

Last Name	First Name	Question Asked	Answered By	Response
Anderson	Terry	Are there any plans for additional swimming pools?	Developer	To the developer's knowledge. No additional pools are planned.
Ayala	Joe	If I want to build something in my backyard/lay cement or asphalt-how do I go about getting approval from the HOA? I.e., What plans need approval vs what can I just do on my own?	HOA Essex	An ACC will need to be filed with the HOA through the community website. The application will then be reviewed and approved with conditions on denied based on the Design Guidelines.
B	A	Is there any hint of PID increase?	Developer	The principal amount of an assessment cannot increase for a specific levy. In this case, Phase #2A has received its assessment for major improvement costs and direct costs so an increase would have to be approved by property owners, which is unlikely.
Bam	Mehelly & Keshmira	Why does Phase 2A not have individual mailboxes when Phase 1 has them?	HOA Essex	Answered in Session. There was a change in the operation of the USPS, where all new communities were required to install CBU boxes. Anything previous to the change would still have individual mail boxes.
Best	Jr.	Two-part question: What builders have committed to the new Phase 2, besides Trendmaker? Lastly, will phase 1 with the build-out of Rockhill have an entrance light?	Developer	The next phase of Development is Phase 2B-2, consisting of (90) - 60' lots. Trendmaker (recently renamed Tri Point Homes) and DR Horton are both contracted for the lots in this phase. Regarding the builders in the future phases (Phase 4A (which will be constructed with Phase 2B-2), 4B, and 4C), only New Synergy Homes is currently contracted for lots in Phase 4A. The ultimate builder presence in Phase 4 is largely dependent on if/when the Dev. Agreement is approved.
Best	Jr.	I have a landscaping question. In the entrance of phase 1, there's quite a few utility boxes/units. It seems the current landscaping around is bare, particularly once you enter the community. Will more be added in 2021?	HOA Essex	We will need to look at the area to determine what Landscape enhancements would work.
Brun	Heather	The light for Rockhill from northbound 423 needs to have a longer turn lane. Is that something the HOA/developer help with or do we need get with Frisco/Little Elm City Council?	HOA Essex	We can inquire about this issue. Since this is a State Highway, it would be a TXDOT issue.

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Cal	Juarod	I used the website multiple times, and I never heard back. Why is a number not posted on the website?	HOA Essex	The contact number is located under the "Contact Us" tab on the Community Website. (972)428-2030
Carr	Tawni	Is there going to be immediate lake access from the park for pedestrians? Kayaks etc.?	HOA Essex	No plans for lake access.
Carr	Tawni	is there any way we can have the bike rack moved so that we can free up a parking space?	HOA Essex	We can look at moving the bike rack
Connolly	Jim	When will Rockhill be extended? It's dangerous and dark.	HOA Essex	Could be up to 24 months, with the possibility of an accelerated timeline.
Cook	David	Can you clarify when Phase 4A breaks ground? Thanks	HOA Essex	Answered in Session.
Cook	David	Request to the HOA - Can you notify VOA residents of the outcome of the Feb. 2 vote of approval?	HOA Essex	A notification will be sent out.
Daily	Stephanie	When does phase 4a start?	HOA Essex	answered online. start construction June July. hopefully.
Daily	Stephanie	What size are the lots in 4a and 4b?	HOA Essex	Posted on the Developer Update Amendment 6.
Daily	Stephanie	Disregard my question about the lot sizes. He's covering it now	HOA Essex	Thank you
Daily	Stephanie	Why was the general and administrative so high this year?	HOA Essex	There was a variance in Management fee. This is based on per door and was underbudgeted. A 2018 audit revealed that we under charged and was made up in 2019.
Davis	Beatrice	Are there any plans of making a Bike lane on Rockhill?	HOA Essex	No plans currently.
Delgado	Mike	Are there any plans to connect the trails on the south side of our neighborhood into the Frisco hills trail system?	HOA Essex	Working with Corp of Engineers. Alan answered in session.
Derrig	Joseph	Do we know who the builders of these new phases are going to be?	Developer	The next phase of Development is Phase 2B-2, consisting of (90) - 60' lots. Trendmaker (recently renamed TriPoint Homes) and DR Horton are both contracted for the lots in this phase. Regarding the builders in the future phases (Phase 4A (which will be constructed with Phase 2B-2), 4B, and 4C), only New Synergy Homes is currently contracted for lots in Phase 4A. The ultimate builder presence in Phase 4 is largely dependent on if/when the Dev. Agreement is approved.

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Derrig	Joseph	I have a question that can be answered after the meeting via written response. What was the process for selecting the homeowner representative on the board? Also, why were the homeowners not notified until 4 months later?	HOA Essex	The Appointed Board of Director is selected by the Declarant. Tom has been highly active in ACC and Design Guideline matters with the Builder. In addition, he has been a liaison for the community to the Management Company. The letter should have been sent to earlier in the year, our apologies.
Edwards	Christopher	Since this is such a large track of land, is there a possibility for a dog park?	Developer	Based on the feedback on the HOA call on 1/21/2021, The Developer added a dog park to Park B to final version of the Dev. Agreement Amendment that will be voted on by Town Council on 2/2/21.
Eikelman	Patty	What about the resurfacing of the tennis courts?	HOA Essex	We are currently obtaining bids and working with the Amenity Center Builder to complete this project in the coming months.
Eikelman	Patty	Also... What about trash cans in front of homes?	HOA Essex	Trash cans should be stored out of view from the roadway.
Elliott	Joshua	When will there be lighting on the first Valencia sign?	Developer	If the Dev. Agreement is amended as proposed, part of the re-work is to add lighting at the Valencia entry by year's end.
Emminizer	Wayne & Wendy	What builders will be in the next phases?	Developer	The next phase of Development is Phase 2B-2, consisting of (90) - 60' lots. Trendmaker (recently renamed TriPoint Homes) and DR Horton are both contracted for the lots in this phase. Regarding the builders in the future phases (Phase 4A (which will be constructed with Phase 2B-2), 4B, and 4C), only New Synergy Homes is currently contracted for lots in Phase 4A. The ultimate builder presence in Phase 4 is largely dependent on if/when the Dev. Agreement is approved.
Galland	Maria	Do we know anything about the toll road portion that was being proposed to go on Rockhill?	HOA Essex	We currently do not have any information on this issue as it is not a Developer or HOA related matter.
Gordon	Kristin	Thank you so much for hearing our requests for playgrounds and designing them so well. Your efforts are greatly appreciated.	HOA Essex	Thank you.
Gray	Adrienne	Are there any plans for the hill across from the amenity center?		During the development of that phase, the dirt will be leveled and/or removed from the site.
Gray	Adrienne	This is Geoff Gray - What are plans with the land with the hill next to the amenity center?		During the development of that phase, the dirt will be leveled and/or removed from the site.
Gray	Adrienne	Is it possible to have the weeds and shrubs cut back further on the existing walking paths? This	HOA Essex	This is something we can address.

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		would help prevent snakes in yards next to the walking paths.		
Gray	Adrienne	When will the sports court be resurfaced? Some of us want to be involved with resurfacing	HOA Essex	We are currently obtaining bids and working with the Amenity Center Builder to complete this project in the coming months.
Gray	Adrienne	When is the timeline for moving the gym equipment?	HOA Essex	We need to follow up with the Fitness equipment company
Hearns Singleton	LaToya	Any chance for more tennis courts?	Developer	No new tennis courts are currently in the proposed plan.
Hillock	Amy & David	The meeting is open to the public and will be streamed live.		Comment that the Council meeting will be streamed live.
Javidan	Ali	Will there be a boat ramp?	HOA Essex	NO plans for a boat ramp
Johnson	Jamell	When should we start to expect information on the advisory/volunteer committee's?	HOA Essex	Mid-February.
Johnson	Jamell	Also, will this be public information for those who are new to the community?	HOA Essex	All of the information presented will be on the VOTL website and a letter has been sent to all of the Homeowners to notify them of where to find the info.
Licker	Eric	Can you correct the tennis court as part of this or add a properly surfaced full size court when that park is built?	HOA Essex	The current court is full sized. Repairs to the surface will be made in the coming months.
McFarland	Tracey	Did we talk about when expansion of road and lights to amenity center?	HOA Essex	This was discussed in the meeting. There are street lights on the Developer plan attached to the Rockhill expansion.
McGann	Sandy	What about having a sand trail, running trail next to the sidewalk	Developer	That is not currently in the proposed plan.

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Mickey	Patrick	<p>1. Could a sidewalk, maybe 3ft wide on the north side of rock hill, just outside the subdivisions for phase 2 and phase 3.</p> <p>2. Shade the playground equipment and drop the shading for the picnic benches, swap these two.</p> <p>3. On the large park, 10 acres by an entity center, consider a full concrete basketball court to help save on resurfacing the court as often (estimated cost of 35,000 on high end) and to soccer goal posts (5,000 appr). Low maintenance on this and a huge benefit to drawing folks in to have a full basketball court and one soccer field (no need for lines, only maintenance would be cutting the grass).</p> <p>4. Brush around the jogging trail on north side of phase 3, in Miramar court, the brush is only cut out maybe ten inches from the trail yet at other spots it is good two feet cut back. The section by the park bench on the east to the temp doe trail.</p>	HOA Essex	<p>1. Is not in the development plan. Please see sidewalk exhibit.</p> <p>2. Shaded playground is in the plan.</p> <p>3. Basketball hoop is currently at the court nearest the amenity center. Also, at the school site near park A there is a plan for a basketball court to be constructed with the school.</p> <p>4. We are currently discussing trail maintenance for 2021.</p>
Miller	Christopher	When is the school being built?		Discussed in session.
Murphy	Elise	Will Rockhill open in phases or when it is all completed		Answered in session.
Musteen	Nick	I will post immediately after	HOA Essex	Thank you
Musteen	Nick	Since I'm on town council		
Ocelli	Tom	I assume questions can be asked by this chat feature? You may want to let people know that as well	HOA Essex	Questions can be asked through the questions feature.
Ocelli	Tom	What is the estimated timeline for the start and completion of Rockhill? if approved by city	HOA Essex	If approved 3 or 4 months to design and engineer, 12 to 14 months to build. 15 months from approval.
Ocelli	Tom	Will need more parking by Amenity Center with addition of the park and playground area? There are only about 25-30 spots currently available can we get more added maybe remove the 4 lots on the court nearest amenity center	Developer	The Developer is working with the Landscape Architect to assess the area near the amenity center and future Park B for additional parking.

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Ocelli	Tom	Currently there are 4-5 homes off of Old Doe Creek. How will they access Rockhill as they currently use Old Doe Creek by the temporary walking trail	HOA Essex	This was discussed in the meeting, there will be a connector road from the community in one of the Cul-de-sacs.
Ocelli	Tom	You may mention that we have changed trash can compliance to Wed - Fri only now	HOA Essex	Mentioned in the call.
Parra	Carlos	Why the difference between actual and budget is so high in some expenses?	HOA Essex	We facilitated some additional work that was not budgeted.
Rose Latson	Renee	Will Rockhill roads lanes double all the way down to the amenity center?	Developer	Yes. 4 lanes total with a dividing median.
Salazar	Dulce	Is there going to be an alternate route to get out of the neighborhood besides Rockhill? Specially with the new school being build? Traffic is getting worse and worse each day.	Developer	Unfortunately, Rockhill is the main "spine" road down the peninsula. However, should Rockhill ever become completely impassable for some unforeseen reason, at full build-out, residents could traverse the Valencia peninsula via the interconnectivity of the roads within each phase.
Sanchez	Ricardo	Who is talking now?	HOA Essex	Alan Adkins
Sanchez	Ricardo	Is Alan the consultant?	HOA Essex	Developer's Representative
Sanchez	Ricardo	What is the timeline for the sidewalk all the way to the Amenity Center?	Developer	The 8' sidewalk (from Riola Drive/Rockhill to the Amenity Center) is scheduled to be constructed within 120 days of starting the next phase. Currently, the next phase is scheduled to start within approximately 4 months of the approval of the Dev. Agreement. So, approximately 7 months from approval of the Dev. Agreement.
Sanchez	Ricardo	Other than the sidewalk, what else is getting developed at the same time? Is Rockhill planned for a 4-lane street with sidewalks on each end?	Developer	Phase 2B-2 and Phase 4A. Yes, at full build-out, Rockhill Pkwy will be a 4-lane divided thoroughfare.
Sanchez	Ricardo	What is the timeline for the school?	HOA Essex	Answered in the Session
Sanchez	Ricardo	We have a lot of bike riders along Rockhill...sidewalk timeline is important	HOA Essex	20-24 months, timeline could be accelerated if concessions are made with the Development Agreement.
Sanchez	Ricardo	Is the Town giving park fee credits for the developer to build both Parks? seems like that's the best approach instead of letting that timeline for the parks up in the air	Developer	No Park Fee credits are anticipated.

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Sanchez	Ricardo	Are doing additional temporary trails along Rockhill to complete the loop of the existing temporary trail?	Developer	No additional temporary trails are planned.
Sanchez	Ricardo	US CORPS allows for a "maintenance path" with a stronger flex base material than DG....they do it in Frisco	Developer	Good to know. We will discuss with the US Corp when they address the Town's request to cross the Corps property.
Sanchez	Ricardo	What is the timeline in Quarters, for the design and construction of the sidewalks?	Developer	Please see answers given above.
Sanchez	Ricardo	Timeline for sidewalks?	Developer	Please see answers given above.
Sanders	Angie	Can we assume that electricity will still be ran to the entry of phase one, to include lighting? This was "Promised" 4 years ago.	HOA Essex	We are working with the Developer to facilitate lighting at the entrances.
StCyr	Darcie	Please do not encourage people to call the police on legal hunters. Hunters should not be harassed. It is legal to hunt certain things on COE land.	Developer	Agreed 100%. The comment was directed at any hunters that are illegally trespassing onto the Developer's property and hunting without permission. Sorry for any miscommunication.
Thomas	Lakia	Do we know how many miles the trail will be?	Developer	The Developer is currently required to construct approximately 17,000 LF (3.2± miles) of 10' concrete trail. Additionally, the Developer is required to construct approximately 10,500 LF (2± miles) of 8' concrete sidewalk, along Rockhill Pkwy.
V	Kate	Heard you mentioned about the toll road earlier. How can we find out about the toll road on Rockhill?	Developer	The Developer has no knowledge of any Toll road on, or related too, Rockhill Pkwy.
Vu	Traci	Are we going to have the Gym equipment rearranged, so they face the lake?	HOA Essex	We are working on this project currently.
Walters	Jeffrey	Clarification: Developer to donate park land to city? HOA to pay and develop park? City to own and maintain park?	Developer	Developer will donate (deed) the park land to the Town but the Developer will pay for the park construction and improvements. The park will be maintained by the HOA.
Walters	Jeffrey	What is the number of homes in Phase 2b1, 2B2, 4A, 4B, 4C.?	HOA Essex	This is on the Amended plan
Walters	Jeffrey	Are there any plans for lake pier or water access?	HOA Essex	NO Plans for Lake Access
Walters	Jeffrey	Who is responsible for the postal box unit as they are shaky and don't always open?	HOA Essex	The owners collectively who receive mail from the box are responsible. Each owner is responsible for their own lock. The HOA will make repairs but bill back to the owners who are serviced from the CBU

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Walters	Jeffrey	You are proposing 1416 new home sites. IS a 2-lane road enough for 3000 additional cars? Parking on streets?	HOA Essex	Rockhill Pkwy. Will be expanded to 4 lanes.
Walters	Jeffrey	Does the board think the amenity center is ample to cover another 3000+ residents?	HOA Essex	This is what has been approved in the development agreement.
Walters	Jeffrey	You are having the Board approve balance sheet. Have they actually looked at the bank statement?	HOA Essex	The Bank statements have been reviewed,
Walters	Jeffrey	The income statement clarifies the condition of the sports court and pool.		
Walters	Jeffrey	What is total number of lots/homes as of today?	HOA Essex	Discussed in the meeting
Walters	Jeffrey	Is our Christmas decoration included in landscape budget?	HOA Essex	These items are separate
Walters	Jeffrey	How to volunteer for the advisory Committee?	HOA Essex	Contact us through the Community Website.
Walters	Jeffrey	Will you also add pickle ball lines on the sports (tennis court)?	HOA Essex	Not currently in the plan.
Walters	Jeffrey	We have a pickle ball league established and we have to draw chalk lines.	HOA Essex	We can entertain the pickleball lines.
Walters	Jeffrey	I have never received an email notification; I have checked all the boxes. I do not have an account number entered, could that be the reason?	HOA Essex	I will need to take a look at your registration on the community website.
Walters	Jeffrey	Article 1 on Trash storage, the property next to amenity is able to store outside on cement pads and our home we have to keep in the garage?	HOA Essex	There is no garage at the amenity center.
Walters	Jeffrey	Handicap accessibility for lap pool? Can an adult only pool be designated?	HOA Essex	We will need to discuss this further.
Woods	Willa	Great information! Thank you all.	HOA Essex	Thank you.