



Brookside Lewisville

Homeowners Association

Annual Meeting
Wednesday June 28, 2017
6:30pm – 7:30pm
Hampton Inn & Suites
Vista Ballroom
2650 Lake Vista Drive
Lewisville, TX 75067

Agenda

- ▶ Call Meeting to Order
- ▶ Establish Board Quorum (20%)
- ▶ Approve June 20, 2016 Annual Meeting Minutes
- ▶ Election
 - Candidates
 - Floor nominations
- ▶ Financials
 - 2016 Year End Review
 - 2017 Year to Date (May)
- ▶ Community Updates
- ▶ Compliance Overview
- ▶ Web Submission Reporting
- ▶ Election Results
- ▶ Adjournment
- ▶ Introductions – Board of Directors
 - Robert Anderson, President
 - Suzette Britz, Secretary
 - Timothy King, Treasurer
- ▶ Introductions – Essex Association Management, L.P.
 - Michael Morgan, Director of Association Services
 - Cinnamon Low, Association Manager
 - Matt Janes, Assistant Association Manager

Election

- ▶ Candidates
- ▶ Floor Nominations

2016 Year End Review

Income Statement Report Brookside Lewisville Homeowners Association, Inc. December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Total Income	280.03	0.00	280.03	28,905.87	26,650.00	2,255.87	26,650.00	(2,255.87)
Total Brookside Lewisville HOA Income	280.03	0.00	280.03	28,905.87	26,650.00	2,255.87	26,650.00	(2,255.87)
Total General & Administrative	687.22	556.00	131.22	8,613.66	7,764.00	849.66	7,764.00	(849.66)
Total Taxes	0.00	4.00	(4.00)	0.00	50.00	(50.00)	50.00	50.00
Total Insurance	215.10	229.00	(13.90)	1,369.45	2,750.00	(1,380.55)	2,750.00	1,380.55
Total Utilities	22.36	139.00	(116.64)	588.34	1,673.00	(1,084.66)	1,673.00	1,084.66
Total Landscaping	1,200.75	1,333.00	(132.25)	18,895.09	16,000.00	2,895.09	16,000.00	(2,895.09)
Total Brookside Lewisville HOA Expense	2,125.43	2,261.00	(135.57)	29,466.54	28,237.00	1,229.54	28,237.00	(1,229.54)
Total Brookside Lewisville HOA Income / (Loss)	(1,845.40)	(2,261.00)	415.60	(560.67)	(1,587.00)	1,026.33	(1,587.00)	(1,026.33)
Total Association Net Income / (Loss)	(1,845.40)	(2,261.00)	415.60	(560.67)	(1,587.00)	1,026.33	(1,587.00)	(1,026.33)

2017 Year to Date (May)

Income Statement Summary
Brookside Lewisville Homeowners Association, Inc.
 May 01, 2017 thru May 31, 2017

	Current Period			Year to Date (5 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	40.78	40.00	0.78	31,613.55	31,602.00	11.55	31,905.00
Total Income	40.78	40.00	0.78	31,613.55	31,602.00	11.55	31,905.00
Total General & Administrative	870.45	640.00	230.45	3,684.43	3,425.00	259.43	8,655.00
Total Insurance	124.03	112.00	12.03	592.78	560.00	32.78	1,345.00
Total Utilities	27.53	91.00	(63.47)	114.77	458.00	(343.23)	1,100.00
Total Landscaping	855.90	1,239.00	(383.10)	5,478.74	6,196.00	(717.26)	14,870.00
Total Reserves	495.00	495.00	0.00	2,470.00	2,473.00	(3.00)	5,935.00
Total Expense	2,372.91	2,577.00	(204.09)	12,340.72	13,112.00	(771.28)	31,905.00
Net Income / (Loss)	(2,332.13)	(2,537.00)	204.87	19,272.83	18,490.00	782.83	0.00

Community Updates

- ▶ Status of new landscape company
- ▶ Status of city easement clean-up
- ▶ Assessments

CADG FCE10
 CALLED 10.99 ACRES
 DOC. NO. 2012-147423
 O.R.D.C.T.

SOUTHWEST PARKWAY



POINT OF BEGINNING

MISTY LANE
 (50' RIGHT-OF-WAY)
 SURVEY NO. 1

FOX CREEK ESTATES
 PHASE FOUR
 CAB. O. PG. 116 & 117
 P.R.D.C.T.

SLOPE EASEMENT
 VOL. 4034, PG. 429
 S.U.R.V.E.Y.
 (ABANDON BY THIS PLAT)

20' B.L.G. LINE
 CAR. O. PG. 32
 (ABANDON BY THIS PLAT)

BONITA LAND AND CATTLE, L.P.
 CALLED 23.0776 ACRES
 2007-147373
 O.R.D.C.T.

DRAINAGE & UTILITY B.L.G.
 DEDICATED TO THE
 CITY OF LEWISVILLE

30' SANITARY
 SEWER EGMT.
 VOL. 700, PG. 285
 400
 VOL. 700, PG. 280
 S.U.R.V.E.Y.
 (ABANDON BY THIS PLAT)

B. HUNTER SURVEY
 ABSTRACT NO. 553

ZONED TH
 LOT 14, BLOCK B OF
 CONTINENTAL SQUARE
 CAB. O. PG. 146
 P.R.D.C.T.

Block of Labeled in the Town
 Central Zone (R20), Urban
 Systems District of North
 Carolina, City of Lewisville
 21 West First, Commission
 Document 7-1-05 dated
 according to Chapter 162
 Code of Ordinances, Ordinance
 Ord. 100-11-03

Compliance Drives

- ▶ 2 times a month
- ▶ 1st notice, 2nd notice, 3rd notice

Compliance- Year to Date Summary

Brookside Lewisville HOA
From 1/1/2017 To 6/27/2017

Violations

Entered:

19	Type	Count
	Lawn Maintenance	11
	Bedding area(s)	4
	Improper storage	3
	Parking	1



Reinspections:

22	Type	Count
	Lawn Maintenance	11
	Bedding area(s)	7
	Improper storage	3
	Parking	1



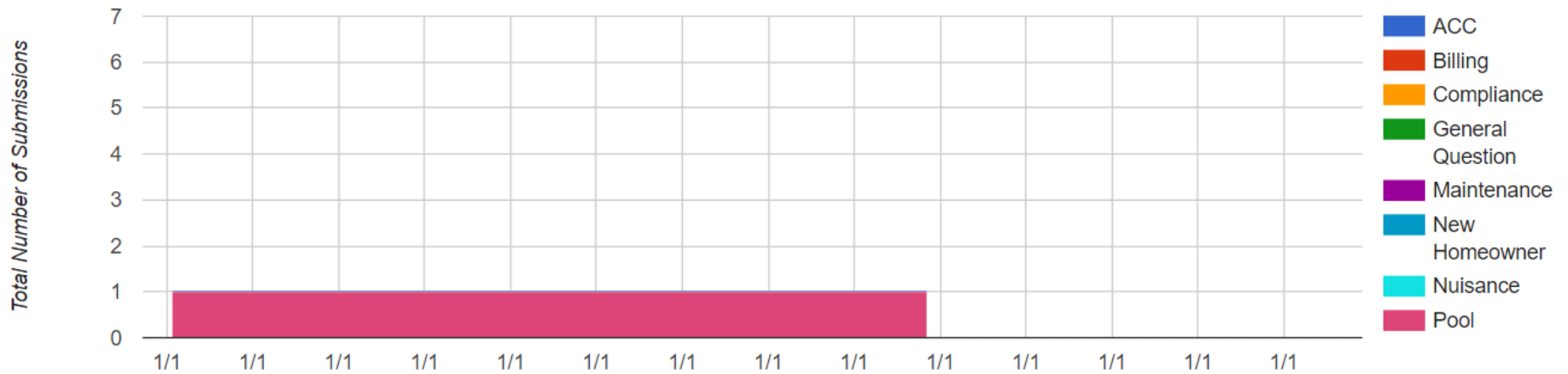
Closed:

16	Type	Count
	Lawn Maintenance	11
	Bedding area(s)	2
	Improper storage	2
	Parking	1

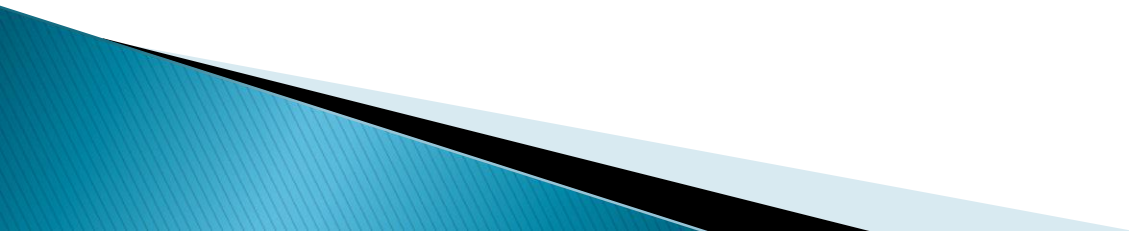


Web Submission Overview

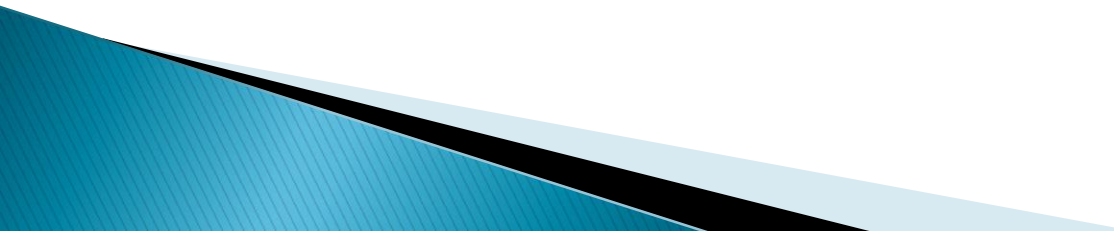
Statistics by Category



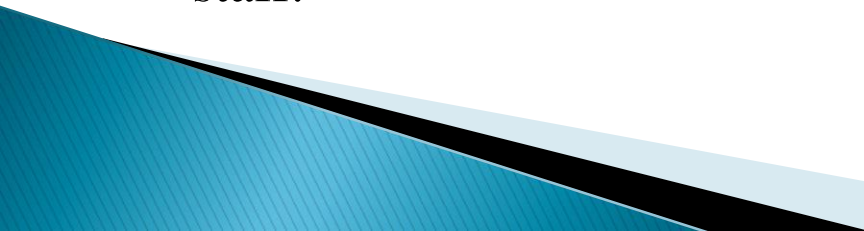
Election Results



www.brooksidelewisvillehoa.com

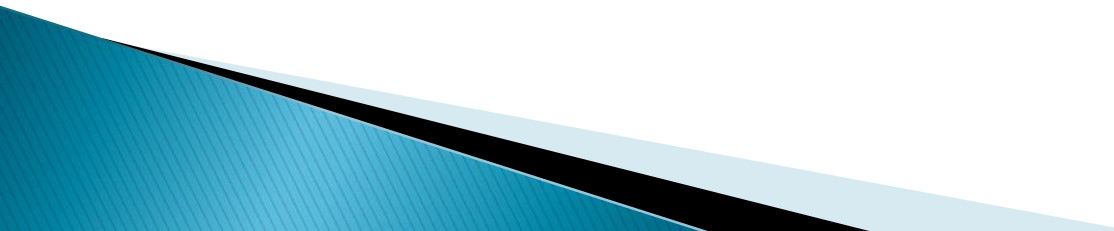
- Modification Request Forms
 - Financials
 - Governing Documents
 - Important Phone Numbers
 - Bulletin Board
 - Email updates: Sign up Now!
 - Important Log on using your email address; Update your contact info so we can email meeting notices and important community information
 - Web submissions may be now be sent through your community website under 'contact us'.
- 

What your assessments pay for

- The cost of repairs and general maintenance of the association assets, any 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.
- 

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 Brookside Lewisville Homeowners Association. 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.



Office Information

Monday-Friday
9:00AM-5:00PM

Essex Association Management L.P.
1512 Crescent Dr. Suite 112
Carrollton, Texas 75006
Phone: (972)428-2030
Fax: (214)292-8441

www.brooksidelewisvillehoa.com

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

Web Submissions: An easier way to submit requests and concerns through your community website!

Adjourn



2017