

# Williamsburg On Oakland Newsletter

January 2026

## A NEW ERA

Our community now  
has a website!

[WilliamsburgOnOakland.com](http://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*