

2020 Annual Meeting of the Members

Thursday, January 21, 2021

6:00 pm – 7:00 pm

The logo is a teal-colored shield with a white dashed border. Inside the shield, the word "VALENCIA" is written in large, white, serif capital letters. Below it, the words "ON THE LAKE" are written in smaller, blue, serif capital letters, with spaces between the words.

VALENCIA
ON THE LAKE

www.valenciaonthelakehoa.com

Agenda

- Establish Quorum (30%)
- Call Meeting to Order
- Meeting Conduct Page 1
- Proof of Notice Page 2
- Introduction of the Board of Directors
 - Dustin Warren, President
 - Ronald Corcoran, Vice President
 - Thomas Ocelli, Secretary
- Introduction of Developer & City of Little Elm Representative
 - Alan Adkins, Developer Representative
 - Fred Gibbs, Little Elm City Council
- Introduction of Essex Association Management, L.P. Representatives
- Developer Updates Pages 3-14
- 2019 Annual Meeting Minutes – Quorum was verified and not met Page 15
- Financial Review
 - 2019 Year End Balance Sheet & Income Statement Summary Pages 16-17
 - 2020 Year End Balance Sheet & Income Statement – Under Final Review
- Community Updates
 - Completed Projects Pages 18-26
 - Projects in Progress Pages 27-31
 - Advisory Committee Updates Page 32
- Other Reports
 - Compliance/ACC Overview Page 33
 - Web Submissions Page 34
- Meeting Adjourned Page 35
- Additional HOA & Community Information Pages 36-42

Meeting Conduct

- The Board & Developer Representatives have allocated 15 minutes for Homeowner Questions and Answer during the Developer Update portion of the meeting.
- Please be sure to submit your questions or concerns at the beginning of the meeting to allow all questions to be addressed.
- If you are attending online through your computer, you may access and use the “Hand Raise” icon to allow audio and voice capabilities, if time permits.
- Any questions during the meeting that did not get addressed can be submitted via the Association’s website at www.valenciaonthelakehoa.com under the “Contact Us” tab.



Thank You For
ATTENDING



Let's make this a productive meeting!

Proof of Notice of Meeting

Essex Association Management
1512 Crescent Drive, Ste. 112
Carrollton, TX 75006



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Valencia on the Lake HOA Annual Meeting

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Little Elm TX 75068

December 21, 2020

Notice of 2020 Annual Meeting of the Members

Thursday, January 21, 2021 at 6:00 p.m.

Telephonic

Registration URL: <https://attendee.gotowebinar.com/register/5731665466839737870>

Webinar ID: 399-386-107

Dear Homeowner(s),

As the Managing Agent for Valencia on the Lake Homeowner's Association, Inc., we are pleased to announce that the Online/Telephonic Annual Meeting of the Members has been scheduled for Thursday, January 21, 2021 at 6:00 p.m. The purpose of this meeting is to discuss normal business of the Association and to present information on current Association affairs.

Enclosed in this packet you will find the Draft Agenda and Proxy. Please Note: Even if you plan on attending, it is important that you return your proxy, as unforeseen circumstances may occur which prevent you from being able to attend. The Annual Meeting of the Members cannot be held unless quorum requirements are met, either in person or by proxy in lieu of in-person meeting. If a meeting must be reconvened at a later date, the Association will incur additional costs for printing, and mailing a new Notice of Meeting. You may assign your proxy to a Member of the Board, or to a neighbor of your choice who will be in attendance.

You may dial in early or at any time during the meeting. We look forward to you joining us on Thursday, January 21, 2021. Proxies may be returned by mail, e-mail, fax or submitted through your Association's website at www.valenciaonthelakehoa.com however, they must be received in our office no later than 12:00 p.m. Wednesday, January 20th the day before the meeting in order to be counted for the meeting on Thursday, January 21, 2021. For any questions, please contact us via the "Contact Us" tab on the Association's website.

Sincerely,

Essex Association Management, L.P., Managing Agent
On behalf of Valencia on the Lake Homeowner's Association, Inc.

cc: HOA File

Enclosures: Draft Agenda, Proxy

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Phone: (972) 428-2030 Fax: (469) 342-8205
www.valenciaonthelakehoa.com

Developer Updates

Happy New Year Everyone! We are pleased to pass along some very exciting news from the developer of Valencia on the Lake. The developer has heard from many of the residents of Valencia regarding some possible ways to make our community even better. Our residents seem to almost unanimously want the following three (3) areas improved: (1) more pedestrian connectivity; (2) more parks & playgrounds; (3) and they want the remainder of Rockhill Parkway constructed as soon as possible.

Well, the residents of Valencia have spoken and the developer has listened. The developer has been working closely with the Town of Little Elm planning and engineering staff to find a creative solution. We think you will be encouraged with the proposed plan to make these desired items a reality, and much sooner than you may expect.

Given that these requested items represent a fairly significant change to the current phasing/construction schedule, as well as the budget, the developer is proposing to amend the Valencia on the Lake Development Agreement in order to clarify and document the scope and timing of these new, desired, improvements. The following details capture the proposed modifications and the “check-and-balances” being put in place to ensure these improvements are realized as planned. Before these improvements can become a reality, the amendment must first be approved by the Town of Little Elm Town Council but we wanted to share the positive news with you and communicate the specific details, prior to formally presenting to the Town Council on February 2nd, 2021.

Proposed Developer Updates

Fast-Tracker timing of Rockhill Parkway (see attached Exhibit J)

- If the amendment is approved by Town Council, a condition of the Town's acceptance of the next phase of development (Phase 2B-2-4A), the developer will be required to construct the remaining portion of Rockhill Parkway, in its entirety.
 - o The remaining portion of Rockhill Parkway consists of the following:
 - Final two (2) lanes of Rockhill Parkway, in its entirety.
 - Eight-foot (8') sidewalk along the entire length of Rockhill Parkway, from Riola Drive to Casinos Drive.

Two (2) New Parks (see attached Parks Exhibit)

- The proposed amendment requires that the developer construct two (2) new parks, each with open play areas and playground structures.
- o **Park A** is strategically located in the "middle" of Valencia, adjacent to the school property, and when construction of the school and school's recreational facilities are complete, would serve as a large open space with playground and recreational facilities for all ages.
 - The construction of Park A is directly tied to the construction and acceptance of Phase 2B-2-4A.
- o **Park B** is located adjacent to the existing Amenity Center and sport courts. This park is near the point of the peninsula and boast incredible views of the lake and has a great connection to untouched nature of the Corps. property. The park will also consist of a traditional playground structure as well as wellness/exercises equipment and large open play fields.
 - The construction of Park B is directly tied to the construction and acceptance of Phase 4B/4C.

No Townhomes (see attached Exhibit D)

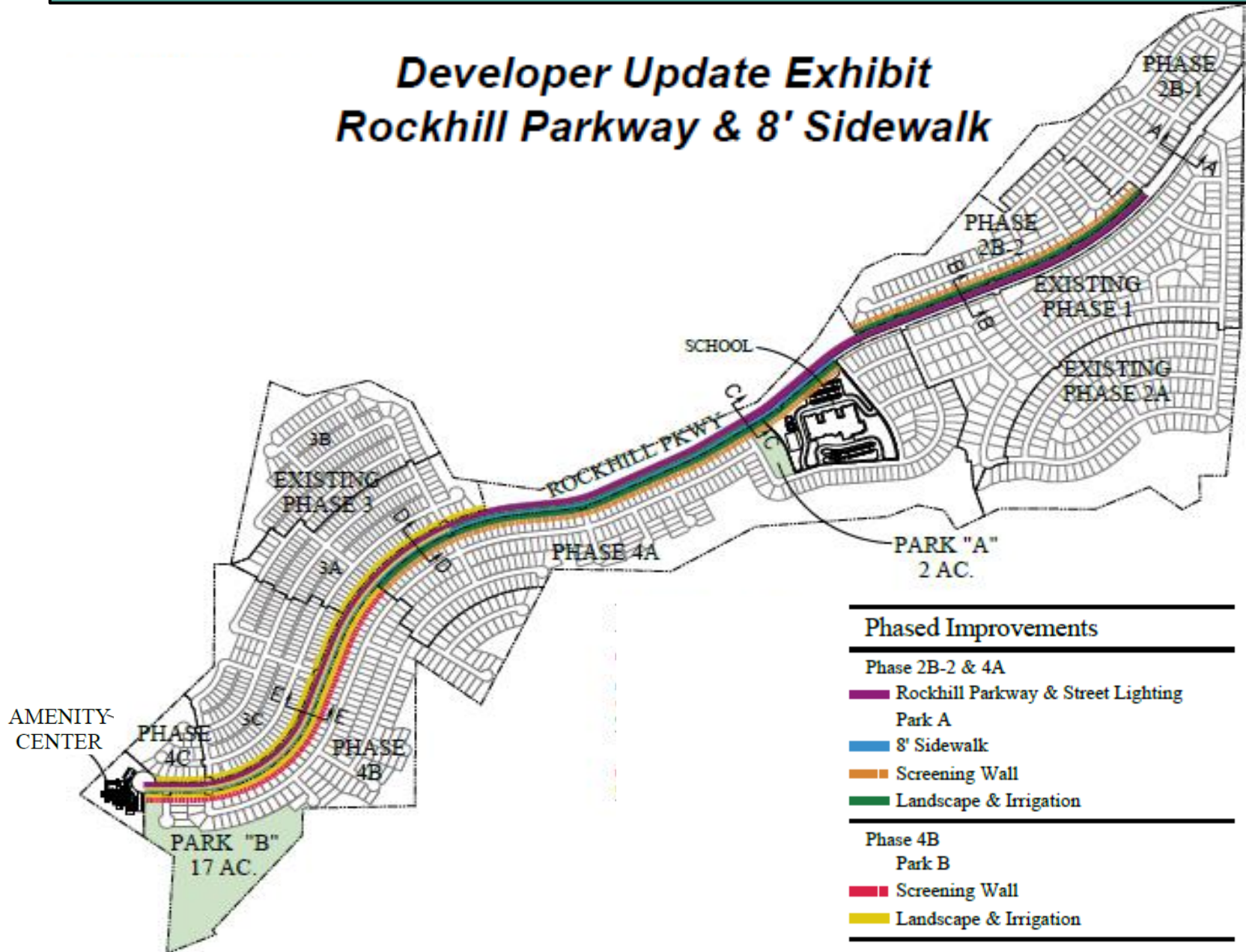
- As part of this proposed amendment to the Development Agreement, the developer has agreed to relinquish the right to construct townhomes in Phase 4C.

Concept Plan Modification (see attached Exhibit D)

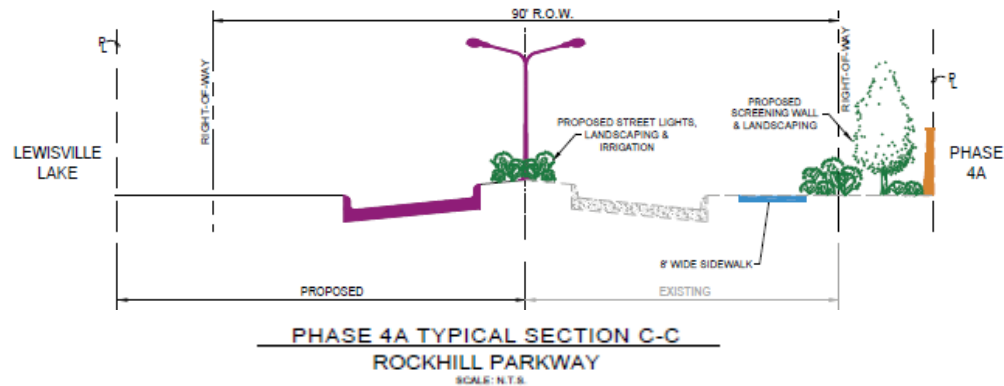
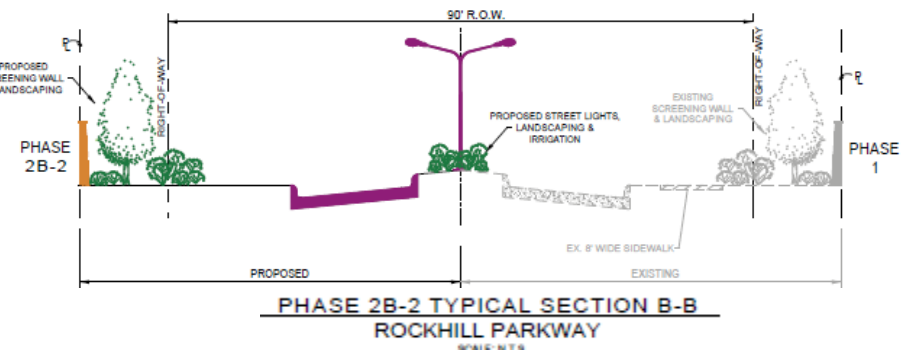
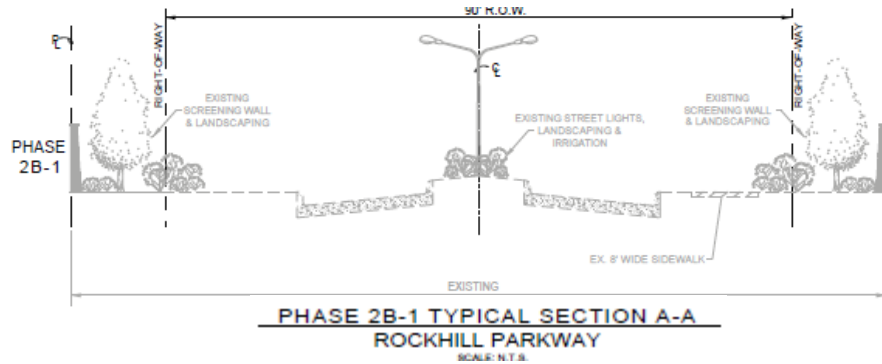
- In order to facilitate these additional parks, trails, and a much quicker timeline, the developer is proposing to modify the Phase 4 Concept Plan as shown on Exhibit D. This modified plan accounts for the removal of the townhome lots and transitions the remaining lots to a more consistent mix of 50' and 60' lots.

Developer Updates – Improvements

Developer Update Exhibit Rockhill Parkway & 8' Sidewalk



Developer Updates – Improvements



Phased Improvements

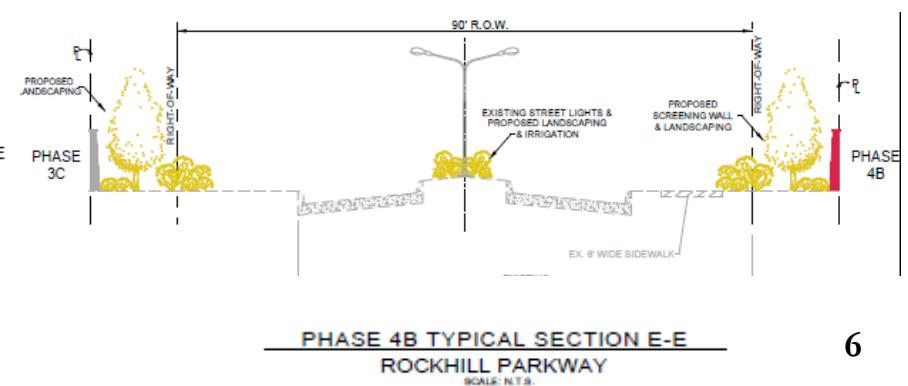
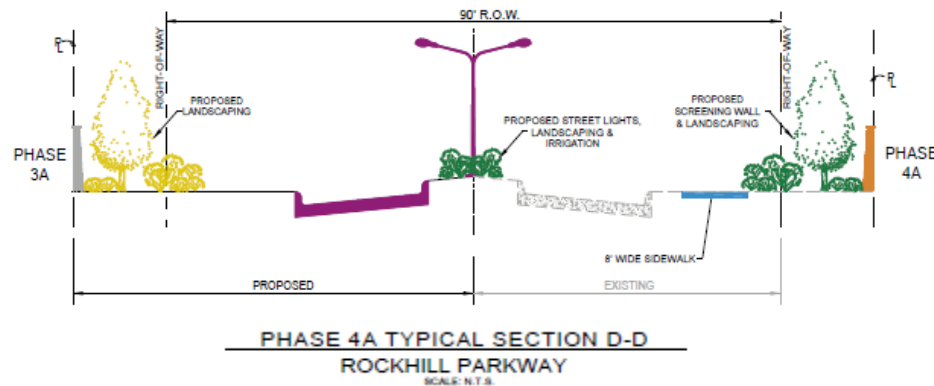
Phase 2B-2 & 4A

- Rockhill Parkway & Street Lighting
- Park A
- 8' Sidewalk
- Screening Wall
- Landscape & Irrigation

Phase 4B

Park B

- Screening Wall
- Landscape & Irrigation



Developer Updates – 2 New Parks

Phased Improvements

Phase 2B-2 & 4A

Rockhill Parkway & Street Lighting

Park A

8' Sidewalk

Screening Wall

Landscape & Irrigation

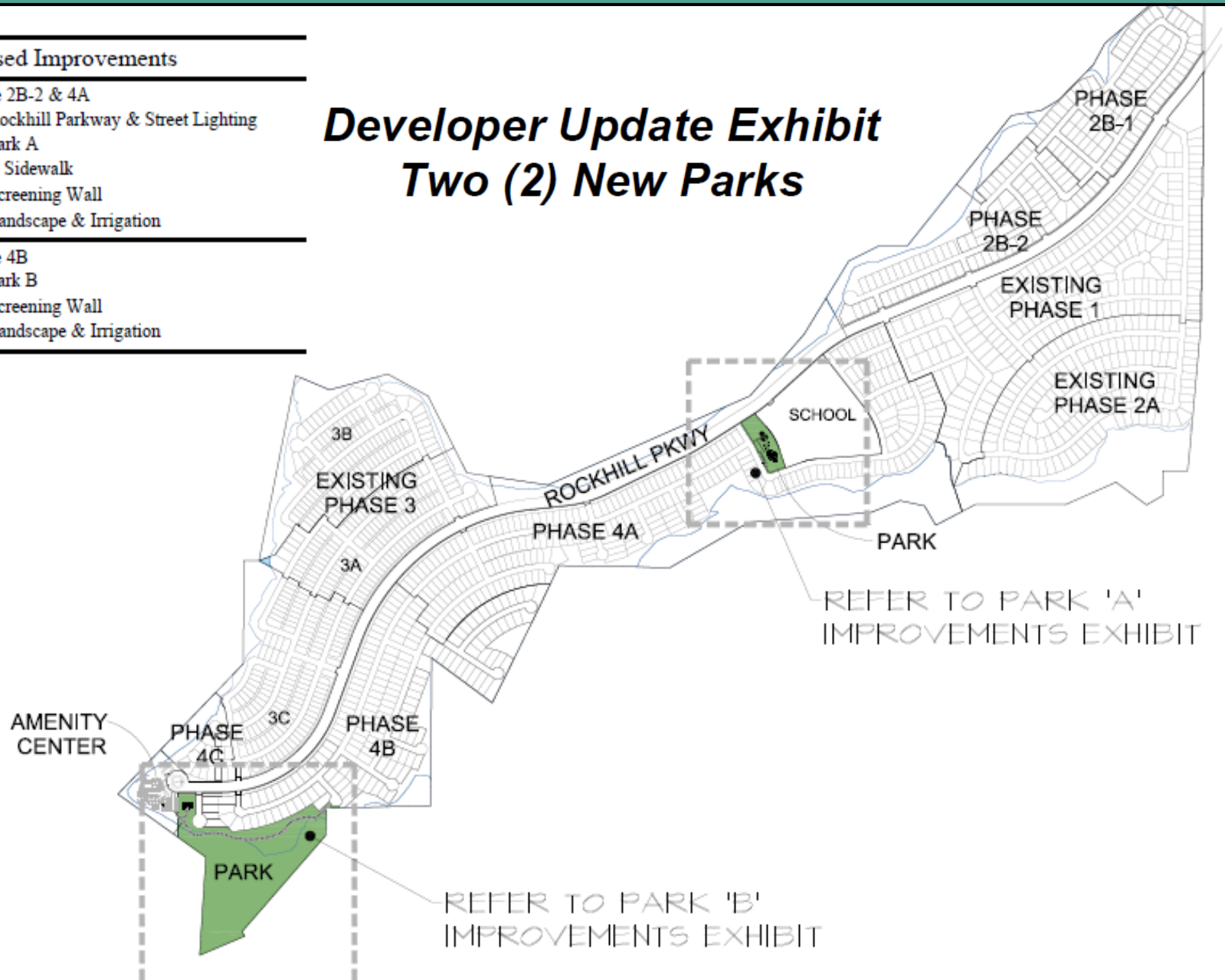
Phase 4B

Park B

Screening Wall

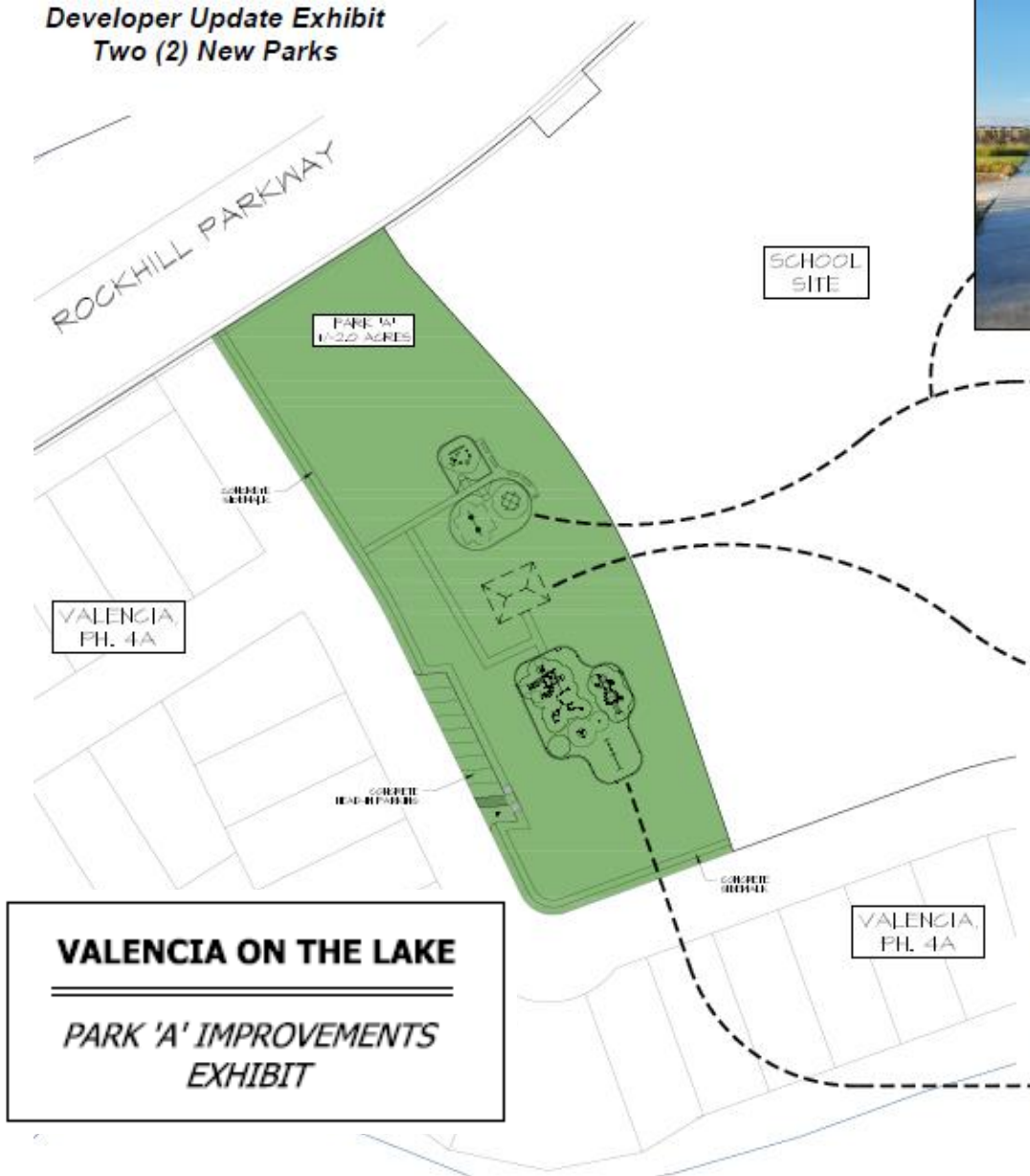
Landscape & Irrigation

Developer Update Exhibit Two (2) New Parks



Developer Updates – Park A

Developer Update Exhibit
Two (2) New Parks



Developer Updates –Park B



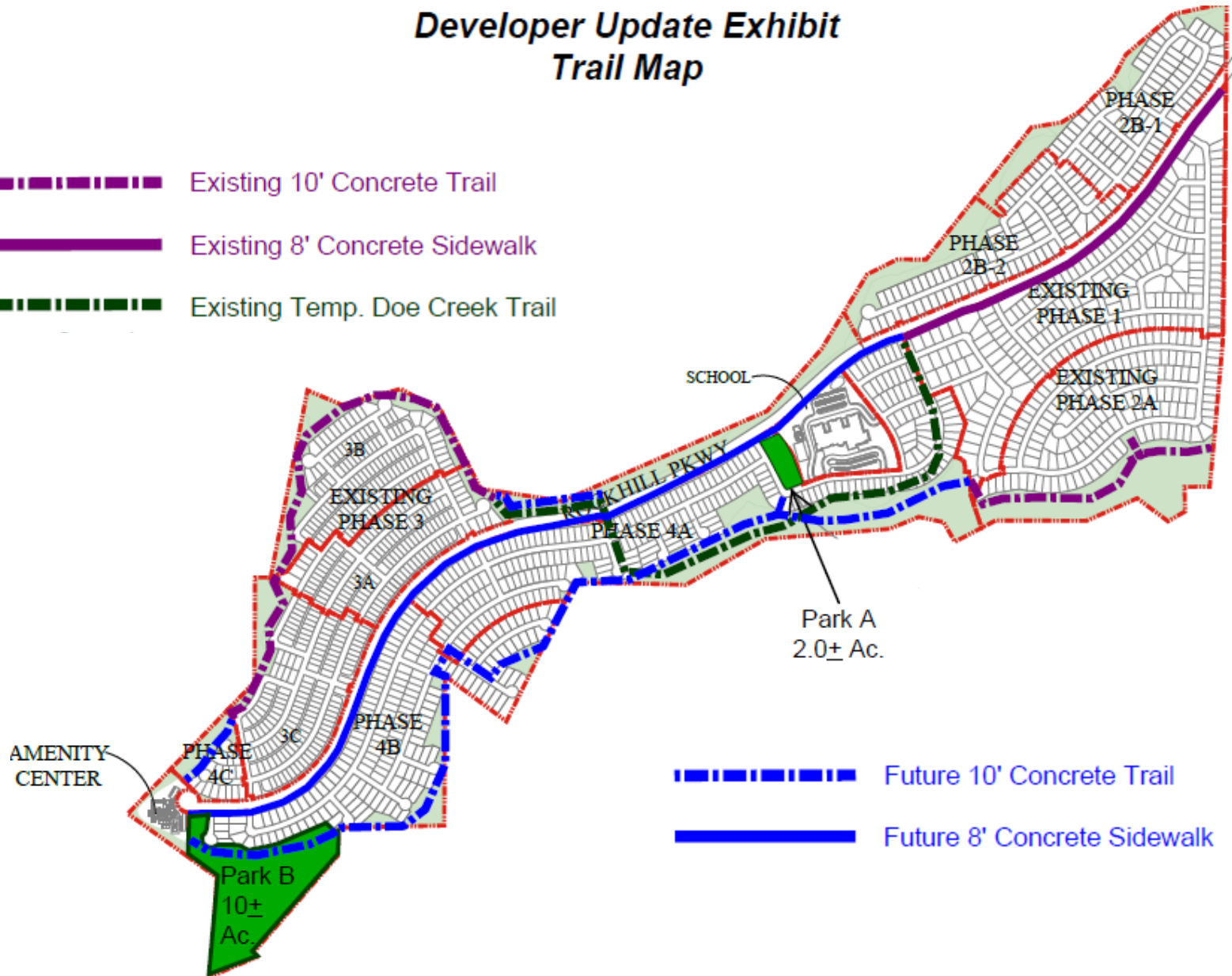
VALENCIA ON THE LAKE

PARK 'B' IMPROVEMENTS
EXHIBIT

Developer Updates – Trail Map

Developer Update Exhibit Trail Map

- Existing 10' Concrete Trail
- Existing 8' Concrete Sidewalk
- Existing Temp. Doe Creek Trail



- Future 10' Concrete Trail
- Future 8' Concrete Sidewalk

Developer Updates - Unit Type Listing

Existing Phases

DATA TABLE

Residential Type:	Lots	Acres
Phase 1		62.4
60'x 120' Lot	169	
80'x 135' Lot	41	
Total Lots	210	
Phase 2A		51.9
60'x 120' Lot	154	
Total Lots	154	
Phase 3		80.7
3A 40'x 100' Lot	126	24.2
3A 50'x 115' Lot	14	
3B 40'x 100' Lot	118	28.5
3B 50'x 115' Lot	21	
3C 40'x 100' Lot	142	28.0
3C 50'x 115' Lot	8	
Total Lots	429	

Current SF Homes: 685

Current Total Units: 793



BEAZER
HOMES

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America's Builder



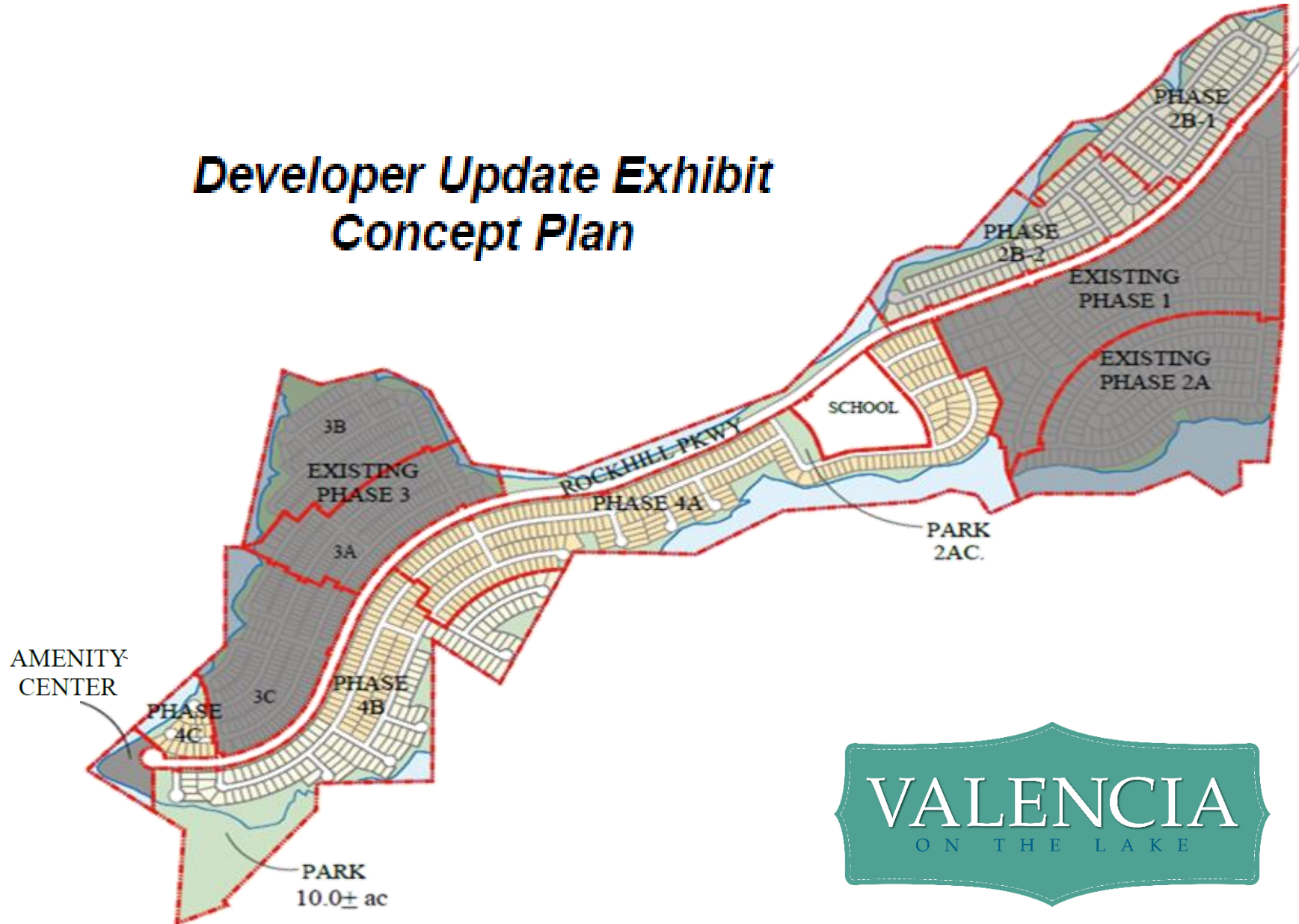
DUNHILL
HOMES®



TRENDMAKER® HOMES

Developer Updates – Concept Plan

Developer Update Exhibit Concept Plan



VALENCIA
ON THE LAKE

Developer Updates – Future Phases

Phase 2B - Amendment No. 4

Approved Phases

DATA TABLE

Residential Type:	Lots	Acres
Phase 2B		57.7
2B 60'x 120' Lot	175	
Total Lots	175	

Phase 4 - Amendment No. 4

Future Phases



DATA TABLE

Residential Type:	Lots	Acres
Phase 4		149.9
25'x 100' Lot	44	
60'x 120' Lot	3	
70'x 120' Lot	154	
80'x 110' Lot	140	
Total Lots	341	

Proposed Phase 2B - Amendment No. 6

Approved Phases





DATA TABLE

Residential Type:	Lots	Acres
Phase 2B		57.7
 2B-1 60'x 120' Lot	89	28.8
 2B-2 60'x 120' Lot	90	28.9
Total Lots	179	

Proposed Phase 4 - Amendment No. 6

Future Phases

DATA TABLE

Residential Type:	Lots	Acres
Phase 4		149.9
 4A 50'x 120' Lot	250	
 4B 50'x 120' Lot	72	
 4B 60'x 120' Lot	106	
 4C 50'x 110' Lot	16	
Total Lots	444	

Developer Updates – Total Projected Lots

Total Project Lot Mix
Amendment No. 4

Residential Type:	Lots	Acres
All Residential Lots		447.9
25'x 100' Lot	44	
40'x 100' Lot	386	
50'x 115' Lot	43	
60'x 120' Lot	501	
70'x 120' Lot	154	
80'x 120' Lot	181	
Total Lots	1,309	

Future Total Project Lot Mix
Amendment No. 6

Residential Type:	Lots	Acres
All Residential Lots		447.9
25'x 100' Lot	0	
40'x 100' Lot	386	
50'x 115' Lot	381	
60'x 120' Lot	608	
80'x 120' Lot	41	
Total Lots	1,416	

2019 Annual Meeting Minutes

Valencia on the Lake Homeowners Association, Inc.

Annual Meeting Minutes

May 14th 2019

Name	Title	Present
Homeowners Present	118	Y

Present from Essex Association Management, L.P.

Sean Corcoran, Assistant Director of Association Services

Mark Luna, Community Association Manager

Ashton Barnes, Essex Support

Meeting Location

Coy Miller Elementary School
Cafeteria

300 Cypress Hill Drive
Little Elm, TX 75068

Quorum was verified and not met either in person or by proxy. Lots represented via homeowners' present: 118; Lots represented via proxy: 125.

Meeting called to order at 7:12 p.m.

Sean presented proof of notice.

Sean gave introductions of the Essex Association Management team.

Financial Review:

- Sean gave brief review of the 2018 Year End Summary, explaining any significant variances.
- Sean reviewed the March 2019 Balance Sheet.
- Sean reviewed the March 2019 Income Statement Summary, explaining any significant variances.

Community Updates:

- Mark reviewed 2019 completed projects to include:
 - Change in Pool Vendor to 5 Star
 - Replaced Port Valve on Pool Pump
 - Pool Furniture Purchased in 2018
 - Brick Wall Repair in Phase 3
 - Notices Sent out for Pet Waste
 - Deep Clean Trail in 2018
 - Accepted Phase 2A Trail
 - List of Advisory Committee
- Mark reviewed projects in progress to include:
 - Deep Clean Phase 2A Trail
 - Accept and Clean Completed Trails (Phase 3A & 3C)
 - Purchase of Weight Room Equipment.
 - Tracking Builder Trash and Debris, getting them Cleaned Up.
 - Working with Builder to get the Entryways at 3A Completed.
 - Mark and Sean reviewed and explained the Site Plan for the community's future/continuing builds with Pool and Amenity Center.

Valencia on the Lake Homeowners Association, Inc.

5.14.2019

- Mark reviewed Developer updates.
 - 354 homeowner Lots, 286 builder Lots
 - Total Lots at present 640
- Mark reviewed Developer Updates to include:
 - Developers removed sections of the 10' trail in Phase 3B (connecting 3A to 3C). Re poured and forms will be removed and backfilled (5/24 dependent upon weather).
 - Builders dumping dirt illegally on the future phases of Valencia. (North/West side of Rockhill Parkway) right across the street from the entry.
 - No update on scope/size/product of the next phase of Valencia.

Compliance and ACC Submissions:

- Top three (3) violations were lawn maintenance, trash cans, and ACC requests received and miscellaneous items visible
- Mark explained the ACC process, its purpose and what it entails
- Inspections of community and the fine/enforcement policy was clarified

Web Submission program was explained to those present, with most common inquiries being compliance and general correspondence.

With no other business to discuss, motion to adjourn and move into Homeowner Q & A at 8:19 p.m.

Homeowner Q & A:

- Additional Walking Trails
 - 3A & 3C Coming on Board
- Play Area for Children
- Additional Streetlights
 - Rockhill at entrance & towards back of addition
- Landscaping options Rockhill Center Islands
 - Mowing and Maintaining for now as of 5/16/19. **Mulch at entry is weathered and washed.**
- Wreath from Holiday caused damage at entry. **Mark to look into.**
- Lighting over Monument at Entry. **Progress on light to be installed at HWY 423**
- Irrigation system cycle time not running right on Parkway. **Mark to get with Landscaper.**
- Homeowner suggested to receive quarterly updates posted to the associations website of a running to do list/concerns.

2019 Year End Balance Sheet

	<u>Balance Dec 31, 2019</u>	<u>Balance Dec 31, 2018</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - CIT Bank Operating Account	372,201.62	274,841.40	97,360.22
Total Assets	372,201.62	274,841.40	97,360.22
Receivables			
1400 - Accounts Receivable	(95,683.88)	(62,947.07)	(32,736.81)
Total Receivables	(95,683.88)	(62,947.07)	(32,736.81)
Total Assets	276,517.74	211,894.33	64,623.41
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	11,778.37	4,508.15	7,270.22
Total Liabilities	11,778.37	4,508.15	7,270.22
Total Liabilities	11,778.37	4,508.15	7,270.22
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings	264,739.37	207,386.18	57,353.19
Total Equity	264,739.37	207,386.18	57,353.19
Total Owners' Equity	264,739.37	207,386.18	57,353.19
Net Income / (Loss)	0.00	0.00	0.00
Total Liabilities and Equity	276,517.74	211,894.33	64,623.41

2019 Year End Income Statement

Income Statement Summary Valencia on the Lake Homeowners Association, Inc.

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	9,154.52	4,890.63	4,263.89	398,201.36	347,870.00	50,331.36	347,870.00
Total Income	9,154.52	4,890.63	4,263.89	398,201.36	347,870.00	50,331.36	347,870.00
Total General & Administrative	26,601.13	4,524.00	22,077.13	76,210.39	20,325.00	55,885.39	20,325.00
Total Insurance	1,429.65	525.00	904.65	9,886.24	6,300.00	3,586.24	6,300.00
Total Utilities	2,966.37	4,317.00	(1,350.63)	77,205.75	51,800.00	25,405.75	51,800.00
Total Infrastructure & Maintenance	8,423.59	9,708.00	(1,284.41)	34,954.00	64,400.00	(29,446.00)	64,400.00
Total Pool	4,121.18	3,104.00	1,017.18	53,428.40	102,600.00	(49,171.60)	102,600.00
Total Landscaping	11,840.67	6,667.00	5,173.67	89,163.39	100,000.00	(10,836.61)	100,000.00
Total Reserves	0.00	2,445.00	(2,445.00)	0.00	2,445.00	(2,445.00)	2,445.00
Total Expense	55,382.59	31,290.00	24,092.59	340,848.17	347,870.00	(7,021.83)	347,870.00
Net Income / (Loss)	(46,228.07)	(26,399.37)	(19,828.70)	57,353.19	0.00	57,353.19	0.00

Completed Projects

- **Advisory Committee Established**
 - **Volunteers are Always Welcomed**
- **Declarant Appointed (1) Homeowner to Board of Directors**
 - **Thomas Ocelli, Secretary – as of Aug. 24th 2020**
 - **Letter Sent Out to Homeowners**
- **Multiple Irrigation and Main Line Repairs**
- **Multiple Barriers along Rockhill Pkwy. Repaired**
- **Additional Areas Added for Holiday Lighting/Decorations**
- **Towing Enforced throughout Community / Excessive Parking**
- **Website Updated – Lost & Found Pets (Homeowner Notification)**

Excessive Parking

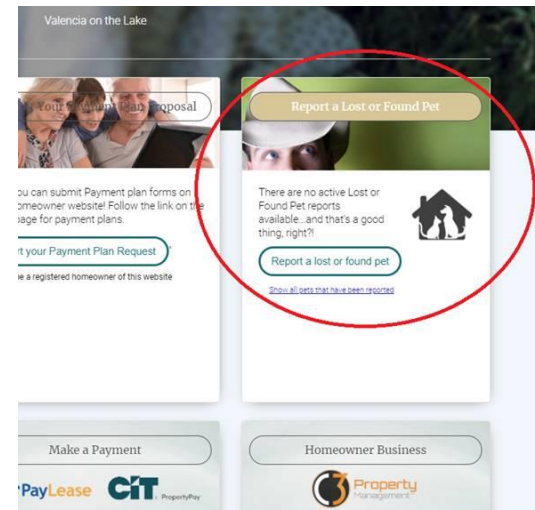
Published: August 10, 2020

Towing a vehicle is a last resort, but it has been occasionally been necessary in Valencia on the Lake simply to be able to remove inoperable vehicles that were left in the community. It is not the intention to tow visitors vehicles or homeowner vehicles. Typically, towing is considered an option only if ALL the following conditions are met. Click Full Story for more information.

Full story

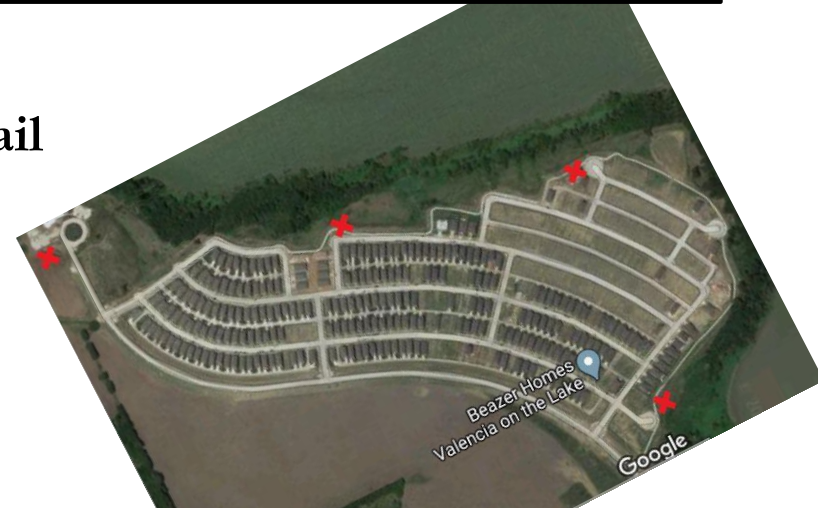


Valencia on the Lake

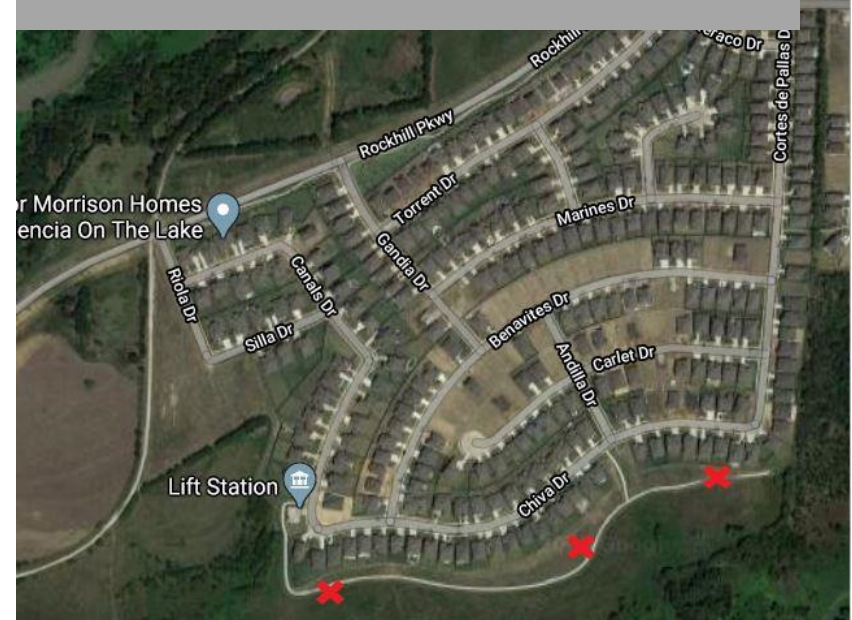


Completed Projects

- Installed Trash Bins along Trail
- Pet Waste Stations Installed Along Trail
 - Relocated (2) Stations



TRASH BIN LOCATIONS



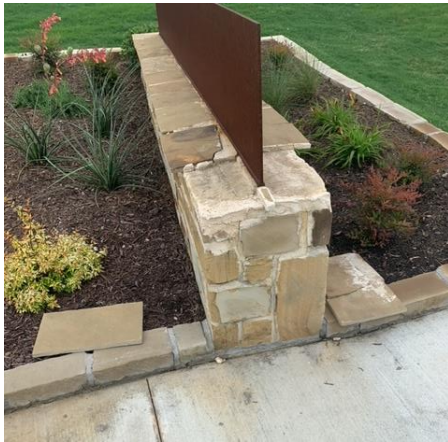
Completed Projects

- Repaired Retaining Wall – Corner of Casinos
- Repaired Missing Sidewalk Bricks – Corner of Barx & Palmera



Completed Projects

- Improved Landscape Installed
 - Main Entrance / Amenity Center / Roundabout
- Repaired Mortar & Stone on Columns at Main Entrance



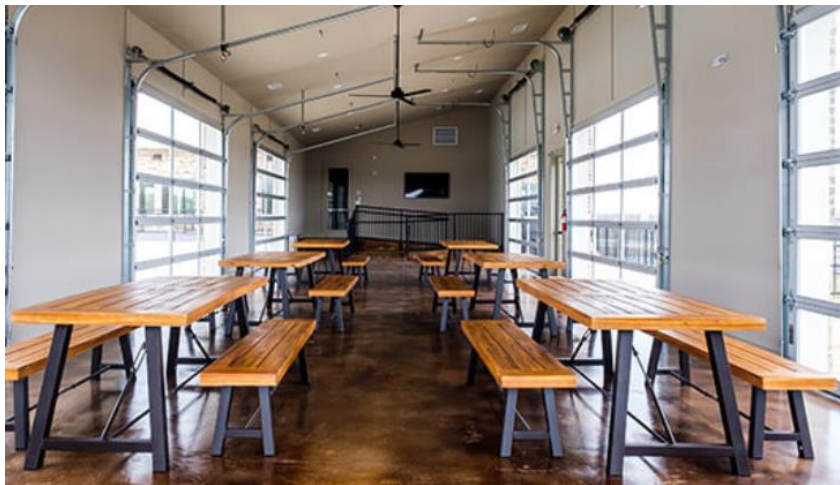
Completed Projects

- Repainted Fire Lane & Restriped Parking Lots at Amenity Center
- Installed Missing Handicap Sign at Parking Lot
- Repaired “One Way” Street Sign



Completed Projects

- Amenity Center Furniture & Gym Equipment Installed
- Additional Security Cameras Installed – Amenity Center



Completed Projects

- Doe Creek Hike & Bike Trail Open – As of Nov. 30th 2020

Doe Creek Hike & Bike Trail Now Open



The Doe Creek Hike & Bike trail has now opened, allowing Homeowners and Guests to enjoy the scenic views of Lake Lewisville, while getting some exercise and fresh air. The trail is intended for Pedestrians Only! No Motor Vehicles on the Trail Please!



11/30/2020



Completed Projects

- Free Little Library
- Bike Rack Installed
- Repaired Volleyball Court & Sports Court Netting



Completed Projects

- Drainage Culvert Barrier Removed Causing Flooding Along Trail and Common Area

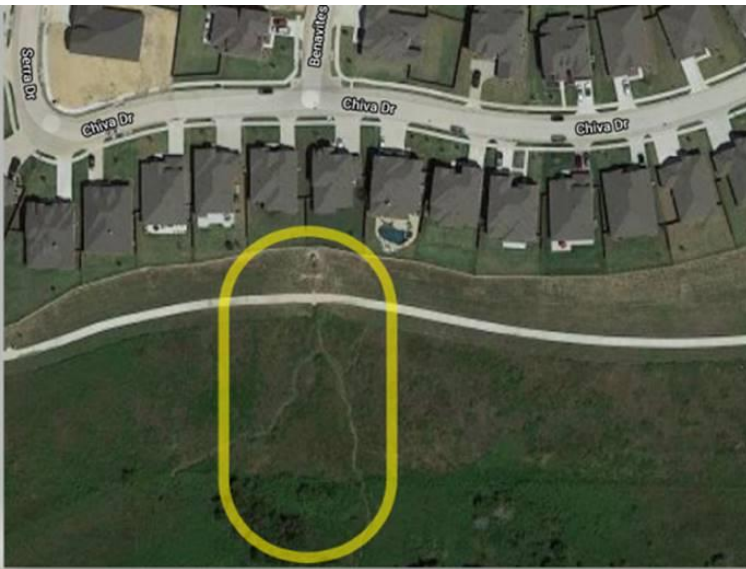


BEFORE



Projects in Progress

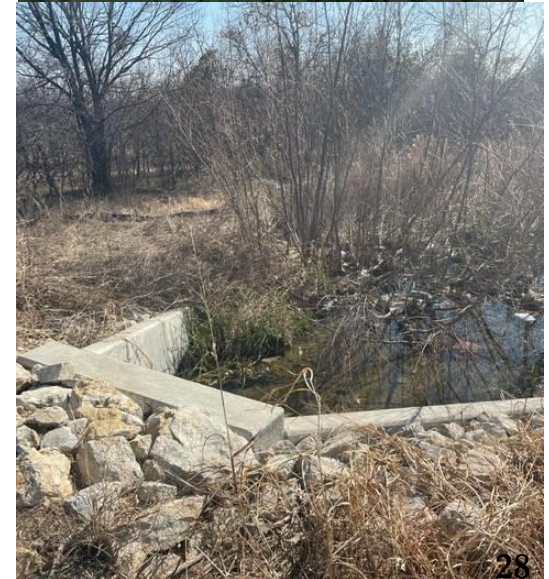
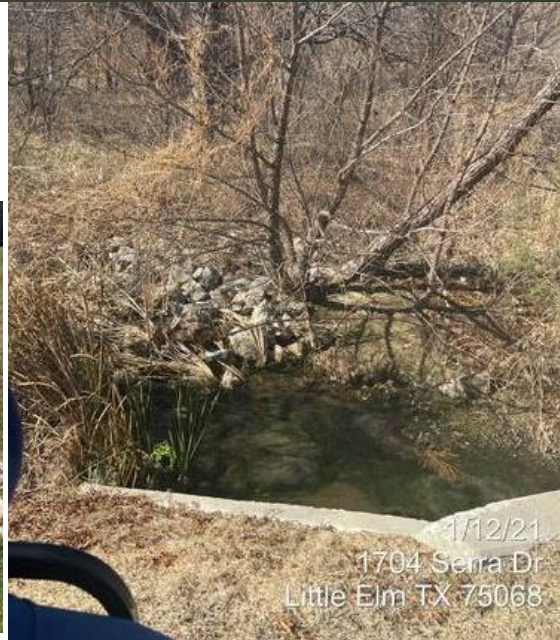
- Address Drainage Culvert/Channels Behind Chiva Drive



AFTER

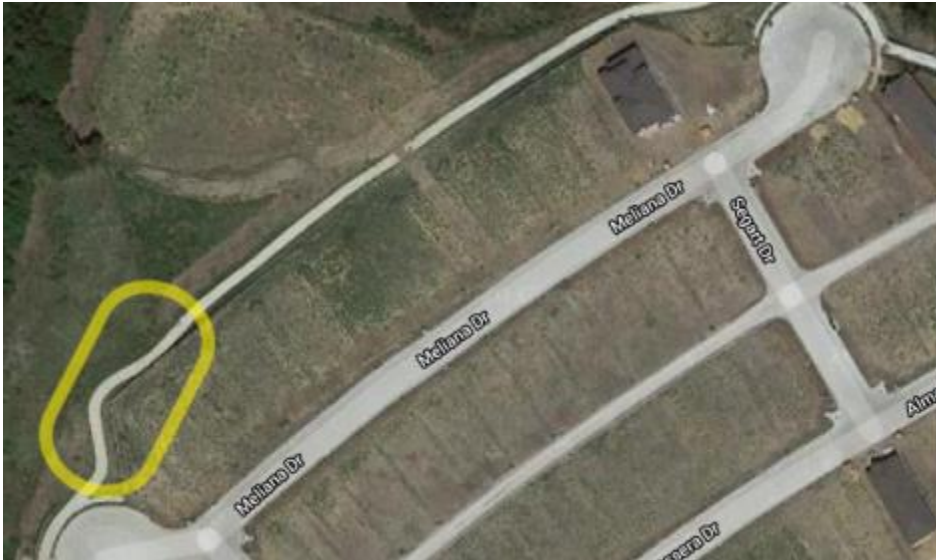
Projects in Progress

- Address Drainage Culvert/Channels along Trail



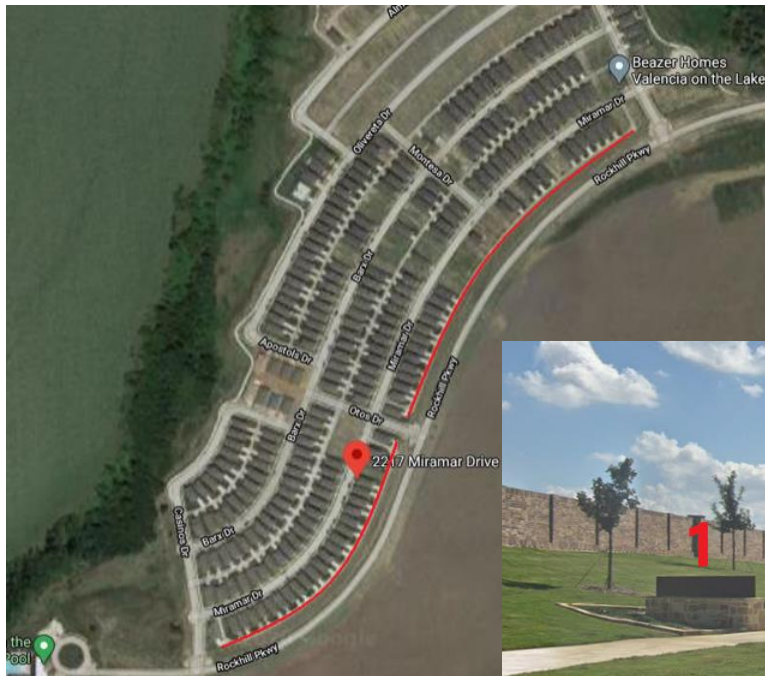
Projects in Progress

- Trail Erosion Repair
 - Behind Meliana Dr. & Between Victoria Dr. and Apostols Dr.



Projects in Progress

- Install Lighting at all Entrances & Amenity Center Monument
- Landscape Improvement
 - Entrances of Phase 3
 - Miramar Dr. Alley Way – Grade & Install Pea Gravel
 - Behind Chivas Dr. Along Trail
- Curb Cut Pedestrian Ramp to be Installed on Cortes de Pallas



Projects in Progress

- **Resurfacing Tennis Court**
- **Install Proper Drainage Around Tennis Court**



- **Rearrange Gym Equipment**
 - **Treadmills to Face Towards Lake**
- **Install Cable & CAT5 Connections for Matrix Brand Gym Equipment**
- **Holiday Lighting Vendor for 2021**



Advisory Committee Updates

JANUARY - APRIL 2021

VALENCIA ON THE LAKE NEWSLETTER

VOLUME 2

HOMESTEAD EXEMPTIONS

Filing your homestead exemptions is a great chance for homeowners to combat high Texas property taxes. This is available for homeowners that live in the subject property. Filing is free of charge and simple to do. Exemptions must be filed between January 1st and April 30th. Denton County Homestead can be found at the website listed below. If you have any questions regarding this please reach out to your neighborhood realtors.

www.dentoncad.com



PLEASE SLOW DOWN

Please be careful and slow down when driving through the community. We want to take care of our children that play in the streets and are often times not paying attention to their surroundings. The speed limit in the neighborhood is 30 mph.



POOP HAPPENS

A reminder to all homeowners that poop happens and it's ok, but please remember that there are poop stations throughout the neighborhood so please clean up after your pets.



PLANNED EVENTS

- *January 21 HOA meeting online
- *February 6th Blood Drive Event
- *February 19 LovePacs food drive
- *March 27th Easter Event 1 pm
- *April Look Out for Community Garage Sale and Spring Clean up dates

Bunco Dates

*Due to COVID we have temporarily stopped our bunco events. Please be sure to join our bunco page for updates on when they will restart.

THANK YOU

The social committee wants to thank all of the neighbors for making all of our past events such a huge success.

Want to see your pictures in the Quarterly Newsletter? Post your images to our facebook group. You never know if yours will end up in our newsletter.

A newsletter will be put out quarterly to help keep up with all the events we have going on. We encourage everyone to join our Facebook page for the most up to date information of all our events.



COMMENTS? FIND US ON FACEBOOK

[HTTPS://WWW.FACEBOOK.COM/GR_OUPS/239961406366672](https://www.facebook.com/GR_OUPS/239961406366672)



Compliance Overview

Covenants Court Report

January 01, 2020 thru December 31, 2020

Description	Violations
Lawn/Landscape Maintenance	235
Trash Containers	168
Improper Signage	24
Improper Storage/Unsightly	23
Unauthorized Parking	23
No ACC Request Received	16
Bulk Debris/Greenery	11
Exterior Maintenance	9
Fence Maintenance	9
Unsightly/Disrepair	7
Home Business	3
Pets	2
Damage to Common Property	1

- Inspections Conducted Twice Monthly
- Three (3) Notices are Sent Prior to Fine(s) Being Assessed
 - 1st Courtesy Notice
 - 2nd Notice of Violation
 - 3rd Final Notice / Fine Warning (PC209)
 - 1st Fine Notice
 - Homeowner will Continue to be Fined Until Cured
- State Standard and per the 1st, 2nd, and 3rd Notices
 - 10 Days to Cure
 - If Violation of Same or Similar Nature is Observed Within 180 Day Period, Enforcements will Escalate to the Next Notice as Indicated Above

Help Keep the Community Beautiful!

Actively Seeking Volunteers in Many Capacities to Include Compliance!

Total Number of Violations: 531

Web Submissions

Valencia on the Lake Community Charts

Conversation Started: 01/01/20 to 12/31/20

Total Number of Submissions for Date Range: 538

Statistics by Category Data

Selection	Count
Compliance	117
Pool	114
General Question	97
Billing	83
Gate/Fob	48
ACC	31
Maintenance	22
New Homeowner	20
Resale	5
Insurance	1

Statistics by Age Data

Aged	Count
0 day(s)	179
1 day(s)	170
2 day(s)	68
3 day(s)	49
4 day(s)	24
5 day(s)	13
6 day(s)	10
12 day(s)	3
14 day(s)	3
38 day(s)	2
7 day(s)	2
32 day(s)	2
8 day(s)	2
30 day(s)	1

Statistics by Conversation Thread

Threads	Count
2 thread(s)	407
1 thread(s)	81
4 thread(s)	22
3 thread(s)	14
5 thread(s)	10
8 thread(s)	3
9 thread(s)	2
6 thread(s)	1
7 thread(s)	1

Statistics by Submission Group

Entity	Count
a homeowner	503
a builder	10
a renter or lessee	9
a realtor	9
a vendor	7

Meeting Adjourn

Any questions, comments, or concerns that did not get addressed please submit an inquiry via the “Contact Us” tab through your Associations website and an Essex Representative will respond back shortly.



www.valenciaonthelakehoa.com

Office Information

Essex Association Management, L.P.

Monday – Friday
9:00 am – 5:00 pm

1512 Crescent Dr. Suite 112
Carrollton, Texas 75006

Phone: (972) 428-2030

Fax: (469) 342-8205

After Hours Emergency Line: (888) 740-2233

www.valenciaonthelakehoa.com

The Role of Essex Association Management, L.P.

The day to day functions of your management team includes many different tasks.

Such tasks may include but are not limited to:

- Advise and provide administrative, managerial and operational counsel to the Board of Directors in order to assist the Board in decision making and in the operation of the business affairs of the Association
- Perform periodic site inspections of the community's common areas and routine site inspections of the individual homes
- Direct the enforcement of the restrictive covenants
- Assist in the processing of Architectural Modification Requests
- Obtain bids, evaluate and assist in acquiring insurance consistent with the restrictions and/or needs of the Association
- Supervise maintenance activities and contractor performances of vendors, obtain bids and provide proposals to the Board of Directors for new service and renewing contracts
- Provide Association financial reports, kept in accordance with GAAP (Generally Accepted Accounting Principles)
- Accounts payable and accounts receivable including the collection of delinquent accounts
- Develop and prepare Association budgets
- Work with an independent CPA firm to audit the Association books and records
- Serve as a receiving center for Association related homeowner and vendor telephone calls of all type and nature
- Reserve Fund Contribution

What Your Assessments Pay For

Essex Association Management, L.P. has been selected by the Board of Directors of your Association to provide professional management services. It is the goal of Essex Association Management to provide your community with quality service while fostering a mutual relationship of respect and trust.

- **General maintenance of all common areas:**
 - Mowing, edging, tree trimming, chemical treatments
 - Porter services
 - Replacement of trees and shrubs in the common areas
 - Installation and maintenance of seasonal color changes and mulch
- **Electricity**
 - To operate and maintain the Association's common elements and amenities, including lighting and irrigation systems
- **Repairs and General Maintenance of the Common Areas, Elements, and Amenities**
- **Legal and tax services**
 - Filing corporate, federal and state taxes, annual audits, and continual maintenance of Association books and records
- **Insurance premiums**
 - Ensuring the proper insurance is obtained, maintained, and premiums met
- **General and Administrative services (including but not limited to)**
 - Valencia on the Lake Homeowners Association, Inc. website, correspondence, collection letters, ACC's, postage, supplies, inspections, filing of Association documents, meetings and more.

- **Modification Request Forms may now be Submitted Online.**
- **Income Statements and Balance Sheets**
- **Governing Documents**
- **Important Phone Numbers**
- **Bulletin Board**
- **Volunteer Forms**
- **Request Pool Key Card Access**
- **Request Amenity Center Reservation**
- **Email Updates: Sign up Now!**



Courtesy Reminder – Excessive Parking

Limit Street Parking – Each household should limit the number of vehicles parking on the street. When parking on the street, vehicles should be parked in front of your own home.

Be Courteous – On-street parking is primarily for the purpose of guest and temporary parking for deliveries and those providing services such as lawn maintenance. *The garage and driveway of a home should be utilized for parking of vehicles for those Residents within Valencia on the Lake.* This will ensure visitors and vendors alike will have the ability to utilize on-street parking when it is needed. We ask that all persons be conscious of your use of on-street parking and ensure use of your garage and driveway as your primary means of parking your vehicles.

No More than 24 Hour Parking – Due to the recent concerns brought to the Board's attention regarding on-street parking, the rules for parking will now be more closely monitored. Owners should limit the amount of time and number of vehicles parked on the street and ensure compliance with the Association's rules and regulations regarding this matter are followed to avoid a notice of violation, fine, and/or towing of a vehicle.

To view the guidelines per the CCR's; [Article II; Section 2.5.\(b\)](#) visit the Association's website under the "Governing Documents".

Please be advised, continued abuse of on-street parking may result in amendment to the Association's Governing Documents or Rules and/or notice of violation and possible towing of vehicle. The Association will attempt to identify the vehicle owner -or- will place a sticker on the windshield of the vehicle as advance notice of any remedy to be taken by the Association to eliminate the excessive on-street parking within the community. If your vehicle is towed the Association assumes no liability and all costs of towing and retrievable of the vehicle will be at the sole cost and expense of the vehicle's owner.

Any vehicles that are unregistered or inoperable are subject to towing

Any vehicles parked on Valencia on the Lake streets are subject to the HOA parking and towing restrictions. **If your vehicle receives an orange sticker, DO NOT IGNORE THIS WARNING**

Design Guidelines – Flags & Flagpoles

Exhibit “D” Section 1.4

- 1.4.1 The only flags which may be displayed are: (i) the flag of the United States of America; (ii) the flag of the State of Texas; and (iii) an official or replica flag of any branch of the United States armed forces. No other types of flags, pennants, banners, kits or similar types of displays are permitted on a Lot if the display is visible from a street or Common Area.
- 1.4.2 The flag of the United States must be displayed in accordance with 4 U.S.C. Sections 5-10.
- 1.4.3 The flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code.
- 1.4.4 Any freestanding flagpole, or flagpole attached to a dwelling, shall be constructed of permanent, long-lasting materials. The materials used for the flagpole shall be harmonious with the dwelling, and must have a silver finish with a gold or silver ball at the top. The flagpole must not exceed three (3) inches in diameter.
- 1.4.5 The display of a flag, or the location and construction of the supporting flagpole, shall comply with applicable zoning ordinances, easements, and setbacks of record.
- 1.4.6 A displayed flag, and the flagpole on which it is flown, shall be maintained in good condition at all times. Any flag that is deteriorated must be replaced or removed. Any flagpole that is structurally unsafe or deteriorated shall be repaired, replaced, or removed.
- 1.4.7 Only one flagpole will be allowed per Lot. A flagpole can either be securely attached to the face of the dwelling (no other structure) or be a freestanding flagpole. A flagpole attached to the dwelling may not exceed 4 feet in length. A freestanding flagpole may not exceed 20 feet in height. Any freestanding flagpole must be located in either the front yard or backyard of a Lot, and there must be a distance of at least 5 feet between the flagpole and the property line.
- 1.4.8 Any flag flown or displayed on a freestanding flagpole may be no smaller than 3'x5' and no larger than 4'x6'.
- 1.4.9 Any flag flown or displayed on a flagpole attached to the dwelling may be no larger than 3'x5'.
- 1.4.10 Any freestanding flagpole must be equipped to minimize halyard noise. The preferred method is through the use of an internal halyard system. Alternatively, swivel snap hooks must be covered or "Quiet Halyard" Flag snaps installed. Neighbor complaints of noisy halyards are a basis to have flagpole removed until Owner resolves the noise complaint.
- 1.4.11 The illumination of a flag is allowed so long as it does not create a disturbance to other residents in the community. Solar powered, pole mounted light fixtures are preferred as opposed to ground mounted light fixtures. Compliance with all municipal requirements for electrical ground mounted installations must be certified by Owner. Flag illumination may not shine into another dwelling. Neighbor complaints regarding flag illumination are a basis to prohibit further illumination until Owner resolves complaint.
- 1.4.12 Flagpoles shall not be installed in Common Area or property maintained by the Association.
- 1.4.13 All freestanding flagpole installations must receive prior written approval from the Reviewer.

Design Guidelines – Signage & Trash Containers

Section 2.5 (k)

“Uses Specifically Prohibited” – Signage

(k) No sign of any kind shall be displayed to the public view on any Lot, except: (i) political signs which may be placed on the Lot no earlier than six (6) weeks prior to an election and which must be removed within two (2) weeks after the election for which such sign is displayed; (ii) one (1) professional security service sign of not more than one square foot; (iii) one (1) sign of not more than five square feet advertising the property for rent or sale during any period that the Lot actually is for rent or sale; or (iv) signs used by a Builder to advertise the Property during the construction and sales period, each of which shall, in any event, comply with all statutes, laws or ordinances governing same. The Board of Directors or its agents shall have the right to remove any sign, billboard or other advertising structure that does not comply with the above, and in so doing shall not be subject to any liability for trespass or otherwise in connection with such removal.

Article I – Section (g)

“Community-Wide Standard” – Trash Container Storage

(g) “Community-Wide Standard” shall mean the standard of conduct, maintenance and appearance, including landscaping, generally prevailing throughout the Property, or the minimum standards established pursuant to the Design Guidelines, Rules and Board resolutions, whichever is the highest standard. Declarant initially shall establish such standard. The Association, through its Board, shall ensure that the Community-Wide Standard established by the Declaration for the Property shall continue after the termination or expiration of the Class B membership. The Community-Wide Standard may contain objective elements, such as specific lawn or house maintenance requirements, and subjective elements, such as matters subject to the Board’s discretion. The Community-Wide Standard may or may not be in writing. The Community-Wide Standard may evolve as development progresses and as the Property changes. The Community-Wide Standard shall not fall below the level established for the Property as of the date the Class B membership terminates or expires.

Community-Wide Standards per the Association is all Trash/Recycling Containers are to be stored out of site except for on the scheduled days of service.