

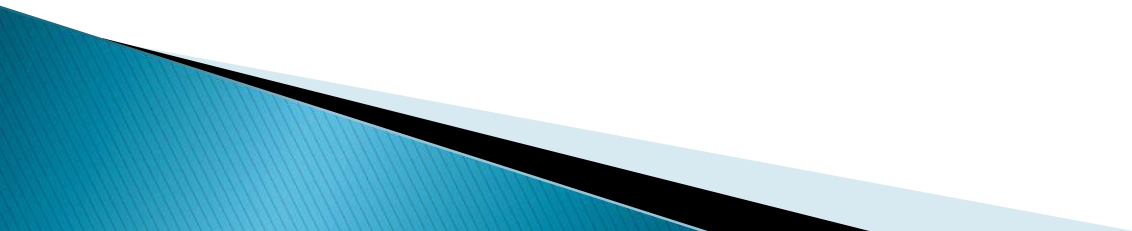


Annual Meeting 2016

Date: Tuesday October 18, 2016
Time: 6:30pm – 7:30pm
Location: Royse City, City Hall
305 N Arch Street
Royse City, TX 75189

<http://www.verandahhoa.com>

Agenda

- ▶ Call Meeting to Order
 - ▶ Establish Quorum
 - 10% = 237 Homeowners
 - ▶ Introduce Essex Association Management. L.P.
 - Michael Morgan, Director of Association Services
 - Chris Hoofnagle, Association Manager
 - Suzanne Henry, Association Manager
 - Matt Janes, Assistant Association Manager
 - ▶ 2015 Business
 - 2015 Year End Financials
 - ▶ 2016 Business
 - 2016 YTD Financial Summary
 - ▶ Community Updates
 - ▶ Developer Updates
 - ▶ Adjournment
 - ▶ Q & A
- 

2015 Year End Financials



Verandah
Homeowners Association



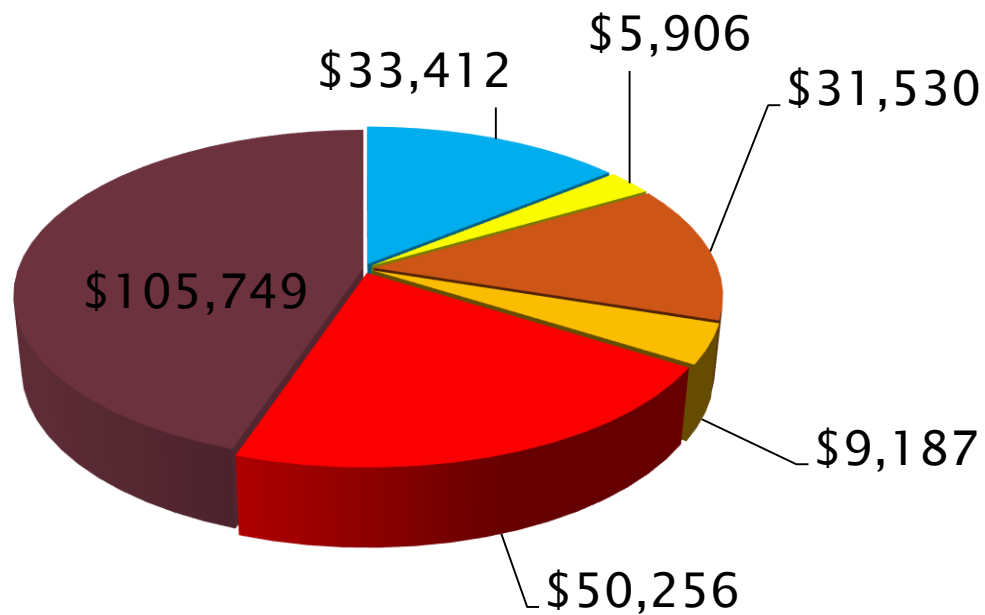
2015 Year End Financials

		Year End 2015 Actual	2015 Annual Budget	Variance
Total Income		207,442	198,690	+8,752
Total General & Administrative		33,412	33,950	-537
Total Insurance /Taxes		5,906	5,800	+106
Total Utilities		31,530	30,000	+1,530
Total Infrastructure & Maintenance		9,187	10,650	-1,462
Total Swimming Pool		50,256	42,950	+7,315
Total Landscape Maintenance		105,749	66,925	+38,824
Total Expense		236,052	190,275	+45,777
• Net Income/(loss)		-28,609	+8,415	-37,024

2015 Actual Annual Expenses

Total Income \$207,442

Total Expenses \$236,052



- Total General & Administrative \$33,412
- Total Insurance/Taxes \$5,906
- Total Utilities \$31,530
- Total Maintenance \$9,187
- Total Pool \$50,256
- Total Landscaping \$105,749

2016 YTD Financial Summary and Budget



Verandah
Homeowners Association



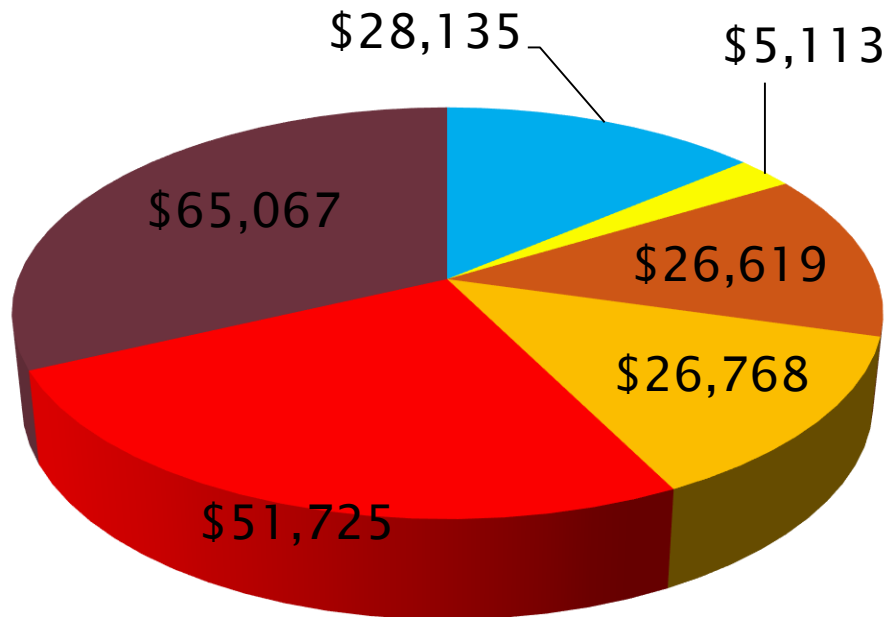
2016 YTD (August) Financial Summary

				2016 YTD Actual	2016 Annual Budget	Variance
Total Income				199,634	189,571	+10,063
Total General & Administrative				28,135	25,601	+2,534
Total Insurance /Taxes				5,113	4,000	+1,113
Total Utilities				26,619	20,600	+6,019
Total Infrastructure & Maintenance				26,768	9,200	+17,568
Total Swimming Pool				51,725	31,850	+19,875
Total Landscape Maintenance				65,067	52,333	+12,734
Total Expense				203,429	143,584	+59,845
• Net Income/(loss)				-3,795	+45,987	-49,782

2016 Income Statement Summary

Total Income \$199,634

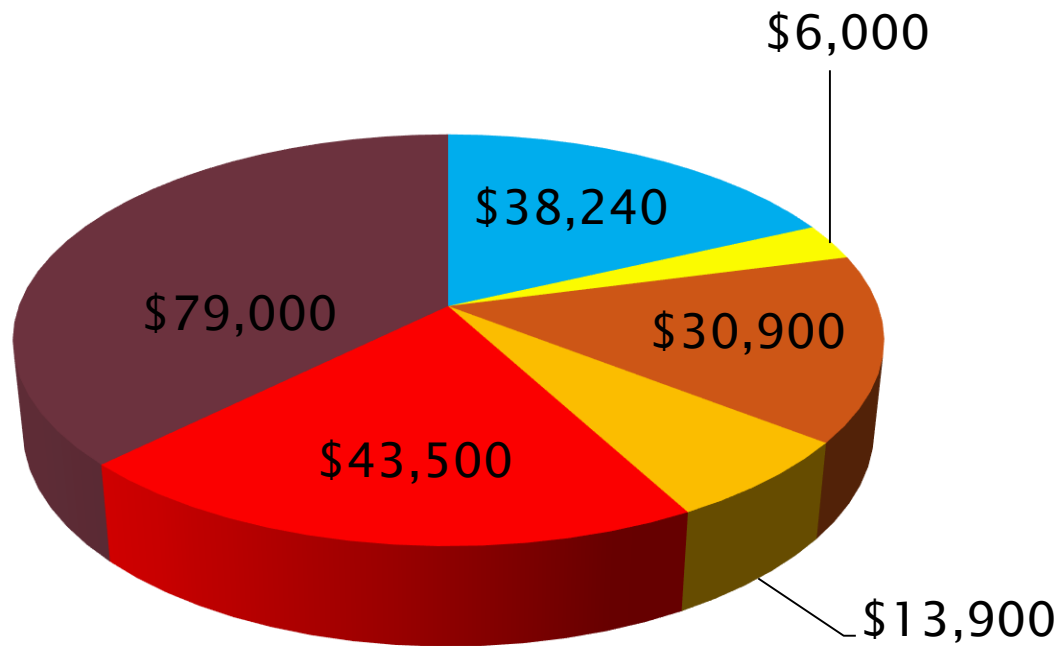
Total Expenses \$203,429



- Total General & Administrative \$28,135
- Total Insurance/Taxes \$5,113
- Total Utilities \$26,619
- Total Maintenance \$26,768
- Total Pool \$51,725
- Total Landscaping \$65,067

2016 Budget

Total Income \$200,000

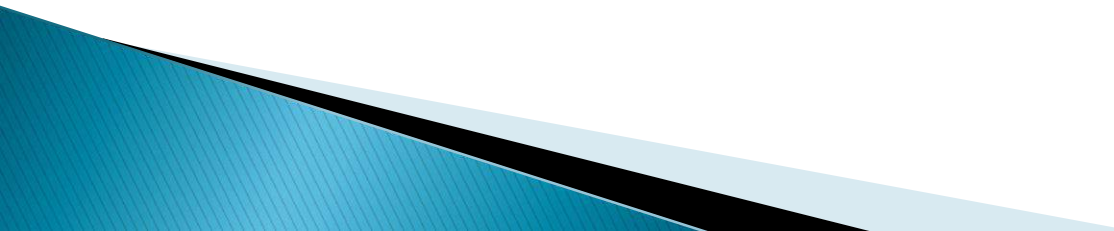


- Total General & Administrative \$38,240
- Total Insurance/Taxes \$6,000
- Total Utilities \$30,900
- Total Maintenance \$13,900
- Total Pool \$43,500
- Total Landscaping \$79,000

Community Updates

- Reset Sign at front entrance.
- Add trash can to playground area.
- Install auto fill at pool.
- Repair fountain and lights at roundabout.
- Repair lights in pool.
- Repair three pumps at splash park.
- Install photocell for pool lights.
- Install timer for splash park.
- Move gate at Amenity Center and add fence.
- Painted pool fence.
- Power wash bathrooms and foyer, clean closets, repair walls in bathrooms, replace light fixtures.
- Replace barricades at end of streets.
- Repair curbing at parking lot.
- Repair locks on bathroom doors.
- Re-stripe parking lot.
- Repair lake fountain.
- Repair 911 phone at pool.
- Added wind barrier at pool.
- Repair roof at Amenity Center.

Future Project Proposals

- ▶ Place no trespassing signs at lake.
 - ▶ Build fence or other access control at lake.
 - ▶ Shade structure at pool area.
 - ▶ Playground groundcover refurbishment.
 - ▶ Electric install for holiday decorations.
 - ▶ New landscaping contractor.
 - ▶ Holiday lighting improvements.
 - ▶ Plumbing repairs at Amenity Center.
 - ▶ Purchase pool furniture and supplies.
- 

Developer Updates

Homeowners

▶ 447

▶ Lots

- Phase 1A-64 All Sold
- Phase 1B-103 All Sold
- Phase 1C-109 All Sold
- Phase 1D - 91 All Sold
- Phase 1 E - 17 6 Lots Left

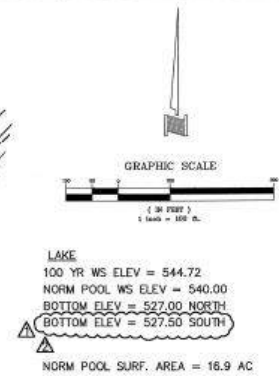
- New Phase 2017
- Phase 2C 225
- Phase 3 C 150

Total Lots

▶ 2237

Builders

▶ DR Horton



RECORD DRAWINGS December 10, 1987
NOTE: THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE IMPROVEMENTS ACCORDING TO THESE PLANS AS APPROVED BY THE TOWN OF ROYSE CITY. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED ON THE PLANS.



RETENTION POND POND CONTOURS VERANDAH PHASE ONE

VERANDAH MUNICIPAL UTILITY DISTRICT
HUNT COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5725 Village Creek Drive, Suite 200, P.O. Box 75893, Fort Worth, Texas 76175-8931
572-431-4894

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	JWA	JCR	12/10/00	1" = 100'	000633	1

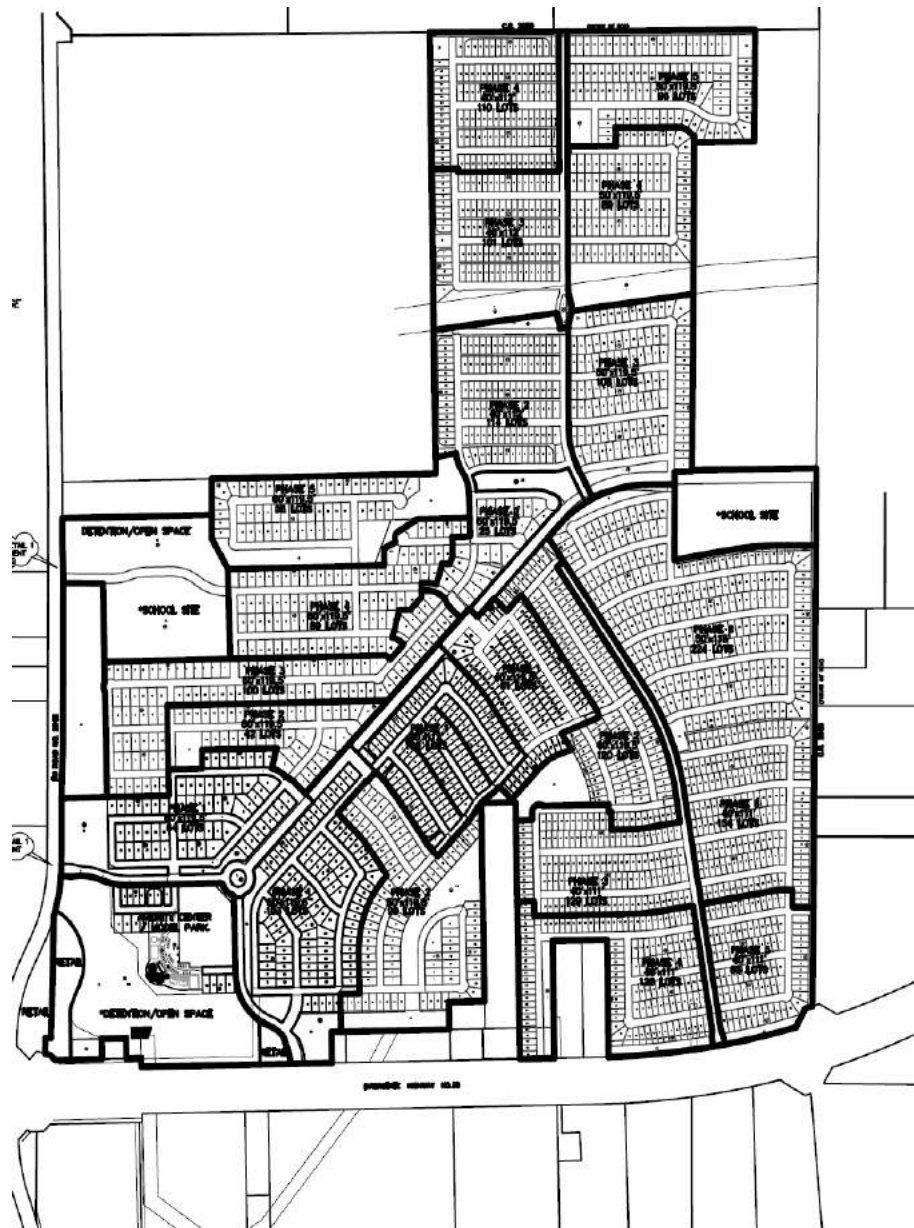
ALL 4.0' 3.5" ALUMINUM DISK SET IN CONCRETE APPROXIMATELY 1' TO SOUTH OF SERVICE ROAD NORTH OF HWY 28 AND WEST MOST OF THE CONTIGUOUS TO LA. 3646, TOWN OF ROYSE CITY, HUNT COUNTY, TEXAS.
ELEVATION = 544.00'

ALL 4.0' 3.5" ALUMINUM DISK SET IN CONCRETE APPROXIMATELY 1' TO SOUTH OF SERVICE ROAD NORTH OF HWY 30 AND WEST MOST OF THE CONTIGUOUS TO LA. 3646, TOWN OF ROYSE CITY, HUNT COUNTY, TEXAS.
ELEVATION = 544.00'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS.
J. Gary Ross 7/24/06

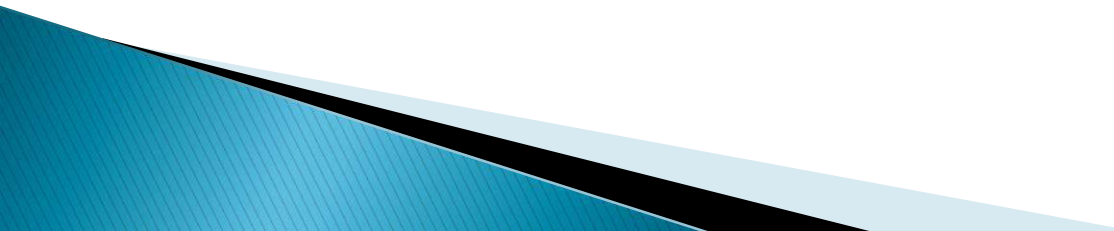


NO.	DATE	BY	REVISION
1	2/2/04	JCR	REVISED LANE CONTIGUOUS & ADDED WILL AMENDMENT
2	3/26/05	JCR	REVISED BOTTOM OF SOUTH POND DECK




2237 RESIDENTIAL LOTS
MASTER PLAT
VERANDAH

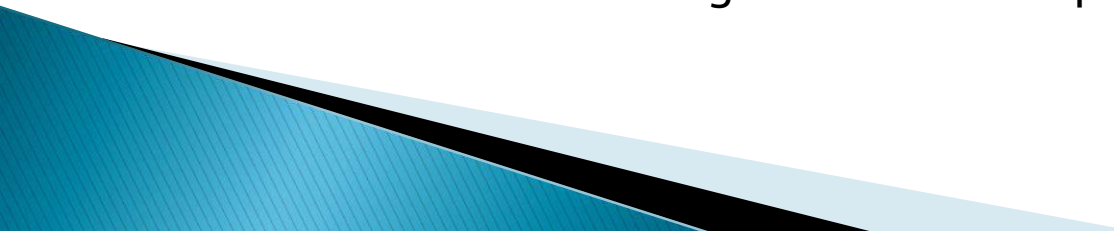
The Role of Essex Association Management L.P.

- ▶ Essex Association Management LP was selected by the Board of Directors to provide the professional management services for 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.
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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.
- 

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!
 - ▶ 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
- ▶ Welcome 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





National Night Out Community Event! >>

Volunteer for your community!

Adjourn



2016

Verandah
Homeowners Association

Q & A



2016

Verandah
Homeowners Association