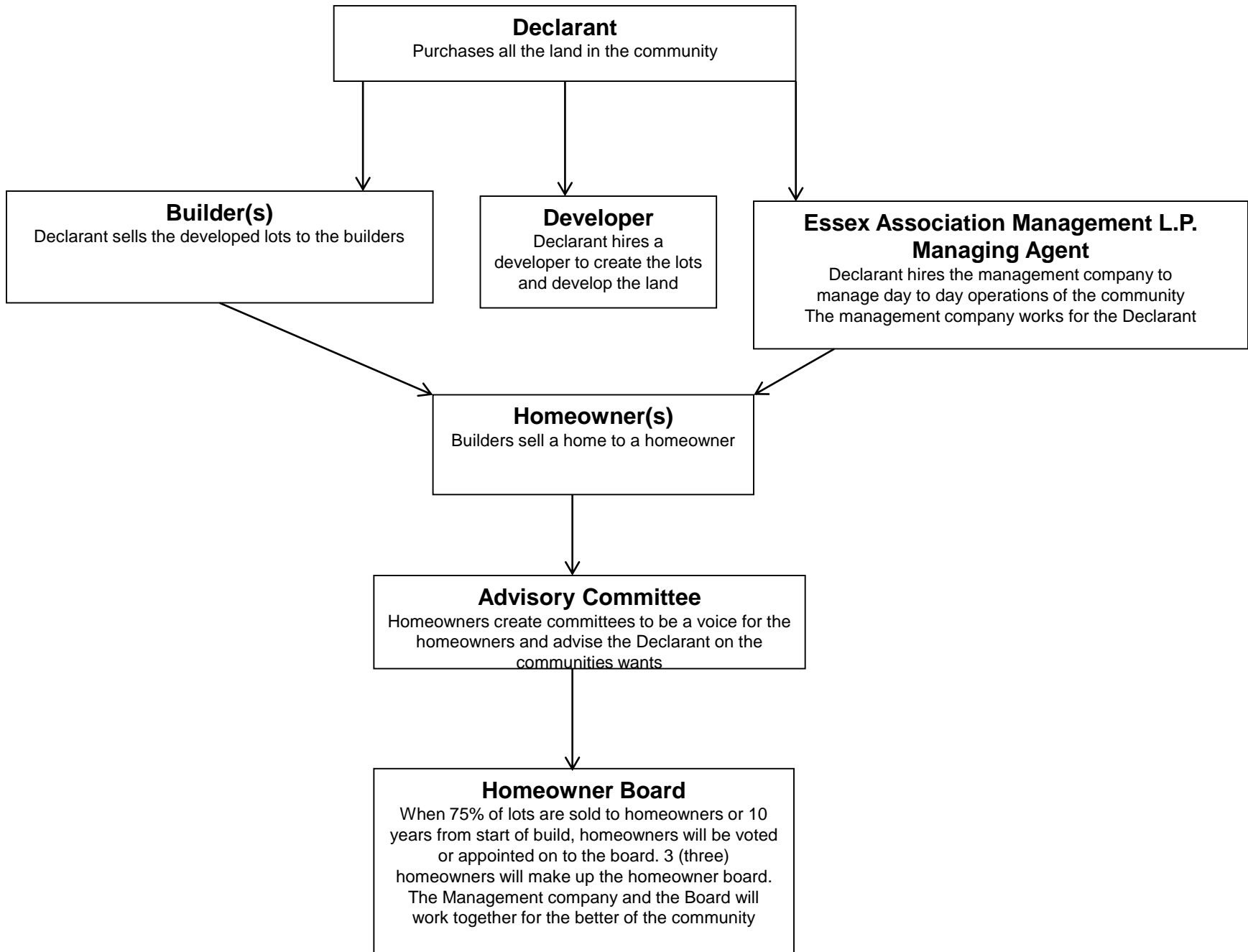




Date: Thursday, March 30, 2017
Time: 6:30pm – 7:30pm
Location: Lake Dallas High School
3016 Parkridge Drive
Corinth, TX 76210

Agenda

- Call meeting to order
 - Establish Quorum
 - 25% = homeowners either in person or by proxy
 - Association Organizational Chart
 - Financials
 - 2016 Year End Review
 - 2017 Proposed Budget
 - Community Updates
 - Projects in Progress
 - Developer Updates
 - Compliance
 - Web Submissions
 - Adjournment
- Introduce Essex Association Management L.P.
 - Michael Morgan, Director of Association Services
 - Kris Grooms, Association Manager
 - Suzanne Henry, Essex Support



2016 Year End Financials

Income Statement Summary Steeplechase Ranch Homeowner's Association, Inc. December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	985.21	4,222.00	(3,236.79)	27,767.08	26,190.00	1,577.08	26,190.00
Total Income	985.21	4,222.00	(3,236.79)	27,767.08	26,190.00	1,577.08	26,190.00
Total General & Administrative	365.14	695.00	(329.86)	4,948.62	5,200.00	(251.38)	5,200.00
Total Insurance	347.30	300.00	47.30	4,459.13	5,406.00	(946.87)	5,406.00
Total Utilities	978.60	406.00	572.60	8,477.44	5,400.00	3,077.44	5,400.00
Total Infrastructure & Maintenance	0.00	2,250.00	(2,250.00)	(1,198.48)	2,500.00	(3,698.48)	2,500.00
Total Pool	747.22	0.00	747.22	3,343.00	0.00	3,343.00	0.00
Total Landscaping	4,221.75	4,334.00	(112.25)	50,661.00	54,250.00	(3,589.00)	54,250.00
Total Expense	6,660.01	7,985.00	(1,324.99)	70,690.71	72,756.00	(2,065.29)	72,756.00
 Net Income / (Loss)	 (5,674.80)	 (3,763.00)	 (1,911.80)	 (42,923.63)	 (46,566.00)	 3,642.37	 (46,566.00)

2017 Proposed Budget

Description	2016 BUDGET	2017 BUDGET
Income	\$ 26,190.00	\$ 50,996.00
General & Administrative	\$ 5,200.00	\$ 5,200.00
Insurance & Taxes	\$ 5,406.00	\$ 4,825.00
Utilities	\$ 5,400.00	\$ 13,300.00
Infrastructure & Maintenance	\$ 2,500.00	\$ 2,500.00
Landscaping	\$ 54,250.00	\$ 55,661.00
Pool	\$ -	\$ 16,100.00
Total Expenses	\$ 72,756.00	\$ 97,586.00
Variance	\$ 46,566.00	\$ 46,590.00

Community Updates

- ❑ Completed pool/amenity area.
- ❑ Cleaned up around the ponds.
- ❑ Trash cans for pool.
- ❑ Cleaned up island in the center of the lake.
- ❑ Remove rebar at the front entrance.
- ❑ Mow around the big and small ponds.
- ❑ Builder trash picked up.

Projects in Progress

- ❑ Fountain in pond.
- ❑ Fish dock.
- ❑ Equestrian stables.
- ❑ Install no trespassing signs around pond.

Developer Updates

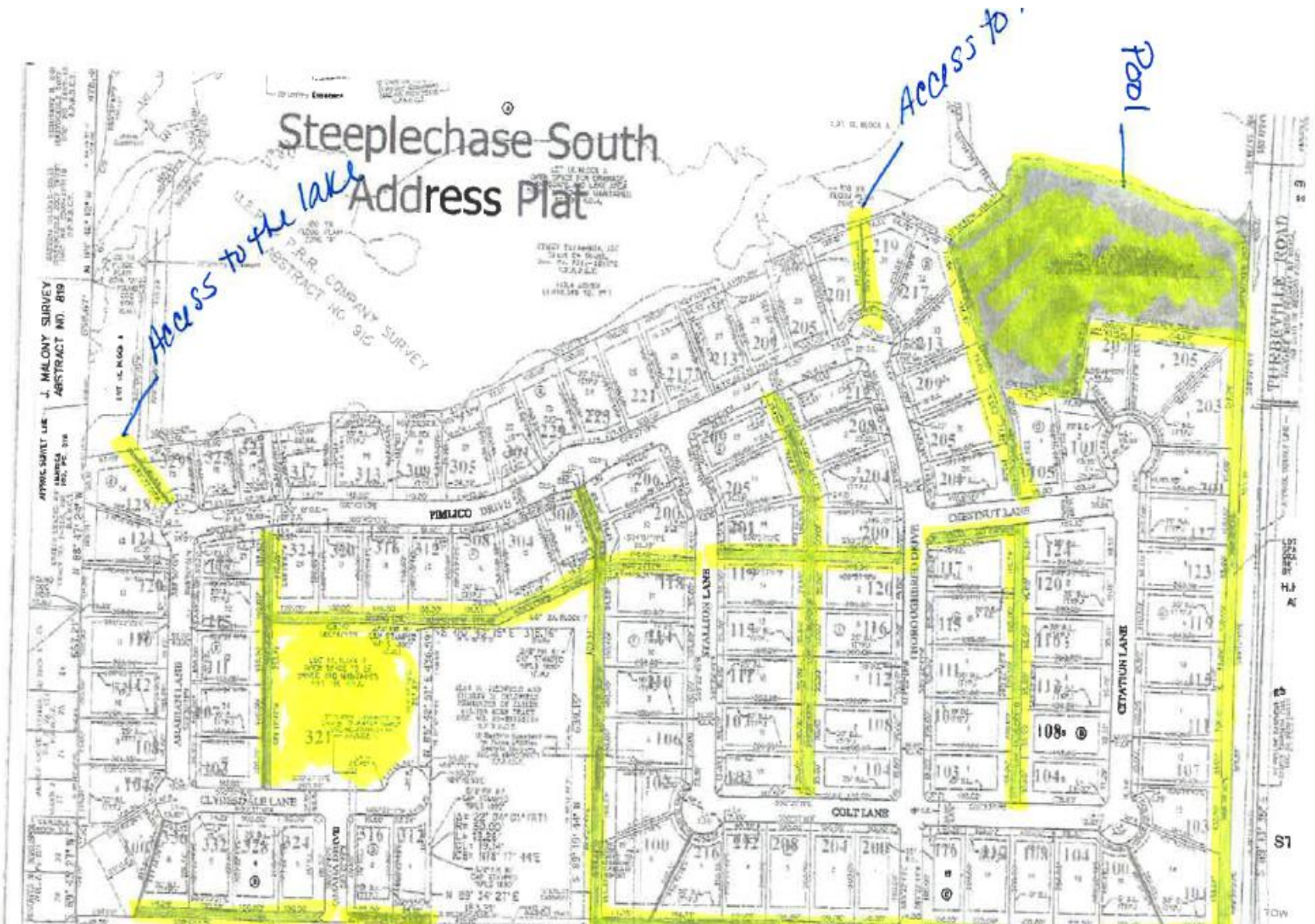
- Homeowners
 - 24

- Declarant Lots
 - 41

- Builders Lots
 - Oakdale 11
 - Megatel 9
 - Total 20

- Proposed Phase 1 B south
 - 23

- Total Lots
 - 85



Compliance Overview

- ❑ Three notices are sent before fines are issued
 - ❑ 1st notice, 2nd notice, 3rd notice, 1st fine, 2nd fine, 3rd fine
 - ❑ 1st fine = \$50.00, 2nd fine = \$100.00, 3rd fine = \$150.00

- ❑ 14 days to correct the violation after each letter

- ❑ HOA may initiate self help after the 3rd fine

The Role of Essex Association Management L.P.

Essex Association Management L.P. was selected by the Board of Directors to provide the professional management services for the **Steeplechase Ranch Homeowners** Association. These services include collecting assessments, maintaining the books and records, enforcing the deed and use restrictions in the CC&R.

What your assessments pay for

- ❑ The cost of repairs and general maintenance of the association assets.
- ❑ 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.
- ❑ Legal services that may be required to enforce the restrictive covenants and/or collection of assessments.
- ❑ Portion of the shared amenity center.
- ❑ Insurance premiums.
- ❑ All corporate tax obligations.
- ❑ The cost of correspondence with homeowners; postage, copies etc.
- ❑ The cost of professional management services, including a dedicated staff.

- 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
- **New Web Submissions Coming in April 2017: An easier way to submit requests and concerns through your community website!*

Contact Us

Thank you for your interest in Essex Management. If you need additional information that wasn't available on our website, have questions about the homeowners association and area, or need to contact our property management company, please feel free to use the information provided below.

Contact Essex Management Management

I am **a homeowner** ▾

What is your submission regarding? * The name of the community is: *


General Question ▾

My name is: * My email address is: *

The property address is: * My phone number is: *

Provide us detail about your submission: *

200 characters remaining

 Please type in the code shown in the image to the left: *

Essex Management

Phone: (972) 428-2020

Essex Management

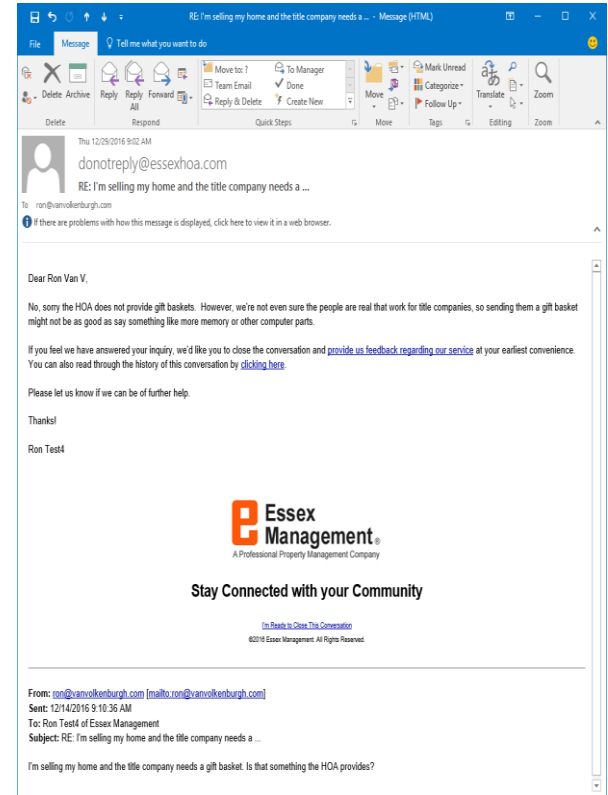
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Dashboard

Web Submission: Email to Homeowner

- The homeowner always receives an email.
- Replies try to provide as much information as possible.
- Homeowners can check the conversation history online.
- Homeowners can also close the conversation by clicking the hyperlink in the email.



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
 - ❑ info@essexhoa.com Email

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

Adjourn



www.steeplechasehickoryranchhoa.com

Q & A



www.steeplechasehickoryranchhoa.com