



Town Hall Meeting

Monday, November 6, 2017

6:30 pm – 7:30 pm

Bess Race Elementary

537 South Heights Drive

Crowley, TX 76036

Agenda

- ❖ Call meeting to order
 - ❖ Essex Association Management L.P.
 - ❖ Michael Morgan, Director of Association Services
 - ❖ Kim Musser, Association Manager
 - ❖ Jennifer Epstein, Essex Support
 - ❖ Essex Association Management Information
 - ❖ Board of Directors Update
 - ❖ Financials
 - ❖ 2017 Year to Date (September)
 - ❖ Community Updates
 - ❖ Projects in Progress
 - ❖ Developer Updates
 - ❖ Compliance Overview
 - ❖ Web Submission Report
 - ❖ Adjournment
 - ❖ Q&A
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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 Crowley Creekside 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.
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What your assessments pay for

- The cost of repairs and general maintenance of the association assets and park areas.
 - 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 irrigation system.
 - 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.
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www.crowleycreeksidehoa.com

- ❖ Modification Request Forms
 - ❖ Annual Profit and Loss Statements
 - ❖ Governing Documents
 - ❖ 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
 - ❖ Submit a web submission with all questions you may have. Click on the 'contact us' tab and a staff member will assist you immediately.
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Office Information

❖ Monday-Friday

❖ 9:00AM-5:00PM

❖ Essex Association Management L.P.

❖ 1512 Crescent Dr. Suite 112

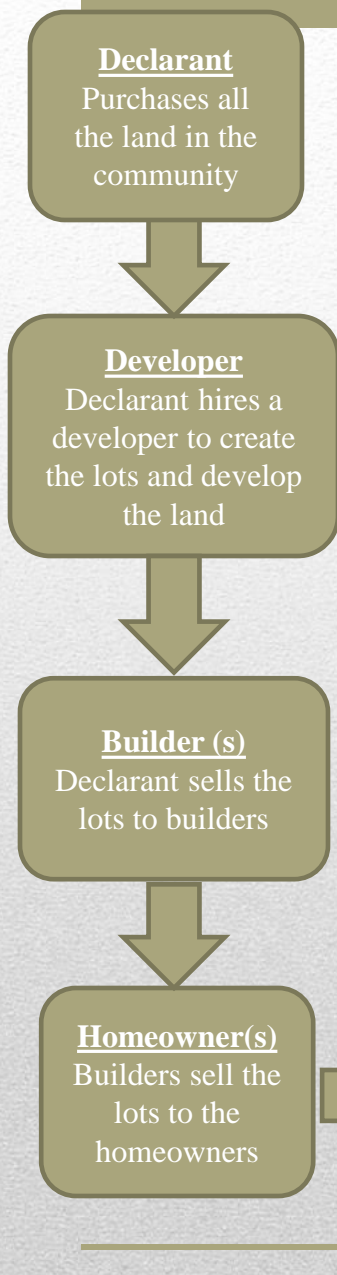
❖ Carrollton, Texas 75006

❖ 972-428-2030

❖ 469-342-8205 Fax

❖ www.crowleycreeksidehoa.com

❖ After Hours Emergency Line: 1-888-740-2233



HOMEOWNERS ASSOCIATION

An (HOA) is an organization in a subdivision, planned community that makes and enforces rules for the properties within its jurisdiction. The purpose of a homeowner association is to provide a common basis for preserving, maintaining and enhancing their homes and properties. The purchase of the property automatically makes the homeowner a member of the HOA and dues are required. Some associations can be very restrictive about what members can do with their properties.

BENEFITS OF AN HOA

HOA members generally aim to maintain a standard of appearance for the property, and the HOA provides the regulations and guidelines for the community.

COST OF AN HOA

HOAs collect association fees to pay for the upkeep of common areas like parks, pools, landscaping, ponds, fountains, irrigation, electric as well as repairs to monuments, common area pergolas, signage etc.

HOAs are subject to state statutes that govern non-profit corporation and homeowner associations.

2017 Year to Date (September)

Income Statement Report Crowley Creekside HOA September 01, 2017 thru September 30, 2017

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Total Income	2,179.08	744.00	1,435.08	225,862.44	228,294.00	(2,431.56)	304,725.00	78,862.56
Total Creekside of Crowley Income	2,179.08	744.00	1,435.08	225,862.44	228,294.00	(2,431.56)	304,725.00	78,862.56
Total Expenses	0.00	1,000.00	(1,000.00)	5,775.00	9,000.00	(3,225.00)	12,000.00	6,225.00
Total General & Administrative	207.35	4,815.00	(4,607.65)	64,497.32	46,428.00	18,069.32	63,370.00	(1,127.32)
Total Taxes	0.00	83.00	(83.00)	(783.01)	850.00	(1,633.01)	1,100.00	1,883.01
Total Insurance	0.00	1,166.00	(1,166.00)	9,639.95	10,500.00	(860.05)	14,000.00	4,360.05
Total Utilities	7,470.48	5,583.00	1,887.48	49,753.92	50,250.00	(496.08)	67,000.00	17,246.08
Total Infrastructure & Maintenance	15,154.69	11,866.00	3,288.69	143,367.03	135,300.00	8,067.03	170,900.00	27,532.97
Total Creekside of Crowley Expense	22,832.52	24,513.00	(1,680.48)	272,250.21	252,328.00	19,922.21	328,370.00	56,119.79
Total Creekside of Crowley Income / (Loss)	(20,653.44)	(23,769.00)	3,115.56	(46,387.77)	(24,034.00)	(22,353.77)	(23,645.00)	22,742.77
Total Association Net Income / (Loss)	(20,653.44)	(23,769.00)	3,115.56	(46,387.77)	(24,034.00)	(22,353.77)	(23,645.00)	22,742.77

Community Updates

- ❖ Re-mulched the playground at the amenity center
 - ❖ Replaced lights in the ladies restroom at the amenity center
 - ❖ Stained the shutters on the amenity center
 - ❖ Cleaned out storage closet at the amenity center
 - ❖ Painted the mushroom base at the splash park
 - ❖ Repaired an irrigation leak between the pool and elementary school
 - ❖ Repaired the pool circulation system
 - ❖ Replaced missing street sign
 - ❖ Removed trash
 - ❖ Removed birds nest at the amenity center
 - ❖ Kiddie Cushion pool/playground
 - ❖ Repaired pool backwash
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Projects in Progress

- ❖ Updated pool signs at each pool
 - ❖ Pool security contract for 2018
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Compliance Overview

- ❖ 2 (two) drives per month
 - ❖ 10 (ten) days between notifications
 - ❖ 3 (three) notices before a fine is administered
 - ❖ 1st fine = \$50
 - ❖ 2nd fine = \$75
 - ❖ 3rd fine = \$100
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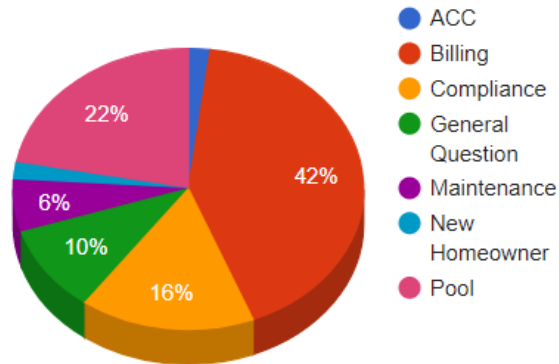
Web Submissions

Crowley Creekside HOA Community Charts

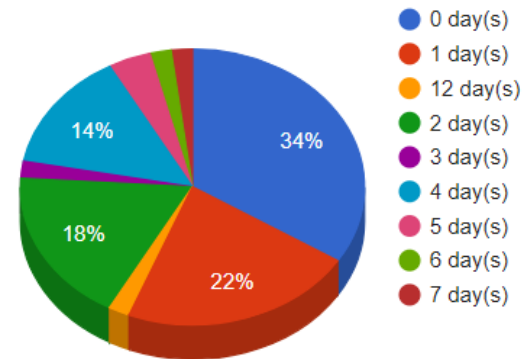
Conversation Started: 07/01/17 to 10/31/17

Total Number of Submissions for Date Range: 50

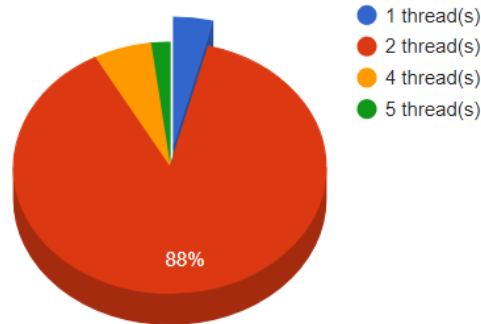
Statistics by Category



Statistics by Age



Statistics by Conversation Thread





Adjourn
