

# MEETING CONDUCT

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- Meeting will be conducted in an orderly manner.
- One person talking at a time.
- No interruptions.
- Save your questions until the end of the presentation.
- Person or persons that are not conducting themselves in an appropriate manner will be asked to leave the meeting.

**Thank you for attending!**  
**Let's make this a productive meeting!**



## Annual Meeting 2017

Thursday, February 16, 2017

Jack Cockrill Middle School

1351 Hardin Boulevard

McKinney, TX 75071

6:30pm-7:30pm

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# AGENDA

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- Call Meeting to Order
- Establish Quorum
  - 20% = 111 Homeowners
- Introduce Management Company
  - Michael Morgan, Director of Association Management
  - Suzanne Henry, Association Manager
  - Matt Janes, Essex Support
- Financials
  - 2016 Year End Financials
  - 2017 Proposed Budget
- Community Updates
- Projects in Progress
- Developer Updates
- Amenity Center
- Compliance
- Adjournment
- Question and Answer

# Income Statement Report

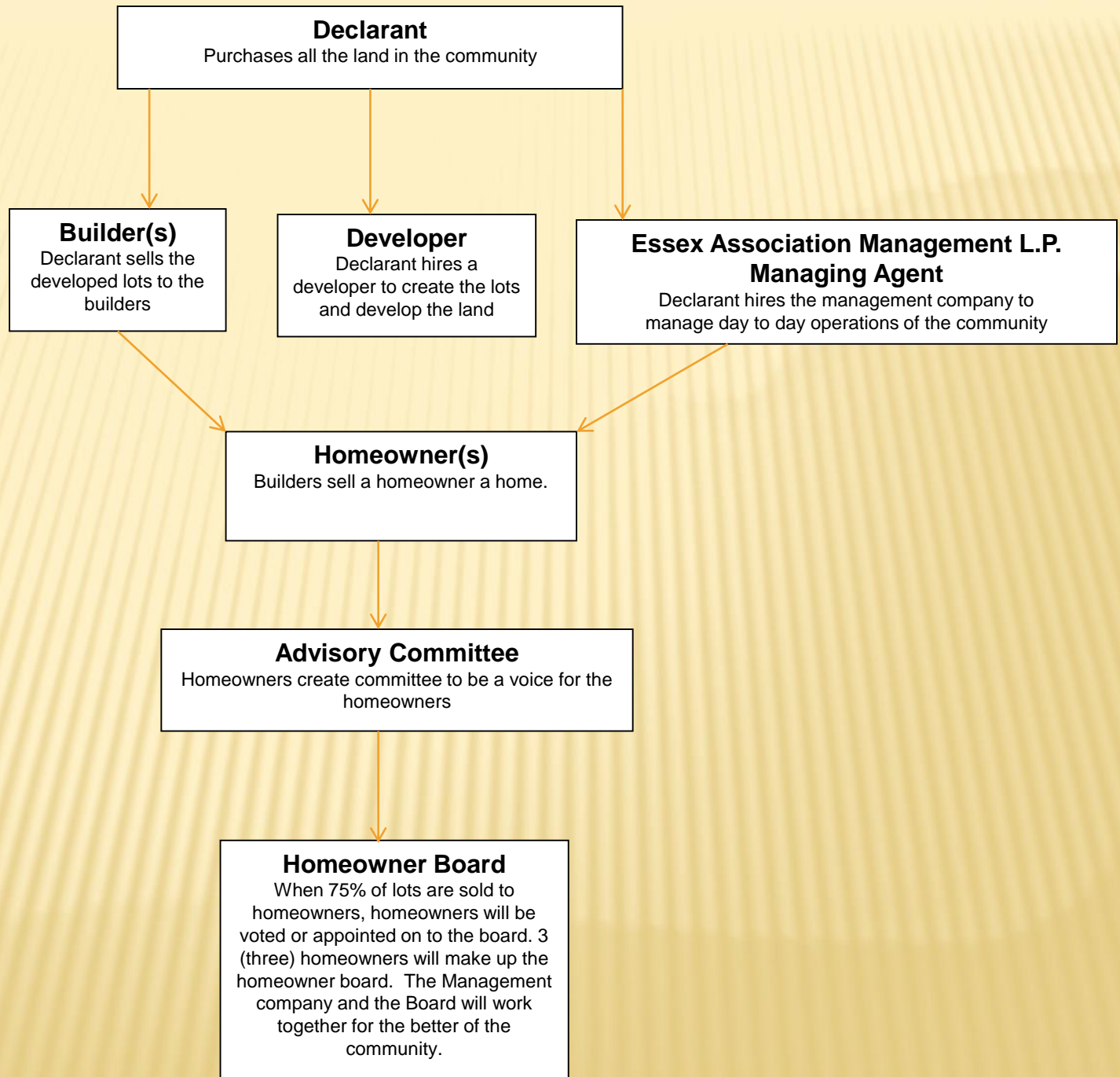
## Erwin Farms Homeowners Association, Inc.

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Total Income	13,080.59	5,713.00	7,367.59	125,782.39	93,600.00	32,182.39	93,600.00	(32,182.39)
Total Erwin Farms Income	13,080.59	5,713.00	7,367.59	125,782.39	93,600.00	32,182.39	93,600.00	(32,182.39)
Total General & Administrative	716.55	863.00	(146.45)	7,763.45	8,050.00	(286.55)	8,050.00	286.55
Total Insurance	0.00	258.00	(258.00)	5,718.10	2,675.00	3,043.10	2,675.00	(3,043.10)
Total Utilities	12,692.29	254.00	12,438.29	78,751.48	11,850.00	66,901.48	11,850.00	(66,901.48)
Total Infrastructure & Maintenance	0.00	499.00	(499.00)	9,850.35	3,500.00	6,350.35	3,500.00	(6,350.35)
Total Landscaping	7,144.50	5,753.00	1,391.50	84,439.45	67,525.00	16,914.45	67,525.00	(16,914.45)
Total Erwin Farms Expense	20,553.34	7,627.00	12,926.34	186,522.83	93,600.00	92,922.83	93,600.00	(92,922.83)
Total Erwin Farms Income / (Loss)	(7,472.75)	(1,914.00)	(5,558.75)	(60,740.44)	0.00	(60,740.44)	0.00	60,740.44
Total Association Net Income / (Loss)	(7,472.75)	(1,914.00)	(5,558.75)	(60,740.44)	0.00	(60,740.44)	0.00	60,740.44



INCOME		2017 Proposed Budget	2016 Budget
TOTAL INCOME		<u>\$ 172,665</u>	<u>\$ 93,600</u>
EXPENSE			
GENERAL & ADMINISTRATIVE			
TOTAL GENERAL & ADMINISTRATIVE		<u>\$ 10,155</u>	<u>\$ 8,050</u>
TAXES			
TOTAL TAXES		<u>\$ 50</u>	<u>\$ -</u>
INSURANCE			
TOTAL INSURANCE		<u>\$ 8,500</u>	<u>\$ 2,675</u>
UTILITIES			
TOTAL UTILITIES		<u>\$ 85,000</u>	<u>\$ 11,850</u>
INFRASTRUCTURE & MAINTENANCE			
TOTAL INFRASTRUCTURE & MAINTENANCE		<u>\$ 3000</u>	<u>\$ 3000</u>
LANDSCAPING			
TOTAL LANDSCAPING		<u>\$ 145,752</u>	<u>\$ 67,525</u>
TOTAL EXPENSE		<u>\$ 252,457</u>	<u>\$ 90,100</u>
NET PROFIT(LOSS)		<u>\$ (79,792))</u>	<u>\$ 3,500</u>



# COMMUNITY UPDATES

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- Landscaping turned over to the HOA
- Meatmaster street sign installed
- Cluster mailboxes installed and key distribution
- Weeded flower beds, open field, roundabouts and entrance
- Removed down tree in common area
- Cut the gas line easement
- Mowed retention areas at front entrance off limousine
- Cleaned trash out of common area, flower beds, drainage and easements
- Repaired irrigation leak on Meatmaster
- Repaired damage to grass on Wiltshire at the roundabout on Holley Ridge
- Tree replacements
- Spectrum install/follow up on cut lines to properties

# PROJECTS IN PROGRESS

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- Roundabout damage by construction trucks
- Replace yield sign on Erwin Farms Boulevard
- Landscape follow ups; edge, mow, weed
- Seasonal color and mulch
- Landscape grading along retention pond
- Texas Dall Court drainage



# DEVELOPER UPDATES

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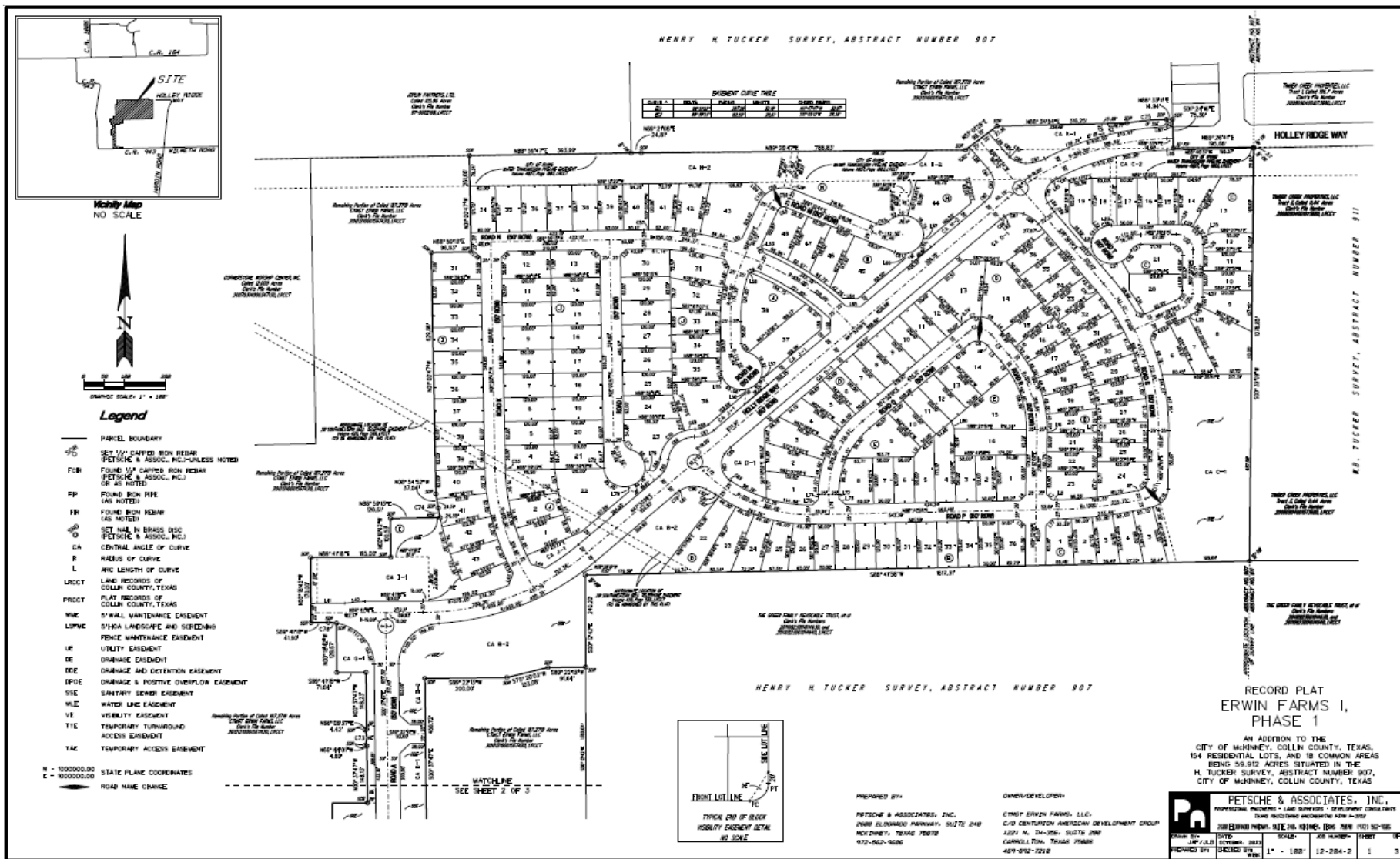
- Phase I
  - 154
- Phase II
  - 161
- Phase III
  - 239
- Homeowners
  - 112
- Builders
  - 42
- Total Lots
  - 554

# AMENITY CENTER

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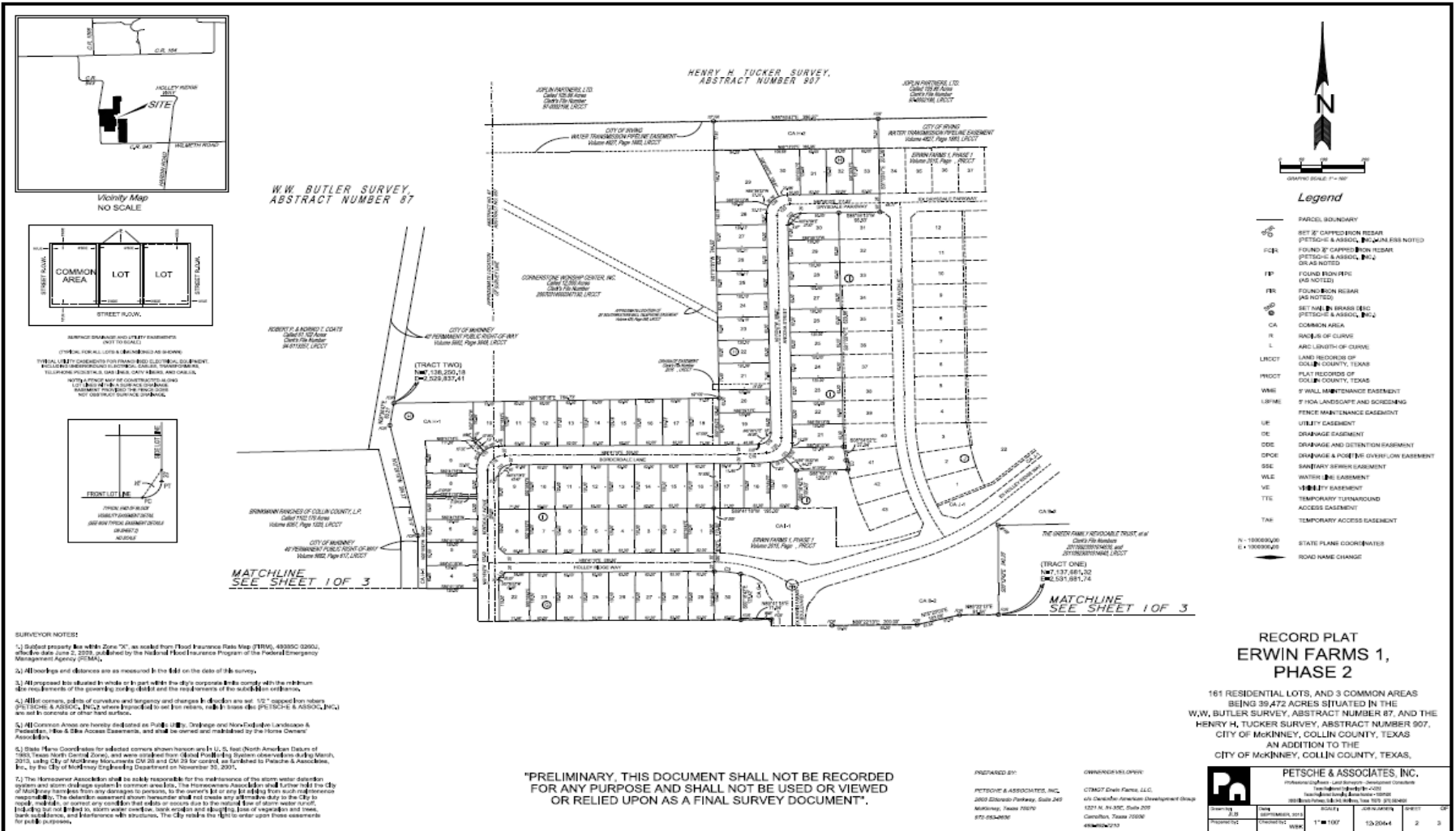
- Pool
- Pool house (restrooms)
- Playground
- Immediately after receiving the permit.  
Estimated completion based on the permit and weather permitting: July 2017
- Located on Erwin Farms Boulevard

# PLANT





# PHASE II





# COMPLIANCE OPERATIONS OVERVIEW

- Inspections conducted 2x a month
- 3 notices are sent before a fine is issued.
  - First notice, second notice, third notice, first fine notice.
- Other important information:
  - 10 days to correct violation after the notice
  - Fine amount is up to \$500, loss of common area use.
  - HOA may initiate self help.

# TOP 10 VIOLATIONS

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- Trash Cans (36)
- Lawn Maintenance (18)
- Parking (5)
- ACC Non-Submittal (5)
- Bedding Areas (4)
- Improper Storage (2)
- Fence Repair (1)
- Holiday Decorations (1)
- Basketball Goal (1)

# THE ROLE OF ESSEX ASSOCIATION MANAGEMENT L.P.

Essex Association Management LP was selected by the Board of Directors to provide the professional management services for Erwin Farms Homeowners Association, Inc. These services include collecting association assessments, maintaining the association's books and records, enforcing the deed and use restrictions in the CC&R and performing regular inspections of the common areas and individual homes.



# WHAT YOUR ASSESSMENTS PAY FOR

- The cost of repairs and general maintenance of the association assets, including the swimming pool facilities (when built), the park areas and ponds.
- The general maintenance of all common area landscaping and irrigation.
- The cost of electricity for common areas and street lights.
- The cost of water for the swimming pool and irrigation system (when built).
- Miscellaneous common area maintenance and repairs (as needed).
- Legal services that may be required to enforce the association's restrictive covenants and/or collection of assessments.
- Insurance premiums.
- All corporate tax obligations.
- The cost of correspondence with homeowners' postage, copies and so on.
- The cost of professional management services, including a dedicated staff.



# WWW.ERWINFARMSHOA.COM

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- Modification Request Forms
- Annual Profit and Loss Statements
- Governing Documents
- Pool Rules
- Important Phone Numbers
- Bulletin Board
- Email updates: Sign up Now!
- Important Log on using your email address; Update your contact info so we can email meeting notices and important community information
- **\*Web Submissions Coming in 2017:** *An easier way to submit requests and concerns through your community website!*

# **VOLUNTEER FOR YOUR COMMUNITY!**

**Your HOA is looking for volunteers.**

- Social Committee
- Newsletter Committee
- Welcome Committee
- Crime Watch Committee
- Landscaping Committee

**To volunteer complete the Volunteer Form online!**

# OFFICE INFORMATION

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- Monday-Friday
- 9:00AM-5:00PM
- Essex Association Management L.P.
  - 1512 Crescent Dr. Suite 112
  - Carrollton, Texas 75006
  - 972-428-2030
  - 469-342-8205 Fax
  - [www.erwinfarmshoa.com](http://www.erwinfarmshoa.com) Email
- After Hours Emergency Line: 1-888-740-2233

# ADJOURN

2017





# Q & A

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2017

