



## Erwin Farms Annual Meeting 2017

### Frequently Asked Questions

Q. How can homeowners achieve Quorum for the meeting in order to make an official meeting?

**A. 112 homeowners attend or send in their proxies. Two builders have submitted their proxies. The quorum is stated in the ByLaws for the community to follow.**

Q. Will forms on the website ever have the capability of being submitted online?

**A. Yes. Essex is working on a solution to forms to be submitted online and working with the web master on programming this.**

Q. The process in which it takes 30 days for a decision on ARC's should be shorter. It should be 10 days.

**A. In the community's CC&R's, it states to allow 30 days. This is due to being able to have time to answer every submittal in the order it was received. Every aspect of the project is reviewed and made sure that they follow the CC&R's for the community.**

Q. Where can we find the 2016 financial reports?

**A. We post financials to the website every quarter. 2016 is posted to the website.**

Q. Do builders make HOA dues payments on empty lots or unsold, completed homes?

**A. The Declarant purchases the land to build a community. The developer is hired to develop the community into lots and common areas based on the plans. The declarant sells the lots to builders. Yes, builders will pay the dues on the lots they own until they sell it to a homeowner.**

Q. Are we aware of any plans for the MISD to develop the elementary school at the corner of Holly Ridge and Hardin?

**A. This is not HOA property. The city of McKinney would have these plans.**

Q. Will there be added lighting at the front entrance, overhead lighting at the community mailboxes or throughout the community?

**A. Essex can get estimates / bids to add additional lighting to the entrance and above the mailboxes. However, the city owns the streets and the street lights. When the community was built, the city approved the number of street lights installed. To add additional lighting, it would cost approximately \$2500 per street light.**

Q. What is the plan for weeds, plants , trees, seasonal color, landscape beds?

**A. With everything dormant right now, weeds will be sprayed based on the landscapers contract. Essex can take an inventory of the trees , plants and shrubs in the spring and if they are less than a year old, there is a warrantee on them and can be replaced. Seasonal color is included with the landscape contract and there will be seasonal color in the spring.**

Q. Is mulch replenished on a regular basis?

**A. yes. It is included in the landscape contract.**

Q. Will the grading of the landscape along the sidewalks be leveled?

**A. Yes. We have a landscaper who is evaluating these areas and getting estimates to repair. The developer are the ones who installed the grading and we will ask to repair.**

Q. Will there be a community sign between Timber Creek and Erwin Farms?

**A. Essex can look into options and costs.**

Q. What is being done about the construction issues?

**A. All communities who have heavy construction and building have nails in the road, dirt/mud in the road from trucks and trash. Essex will take pictures and send to the builder they pertain to and request they clean up. All builders have a rule where they have to keep the construction site as clean as possible. Homeowners may also take pictures and email to Essex and we will contact the builders.**

Q. Roundabout damage?

**A. Essex has already looked into boulders and or pavers along the sidewalks to avoid the damage that we are seeing. We have estimates and costs and are reviewing the costs with the budget.**

Q. Can speed limit signs be installed?

**A. The streets belong to the city. The HOA does not make decisions on whether or not the signs can be installed. The city would have to approve the request and install the signs.**

Q. Does the HOA have any control over the utility boxes put in the front yards of the homes?

**A. No. These utility boxes are in the front lawns of the majority of homes in every community. You may plant shrubs to hide the aesthetics of the boxes.**

Q. Can we get doggie stations installed?

**A. Essex can obtain bids for the doggie stations and a company to maintain the dog trash.**

Q. Can the community acquire holiday decorations?

**A. Yes. The community can put together a holiday decorations committee and be part of the bid process and what is purchased for the community.**