



Frequently Asked Questions (FAQs)

ABOUT HUNTCLIFF

1. How many homes are there in Huntcliff?

ANSWER: 246

2. What Georgia County is Huntcliff located in?

ANSWER: Unincorporated Gwinnett County

3. What Gwinnett County Public Schools serve Huntcliff?

*ANSWER: Jackson Elementary (Sever Road)
Northbrook Middle (Northbrook Parkway)
Peachtree Ridge High School (Old Peachtree Road)*

HRHA MEMBERSHIP

1. What types of membership does HRHA have?

ANSWER: Originally set up as a voluntary membership association, Huntcliff is now transitioning to a mandatory homeowners association for strength and stability. It has been proven that voluntary HOAs are very difficult to sustain...so difficult that Gwinnett County does not allow voluntary HOAs any more!

Over 75% of the homes in Huntcliff are now Community Members, with more being added each year. A community member is a permanent member of HRHA, and has the right to use the Huntcliff pool and tennis courts (with paid facilities fees).

2. How do I become a Community Member?

ANSWER: To become a community member with permanent membership, the current owner(s) of the property along with the HRHA president must sign a form called an easement that has to be notarized. For more information about this process, please email: huntcliff.directors@gmail.com.

3. What does it mean to be a Community Member?

ANSWER: A Community Member is a permanent membership within Huntcliff Residents' Homeowners Association (aka: HRHA or "the HOA"). The Community Membership stays with the property, so that rights, privileges, and responsibilities of permanent membership are transferred during the sale of a home to the new owner.

The Community Membership allows you to be a member in HRHA to vote on community issues, serve on the board, and be eligible to enjoy the Huntcliff recreational facilities (with paid fees).

To have these rights, you must pay the annual dues, as set by the HRHA Board of Directors and approved by the membership at the HRHA Annual Membership Meeting each December. If you choose to use the Huntcliff recreational facilities, an additional fee is required over and above the membership dues.



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HRHA MEMBERSHIP (continued)

4. What is my membership number (aka: Property ID)?

ANSWER: Your membership number is the first letter in each word of your street along with the number of your home address.

For example, if you live at 700 Saddle Wood Way, your HRHA membership number would be SWW700.

5. What are the benefits of being a Community Member in HRHA?

ANSWER: There are MANY benefits to being a member of HRHA!

Sense of Community—for many, being a part of a vibrant, neighborly community is what has drawn them to Huntcliff. Part of that is supporting the community, both financially and with your talents, which provides that sense of pride and involvement. Interaction at HRHA social events lets you get to know your neighbors more than just the occasional wave passing by.

Having Your Voice Heard—another part of full membership is the ability to express your opinions to the HRHA board and vote upon the issues that impact the lives of you and your family. You can become a leader in your community by serving on the HRHA Board of Directors.

Safety and Security—we all want a safe neighborhood for our children to play and grow up in. HRHA member dues allow for security measures to be implemented and communication to the neighborhood to be improved.

Enjoyment of Facilities—the Huntcliff subdivision has a large pool and tennis facility at the end of Wolf Creek Court for use by HRHA members. The pool offers a relaxing family getaway on those hot summer days, while the tennis courts have hosted a rich history of league tennis teams, tennis lessons, and the casual players.

New recreational features such as a sand volleyball court, shuffleboard lanes, putting green, or potentially even a clubhouse can only be feasible if our membership numbers increase

An Appealing First Impression—HRHA membership dues also support the upkeep and maintenance of our three entrances—the first look that any visitor or potential home buyer gets of our community. Having well-maintained entrances and facilities shows a neighborhood that is vibrant and growing, not one that is stagnant or in decline. It allows Huntcliff to stand out among all the other nearby subdivisions and be the place families want to move to.

Protect Your Home Value—the value of your home is impacted by the condition of the neighborhood, and in particular, the neighborhood recreational facilities. The HRHA dues and facilities fees provide the stability for long-term strategic investments to ensure the facilities are maintained and improved.

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HRHA MEMBERSHIP (continued)

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First, several realtors that serve the Gwinnett County area were asked to see how much difference a well-maintained community pool/tennis facility makes on a home's value. Their estimates ranged up to as much as 10% additional value. So let's do the math:

If a Huntcliff member paid the \$425 dues & fees (2016) over the life of a 30-year mortgage that amounts to \$10,050 over the life of the mortgage. This means that the cost of the facilities fee over 30 years is less than the increase in the value of the average Huntcliff home. BOTTOM LINE: It benefits the homeowner to be a member of the Huntcliff facilities to keep them in good shape—even if you don't use them regularly!

Second, several references from realtors on the web strongly agreed that well-maintained community pool/tennis facilities definitely make a house more sellable compared to a house in a sub-division with facilities in disrepair or none at all. It makes the difference for someone moving to the area to decide between Huntcliff vs. another nearby subdivision. And because buyers with families make that conscious choice towards houses with better facilities, the houses with poorer facilities would stay longer on the market, driving prices down, and giving the impression of a community on the decline.

BOTTOM LINE: To continue to attract stable homeowners with families and protect home values, we must continually invest in Huntcliff—again, even if you don't use the facilities regularly, it pays to become not only an HRHA Community Member, but also a Facilities Member.

HUNTCLIFF BOARD OF DIRECTORS

1. How many board members are there?

ANSWER: The HRHA by-laws state that the size of the board can vary between 5 and 9 members.

2. What is the best way to communicate with the Board?

ANSWER: Best way is to email the Board at huntcliff.directors@gmail.com. You are also welcome to attend any of the monthly HRHA board meetings. See the Calendar of Events for more information.