

Hello Neighbors,

Well, finally we have collected enough ballots to ratify the new documents and new assessment. Thanks to HOA members for going door to door to collect the remaining ballots. This is a good thing as now we have documents that align with the Texas Property Code and allow the Association to function according to current law. This will help keep our neighborhood aligned to the standards that brought you here.

Next steps:

1. As for the next steps, we will utilize our legal counsel to file the documents in Harrison and Gregg counties. All of our governing documents and required filings will be entered with the counties. This should not take long to file.
2. We will be reissuing invoices for the remaining \$200.00 to bring the annual assessment to the approved \$400.00, so if you've already paid your dues, you will owe an additional \$200.00. For those that have yet to pay the initial assessment, it is now delinquent so please expedite payment. For this 2nd invoice, we will ask for you to pay within 60 days of receipt. Obviously, you can pay earlier but due to the closeness of the initial payment, we will grant 60 days. We can also set up a payment plan should it better accommodate one's needs.

Updates:

I think everyone has noticed our gates working again. The gates were in a bad condition but thanks to Dan Heffentrager, they are functioning. We have some more work to do but your neighborhood is now gated again. At the north gate, we've had to replace the call box and other high dollar items. The lightning strike did a number on the electronics. We are investing in protection for the system and still have work to do.

I know there have been some questions around access to the neighborhood with service providers. It is not the responsibility of the HOA to notify your service providers and grant access. If your trash providers or service providers need access, they need to contact the HOA and be provided a code or for personal services, they need to utilize the call box. Everyone needs to make sure the right phone numbers are in the call box, so stop and try the call box. If the phone number needs to be changed, let us know. Also, if the call box is going to the right number and it goes immediately to voice mail, check to see if the gate number is blocked on your phone.

Roads:

Yes, the roads are getting bad. We've had an assessment done by a professional engineer and thanks to Justin Seal for making this happen. We have criteria and standards for contractors to follow. We will be moving forward with repairs as the additional assessment starts to come in.

Thank you for ratifying the new documents and assessment.

Todd Parks

HOA President