-refundable renewal fee from the person acquiring any such membership interest (the “**Renewal Fee**”);

**WHEREAS**, Article II, Section 3(d) of the Bylaws further provides that the Board shall have the right from time to time in its sole discretion to adjust the amount of the Renewal Fee;

**WHEREAS**, Article II, Section 6 of the Bylaws provides that the annual dues payable to the Association by Members will be in such amounts and at such time as may be determined from time to time by resolution of the Board (“**Annual Dues**”); and

**WHEREAS**, the Board believes it to be in the best interest of the Association and its members to change/increase the amount of the Renewal Fee and the Annual Dues.

**NOW THEREFORE, BE IT RESOLVED** that the Board of Directors of The Glenwood Park Pool Community Association, Inc. hereby adopts the following:

1. As of the Effective Date, the Renewal Fee charged and collected by the Association pursuant to Article II, Section 3(d) of the Bylaws shall be One Thousand and No/100 Dollars (\$1,000.00).
2. As of the Effective Date, the Annual Dues levied and collected by the Association pursuant to Article II, Section 6 of the Bylaws, shall be (i) Five Hundred Twenty-Five and No/100 Dollars (\$525.00) for all Single/Couple Memberships; and (ii) Five Hundred Seventy-Five and No/100 Dollars (\$575.00) for all Family Memberships.

The Renewal Fee and Annual Dues set forth in the Resolutions above shall supersede any Renewal Fee and Annual Dues previously established or adopted by the Board. The Association’s Community Association Manager is directed to distribute or publish this Resolution to all Members of the Association prior to the Effective Date.

The undersigned officer certifies that the aforementioned Resolution was duly adopted by the Association’s Board of Directors at a meeting held on the 6<sup>th</sup> day of November 2024.

**THE GLENWOOD PARK POOL  
COMMUNITY ASSOCIATION, INC.**

DocuSigned by:  
 By: Andrew Falk  
 Print Name: Andrew Falk  
 Print Title: President



Glenwood Park Pool Community Association, Inc.  
Annual Meeting Agenda  
Date: February 12, 2025  
Location: Virtual

- I. Call to Order/Welcome
- II. Verification of Quorum
- III. Year in Review
- IV. Update on Association Finances
- V. Question & Answer Session
- VI. Election Announcement of Board of Directors
- VII. Adjourn



**Candidates for  
Glenwood Park Pool Community Association, Inc., Board of Directors  
(Five (5) positions available)**

Please see the current nominees. These are not in any specific order.

**Andrew Falk**

***Please provide a brief bio stating your personal background information (past Board experience, professional experience, and time to spend on Board issues, etc.).***

During my tenure as President of the Glenwood Park pool board over the past few years, I have been immensely gratified by the progress we have made to the facility. Additionally, I have been impressed by the enhanced security and controls that have been implemented.

***Please describe your motivation and desire to become a Board member – what your positive attributes are relative to service on the Board and what you would like to focus on, if elected.***

All members of the board are committed to the well-being of the community and strive to provide support to all members in their best interests. I have taken great pleasure in ensuring that our facility remains up-to-date and aesthetically pleasing.

**Eli Cohen**

***Please provide a brief bio stating your personal background information (past Board experience, professional experience, and time to spend on Board issues, etc.).***

I am an attorney and US Army officer.

***Please describe your motivation and desire to become a Board member – what your positive attributes are relative to service on the Board and what you would like to focus on, if elected.***

I want to better the pool.

**Jessica Harlan**

***Please provide a brief bio stating your personal background information (past Board experience, professional experience, and time to spend on Board issues, etc.).***

I've lived in Grant Park for 18 years and belonged to the Glenwood Park Pool for more than 12 years. I have two teen daughters. I have served on the Executive Board for the Maynard Jackson High School PTSA board.

***Please describe your motivation and desire to become a Board member – what your positive attributes are relative to service on the Board and what you would like to focus on, if elected.***

I am a writer and would love to help with communications. I'm interested in building a positive community and fun environments at the pool.

**Brett Kelly** – Existing Board Member

**Rachel Parker** – Existing Board Member

# GLENWOOD PARK POOL COMMUNITY ASSOCIATION, INC.

## OFFICIAL BALLOT

### 2024 Election for the Board Directors

The 2024 election of Association Directors is being conducted by this Official Ballot. Voting will be conducted by this Ballot method pursuant to the Bylaws of Glenwood Park Pool Community Association, Inc. Voting will not take place at the virtual Annual Meeting. There are **five (5) open positions** on the Board of Directors. The candidate nomination process has been completed and the nominees are listed below. You also may write-in candidates for your vote below if you choose.

To establish a quorum for a valid vote, twenty-five percent (25%) of the total eligible Association membership or eighty (80) Ballots must be received by 5:00 p.m. on February 12, 2025. If a quorum is established, the number of candidates receiving the most votes shall be elected for terms of two (2) years.

Ballots received after the due date, or with “**FOR**” marked for more than five (5) candidates, illegible or unclear markings, or that appear to be invalid, false, fraudulent, or inaccurate will be rejected and will not be counted in this vote. Ballots will be tabulated by Community Management Associates, Inc.

### BOARD OF DIRECTORS

Please vote for **five (5) candidates** to fill the open positions on the Board of Directors.

Andrew Falk  
Nominee

- FOR  
 WITHHOLD VOTE FOR

Eli Cohen  
Nominee

- FOR  
 WITHHOLD VOTE FOR

Rachel Parker  
Nominee

- FOR  
 WITHHOLD VOTE FOR

Jessica Harlan  
Nominee

- FOR  
 WITHHOLD VOTE FOR

Brett Kelly  
Nominee

- FOR  
 WITHHOLD VOTE FOR

\_\_\_\_\_  
Write In

- FOR  
 WITHHOLD VOTE FOR

I, the undersigned, swear under oath that I am the member named and signing below and hereby cast my vote on the election of Directors as indicated above.

\_\_\_\_\_  
Address

\_\_\_\_\_  
My (Member) Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
My (Member) Name Legibly Printed

### INSTRUCTIONS FOR YOUR OFFICIAL BALLOT

To be counted, **this Official Ballot must be completed and received by 5:00 p.m. on February 12, 2025**. You may send this electronically to Ian Stone at [ISTone@cmacommunities.com](mailto:ISTone@cmacommunities.com), via fax to (404) 835-9131, or by mail to Glenwood Park Pool Community Association, Inc., c/o CMA, 1465 Northside Drive, Suite 128, Atlanta, Georgia 30318. If you have any questions, please contact the Association's agent, Ian Stone, at [ISTone@cmacommunities.com](mailto:ISTone@cmacommunities.com).

Glenwood Park Pool - Final				
		Description	2024	2025
<b>Income Accounts</b>				
		Member Assessments	\$150,825.00	\$176,900.00
		Late Fees Collected	\$0.00	\$0.00
		Capital Contributions	\$0.00	\$0.00
<b>INTEREST INCOME</b>				
		Interest Earned-Resv.	\$0.00	\$0.00
<b>OTHER INCOME</b>				
		Transfer Fees	\$0.00	\$5,000.00
		Pool Keys/Access Cards	\$0.00	\$0.00
		Misc. Other Income	\$0.00	\$0.00
		Pool Rental	\$0.00	\$0.00
		Fines	\$0.00	\$0.00
<b>TOTAL INCOME</b>			<b>\$150,825.00</b>	<b>\$181,900.00</b>
<b>Expense Accounts</b>				
<b>ADMINISTRATION EXPENSES</b>				
		Insurance	\$13,000.00	\$13,000.00
		Management/Accounting	\$18,384.00	\$18,936.00
		Legal Fees	\$3,000.00	\$3,000.00
		Office and Admin.	\$4,000.00	\$6,000.00
		Property Tax	\$50.00	\$50.00
		Tax/Audit/License	\$365.00	\$515.00
		CTA Corporate Transparency Act	\$0.00	\$500.00
		GP Town Center Dues	\$5,505.24	\$7,653.48
		Association Events	\$1,000.00	\$1,000.00
<b>TOTAL ADMINISTRATION EXPENSES</b>			<b>\$45,304.24</b>	<b>\$50,654.48</b>
<b>LANDSCAPING</b>				
		Landscaping Contract	\$600.00	\$600.00
		Ground Improvements	\$500.00	\$500.00
		Janitorial	\$22,000.00	\$24,000.00
<b>TOTAL LANDSCAPING</b>			<b>\$23,100.00</b>	<b>\$25,100.00</b>
<b>RECREATION</b>				
		Pool Crew Contract	\$34,620.00	\$16,840.00
		Pool Supplies	\$2,500.00	\$2,500.00
		Pool Permit	\$1,024.00	\$1,024.00
		Pool Repairs	\$10,000.00	\$10,000.00
		Pool Attendant	\$0.00	\$20,000.00
		Fitness Equip. Repair/Maint.	\$2,000.00	\$2,000.00
<b>TOTAL RECREATION</b>			<b>\$50,144.00</b>	<b>\$52,364.00</b>
<b>REPAIRS &amp; MAINT.</b>				
		Building Repair & Maint.	\$4,000.00	\$5,500.00
		HVAC	\$500.00	\$800.00
		General Maintenance	\$2,500.00	\$2,500.00
		Pest Control	\$1,900.00	\$2,100.00
<b>TOTAL REPAIRS &amp; MAINT.</b>			<b>\$8,900.00</b>	<b>\$10,900.00</b>
<b>ACCESS</b>				
		Gate Remotes/Clickers	\$300.00	\$300.00
		Monitoring/Patrol Contract	\$0.00	\$3,650.00
<b>TOTAL ACCESS</b>			<b>\$300.00</b>	<b>\$3,950.00</b>
<b>UTILITIES</b>				
		Common Area Electricity	\$10,000.00	\$13,000.00
		Gas	\$2,500.00	\$2,500.00
		Water/Sewer	\$7,000.00	\$7,000.00
		Media Vendors	\$2,700.00	\$4,100.00
<b>TOTAL UTILITIES</b>			<b>\$22,200.00</b>	<b>\$26,600.00</b>
<b>TOTAL OPERATING EXPENSES</b>			<b>\$149,948.24</b>	<b>\$169,568.48</b>
<b>EXCESS REVENUE / RESERVE TRANSFER</b>			<b>\$876.76</b>	<b>\$12,331.52</b>
<b>Operating Accounts Net</b>			<b>\$0.00</b>	<b>\$0.00</b>

<b>RESERVES</b>			
Reserve Transfer	\$956.86		\$12,331.52
Transfer from Reserves	\$0.00		-\$4,050.00
Reserve Study Update	\$0.00		\$3,000.00
Reserve - Ceiling Fans	\$0.00		\$1,050.00
<b>TOTAL RESERVE EXPENSES</b>	<b>\$956.86</b>		<b>\$12,331.52</b>