



Annual Meeting 2017

Date: Wednesday September 6, 2017
Time: 6:30pm – 7:30pm
Location: Royse City, City Hall
Melody Room
305 N Arch Street
Royse City, TX 75189

<http://www.verandahhoa.com>

Agenda

- Call Meeting to Order
- Establish Quorum 10%
- Financials
 - 2016 Year End Summary
 - 2017 Year to Date Summary
- Community Updates
- Projects in Progress
- Developer Updates
- Compliance Overview
- Web Submission Report
- Committee Updates
- Adjournment
- Q & A
- Verandah Advisory Committee
 - James Gothard
 - Melissa Ellington
 - AJ Cunningham
 - Anne Hilburn
- Introduce Essex Association Management. L.P.
 - Michael Morgan, Director of Association Services
 - Chris Hoofnagle, Association Manager
 - Sean Corcoran, Essex Support
 - Jennifer Epstein, Essex Support

2016 Year End Summary

Income Statement Report Verandah HOA

December 01, 2016 thru December 31, 2016

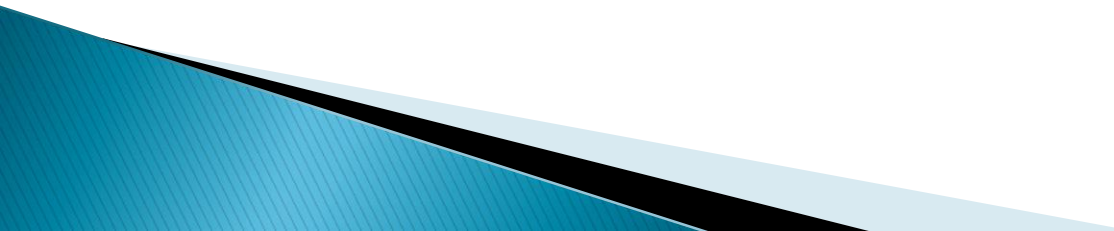
	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Total Income	2,210.45	2,613.00	(402.55)	207,900.98	200,000.00	7,900.98	200,000.00	(7,900.98)
Total Verandah HOA Income	2,210.45	2,613.00	(402.55)	207,900.98	200,000.00	7,900.98	200,000.00	(7,900.98)
Total General & Administrative	2,658.16	3,204.00	(545.84)	41,315.97	38,240.00	3,075.97	38,240.00	(3,075.97)
Total Insurance	343.15	500.00	(156.85)	4,042.19	6,000.00	(1,957.81)	6,000.00	1,957.81
Total Utilities	6,775.02	2,575.00	4,200.02	47,342.30	30,900.00	16,442.30	30,900.00	(16,442.30)
Total Infrastructure & Maintenance	1,081.19	1,950.00	(868.81)	30,243.50	13,900.00	16,343.50	13,900.00	(16,343.50)
Total Pool	1,303.33	1,750.00	(446.67)	62,143.31	43,500.00	18,643.31	43,500.00	(18,643.31)
Total Landscaping	9,795.88	6,417.00	3,378.88	108,526.68	79,000.00	29,526.68	79,000.00	(29,526.68)
Total Verandah HOA Expense	21,956.73	16,396.00	5,560.73	293,613.95	211,540.00	82,073.95	211,540.00	(82,073.95)
Total Verandah HOA Income / (Loss)	(19,746.28)	(13,783.00)	(5,963.28)	(85,712.97)	(11,540.00)	(74,172.97)	(11,540.00)	74,172.97
Total Association Net Income / (Loss)	(19,746.28)	(13,783.00)	(5,963.28)	(85,712.97)	(11,540.00)	(74,172.97)	(11,540.00)	74,172.97

2017 Year to Date Summary

Income Statement Report Verandah Homeowners' Association, Inc. July 01, 2017 thru July 31, 2017

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Total Income	2,575.33	12,635.00	(10,059.67)	201,647.81	203,598.00	(1,950.19)	216,966.00	15,318.19
Total Verandah HOA Income	2,575.33	12,635.00	(10,059.67)	201,647.81	203,598.00	(1,950.19)	216,966.00	15,318.19
Total General & Administrative	3,266.99	3,706.00	(439.01)	26,570.13	25,786.00	784.13	45,140.00	18,569.87
Total Insurance	360.33	388.00	(27.67)	3,130.67	2,713.00	417.67	4,650.00	1,519.33
Total Utilities	6,275.41	3,329.00	2,946.41	35,490.51	23,304.00	12,186.51	39,950.00	4,459.49
Total Infrastructure & Maintenance	694.19	688.00	6.19	10,993.79	9,313.00	1,680.79	17,250.00	6,256.21
Total Pool	8,427.01	6,800.00	1,627.01	41,570.25	29,978.00	11,592.25	50,490.00	8,919.75
Total Landscaping	9,757.98	9,403.00	354.98	62,030.65	65,820.00	(3,789.35)	112,834.00	50,803.35
Total Verandah HOA Expense	28,781.91	24,314.00	4,467.91	179,786.00	156,914.00	22,872.00	270,314.00	90,528.00
Total Verandah HOA Income / (Loss)	(26,206.58)	(11,679.00)	(14,527.58)	21,861.81	46,684.00	(24,822.19)	(53,348.00)	(75,209.81)
Total Association Net Income / (Loss)	(26,206.58)	(11,679.00)	(14,527.58)	21,861.81	46,684.00	(24,822.19)	(53,348.00)	(75,209.81)

Community Updates

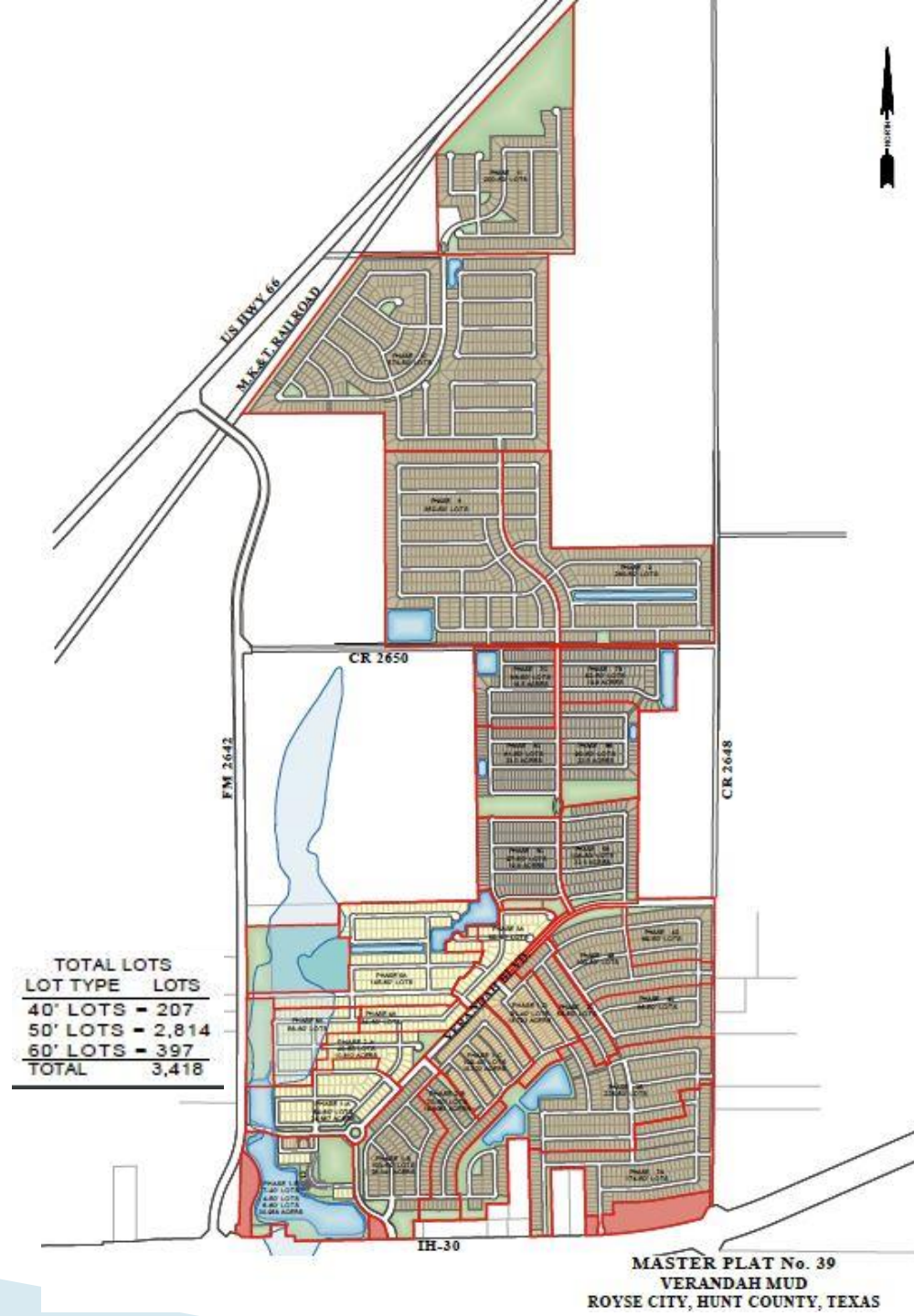
- Place no trespassing signs at lake
 - Playground groundcover refurbishment
 - Holiday decorations purchased
 - Plumbing repairs at Amenity Center
 - Tree replacements
 - Multiple irrigation repairs
 - Fountain repairs
 - Reattached wind screen from the fence
 - Mow vacant lots
 - Ditch on Sweetgum added to the landscaping contract
 - Repaired bent stop sign at Verandah and Bayberry
 - Towing program
 - Door to the pump room repaired
 - New flags
 - Wall repair on Verandah Boulevard
- 

Projects in Progress

- Roof replacement Amenity Center
- Shade structure at the pool
- Drainage repair on Oakcrest
- Ruts on the roundabout

Developer Updates

- Homeowners
 - 482
- Builders lots
 - 60
- Developer Lots
 - 2,876
- Total Lots
 - 3,418
- Builders
 - DR Horton



Compliance Overview

- Drives 2x a month
- 3 (three) notices go out before a fine is administered
 - 1st, 2nd, 3rd letters
 - 10–15 days in between letters to resolve the issue
 - Self help

Compliance Report

Association Activity

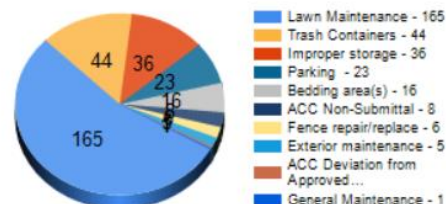
Verandah HOA

From 1/1/2017 To 8/31/2017

Violations

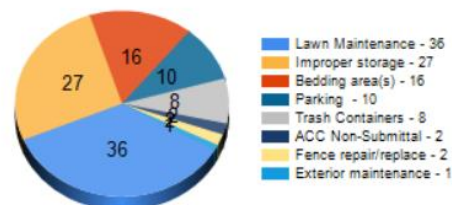
Entered:

305	Type	Count
	Lawn Maintenance	165
	Trash Containers	44
	Improper storage	36
	Parking	23
	Bedding area(s)	16
	ACC Non-Submittal	8
	Fence repair/replace	6
	Exterior maintenance	5
	ACC Deviation from Approved plan	1
	General Maintenance	1



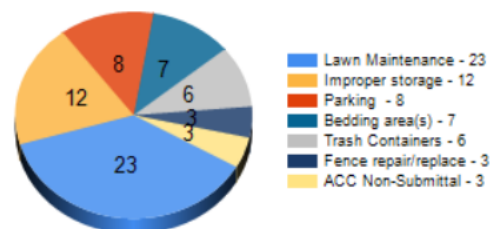
Reinspections:

102	Type	Count
	Lawn Maintenance	36
	Improper storage	27
	Bedding area(s)	16
	Parking	10
	Trash Containers	8
	ACC Non-Submittal	2
	Fence repair/replace	2



Closed:

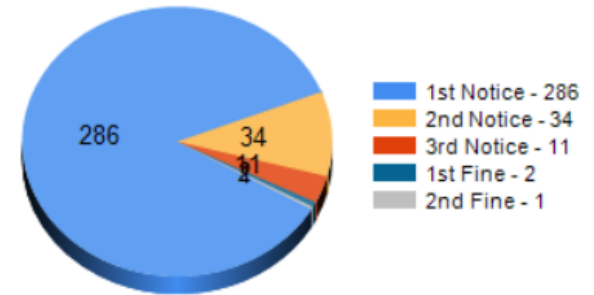
62	Type	Count
	Lawn Maintenance	23
	Improper storage	12
	Parking	8
	Bedding area(s)	7
	Trash Containers	6
	Fence repair/replace	3
	ACC Non-Submittal	3



Compliance Report (continued)

Actions:

334	Action	Count
	1st Notice	286
	2nd Notice	34
	3rd Notice	11
	1st Fine	2
	2nd Fine	1



Hours on property:	69
Photo - New Inspection:	39
Photo - Reinspection:	41
Total Photos:	80

Web Submission Report

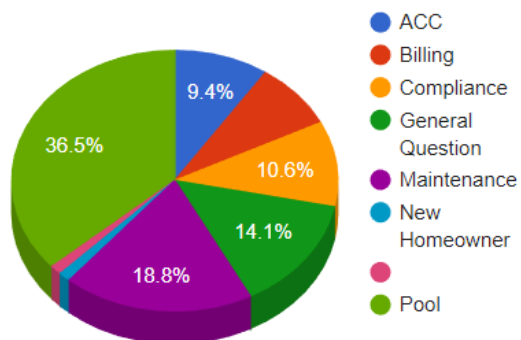


Verandah HOA Community Charts

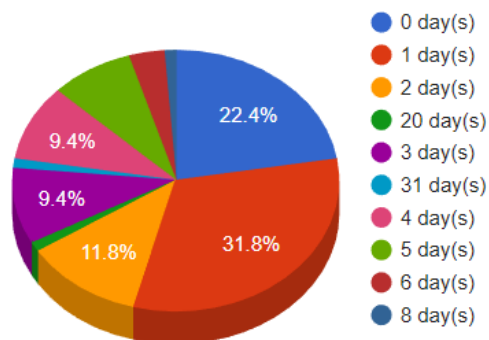
Conversation Started: 04/03/17 to 08/31/17

Total Number of Submissions for Date Range: 85

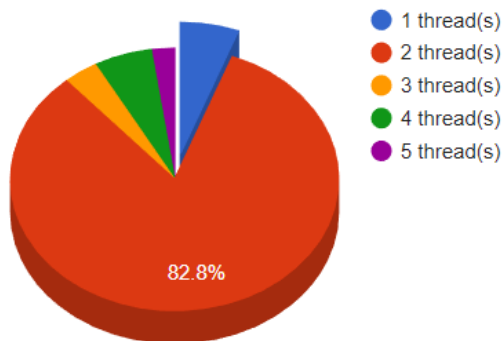
Statistics by Category



Statistics by Age



Statistics by Conversation Thread

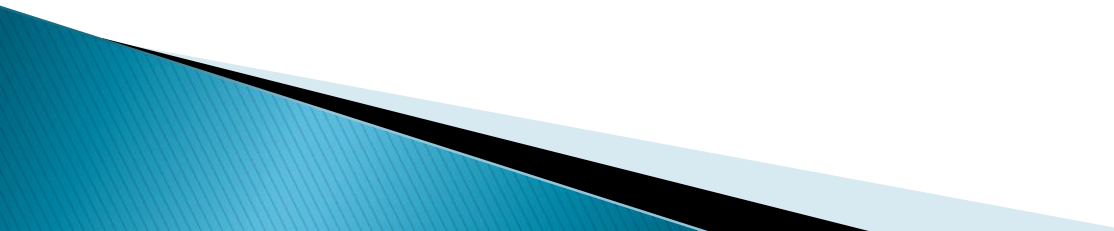


Committee Updates


» James Gothard
Melissa Ellington
AJ Cunningham
Anne Hilburn

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 Verandah Homeowner's 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.



What your assessments pay for

- The cost of repairs and general maintenance of the association assets, including the swimming pool facilities, the park areas and ponds.
 - 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 swimming pool and 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.verandahhoa.com

- Modification Request Forms
- Annual Profit and Loss Statements
- Governing Documents
- Pool Rules
- Important Phone Numbers
- Bulletin Board
- Email updates: Sign up Now!
- Web Submissions: log on to your community website and submit an online question or concern. Click on the 'contact us' tab.
- Important Log on using your email address; Update your contact info so we can email meeting notices and important community information

Volunteer for YOUR Community!

Your HOA is looking for volunteers.

- Social Committee
- Newsletter Committee
- Welcome Committee
- Crime Watch Committee
- Landscaping Committee

To volunteer complete the Volunteer Form online!



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.verandahhoa.com
- After Hours Emergency Line: 1–888–740–2233

Adjourn



2016

Verandah
Homeowners Association

Q & A



2016

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