

VALENCIA

Homeowners Association

Town Hall Meeting

Thursday, September 14, 2017

7:00pm – 8:00pm

Coy Miller Elementary School

300 Cyprus Hill Drive

Little Elm, TX 75068

Agenda

1. Call Meeting to Order
2. Introductions from Essex Association Management L.P.
 - a. Ron Corcoran, Owner
 - b. Michael Morgan, Director of Association Services
 - c. Suzanne Henry, Essex Support
3. Introduce
 - a. Scarborough Lane Development
 - i. Ryan Burkhardt, Developer Manager
 - b. Centurion American
 - i. Sean Terry, Vice President of Entitlements and Government Relations
4. Homeowner Association Functionality
 - a. Overview of Management Company responsibilities
 - b. Summary of Declarant, Builder, Management Company and Committees
 - c. All Homeowner Board
5. Financials
 - a. 2017 Year to Date (July)
6. Community Update
7. Projects in Progress
8. Developer Update
9. Amenity Center Update
10. Compliance Overview
11. Web Submission Reporting
12. Adjournment

Essex Association Management L.P.

1512 Crescent Drive Suite 112

Carrollton, TX 75006

Phone: (972)428-2030 Fax: (469)342-8205

www.valenciaonthelakehoa.com

THE ROLE OF ESSEX ASSOCIATION MANAGEMENT

Community association management is a specialized field. Essex Association Management Company is a professional management company currently managing over 100 communities in the Dallas- Fort Worth Metroplex ranging from new developments to fully established communities. Essex Association Management has been selected by the Board of Directors to provide professional management services for your community.

The day to day activities of your community's management team include many different tasks, but most will fall under the following general headings:

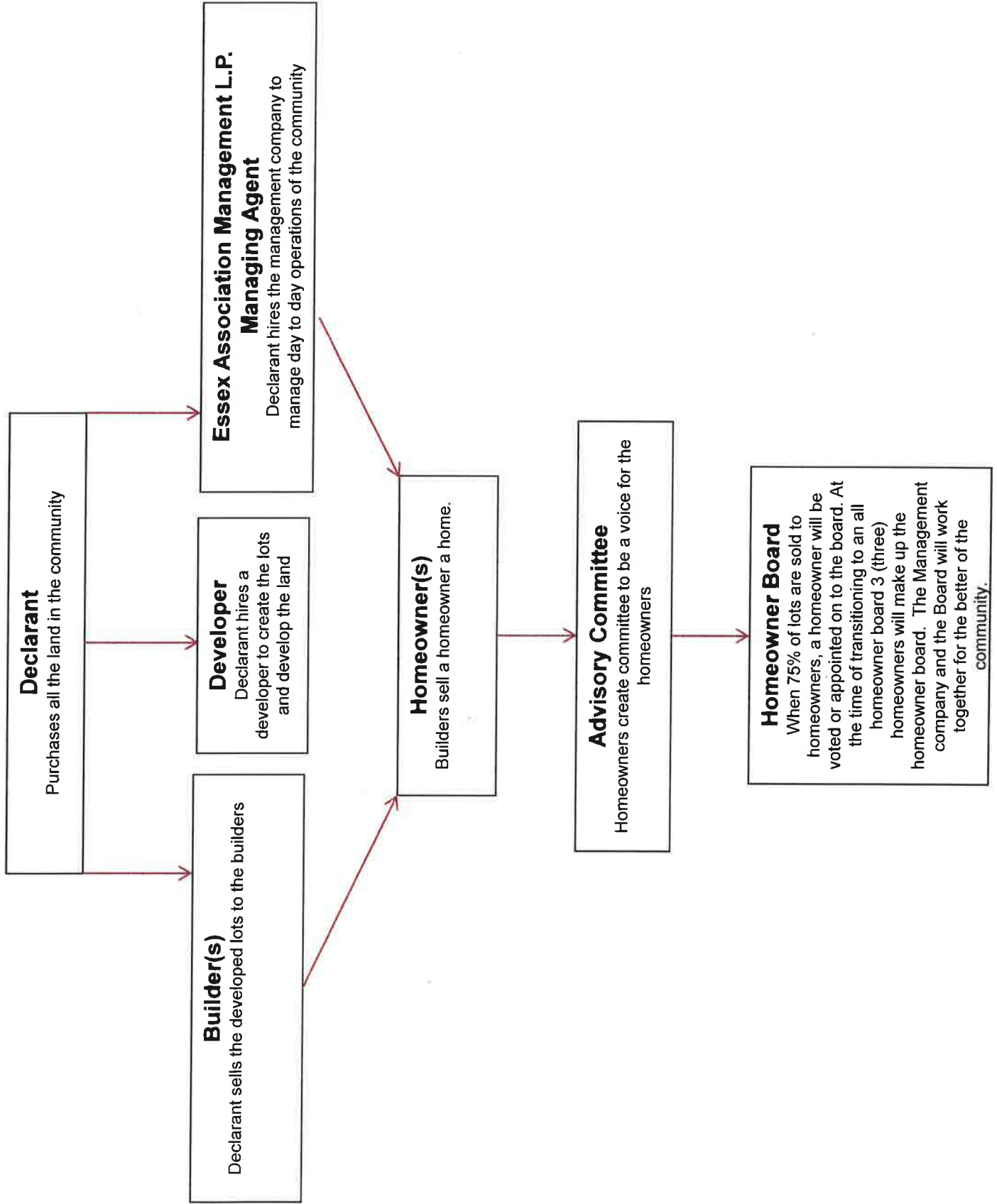
- ❖ Advise and provide administrative, managerial and operational counsel to the Board of Directors in order to assist the Board in decision making and in the operation of the business affairs of the Association.
- ❖ Perform periodic site inspections of the community's Common Areas and routine site inspections 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.

WHAT DO HOA ASSESSMENTS PAY FOR?

- ❖ The general maintenance of all common areas, i.e. landscape services which include mowing, edging, tree trimming, chemical treatments, etc., and repair and replacement of common area property when needed.
- ❖ Replacement of trees and shrubs.
- ❖ Installation and maintenance of seasonal color changes.
- ❖ The cost of electricity and water as well as some other utility needs required to operate the common areas of the HOA along with numerous irrigation systems throughout the community.
- ❖ The cost of repairs and general maintenance of the irrigation systems.
- ❖ The cost of legal and tax services, including corporate and federal tax obligations and an annual audit.
- ❖ The cost of insurance premiums.
- ❖ The cost of correspondence letters to homeowners, processing ACC requests, administrative costs, postage, etc.
- ❖ The cost to maintain the pool, if applicable, including porter services.
- ❖ The cost to maintain the gates and guard house, if applicable.
- ❖ The cost to maintain the pond, if applicable.
- ❖ The cost to maintain the fountain, if applicable.

Please keep in mind that this represents only a portion of the services your homeowner dues provide for the community.

The Board of Directors has many responsibilities. The Association's business and day to day operations are overseen by the Board working in conjunction with the Managing Agent to ensure that the Association is functioning at its best. This includes the approving of adequate annual budgets, review and approval of vendor services, maintenance, repair and improvements of the common areas and much more. The Board adopts rules and regulations for the betterment of the community and oversees every aspect of the Association's overall health and success. Your Board of Directors works hard to ensure your community remains a great place to live and call home.



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

July 01, 2017 thru July 31, 2017

	Current Period			Year to Date (7 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	2,762.95	967.00	1,795.95	81,003.67	78,249.00	2,754.67	83,634.00
Total Income	2,762.95	967.00	1,795.95	81,003.67	78,249.00	2,754.67	83,634.00
Total General & Administrative	892.00	868.00	24.00	7,393.33	7,521.00	(127.67)	12,781.00
Total Insurance	550.24	363.00	187.24	3,380.66	2,541.00	839.66	3,630.00
Total Utilities	1,101.06	492.00	609.06	4,795.18	2,992.00	1,803.18	5,450.00
Total Infrastructure & Maintenance	866.00	417.00	449.00	866.00	625.00	241.00	1,500.00
Total Pool	0.00	508.00	(508.00)	1,407.25	1,959.00	(551.75)	3,700.00
Total Landscaping	3,985.78	6,629.00	(2,643.22)	25,254.93	27,390.00	(2,135.07)	50,500.00
Total Reserves	0.00	0.00	0.00	0.00	0.00	0.00	6,073.00
Total Expense	7,395.08	9,277.00	(1,881.92)	43,097.35	43,028.00	69.35	83,634.00
Net Income / (Loss)	(4,632.13)	(8,310.00)	3,677.87	37,906.32	35,221.00	2,685.32	0.00



COMMUNITY UPDATES

1. Trash and debris pick up 2x a week
2. Rolled sod
3. Installed seasonal color and landscape border
4. Re-staked trees
5. Replaced dead trees
6. Irrigation inspection and installed irrigator controller
7. Install mulch
8. Lift station added to the contract for maintenance areas
9. Reduced watering times
10. Homes being built not in compliance have been resolved with revised plans
11. Website completed

PROJECTS IN PROGRESS

1. Mowing empty lots
2. Amenity Center





DEVELOPER UPDATES

HOMEOWNERS

- 49

BUILDERS

- CALATLANTIC HOMES
- DR HORTON
- DUNHILL HOMES
- FIRST TEXAS HOMES
- MEGATEL HOMES
- OAKDALE HOMES
- SUMEER HOMES

PHASE BREAKDOWN

- Phase I = 210
- Phase 2A = 154
- Phase 2B = 175
- Phase 3 = 429
- Phase 4 = 341

TOTAL LOTS

- 1309

Concept Plan 16

COMMUNITY

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

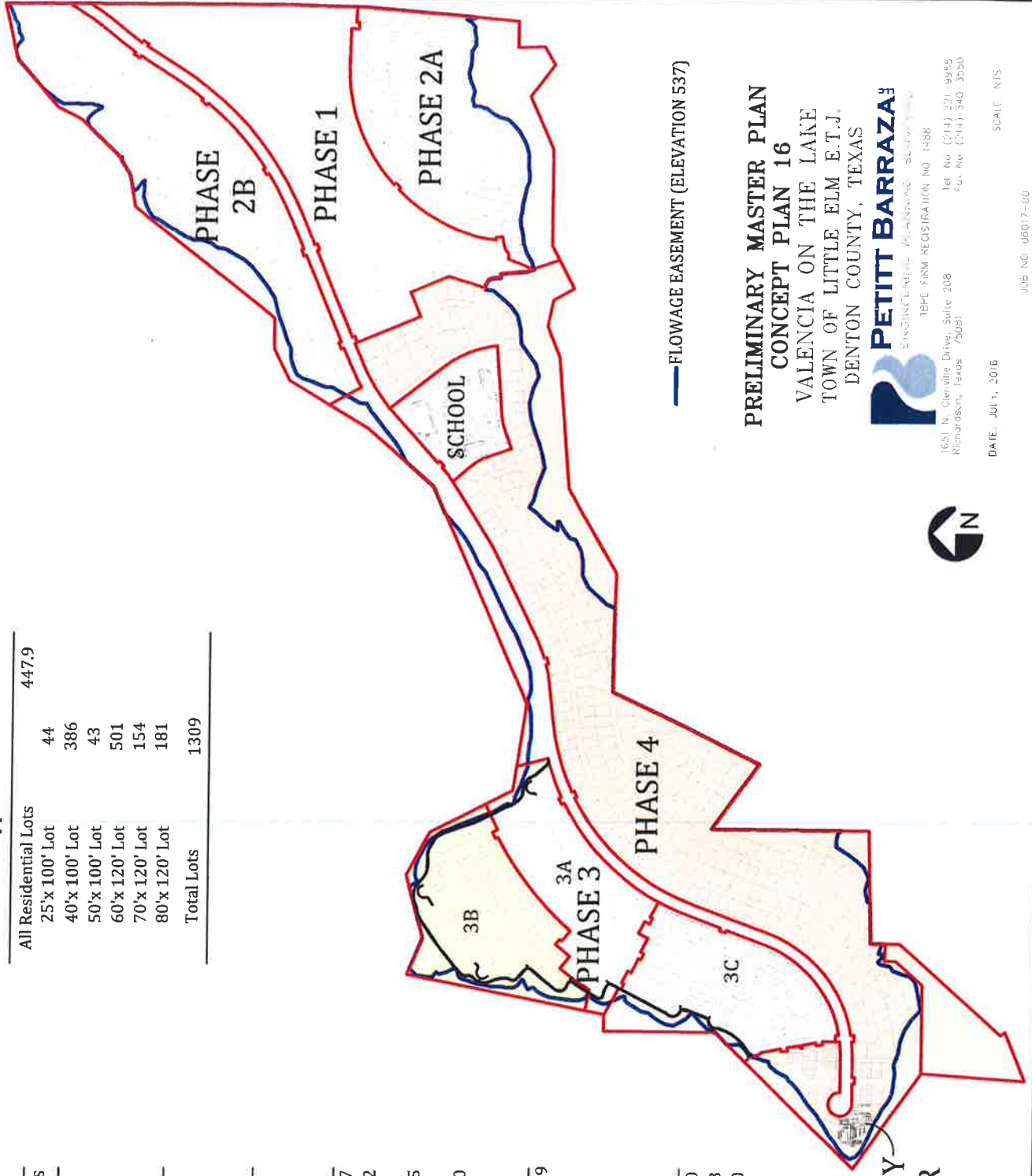
Phase 3		80.7
3A 40'x 100' Lot	126	24.2
3A 50'x 100' Lot	14	
3B 40'x 100' Lot	118	28.5
3B 50'x 100' Lot	21	
3C 40'x 100' Lot	142	28.0
3C 50'x 100' Lot	8	
Total Lots	429	

Phase 4		149.9
25'x 100' Lot	44	
60'x 120' Lot	3	
70'x 120' Lot	154	
80'x 120' Lot	140	
Total Lots	341	

Rockhill Parkway	23.0
School Site	12.3
Open Space	10.0

Residential Type: Lots Acres

All Residential Lots		447.9
25'x 100' Lot	44	
40'x 100' Lot	386	
50'x 100' Lot	43	
60'x 120' Lot	501	
70'x 120' Lot	154	
80'x 120' Lot	181	
Total Lots	1309	



PRELIMINARY MASTER PLAN
CONCEPT PLAN 16
 VALENCIA ON THE LAKE
 TOWN OF LITTLE ELM E.T.J.
 DENTON COUNTY, TEXAS



1896 FIRM REGISTRATION NO. 14388
 1651 N. Glenville Drive, Suite 208
 Richardson, Texas 75081
 Tel No (214) 271-9955
 Fax No (214) 340-3550

DATE: JUL 1, 2016

SCALE: N/T/S

JOB NO. 08017-00



LAND USE SUMMARY

WATER	447.0 ACRES
WOODS	122.2 ACRES
RESIDENTIAL	1,421.4 ACRES
ROADS	1.1 ACRES
UTILITIES	0.1 ACRES
UNDEVELOPED	0.1 ACRES
TOTAL	1,472.8 ACRES

ACRES

WATER	447.0
WOODS	122.2
RESIDENTIAL	1,421.4
ROADS	1.1
UTILITIES	0.1
UNDEVELOPED	0.1
TOTAL	1,472.8

LAND USE PLAN
VALENCIA ON THE LAKES
447.0 ACRES
SITUATED IN THE
DENTON COUNTY, TEXAS

Pettitt and
Associates, Inc.
INCORPORATED IN TEXAS
10000 N. DENTON ROAD
DENTON, TEXAS 76201
TEL. 394-1234 FAX 394-1235

DATE: 10/1/99
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]



AMENITY CENTER UPDATES

- Permits obtained between September 11-22
- Lot has been moisture conditioned
- Grading in progress
- Retaining walls construction begins September 18-22
- Begin pool, building and parking lot construction in September
- The amenity center will be built in 2 (two) phases
- Attached is phase I

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND THE CITY OF DENTON CONSTRUCTION CODES.
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OWNER/
DEVELOPER:
CENTURION AMERICAN DEVELOPMENT GROUP
300 ALLEY VIEW LANE
SUITE 300
FARMERS BRANCH, TEXAS 75234
CONTACT: ROME BARNES

OWNER/
DEVELOPER:
PETHITT BARRAZA, LLC
300 MUD-CAP DRIVE
RICHARDSON, TEXAS 75080
PH: (214) 221-9955
CONTACT: ART BARRAZA

LANDSCAPE
ARCHITECT:
STUDIO 13 DESIGN GROUP, PLLC
386 W. MAIN STREET
LEWISVILLE, TEXAS 75057
PH: (469) 635-1900
CONTACT: LEONARD W. REEVES, ASLA, PLA, LI

CONSTRUCTION PLANS
LANDSCAPE & SCREENING

~VALENCIA ON THE LAKE - AMENITY CENTER~
TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS



SHEET INDEX

REF.	DESCRIPTION
1.1	PLANNING & DESIGN PLAN
1.2	LANDSCAPE & SCREENING PLAN
1.3	LANDSCAPE & SCREENING PLAN
1.4	LANDSCAPE & SCREENING PLAN
1.5	LANDSCAPE & SCREENING PLAN
1.6	LANDSCAPE & SCREENING PLAN
1.7	LANDSCAPE & SCREENING PLAN
1.8	LANDSCAPE & SCREENING PLAN
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1.14	LANDSCAPE & SCREENING PLAN
1.15	LANDSCAPE & SCREENING PLAN
1.16	LANDSCAPE & SCREENING PLAN
1.17	LANDSCAPE & SCREENING PLAN
1.18	LANDSCAPE & SCREENING PLAN
1.19	LANDSCAPE & SCREENING PLAN
1.20	LANDSCAPE & SCREENING PLAN

LANDSCAPE NOTES

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VICINITY MAP
NOT TO SCALE



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COMPLIANCE OVERVIEW

- 2 (two) drives per month
- 2 (two) notices mailed out before a fine letter is mailed
- 10 days between notices to resolve the situation
- 1st fine letter = \$50
- 2nd fine letter = \$75
- 3rd fine letter = \$100

Association Activity

Valencia on the Lake

From 1/1/2017 To 9/11/2017

Hours on property: 51
Photo - New Inspection: 17
Photo - Reinspection: 0
Total Photos: 17

Violations

Entered:

22	Type
	Trash Containers
	Trash or Debris
	Lawn Maintenance
	Parking
	Exterior maintenance
	Improper storage
	Weeds yard

Reinspections:

Closed:

2	Type
	Trash Containers
	Trash or Debris

Actions:

22	Action	Count
	1st Notice	22

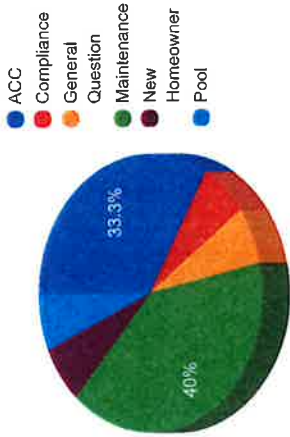


Valencia on the Lake Community Charts

Conversation Started: 04/03/17 to 09/11/17

Total Number of Submissions for Date Range: 15

Statistics by Category



Statistics by Age



Statistics by Conversation Thread

