

# North Bethany Lake Estates HOA – Annual Meeting 2020

**HOA Board** 

President: Heather Young

**Treasurer: Terry Berry** 

**Vice President: Dan Wood** 

**Secretary: Larry Kilcrease** 

# Review of the Year

# Getting to know your neighbor

The year started with the April Spring Celebration. Everyone had a great time getting Kona Ice, playing in the bounce houses, face painting and balloon art (the butterfly wings and swords were favorites) yard games, and getting to know each other.







The first Tuesday of October is National Night Out. We had a great turnout, lots of time talking and playing with our neighbors.

- We had a request from our homeowners for vegetarian options. The owners of the Taco Truck have promised to have more help if we bring them back again. (We received really good feedback so this is currently our plan).
- Kona Ice asked if they could be with the Allen police dept for an hour. This was a error on our part
  as they were missed that first hour. If they cannot be with us the whole time we will find another
  group.
- Shimmy Giggles had some awesome balloon designs that the kids all had fun.





## Around the Neighborhood

2019 we had residents move in and move out. We had some issues with cleaniness and others taking pride in the neighborhood. As a reminder below is Section 4.1 and 4.2 from the HOA Covenants.

For the complete Covenants please visit our website:

https://northbethanylakeestates.com/wp-content/uploads/2015/06/NBLE-HOA-Covenants-Amended-June-02-2015.pdf

SECOND AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LOTS IN NORTH BETHANY LAKE ESTATES PHASE ONE AND TWO

#### ARTICLE IV

#### GENERAL PROVISIONS

Section 4.1 Lot Maintenance After installation of the original landscaping for a Lot, the owner of such lot shall continually maintain a minimum amount of landscaping within the front yard of the lot, such minimum being one (1) four inch caliper tree, plus four (4) five- gallon shrubs, plus four (4) three -gallon shrubs (plus four (4) one gallon shrubs such sizes being the minimum when planted). Each owner shall maintain its yard in a sanitary and attractive manner and shall edge the street curbs that run along the property line. Grass, weeds and vegetation on each lot must be kept mowed at regular intervals so as to maintain the property in a neat and attractive manner. No vegetables shall be grown in any yard unless they are completely screened from public view. No owner shall permit widespread weeds or grass to grow to a height of greater than six inches (6") upon his property. If, after ten (10) days' prior written notice from the Committee, an owner of a lot shall fail to: (a) control weeds, grass and/or other unsightly growth, (b) remove trash, rubble, building and construction debris, (c) exercise reasonable care and conduct to prevent or remedy an unclean. untidy or unsightly condition, or (d) otherwise satisfy the aforesaid maintenance requirements, then the Committee shall have the authority and right to assess and collect from the owner of said lot the amount so expended by the Committee in connection with mowing, cleaning or otherwise maintaining said lot on each respective occasion of such mowing, cleaning or maintenance. In the event an owner of a lot does not pay such an assessment within thirty (30) days after the date of the invoice for such assessment, such owner shall also be obligated to pay the Committee a penalty of 25% of the total invoice amount. After 90 days without payment, the Association is free to pursue all legal avenues (except foreclosure) to recover the assessment plus all reasonable costs of collection thereof including attorney's fees and costs of court and appeal.

Section 4.2 <u>Maintenance of Improvements</u> (a) Each lot owner shall maintain the exterior of all buildings, fences, walls and other improvements on his lot in good condition and repair, and shall replace worn and rotten parts, and shall regularly repaint all painted surfaces and shall not permit the roofs, rain gutters, downspouts, exterior walls, windows, doors, walks, driveways, parking areas or other exterior portions of the improvements to deteriorate in an unattractive manner.

We all need to take pride in our homes and our community. As I drove the alleys this past weekend, I was very happy to see all the upgrades to fences and well cared for lawns. Unfortunately, I was surprised to see how many homes have been forgotten and not cared for. Fences are falling and missing pieces, back strips of grass need to be mowed, bulky items need to be picked up, and overall cleaning need to be completed.

Heather - HOA President

# The Budget: 2019 Expense/2020 Budget

**Note:** Since the budget was approved by the board the Spring Community Event has been canceled.

#### North Bethany Lake Estates HOA 2019 Expense And 2020 Budget

Checking Account Balance (February 24, 2020)	\$ 26,263.34
Savings Account Balance (February 24, 2020)	\$ 70,057.65
Total (February 24, 2020)	\$ 96,320.99

	2019 Budget		2019 Actual		2020 Budget	
Income						
Revenue - HOA Dues (\$240 X 196 homes)	\$	47,040.00	\$	46,864.16	\$	47,040.00
Late Fees			\$	2,189.80		
Transfer Fees			\$	2,000.00		
Court Filing Fee						
Interest Income			\$	6.93		
Legal Fees Revenue			\$	592.66		
	\$	47,040.00	\$	51,653.55	\$	47,040.00
Expenses						
Community Events						
National Night Out	\$	(4,000.00)	\$	(2,347.59)	\$	(3,000.00)
Community Fun Event (Spring)	\$	(3,000.00)	\$	(2,037.99)	\$	(3,000.00)
Updated/New Christmas Garland	\$	(200.00)			\$	(200.00)
	\$	(7,200.00)	\$	(4,385.58)	\$	(6,200.00)
Operations						
Accounting Fees <sup>2</sup>	\$	(1,000.00)	\$	(1,508.67)	\$	(1,000.00)
Legal Fees	\$	(1,500.00)	\$	(2,879.00)	\$	(3,000.00)
Bank Fees			\$	(12.00)		
Liability, D & 0 Insurance	\$	(4,000.00)	\$	(1,722.00)	\$	(4,000.00)
Office Supplies	\$	(100.00)			\$	(100.00)
Web Hosting	\$	(150.00)			\$	(220.00)
Postage & Mailing	\$	(150.00)	\$	(154.00)	\$	(150.00)
	\$	(6,900.00)	\$	(6,275.67)	\$	(8,470.00)
Facilities Expenses						
Landscaping/Mowing	\$	(25,000.00)	\$	(22,033.30)	\$	(23,000.00)
Replace grass around inside perimeter with rock					\$	(7,800.00)
Pond/Fountain Maintenance	\$	(5,000.00)	\$	(4,883.18)	\$	(5,000.00)
Landscaping (Bethany Entrance)	\$	(1,000.00)			\$	(1,000.00)
Water & Sewer	\$	(3,000.00)	\$	(2,828.35)	\$	(3,000.00)
Electricity	\$	(5,500.00)	\$	(6,487.85)	\$	(6,500.00)
Facilitiy Rental	\$	(200.00)			\$	(200.00)
Storage Facility	\$	(500.00)	\$	(522.00)	\$	(500.00)
	\$	(40,200.00)	\$	(36,754.68)	\$	(47,000.00)
Annual Budget Expenses	\$	(54,300.00)	\$	(47,415.93)	\$	(61,670.00)
Annual Income from HOA Dues	\$	47,040.00	\$	51,653.55	\$	47,040.00
	\$	(7,260.00)	\$	4,237.62	\$	(14,630.00)

<sup>&</sup>lt;sup>2</sup> Includes Book-keeping and Tax Filing Fees

## Update on 2019 Open Discussion

- Put names and email addresses on web site The Board Names have been added to the Website
- Look into setting up online billing for HOA dues We have not found a viable solution for this that will not add fees to our residents or the HOA.

### **New Business**

The Board has voted to replace the grass around the inside fence along Angel Parkway and the alley way of Lake Whitney.

The estimate to do the work is \$7,760.00 The savings will be \$70-\$99 a month, or \$840-\$1,188 a year

Please email us with any comments or feedback via the Contact Us on the Website.