



Townhall Meeting

Crowley Recreation Center

405 S. Oak Street

Crowley, Texas 75036

Wednesday, June 12, 2024

6:30 p.m. – 7:30 p.m.

www.crowleycreeksidehoa.com

Meeting Conduct

- Meeting will be conducted in an orderly manner.
- One person talking at a time.
- Homeowner Q&A at the end of the presentation.
- Person or persons that are not conducting themselves in an appropriate manner will be asked to leave the meeting.

Thank you for attending!

Let's make this a productive meeting!

Agenda

- **Call Meeting to Order**
- **Introduction of Essex Association Management, L.P.**
 - **Gus Marin-Arias, Association Manager**
 - **Ryan Corcoran, Former Association Manager**
 - **Essex Support Staff**
- **Financial Review**
 - **April 2024 Balance Sheet & Income Statement**
- **Community Updates**
 - **Completed Projects**
 - **Projects in Progress**
 - **Developer Updates**
- **Other Reports**
 - **Compliance Overview / Fining Policy**
 - **Web Submissions**
- **Adjournment**
- **Homeowner Q & A**

April 2024 Balance Sheet

	<u>Balance Apr 30, 2024</u>	<u>Balance Mar 31, 2024</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1012 - CIT Bank Operating Account	102,493.37	69,155.75	33,337.62
1013 - Premium MM RSV-Cit Bank	136,011.93	135,961.64	50.29
1050 - CIT Bank Reserve	21,378.66	21,373.39	5.27
Total Assets	259,883.96	226,490.78	33,393.18
Receivables			
1400 - Accounts Receivable	181,229.33	157,586.56	23,642.77
Total Receivables	181,229.33	157,586.56	23,642.77
Total Assets	441,113.29	384,077.34	57,035.95
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	16,396.10	7,551.77	8,844.33
2050 - Prepaid Assessments	63,764.27	82,339.47	(18,575.20)
Total Liabilities	80,160.37	89,891.24	(9,730.87)
Total Liabilities	80,160.37	89,891.24	(9,730.87)
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings	189,472.93	189,472.93	0.00
Total Equity	189,472.93	189,472.93	0.00
Total Owners' Equity	189,472.93	189,472.93	0.00
Net Income / (Loss)	171,479.99	104,713.17	66,766.82
Total Liabilities and Equity	441,113.29	384,077.34	57,035.95

April 2024 Income Statement Summary

Income Statement Summary Crowley Creekside HOA

April 01, 2024 thru April 30, 2024

	Current Period			Year to Date (4 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	119,099.12	104,071.00	15,028.12	322,224.57	303,044.00	19,180.57	528,060.00
Total Income	119,099.12	104,071.00	15,028.12	322,224.57	303,044.00	19,180.57	528,060.00
Total Expenses	0.00	0.00	0.00	0.00	0.00	0.00	59,634.00
Total General & Administrative	7,741.39	7,849.00	(107.61)	29,686.45	27,600.00	2,086.45	85,200.00
Total Insurance	0.00	342.00	(342.00)	0.00	1,367.00	(1,367.00)	25,100.00
Total Utilities	4,172.81	4,233.00	(60.19)	16,780.66	16,933.00	(152.34)	50,800.00
Total Infrastructure & Maintenance	0.00	1,865.00	(1,865.00)	3,286.44	7,216.00	(3,929.56)	26,400.00
Total Pool	32,407.60	14,265.00	18,142.60	68,949.03	55,365.00	13,584.03	167,800.00
Total Landscape	8,010.50	9,426.00	(1,415.50)	32,042.00	37,708.00	(5,666.00)	113,126.00
Total Expense	52,332.30	37,980.00	14,352.30	150,744.58	146,189.00	4,555.58	528,060.00
Net Income / (Loss)	66,766.82	66,091.00	675.82	171,479.99	156,855.00	14,624.99	0.00

Community Updates

Completed Projects

- Document Retention Storage – 18 boxes
- New Build Inspections
- Amended & Restated CCR's
- Leasing Prohibition Notice Recorded
- Multiple Pool Repairs
 - Installed New Gate
 - Power Washed Pergola / Fence
 - Repainted Fence & Canopy
 - Repaired Leaking Pipe in Restroom
 - Multiple Pool Equipment Repairs
- Landscaping Enhancements to all Entrances & Pool Houses



Community Updates

Projects in Progress

- Finishing Landscape Enhancements

Developer Update / Phase 5

- 133 Single Family Homes
 - Builder - Mattamy Homes
- Landscaping and Irrigation
(ROWs Open Space at Canoe Way / Marcus Ln. / Duman Dr.)
 - 100% Boring is Completed
 - 70% Irrigation Installed
 - Water Meters to be Installed within 2 weeks

Community Survey Questions

- Crime Watch Committee
- Community Garage Sales
- Rental Property Concerns
- Assessments – Special Assessments

Compliance Overview / Fining Policy

Covenants Count Report
Crowley Creekside HOA, Inc.
January 1st, 2024, thru June 4th, 2024

Description	Violations
Landscape/Lawn Maintenance	252
Trash Containers	53
General Fence Maintenance	35
Parking	26
Inoperable Vehicle	22
Misc. Items Visible	14
Trailer	6
Holiday Décor Removal	5
Unsightly/ Dumping/In Disrepair	3
No ACC Submitted	2
A/C Window Unit	1
Above Ground Pool	1

Total Violations: 442

- 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

Web Submissions

Crowley Creekside HOA Community Charts

Conversation Started: 01/01/24 to 06/04/24

Total Number of Submissions for Date Range: 98

Category Data

Selection	Count
General Question	33
Compliance	27
Billing	21
ACC	8
Pool	6
Maintenance	2
Resale	1

Age Data

Aged	Count
0 Day(s)	224
1 Day(s)	224
2 Day(s)	91
3 Day(s)	49
4 Day(s)	42
5 Day(s)	14
6 Day(s)	14

Conversation Thread

Threads	Count
1 Thread(s)	15
2 Thread(s)	78
4 Thread(s)	3
5 Thread(s)	1
8 Thread(s)	1

Submission Group

Entity	Count
Homeowner	88
Renter	7
Realtor	3

Adjournment



Homeowner Q & A



Office Information

Essex Association Management

Monday - Friday

9:00 a.m. to 5:00 p.m.

Essex Association Management, L.P.

1512 Crescent Drive, Suite 112

Carrollton, Texas 75006

Office: (972) 428-2030

www.essexhoa.com

After Hours Emergency Line: (888) 740-2233

Community Association Manager

Gus Marin-Arias

Gus@essexhoa.com

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