

# Homestead at Carrollton Annual Meeting



March 25, 2013 – Homestead Elementary School

# Welcome!

- ❑ Board – 5 Elected/Appointed Positions with 2-Year Terms
  - President: Ty Albright (elected '11) **Position now open**
  - Treasurer: Edwin Skelton (elected '11) **Position now open**
  - Secretary: Rusty Nejdil (elected '12)
  - Director: David Gatz (elected '12)
  - Director: Noureen Khan (elected '12)
- ❑ HOA Administrator: Karen Rayl Bassham
- ❑ Premier Communities: Caroline Guerra, Director of Management

# Agenda

The Homestead at  
Carrollton 3/25/2013

- Call to order, verify notice of meeting and establish quorum
- Approval of minutes from 2012 meeting
- Election of Board of Directors
  - Announce nominations
  - Take nominations from the Floor
  - Close Nominations
  - Q & A for candidates
  - Casting of Ballots
- Board Report
- Election Results
- Adjournment
- Questions and Answers

## Major Happenings in the Last Year...

- ❑ Approved Architectural Standards Bulletins (more info on future slide).
- ❑ Approval to bid out landscaping contract to get best service and value.
- ❑ Common areas: Primrose Park gazebo painted, all pool structures painted, pool deck resurfaced; grill grids replaced.
- ❑ Reserve study updating process which ensures we maintain a fully funded reserve balance.
- ❑ Dues Comparison Study.

# 2013 Capital Improvements Scheduled

- Clubhouse exterior painting
- Main and kiddie pool resurfacing
- Irrigation: Repair and upgrade controllers. Add drip irrigation.

# Landscape/Irrigation Upgrades Explored



- ❑ Last year completed three phases of landscape rejuvenation, removed weak/dead trees and shrubs, planted perennial bulbs and plants in median caps.
- ❑ Continuing plan calls for some re-design of median caps to make them consistent and attractive.
- ❑ Money budgeted in reserve fund to install drip irrigation in medians to use less water to consistently keep plants irrigated.
- ❑ **Landscaper bid presentations scheduled for April 1 at 6:30 to 7:30 p.m. in the clubhouse.**

# Thank You to Committee Chairs and Volunteers

## □ Committees

- Former ACC: Gary Carpenter, Neil Anson and Jennifer Hunt-Frazier.
- Current ACC: Gary Carpenter, Neil Anson and Steve Kerper
- Clubhouse: Mary Ellen and Tim Green, Linda Castillo, Ashley Spoto, Ed & Lynn Rossol
- Newsletter: Theresa Barbero
- Dinner Club: Kathy Vargo and Lynn Rossol (**positions now open**)
- Dues Comparison Study: Bobby Wrenn, Gilbert Rascon, Theresa Barbero and Karen Rayl Bassham.

## □ A special thanks:

- Beckye Brown for coordinating our web site
- Bobby Wrenn for continuing to provide our neighborhood discuss forum.

## Social Events in the Last Year...

Thank you to the following people for organizing social events last year:

- Easter Egg Hunt – Katie Bangert
- Golf Tournament - John Waida
- Pool Opening Party – Steve Kerper
- 4<sup>th</sup> of July Parade – Sarah & Rusty Nejd
- Fall Festival – Katie Bangert



# 2013 Social Event Calendar

- Easter Egg Hunt** **March 24**  
**Coordinator: Cathy and Madeline Turner**
  
- Annual Meeting for Residents** **March 25**  
**Coordinator: Premier Mgmt.**
  
- Golf Tournament** **May 11**  
**Coordinator: John Waida**
  
- Spring Garage Sale** **May 20**  
**Coordinator: Susan Slawson**
  
- Opening Pool Party** **May 24**  
**Coordinator: Steve Kerper**
  
- July 4<sup>th</sup> Parade and Picnic** **July 4**  
**Coordinator: Rusty and Sarah Nejd**
  
- Fall Festival** **October/November**  
**Coordinator: Katie Bangert**
  
- Holiday Lighting** **December**  
**Coordinator: Premier Mgmt.**

# Other Activities

- Soup & Salad Women's Luncheon (quarterly)**
- Manly Men Event (as scheduled)**
- Dinner Club (monthly) New format!**
- Book Club (monthly)**
- Pokeno (monthly)**
- Bunco (monthly) – new hosts needed**
- Tiny Tots Play Group (monthly) – coordinator needed**
- Neighborhood Garage Sale (as scheduled)**

Registration information available in bi-monthly newsletter and on neighborhood website:  
[www.HomesteadatCarrollton.com](http://www.HomesteadatCarrollton.com)

# Resident Communications

The Homestead at  
Carrollton 3/25/2013

- ❑ Open board meetings announced in advance
- ❑ Email “blasts” news and updates from HOA Administrator – Karen Rayl Bassham, [HomesteadatCarrollton@gmail.com](mailto:HomesteadatCarrollton@gmail.com)
- ❑ Neighborhood News – Bi-monthly Newsletter, Theresa Barbero, Editor
- ❑ The Homestead Website – Beckye Brown, Content Manager  
[www. HomesteadatCarrollton.com](http://www.HomesteadatCarrollton.com)
- ❑ Premier Connect “My Community Website”:  
[www.premiermgmtconnection.com/thehomesteadatcarrollton](http://www.premiermgmtconnection.com/thehomesteadatcarrollton)
- ❑ Informal Resident Discuss List – Bobby Wrenn, host  
Visit this link to register for the list:  
[http://lists.geekthink.com/mailman/listinfo/hsdiscuss.](http://lists.geekthink.com/mailman/listinfo/hsdiscuss)

# Management Responsibilities Premier Communities and HOA Administrator

The Homestead at  
Carrollton 3/25/2013

- Oversee and maintain common areas, i.e. entries, perimeter walls, entrance monuments, pool, parks, landscaping
- Enforce the Covenants, Conditions and Restrictions
- Manage Vendors and Contracts
- Manage Violation Inspections
- Process ACC Requests per ACC
- Homeowner Inquiries
- Welcome Information to new residents
- Homeowner Mailings, Email Blasts, Meeting Notices
- Board Meeting Facilitation

# Management Responsibilities Premier Communities

- Process Payables and Receivables
- Collections/Attorney Referrals
- Monthly, Quarterly, & Yearly Financials
- Tax Filings and paying property taxes on common areas
- Process Closings/Transfers, Realtor Inquiries
- Monitor Utility Usage
- Database Maintenance, Document Archive

# Contacts

- ❑ HOA Administrator Karen Rayl Bassham:  
972-261-9841 or [homesteadatcarrollton@gmail.com](mailto:homesteadatcarrollton@gmail.com)
  
- ❑ Caroline Guerra, Premier Communities: 214-451-5453 or  
[caroline.guerra@premiercommunities.net](mailto:caroline.guerra@premiercommunities.net)
  
- ❑ Premier Communities Customer Service: 877-378-2388
  
- ❑ The Homestead at Carrollton CommunityConnect™  
website:  
[www.premiermgmtconnect.com/thehomesteadatcarrollton](http://www.premiermgmtconnect.com/thehomesteadatcarrollton)

# Homestead at Carrollton Website

[www.HomesteadatCarrollton.com](http://www.HomesteadatCarrollton.com)

- Announcements
- Social event information
- Board meeting minutes
- Budget/financial information
- Board/committee listings
- Documents (DCCRs, Pattern Book, Bylaws)
- Forms: ACC request, Proxy, Pool Waiver, etc.
- FAQ

# Architectural Control Committee (ACC)

- ❑ An ACC Form is required for exterior changes and is the best way to ensure your money is spent on projects that comply with our *Declaration of Covenants, Conditions and Restrictions* and new *Architectural Standards Bulletins* (all available at [www.homesteadatcarrollton.com](http://www.homesteadatcarrollton.com))
  - Exterior Painting
  - Fencing (replacement and repair/updating)
  - Roof Replacement/Repair
  - Swimming Pools/Spas
  - Major Landscape Changes
  - Sidewalks
- ❑ ACC meets in person and conducts business via email.
- ❑ ACC contacts residents for clarification and to communicate approval or disapproval for request. Resident also receives confirmation letter.
- ❑ ACC and HOA track processing time to ensure timely responses (less than 30 days).
- ❑ Forms available on website or through HOA Administrator.



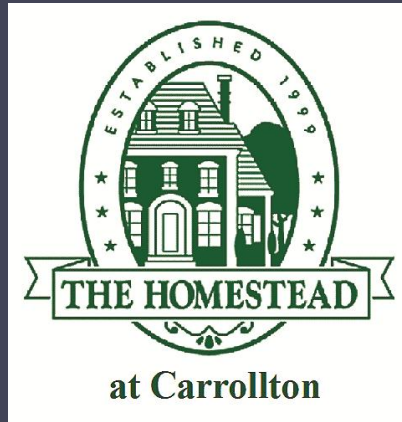
# Architectural Standards Bulletins

- ❑ The following Architectural Standards Bulletins have been approved by The Homestead at Carrollton ACC and Board of directors to clarify standards for the ACC and residents.
- ❑ They are filed with the county and will be used in making ACC decisions and citing non-compliance violations. Residents must fill out an ACC form before making changes to the exterior of their homes.

# Approved Architectural Standards Bulletins

- ❑ **Architectural Standards Bulletin 4.5-1: Fences/Retaining Walls**
- ❑ **Architectural Standards Bulletin 4.5-2: Solar Screens**
- ❑ **Architectural Standards Bulletin 4.5-3: Fence Maintenance**
- ❑ **Architectural Standards Bulletin 4.5-4: Height on Fences Backing Onto Older Neighborhood**
- ❑ **Architectural Standards Bulletin 4.5-5: Street Trees**
- ❑ **Architectural Standards Bulletin 4.5-6: Wood Fence Height**
- ❑ **Architectural Standards Bulletin 4.5-7: Retaining Wall Construction**

*This in no way represents the entire Rules and Regulations of your Declaration of Covenants, Conditions & Restrictions. A full set of your governing documents can be obtained at <http://www.premiermgtconnect.com/thehomesteadatcarrollton>.*



# Dues Comparison Study

**The Homestead of Carrollton – January 2013**

**Committee members:**

**Bobby Wrenn**

**Theresa Barbero**

**Gilbert Rascon**

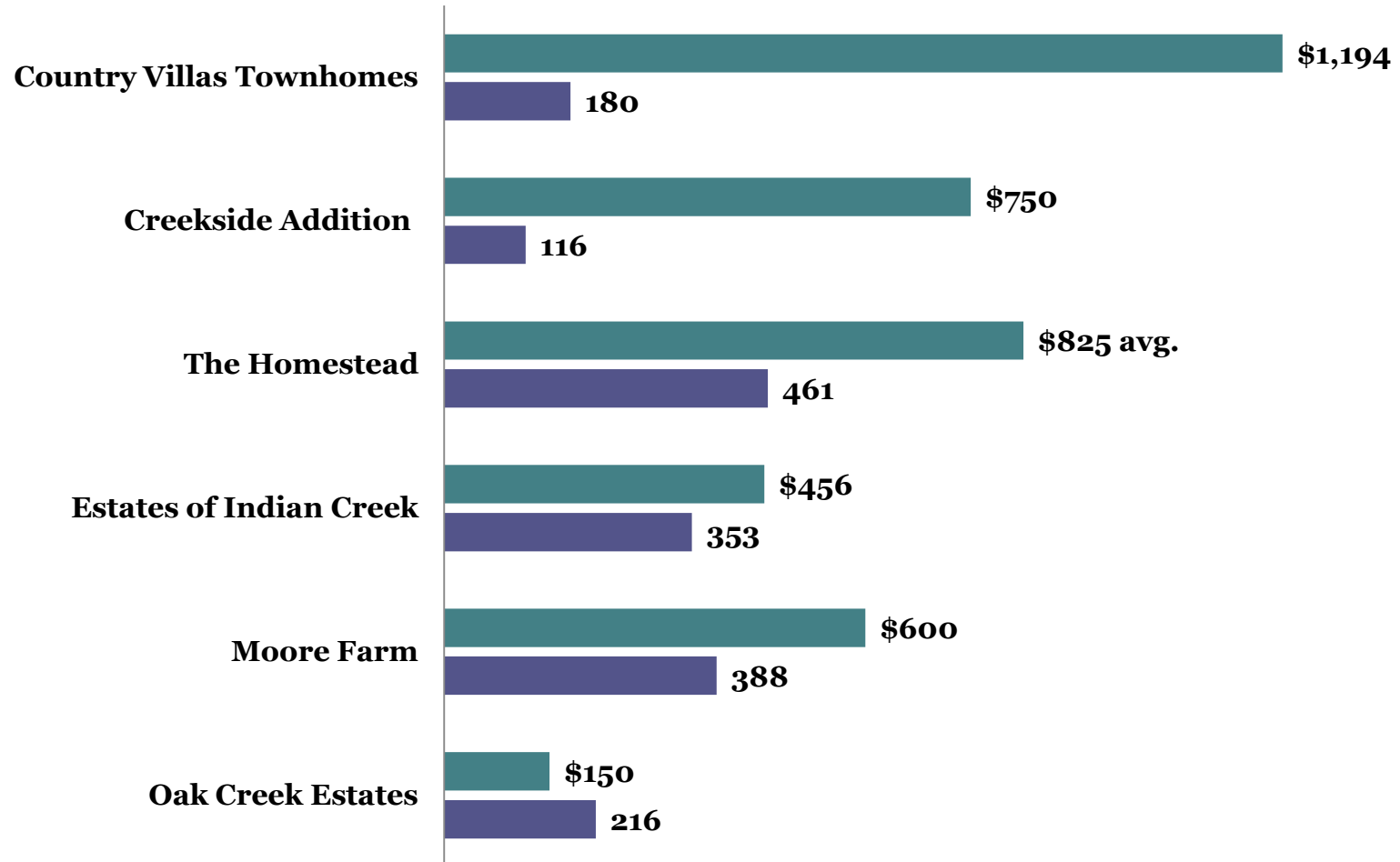
**Karen Rayl Bassham**

# Criteria Required for Best “Apple-to-Apple” Comparison

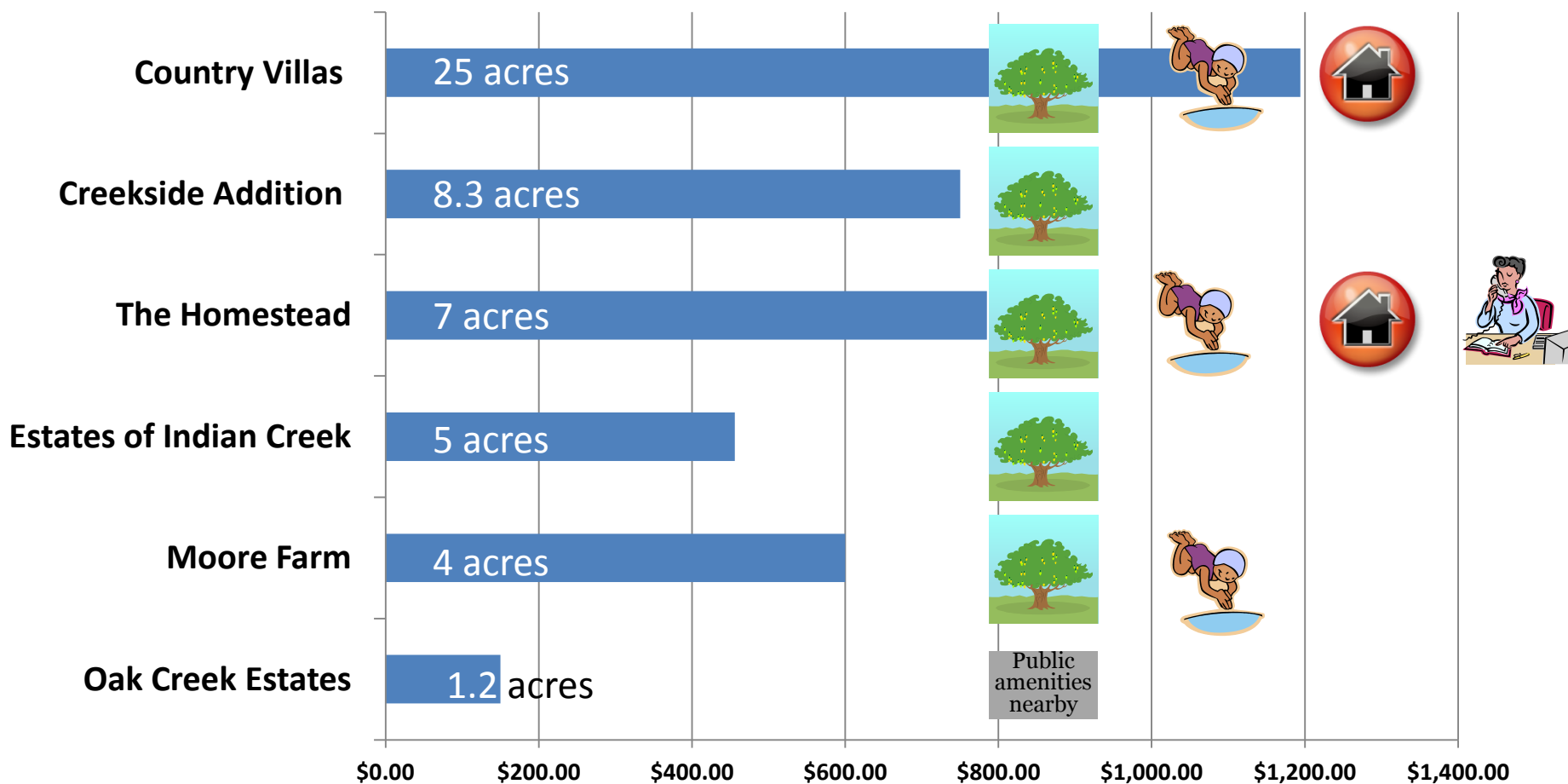
- Carrollton location
- Mandatory HOA
- Management company
- Amenities
- Social activities
- Volunteer resident board
- High volunteer involvement

# Dues Comparison

■ Annual Dues ■ # Homes



## Annual dues average per household ranked by common area acreage, showing amenities



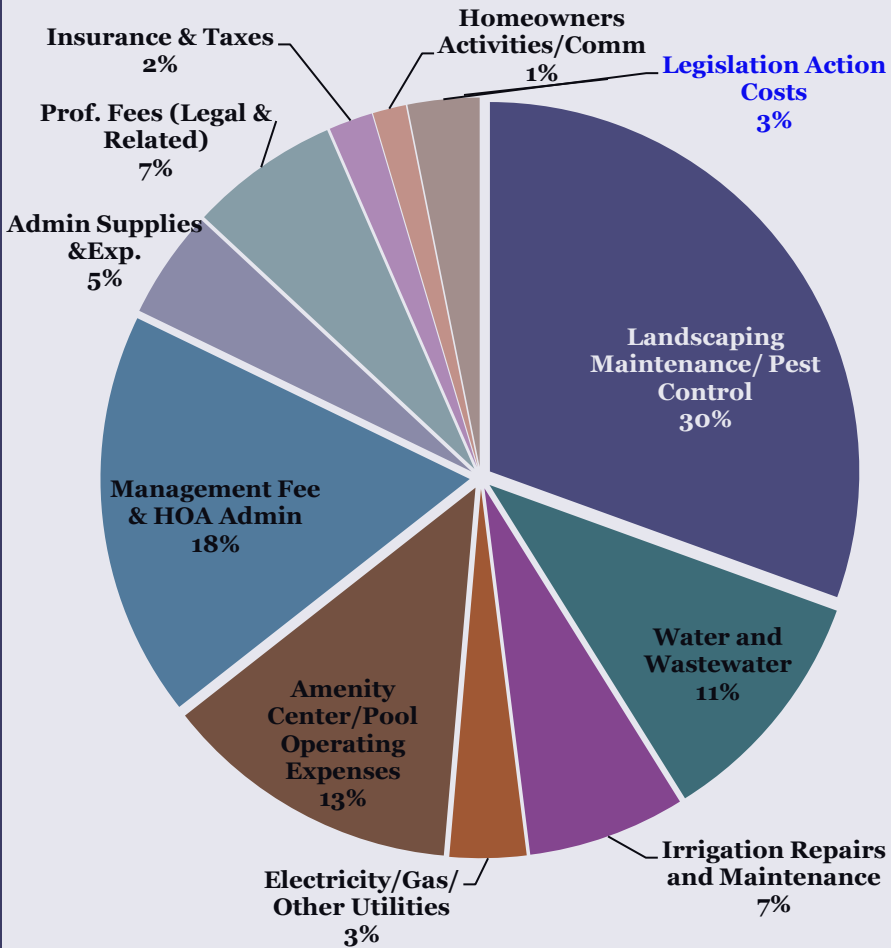
# Conclusion

## ❑ Consider these elements for The Homestead:

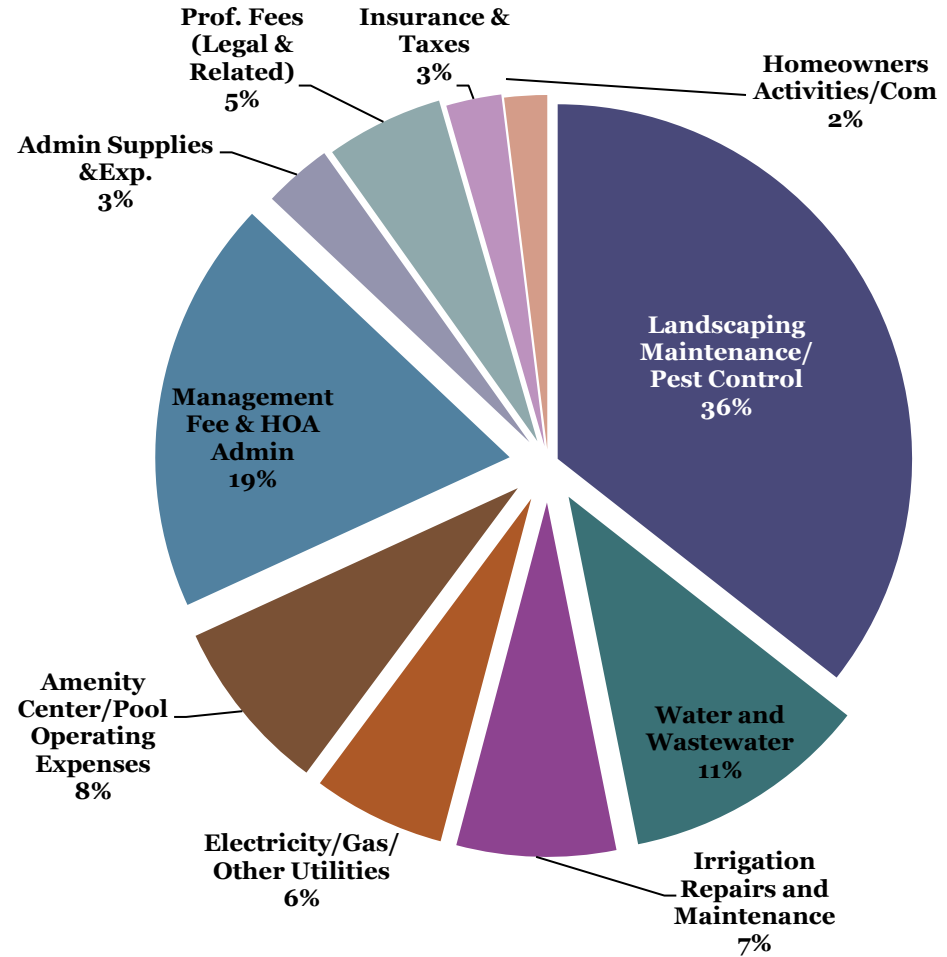
- Large amount of common area acreage
- More amenities, including parks, pool and clubhouse
- On-site administrator providing resident and board assistance as part of management team

## ❑ The Homestead HOA dues are comparable

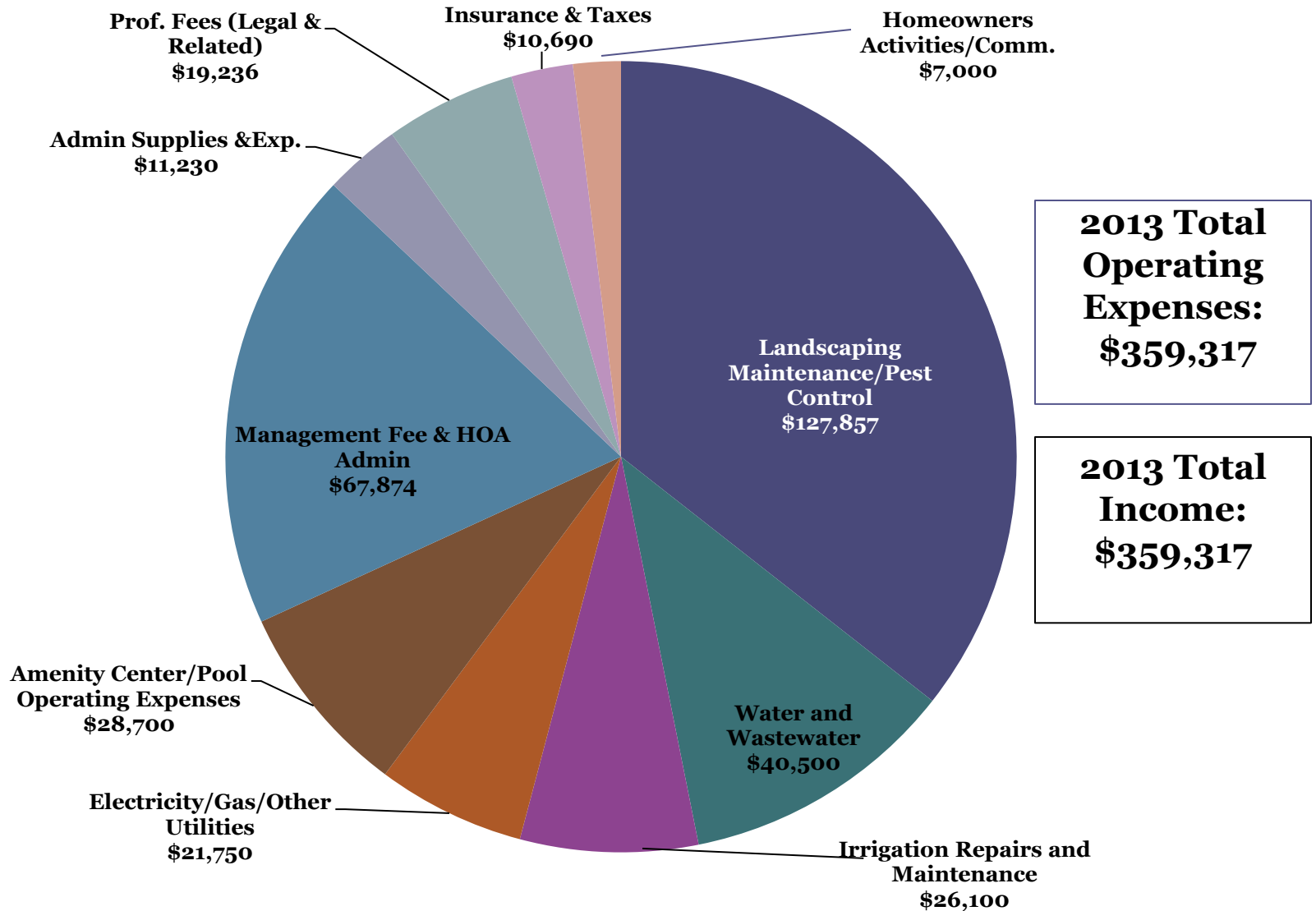
## 2012 Operating Budget



## 2013 Operating Budget



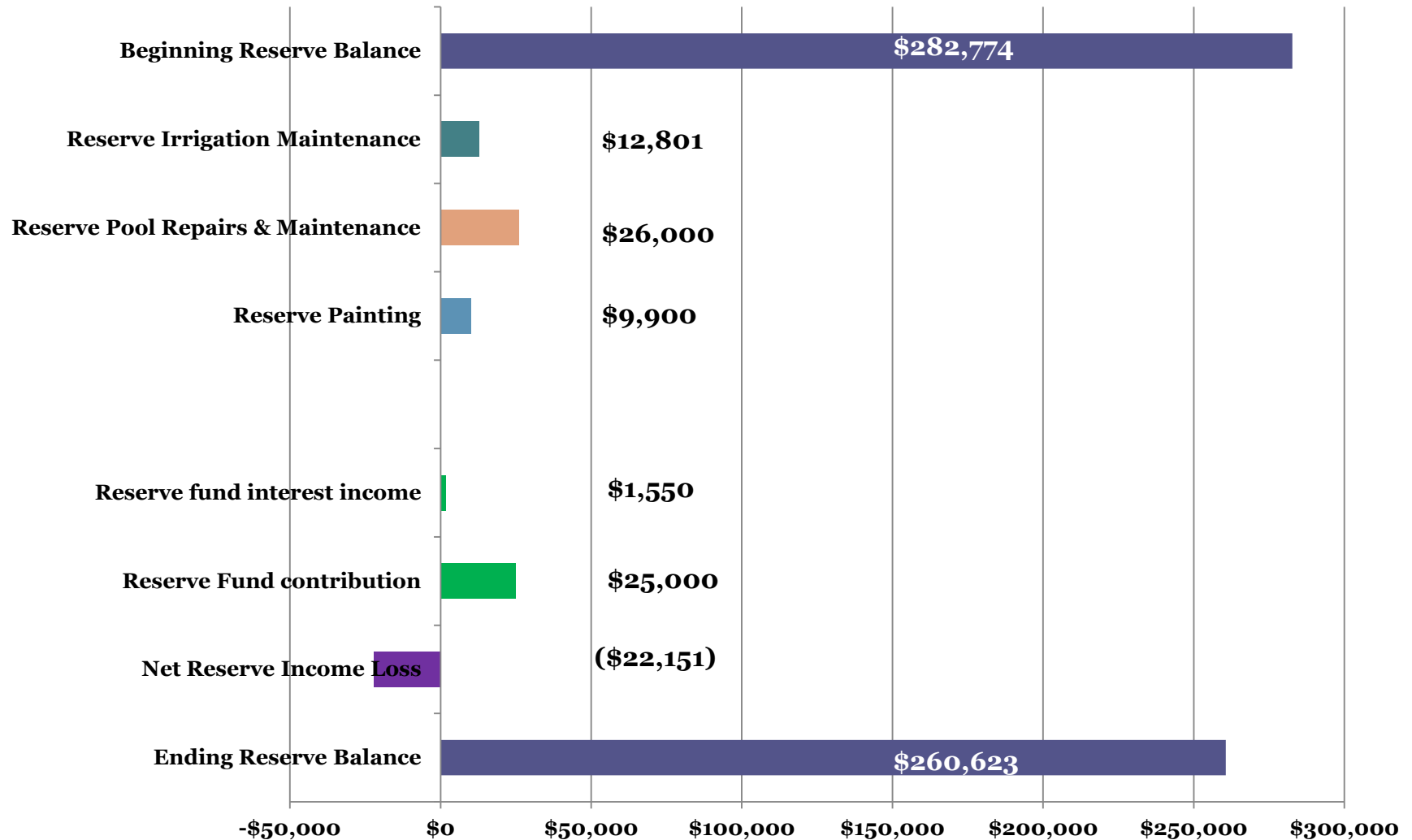




# Numbers as of Dec. 31, 2012

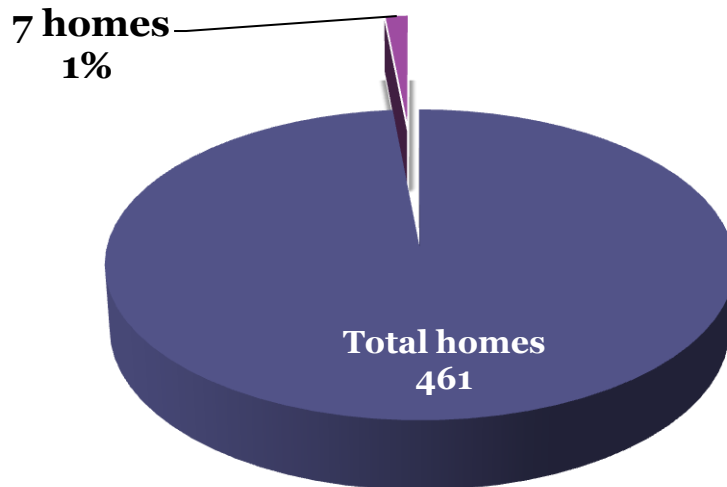
□ Total Cash Balances	\$358,612
□ Operating Cash	\$ 75,838
□ Capital Reserve	\$282,774

## Reserve Fund Net Expenditures

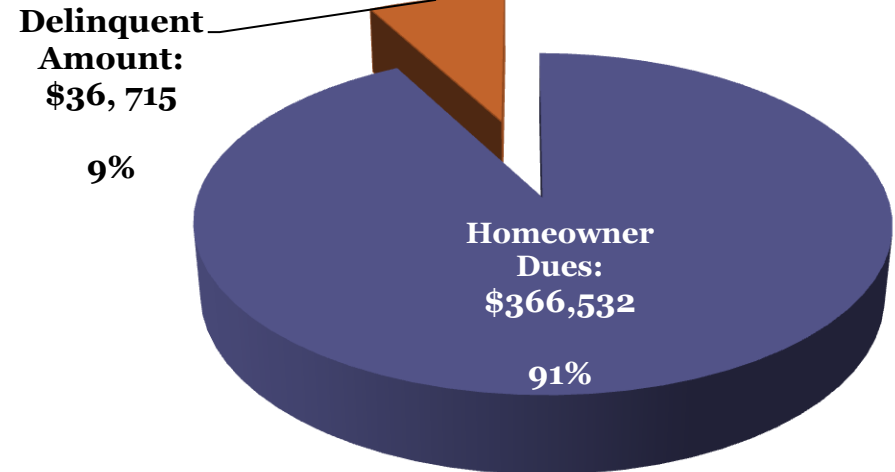


# Current Delinquency Analysis

## Number of Homes Delinquent more than \$1,000



## Delinquent Total



# Delinquency Status

## Current Delinquency as of 3/21/2013, \$36,715.31

### □ Status of Accounts with a Past Due Account Balance **under** \$1,000.00:

24 Owners      Status, Reminder Notices

10 Owners      Status, 2<sup>nd</sup> Reminder Notices issued by Certified Mail (Notice is issued in compliance with Texas State Law)

### □ Status of Accounts with a Past Due Account Balance **over** \$1,000.00 are referred to the Attorney for collections:

6 Owners      Status, Referred for Legal Collection Efforts

1 Owner      Status, Referred for Foreclosure

### □ Every notification encourages our Owners to establish a payment plan, however legal remedies include:

- Demand Letter
- Lien being filed Against the Property
- Foreclosure of the Property

Q & A

Thank you for attending!