

Gramercy Park Homeowners 2026 Annual Meeting 09/26/2026:

Fifteen 15 - lots out of 42 lots were in attendance. Total of 16 in attendance.

Rod Rogers (Treasury) opened the meeting with a review of our 2025 – 2026 expense report.

Noting that our neighborhood expenses have continued to increase. Duke Power alone has increased \$50.00 per month now totaling \$346.26 each month. This is for our lighting throughout our neighborhood. Annually, this is our largest single expense totaling \$4,155.12. Our HOA monthly expenses go to Duke Power at \$346.26, Hinson Management at \$150.00 for their services and to Jamie McElhaney \$150.00 for grass cutting at our entrance ways and in front of our retention pond. If you want to see the entire budget and expense report our current HOA documents are listed on Hinson Management website for the 2026 – 2027 year.

<https://www.hinsonmanagement.com/gramercy-park>

Thank you, Rod, for filing our annual tax return each year for Gramercy Park HOA.

George McBride Sr (President) gave an update on Spartanburg County needing to repave our HOA roads. The board is working on a letter to send to the Roads and Bridges Department to make sure we get on their calendar for repaving our roads.

No solicitation signs were brought up during our meeting. It was discussed that the most effective position is for each person to get a No Soliciting Sign for your house, No Soliciting Yard Sign on your property. Main Entrance signs seemed to be ignored.

Thank you Ashley Bradley for sharing this link for her No Soliciting Sign For her House, No Soliciting Yard Sign, 11x11 Inches, Rust Free ACM, Fade Resistant, Made in USA by My Sign Center [https://us-west-](https://us-west-2.protection.sophos.com?d=a.co&u=aHR0cHM6Ly9hLmNvL2QvMGFkUkxrYW4=&p=m&i=NTlIN2E2Yzk1OWJINTkxMmNhNDkzNDJm&t=NFdsSUFxcHkrNXRIQjl3R05lb0xyNTIzNXh1MTlnSEk1WmVWeTZzdKxGOD0=&h=7ab220f358d145ccb68dfcb6fb978783&s=AVNPUEhUTONFTkNSWVBUSVZLfycOcPECzktY7H435TZNh20TtFzkWCd2kt4bnXMXKA)

[2.protection.sophos.com?d=a.co&u=aHR0cHM6Ly9hLmNvL2QvMGFkUkxrYW4=&p=m&i=NTlIN2E2Yzk1OWJINTkxMmNhNDkzNDJm&t=NFdsSUFxcHkrNXRIQjl3R05lb0xyNTIzNXh1MTlnSEk1WmVWeTZzdKxGOD0=&h=7ab220f358d145ccb68dfcb6fb978783&s=AVNPUEhUTONFTkNSWVBUSVZLfycOcPECzktY7H435TZNh20TtFzkWCd2kt4bnXMXKA](https://us-west-2.protection.sophos.com?d=a.co&u=aHR0cHM6Ly9hLmNvL2QvMGFkUkxrYW4=&p=m&i=NTlIN2E2Yzk1OWJINTkxMmNhNDkzNDJm&t=NFdsSUFxcHkrNXRIQjl3R05lb0xyNTIzNXh1MTlnSEk1WmVWeTZzdKxGOD0=&h=7ab220f358d145ccb68dfcb6fb978783&s=AVNPUEhUTONFTkNSWVBUSVZLfycOcPECzktY7H435TZNh20TtFzkWCd2kt4bnXMXKA)



Yard Maintenance was a hot topic. PLEASE keep your grass trimmed along the edge of your road and even spray weed killer to keep the grass away until our roads can be repaved.

Our current annual dues at \$250.00 was voted on to increase it to \$275.00 for this coming year 26 -27 budget. Voting was unanimously approved with this increase.

The board is recommending that we continue to rebuild our bank balances to a minimum of \$10,000 to be able to cover one year's expenses. As of the printing of the budget, our bank balance is \$6,600.53 with both accounts. (Hinson Management and First Citizens)

Our Entrance lighting was a big positive for our meeting. Everyone likes the way our entrance looks now. What was brought up at the end of our meeting; that both of our main signs need to be repainted. The board is getting help/suggestions from one of our HOA members on how to proceed with this project.

Last item is mailboxes: A lot of our mailboxes in our HOA needs attention. REBUILT or re-Painted. Please inspect your mailbox and give it a tender caring update if needed:

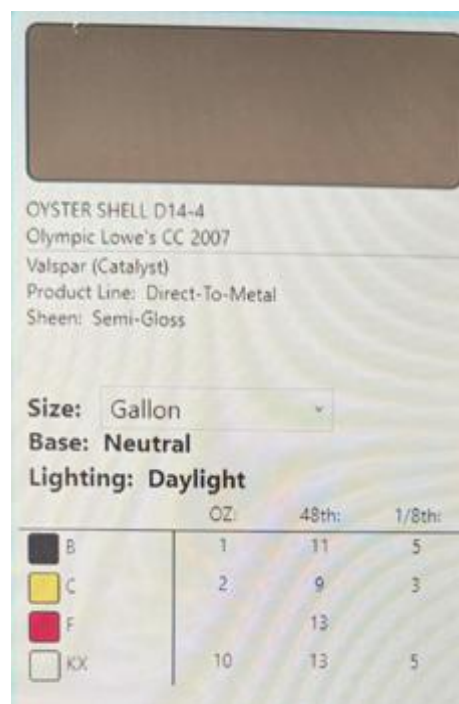
Green Post Color at Lowes:

Pine Forest D66-6



Tan Mailbox Color at Lowes

Oyster Shell D14-4



If you are getting this notice by email, Thank you for providing your email address. If you have NOT received this by email, please send George McBride Sr your email address so he can add you to the Gramercy Park HOA email list. (george@smcarolinas.com) Thank you all who attended and we look forward to seeing everyone soon.

Have a Safe and Blessed Fall Season,

Your Gramercy Park HOA Board

George McBride Sr., Rod Rogers & Judy Painter