



Town Hall Meeting

Tuesday, August 16, 2022

6:30 p.m. – 7:30 p.m.

Virtual Meeting

www.chalkhillhoa.com

Meeting Conduct

- Meeting will be conducted in an orderly manner
- Only one person should speak at a time
- No interruptions please
- Save your questions until the end of the presentation
- Person or persons that are not conducting themselves in an appropriate manner will be asked to leave the meeting

Thank you for attending!

Agenda

- Call Meeting to Order
- Proof of Notice Page. 3
- Introduction of Essex Association Management, L.P. Representatives
 - Bret Hennington, Community Association Manager
 - Sean Corcoran, Director of Operations
 - Hanah Van Wilgen, Assistant to Director of Operations
- Financial Review
 - 2021 Year-End Income Statement Summary Page. 4
 - June 2022 Balance Sheet Report & Income Statement Summary Page. 5-6
- Community Updates
 - Completed Projects / Projects in Progress Page. 7
 - Community Updates Page. 8-9
 - Developer Updates Page. 10-11
- Other Reports
 - Compliance, Enforcement & Fining Policy Page. 12
 - Web Submissions Page. 13
- HOA Structure & Role of HOA Page. 14-15
- What Your Assessments Pay For Page. 16
- Adjournment Page. 19
- Homeowner Q & A Page. 20

Proof of Notice – Town Hall Meeting

6593539.1.c



Celina TX 75009

Essex Association Management
1512 Crescent Drive. Ste. 112
Carrollton, TX 75006

00000111



July 20th, 2022

Notice of Townhall Meeting
Tuesday, August 16th, 2022 at 6:30 p.m.
Zoom Link: <https://us02web.zoom.us/j/86912995796>

Dear Homeowner(s),

As the Managing Agent for **Chalk Hill Homeowners Association, Inc.**, we are pleased to announce a Townhall Meeting has been scheduled for **Tuesday, August 16th, 2022 at 6:30 p.m.** The purpose of this meeting is to discuss concerns of the community and conduct a homeowner Q&A.

To view the draft agenda please visit the Association's website at www.chalkhillhoa.com. Should you have any questions about the draft agenda or the upcoming Townhall Meeting, please submit your inquiry via the "Contact Us" tab and an Essex Association Management representative will respond promptly.

Sincerely,

Essex Association Management, L.P., Managing Agent,
On behalf of Chalk Hill Homeowners Association, Inc.

Cc: HOA File
Enclosed: Draft Agenda

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Phone: (972) 428-2030 Fax: (469) 342-8205
www.chalkhillhoa.com

2021 Year End Income Statement

Income Statement Summary Chalk Hill HOA

December 01, 2021 thru December 31, 2021

	Current Period			Year to Date (12 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	4,804.33	3,000.00	1,804.33	111,999.34	135,003.00	(23,003.66)	135,003.00
Total Income	4,804.33	3,000.00	1,804.33	111,999.34	135,003.00	(23,003.66)	135,003.00
Total Expenses	0.00	442.00	(442.00)	0.00	5,303.00	(5,303.00)	5,303.00
Total General & Administrative	937.66	816.00	121.66	8,947.93	9,800.00	(852.07)	9,800.00
Total Taxes	0.00	0.00	0.00	300.00	0.00	300.00	0.00
Total Insurance	0.00	375.00	(375.00)	0.00	4,500.00	(4,500.00)	4,500.00
Total Utilities	728.89	2,917.00	(2,188.11)	21,718.32	35,000.00	(13,281.68)	35,000.00
Total Infrastructure & Maintenance	324.75	1,300.00	(975.25)	2,745.65	15,600.00	(12,854.35)	15,600.00
Total Pool	0.00	2,900.00	(2,900.00)	0.00	34,800.00	(34,800.00)	34,800.00
Total Landscaping	0.00	2,291.00	(2,291.00)	0.00	27,500.00	(27,500.00)	27,500.00
Total Irrigation Maintenance	0.00	208.00	(208.00)	0.00	2,500.00	(2,500.00)	2,500.00
Total Expense	1,991.30	11,249.00	(9,257.70)	33,711.90	135,003.00	(101,291.10)	135,003.00
Net Income / (Loss)	2,813.03	(8,249.00)	11,062.03	78,287.44	0.00	78,287.44	0.00

June 2022 Balance Sheet Report

Balance Sheet Report

Chalk Hill HOA

As of June 30, 2022

	<u>Balance Jun 30, 2022</u>	<u>Balance May 31, 2022</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - CIT Bank Operating Account	191,373.92	192,973.90	(1,599.98)
Total Assets	191,373.92	192,973.90	(1,599.98)
Receivables			
1400 - Accounts Receivable	32,666.55	40,276.55	(7,610.00)
Total Receivables	32,666.55	40,276.55	(7,610.00)
Total Assets	224,040.47	233,250.45	(9,209.98)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	945.64	3,820.58	(2,874.94)
2050 - Prepaid Assessments	1,997.40	1,797.40	200.00
Total Liabilities	2,943.04	5,617.98	(2,674.94)
Total Liabilities	2,943.04	5,617.98	(2,674.94)
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings	98,341.98	98,341.98	0.00
Total Equity	98,341.98	98,341.98	0.00
Total Owners' Equity	98,341.98	98,341.98	0.00
Net Income / (Loss)	122,755.45	129,290.49	(6,535.04)
Total Liabilities and Equity	224,040.47	233,250.45	(9,209.98)

June 2022 Income Statement Summary

Income Statement Summary

Chalk Hill HOA

June 01, 2022 thru June 30, 2022

	Current Period			Year to Date (6 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	762.71	335.00	427.71	158,650.43	137,009.00	21,641.43	139,017.00
Total Income	762.71	335.00	427.71	158,650.43	137,009.00	21,641.43	139,017.00
Total Expenses	0.00	533.00	(533.00)	0.00	3,194.00	(3,194.00)	6,387.00
Total General & Administrative	1,809.79	917.00	892.79	7,846.83	5,716.00	2,130.83	11,830.00
Total Taxes	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Total Insurance	0.00	375.00	(375.00)	3,273.94	2,250.00	1,023.94	4,500.00
Total Utilities	1,365.43	1,667.00	(301.57)	3,804.02	10,000.00	(6,195.98)	20,000.00
Total Infrastructure & Maintenance	324.75	716.00	(391.25)	3,245.06	4,300.00	(1,054.94)	10,600.00
Total Pool	0.00	3,075.00	(3,075.00)	0.00	18,450.00	(18,450.00)	36,900.00
Total Landscaping	3,797.78	3,833.00	(35.22)	17,725.13	23,000.00	(5,274.87)	46,000.00
Total Irrigation Maintenance	0.00	208.00	(208.00)	0.00	1,250.00	(1,250.00)	2,500.00
Total Expense	7,297.75	11,324.00	(4,026.25)	35,894.98	68,160.00	(32,265.02)	139,017.00
Net Income / (Loss)	(6,535.04)	(10,989.00)	4,453.96	122,755.45	68,849.00	53,906.45	0.00

Community Updates

Completed Projects

- Numerous Landscape & Irrigation Repairs
- Numerous Trees & Bushes Replaced Throughout Property
- Work with builders to minimize waste, noise and traffic impact during ongoing construction
- Established Advisory Social Committee
 - Michaela Madrigal (Chair), Brandi Lea & Aubrey Kennedy (Members)
 - ✓ Community Garage Sale (June)
 - ✓ Independence Day Block Party (July)
 - ✓ Back-To-School Ice Cream Truck (Dippin' Dots!) (August)
 - ✓ National Night Out (October)

More Events Coming – Stay Tuned!

- Coordinated with City of Celina
 - Drought Management
 - Utility Equipment Removal
 - Quarterly City of Celina HOA Meetings
- Chalk Hill PID Virtual Info Meeting June 14

Projects in Progress *

- Establishing 3-Foot Vegetation Buffer Zone Along Northern Border (Old County Rd 102, Behind Kade Rd)
- Pool Construction Scheduled to Commence Fall 2022
- Holiday Decorations Enhancements – Installing Electrical Capability for Lighting at Main Entrance

* Subject to change

Community Updates

Landscaping Schedule * (Common Areas)

WEEKLY

- Shrub & Flowerbed Maintenance
- Maintain Planted Beds
- Turf Treatments – Weeding, Fertilization, Ant Mounds, Pre-Emergent
- Irrigation Inspection & Repair
- Creek Area Maintenance
- Landscape Contractor Management Visits
- Mowing, Edging, Line Trimming, Blow
 - Irrigated Areas – 36X Per Year
 - Non-Irrigated Areas – 18X Per Year

SEASONAL

- Tree Trimming (Spring)
- Mulch (Spring)
- Seasonal Flowers & Plants (Spring/Fall)

AS NEEDED

- Replace Dead Bushes, Plants, Trees
- Excess Debris/Trash Removal
- Maintain 3-Ft. Buffer – Northern Back Yard Fence Line

* Subject to change

Pool Update



- Construction Begins This Fall
- City Permits, Inspections
- Swim Next Pool Season
- Pool Constructed at Cost of Developer

Developer Updates

Phase 1 – 157 Lots

Homeowner Lots - 117

Builder Lots – 40

Phase 2 – 145 Lots

Developer Lots – 145

Phase 3 – 138 Lots

Developer Lots – 138

Total Units at Build Out *
440

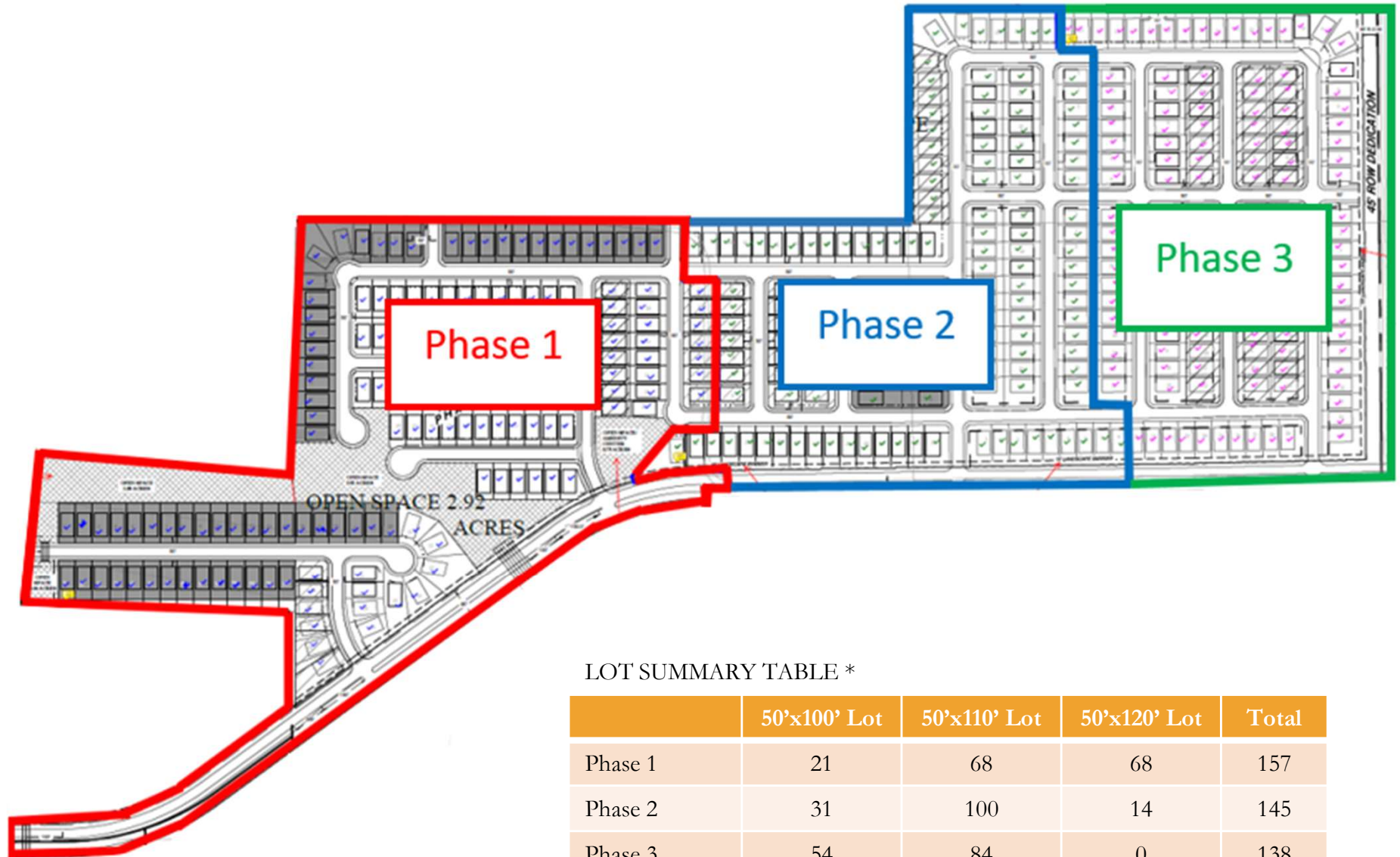
Current Units
116 (26% of Total)

Builders

- Beazer Homes
- DR Horton

* Subject to change

Developer Updates



LOT SUMMARY TABLE *

	50'x100' Lot	50'x110' Lot	50'x120' Lot	Total
Phase 1	21	68	68	157
Phase 2	31	100	14	145
Phase 3	54	84	0	138
TOTAL	106	252	82	440

* Subject to change

Compliance, Enforcement & Fining Policy

<u>Description</u>	<u>Violations</u>
Trash and/or Recycle Bins	81
Lawn Maintenance	13
Improper Storage	7
No ACC Application	6
Landscape	3
Parking	2
Total	<u>112</u>

- Inspections Conducted Twice Monthly
- 3 Notices are Sent Prior to Fine Being Assessed
 - 1st Courtesy Notice
 - 2nd Notice of Violation
 - 3rd Final Notice / Fine Warning (PC209)
 - 1st Fine Notice
 - Homeowner will Continue to be Fined Until Violation is Cured
- State Standard and per the 1st, 2nd, and 3rd Notices
 - 10 Days to Cure
 - If Violation of Same or Similar Nature is Observed Within 180 Day Period, Enforcement will Escalate to the Next Notice as Indicated Above

Help Keep the Community Beautiful!

Actively Seeking Volunteers in Many Capacities
to Include Compliance!

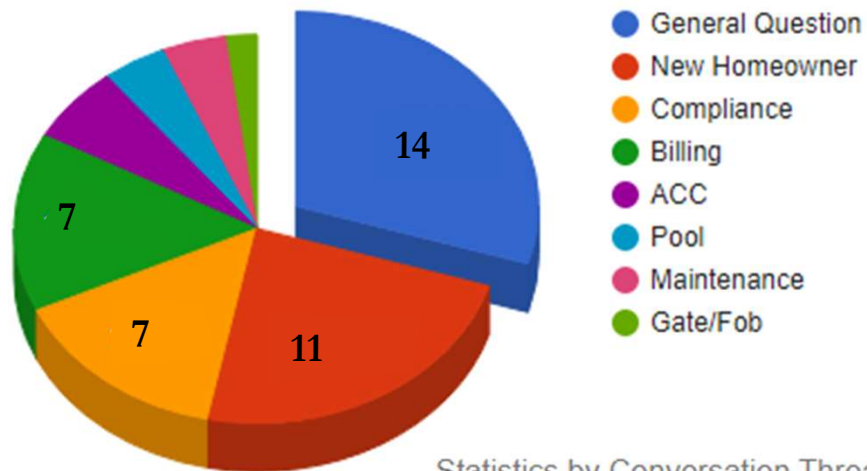
Web Submissions

Chalk Hill Community Charts

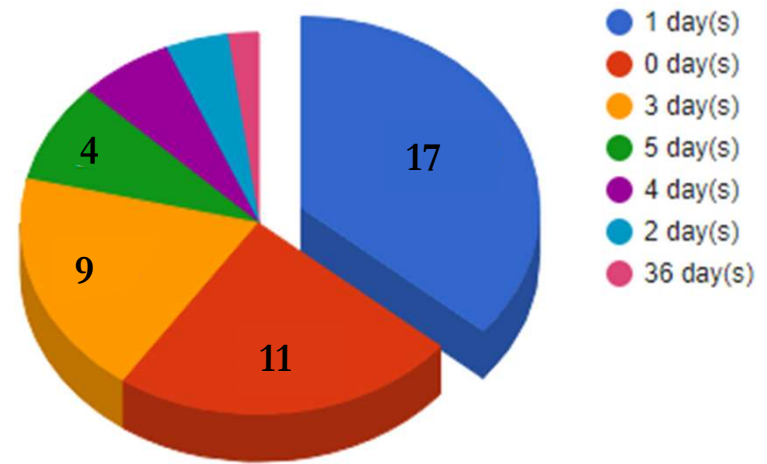
Conversation Started: 01/01/22 to 7/31/22

Total Number of Submissions for Date Range: 47

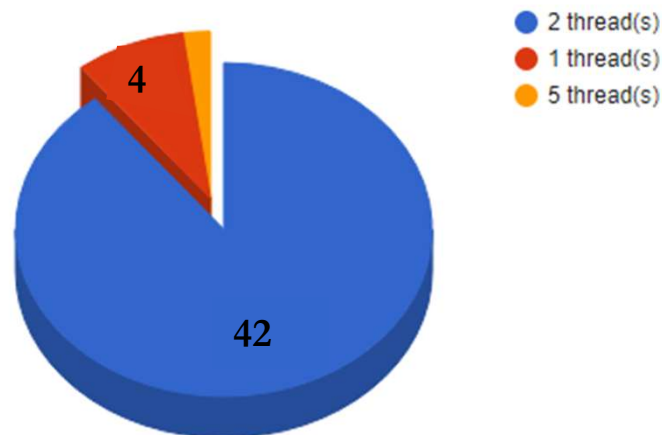
Submissions by Category

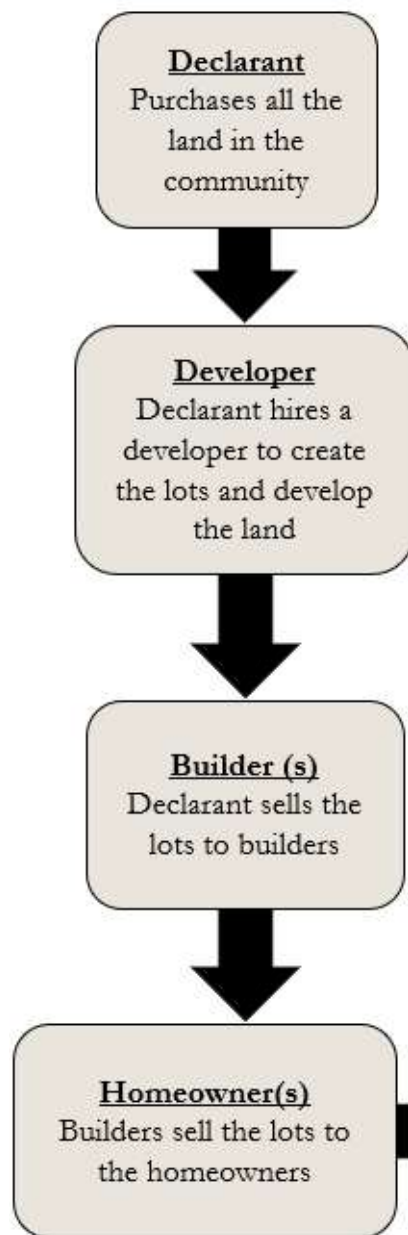


Statistics by Age



Statistics by Conversation Thread





HOMEOWNERS ASSOCIATION

A Homeowners Association (HOA) is an organization with a subdivision (planned community) that makes and enforces rules for the properties within its jurisdiction. The purpose of a Homeowners Association is to provide a common basis for preserving, maintaining and enhancing the homes and properties within the community. The purchase of the property within a HOA automatically makes the homeowner a member and assessments/ dues are required. Some Associations can be very restrictive about what members can do with their Lot.

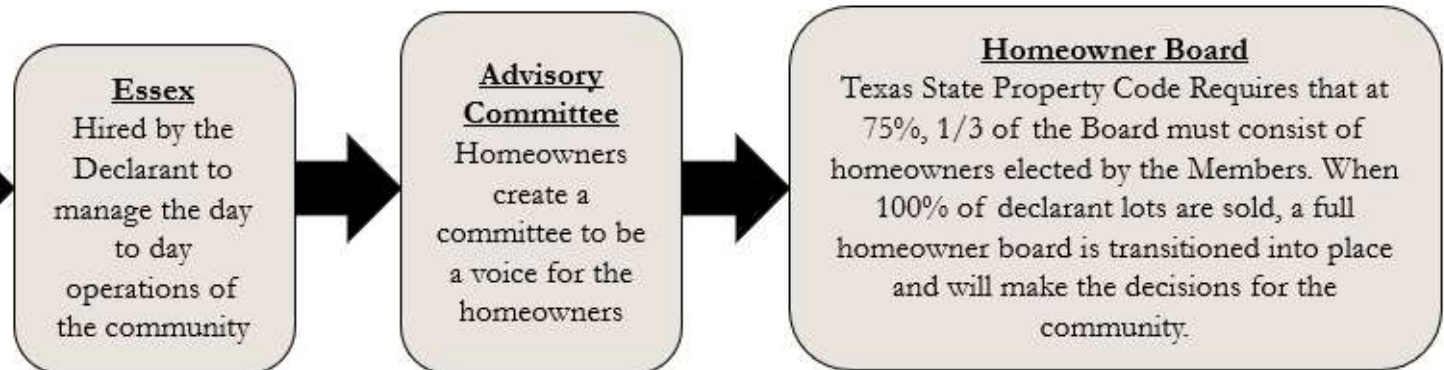
BENEFITS OF A HOA

HOA members generally aim to maintain a standard of appearance for the property and the HOA provides the regulations and guidelines for the community.

COST OF AN HOA

HOAs collect assessments (otherwise referred to as dues and/or Association fees) to pay for the upkeep of common area(s) such as perimeter walls, pools, landscaping and irrigation, ponds, fountains, and electric as well as repairs to monuments, common area pergolas, other signage, etc.

HOAs are subject to state statutes that govern non-profit corporation and homeowner associations.



The Role of Essex Association Management, L.P.

The day to day functions of your management team includes many different tasks.

Such tasks may include are but not limited to:

- Advise and provide administrative, managerial and operational counsel to the Board of Directors in order to assist the Board in decision making and in the operation of the business affairs of the Association
- Perform periodic site inspections of the community's common areas and routine site inspections of the individual homes
- Direct the enforcement of the restrictive covenants
- Assist in the processing of Architectural Modification Requests
- Obtain bids, evaluate and assist in acquiring insurance consistent with the restrictions and/or needs of the Association
- Supervise maintenance activities and contractor performances of vendors, obtain bids and provide proposals to the Board of Directors for new service and renewing contracts
- Provide Association financial reports, kept in accordance with GAAP (Generally Accepted Accounting Principles)
- Accounts payable and accounts receivable including the collection of delinquent accounts
- Develop and prepare Association budgets
- Work with an independent CPA firm to audit the Association books and records
- Serve as a receiving center for Association related homeowner and vendor telephone calls of all type and nature
- Reserve Fund Contribution

What Your Assessments Pay For

Essex Association Management, L.P. has been selected by the Board of Directors of your Association to provide professional management services. It is the goal of Essex Association Management to provide your community with quality service while fostering a mutual relationship of respect and trust.

- General maintenance of all common areas:
 - Mowing, edging, tree trimming, chemical treatments
 - Porter services
 - Replacement of trees and shrubs in the common areas
 - Installation and maintenance of seasonal color changes and mulch
- Electricity
 - To operate and maintain the Association's common elements and amenities, including lighting and irrigation systems
- Repairs and General Maintenance of the Common Areas, Elements, and Amenities
- Legal and tax services
 - Filing corporate, federal and state taxes, annual audits, and continual maintenance of Association books and records
- Insurance premiums
 - Ensuring the proper insurance is obtained, maintained, and premiums met
- General and Administrative services (including but not limited to)
 - Correspondence, collection letters, ACC's, postage, supplies, inspections, filing of Association documents, & meetings



Office Information

Essex Association Management, L.P.

1512 Crescent Drive, Suite 112

Carrollton, Texas 75006

Office: (972) 428-2030

After Hours Emergency Line: (888) 740-2233

Monday - Friday

9:00 a.m. to 5:00 p.m.

www.chalkhillhoa.com

- ACC/Modification Request Forms
- Review Balance Sheets and Income Statements
- Review the Governing Documents for Your Community
- Easily Locate Important Phone Numbers
- View the Community Directory
- Find Volunteer Forms
- Have Questions or Concerns? Submit your Web Submissions Online!
- Get E-Mail Updates! Please be Sure to Update Your Homeowner Account with a Current E-Mail Address!
- To Receive E-Mail Updates & Meeting Notices, Be Sure to Check “Yes” (Opt-In) to “Email Blasts”
- Please Note That, While the Chalk Hill Facebook Page is Valuable and Appreciated, Facebook is not an Official Chalk Hill HOA Communication Tool

Adjourn



Questions?
One at a Time Please

