

Williamsburg On Oakland Newsletter

January 2026

A NEW ERA

Our community now
has a website!

WilliamsburgOnOakland.com

The website contains
important resources and
links such as rules and
regulations, bylaws, master
deed, and maintenance
request.

MARK YOUR CALENDARS

Tree trimming tentatively
the second week of January
(TBA)

Social Event (TBA)

Annual Election in January
(TBA)

Annual Association
Meeting: February 9th at
7:30pm in the clubhouse

RESERVE STUDY

A law had been passed in
2023 and became law in
2024 by the state which
requires an HOA to establish
and maintain a Replacement
Reserve fund to provide the
maintenance or
replacement of association
depreciable components.
We are required to provide
the cost of repairing or
replacing major elements in
our community, as well as
minimize the need for
special assessments.
Therefore, we had to have a
plan to establish a Reserve
Fund large enough to cover
such costs. We also should
have an annual budget
which will ensure funds
available to cover all
recommended expenses.

We contacted Bright Reality,
a company in Chattanooga
to conduct our study. Their
owner came and spent
approximately three hours
with us, walking our
grounds, looking at our
common area, building and
grounds. We were told each
resident would receive a
final copy of the Reserve
study report. We were also
promised in that study an
inspection of our buildings,
roofs, etc.

We did a zoom meeting with
them after we received a
draft report which we
believed to be generated
from the internet and not
specifically for our
association and based on
our last year's budget not
what we were led to believe
we would receive.

The board decided we had
to do our own diligence to
satisfy the state's
requirements. We worked
many hours and days,
getting estimates on all
maintenance issues and
guesstimate on
replacements. This is the
budget we have today.

The board decided not to
complete the study with the
Chattanooga company. The
copy of the draft is in the
Clubhouse for you to see if
you wish to read it. Please
read it in the clubhouse. It is
a 70 page document.

After talking with our
attorney and our
bookkeeping firm we feel
comfortable that we have
“in good faith” satisfied the
state's requirement which
again has to be reviewed in
three years.

- *Natalie Bailey*