

Spring

2022

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### **Board Members**

**John Paul Jones – President**  
251-233-9662  
[cbhoa.president@gmail.com](mailto:cbhoa.president@gmail.com)

**Dennis Bulen-Vice-President**  
[Cbhoa.vicepresident@gmail.com](mailto:Cbhoa.vicepresident@gmail.com)

**Melinda Jones-Treasurer**  
[cbhoa.treasurer@gmail.com](mailto:cbhoa.treasurer@gmail.com)

**Melinda Jones – Acting  
Secretary**  
[cbhoa.secretary@gmail.com](mailto:cbhoa.secretary@gmail.com)

**Kenn Krouse –Landscaping Chairman**  
[cbhoa.landscaping@gmail.com](mailto:cbhoa.landscaping@gmail.com)

**Larry Rideout – Website Chairman**  
[cbhoa.website@gmail.com](mailto:cbhoa.website@gmail.com)

**Gwen Rideout – Modification Chairman**  
[cbhoa.modification@gmail.com](mailto:cbhoa.modification@gmail.com)

**Kay Vice - Enforcement Chairman**  
[cbhoa.enforcement@gmail.com](mailto:cbhoa.enforcement@gmail.com)

### **CBHOA Annual Meeting**

**When: May 21, 2022 Saturday**  
**Location: Craft Farms, Palmer Room**  
**3840 Cotton Creek Circle Gulf Shores, AL 36542**  
**Sign-In 9:15 am Breakfast Buffet 9:30 am**  
**Annual Meeting 10:00am**

Please send in RSVP and update form letting us  
know if you are  
attending & how many are coming.

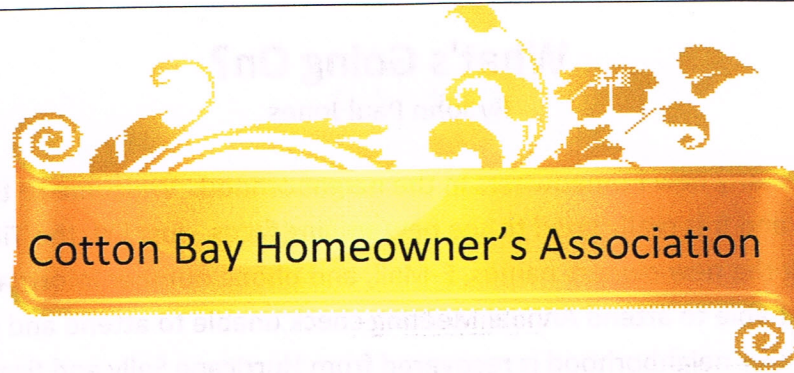
You may also vote by proxy (Mailing Ballot)  
1 vote per Cotton Bay address.

If you are interested in being a Board Member  
Please call John Paul Jones 251-233-9662.  
You must be present for the annual meeting to be  
Elected to the Cotton Bay Board.

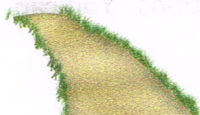
### **Non- Contained Trash Areas**

Please do not put trash in the non- contained  
Trash (7) areas except on Wednesday evening to Thursday  
evening. The city picks up on Thursday and Friday. Dumping  
trash on Friday, Saturday, Sunday, Monday, and Tuesday is  
not allowed. Your neighbors do not like looking at trash all  
week and every Homeowner has to pay the cost for ditches  
needing to be cleaned out. Wind blows the debris in the  
gutters and clog our drainage system. If you rent your  
property, please let your renters know the rules!





## Cotton Bay Homeowner's Association



### Mowing, edging & trimming of trees and bushes

Please keep your yard mowed, edged and your plants, shrubs and trees trimmed. The more it rains the faster the grass, trees and plants grow. If you rent your property it would be a good idea to hire a landscaping company to take care of your property. The edging needs to be maintained on the sidewalks, driveways, and grass between sidewalk & street in front of your house.

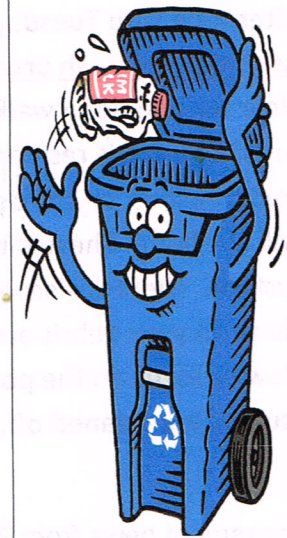


### Waste and recycle containers

#### Article VII Section 4

Reminder: Waste containers are not allowed in front of the garage or on the side of the house in view of the street. The containers may be taken out 4:00 pm the day before pick-up and must be brought in from the street by 11:59pm the trash/recycle pick-up day.

Please let your renters know the Cotton Bay Homeowner Association rules and regulations!



### Parking Rules and Regulations Article VII section 11, 16 & 19

No vehicles of any kind including motorcycles are allowed to park on lawns, sidewalks, common areas of subdivision, or on grass between sidewalk and street. No recreational vehicles, motor homes, travel trailers, campers, or boats may be kept on any parcel unless parked in such a manner as to not be visible from the street. Vehicles over 1 ton or with an overall length of 28 feet or greater shall not be permitted to park overnight in the subdivision. Includes but not limited to box trucks, utility trucks, utility trailers, boom trucks, enclosed trailers, flatbed trucks or trailers. Vehicles are not allowed to block the cul-de-sac, fire trucks and emergency vehicles need the area to make turns. No parking in front of another properties mailbox or driveway. Parking your vehicle in a neighbor's property driveway without permission from the owner is trespassing on their property.



# What's Going On?

By John Paul Jones

Greetings All! We have many new homeowners in the neighborhood. Welcome to the neighborhood. This is a great neighborhood, and it is really good to see new smiling faces. Just FYI, the Title companies have not been good about sending the new owners names, E-Mail, and phone number information. Please fill out the RSVP form. If you are not able to attend Annual Meeting check unable to attend and please fill out the update my information. Our neighborhood is recovered from Hurricane Sally and finally looking nice. However, there are always challenges in the spring. Please be aware of the rules and regulations. You can look at the sample violation notice and check out our website [www.cottonbayhoa.com](http://www.cottonbayhoa.com).

There are a few issues that need to be addressed.

At the March 5, 2022 board meeting, we discussed the danger of homeowners and renters not stopping at the entrance stop sign coming into the subdivision. We have children living and playing on the street, please stop and look to see if children are playing and if it is safe to turn right or left.

We also have received several complaints of dogs not being on a leash outside. This is a City of Gulf Shores ordinance. Please clean up after your dogs and keep your dogs and cats in your yard or in your home. The most complained about item is the uncontained trash areas, if you see someone dumping trash on Friday afternoon thru Tuesday night, please take a picture to help us out. **You are only allowed to dump in the uncontained trash areas on Wednesday night thru Friday morning before 8:00am.** The sidewalk should be

clear for people to walk and children to play. Please abide by the rules and make everyone's lives easier. Another issue is residents throwing debris and clippings into the ditches. Please do not throw grass cuttings, trees, bushes, or any debris over your fence into the ditches. We need the ditches clean so our neighborhood will not flood. These ditches are the drainage system that flows out of the subdivision into the cities drainage system. There is a severe fine for throwing items into the ditches. The landscaping company charges to clean up your debris and do you really want to cause flooding issues for yourself and neighbors?

Now to focus on the positive: The weather is looking good, the park sidewalk should be complete, tree stumps are cleaned off, and the fence on 4 is done. Keep on smiling and bring Joy to your neighbor.

## Assessment news from 2021

Special Assessment 111 members at \$500.00	\$55,500.00
Collected Special Assessment	\$55,525.00
1 Homeowner paid \$25.00 Late Fee	

## Costs of repairs from Assessment

Fence Replacement County Road 4	\$28,400.00
Tree removal in park, (2) Palm tree roots removed county Rd 4 entrance, Park holes from tree removal filled and leveled	\$3,725.00
Concrete removed and replaced in park, extend drain floom on north side, city sidewalk section replaced	\$23,225.00
Total Assessment Spent	\$55,350.00

We have \$175.00 left over to go towards Non-Contained rubbish replacement sign destroyed by Hurricane Sally on Cotton Bay Court and other signs for park area (Pet signs).



**COTTON BAY HOMEOWNERS ASSOCIATION, INC.**  
**2022 BUDGET**

<b><u>EXPENSES</u></b>		
Accounting Fees & Tax Return Preparation		\$ 2,600.00
Taxes (Common Areas)		\$ -
Landscaping Maintenance (Weekly & Trench Contract)		\$ 9,900.00
Miscellaneous Landscaping (Supplies & Maintenance)		\$ 3,000.00
Miscellaneous Maintenance/ Power washing		\$ 3,500.00
Legal Fees		\$ 400.00
Office Supplies		\$ 200.00
Printing Expense		\$ 225.00
Postage/PO Box		\$ 400.00
Utilities		\$ 600.00
Security Expense		\$ 3,300.00
Insurance (General Liability)		\$ 2,625.00
Internet Expense		\$ 188.85
Annual Meeting Expense		\$ 800.00
Non Collected Assessment Dues / 2 Homes		\$ 620.00
Allowance for Reserves		\$ 6,051.15
Total Expenses		\$ 34,410.00
<b><u>REVENUE</u></b>		
Assessment Income (111 Members @\$310.00)		\$ 34,410.00
<b><u>RESERVES</u></b>		
Fence Replacement/Repairs	\$ 30,000.00	
Tree Removal	\$ 10,000.00	
Misc. Repairs/Maintenance, signs, benches, Pump	\$ 4,500.00	
Misc Trees & Plants	\$ 3,000.00	
Concrete repair	\$ 4,200.00	
Retention Pond Drainage/ trench work	\$ 12,000.00	
<b>Total Reserves Allowance</b>		<b>\$ 63,700.00</b>
Reserves On Hand (Reserves Account)		\$ 18,895.35
<b>Reserves Deficit</b>		<b>\$ 44,804.65</b>
<b>Special Assessment 2021 (111 @ 500.00) Owed</b>	<b>\$ 55,500.00</b>	
<b>Special Assessment 2021 Collected</b>	<b>\$ 54,750.00</b>	
<b>Fence Replacement/Repairs Paid 10/2021</b>	<b>\$ 28,400.00</b>	
<b>Balance for Hurricane Sally Repairs Collected</b>	<b>\$ 26,350.00</b>	
<b>Concrete in Park replaced</b>		
<b>Tree removal Park</b>		
<b>Drainage Ditches</b>		
<b>Park Holes filled leveled</b>		
<b>Palm Tree roots removed County Rd 4</b>		