

FRISCO PRESTON HILLS

Homeowners Association



**Virtual Town Hall Meeting
Wednesday, March 6, 2024, at 7:00pm**

www.friscoprestonhillshoa.com

Meeting Conduct

- Townhall meetings are for Q & A and discussion only. No official business is conducted at a Townhall meeting.
- Meeting is to be conducted in an orderly manner
- Only one person should speak at a time
- No interruptions please
- Any person(s) not conducting themselves in an appropriate manner will be disconnected from the meeting
- **PLEASE SUBMIT YOUR QUESTIONS VIA THE CHAT BOX AND THEY WILL BE ADDRESSED IN THE ORDER RECEIVED**

Draft Agenda

- **Call Meeting to Order**
- **Introductions**
 - Board of Directors
 - Ravi Commuri – President
 - Kamlesh Chalasani – Vice President
 - Anyil Perez – Secretary
 - Essex Association Management
 - Dwyann Dalrymple, Association Manager
 - Lori Dalrymple, Essex Ombuds Support
- **Playground Proposal**
- **Summary of Questions/Concerns**
- **Open Discussion**
- **Adjourn**

Original Playground Proposal



- Original Advisory Committee received interest in a playground
 - Advisory Committee formed a Playground Sub-Committee to research the possibility.
- Proposed area – behind cluster mailboxes Mid Pines & Beckett
- Estimated cost approximately \$92,000
- Ballot & email sent out was from original research
- Now have new Information & vendors (today) which will improve size & toy selection
- Board suggests 20% comes from current HOA funds. (Explanation)
- Balance would require an assessment from all homeowners.
- One-time assessment would be approximately \$353.00 – or can be paid in 2 payments of \$176.50

BENEFITS OF A PLAYGROUND

A FEW BENEFITS OF A PLAYGROUND IN A COMMUNITY

- Strengthens Social Skills
- Encourages Physical Activity
- Boosts Cognitive Development
- Raises Property Values
 - Research shows playgrounds in a community can boost home values by up to 10%
- Builds a Sense of Community
 - Playgrounds can become central features where families and community members can gather
- Attracts Families to Your Housing Development
 - Many families judge potential homes based on what the area offers
- Enhances Health and Wellness of our children



- New Playground Vendor
 - Kompan



Revised Playground Proposal Option 1



Revised Playground Proposal Option 2



Playground Questions/Concerns

1. Besides the 1 time special assessment for the new playground, will there be an increase in the annual HOA cost (assuming that it would cost extra to maintain the play area?)? if yes, how much would it increase to? **No increase in annual HOA assessment anticipated as a result of the playground.**
2. Is there a limit on number of votes per house? I mean do all adults in the house get a vote or is it just one vote per house? **One vote per Lot**
3. This place is too small for a play area for kids! Also the cars do not slow down, not very safe for kids running around. **Speed Bumps, fence, etc.**
4. Is the plan just for what's in the picture? I don't remember the details from the initial call. Looks like just 3-4 swings, a climbable arch and the sandbox. No slides or playground? **Still optional Age 5-12 now**

Playground Questions/Concerns Cont.

5. * Location is not safe for kids as it is by the roadside
 - Cars not following speed limits and stop signs
 - Not useful for teens
 - cost is not justified when this amenity is not useful for everyone
 - Personally I do not want to sell my home - so ease of sale is not valid
6. The cost is more than a special assessment. It is ongoing costs for maintenance, upkeep, and repairs. Something to consider.
7. Gas line? Need a Visual of gas line & open space **Not on gas line easement**
8. Members claim they didn't get meeting invite for last hoa open meeting. **Remind all to register thru essex website to get notifications via email and/or text.**

Playground Questions/Concerns Cont.

9. That amount is better spent on more useful amenities. (Ask what that would be) (basketball hoop, etc.)
10. Fitness Center
11. If u dont vote will they default to yes or no? (If they want to change vote after informational meeting can this be done) No default vote.
12. Gym would be a better choice.
13. Lack of space is preventing better options I guess. How about a small hoops area either at Pool area or here Something to consider in the future
14. It's better to watch the annual reports of how responsible the hoa spends the money for few years before handing over such a large sum.

Playground Questions/Concerns Cont.

- 15. Empty lot in Phase 2 – **explain gas line running thru**
- 16. Which company came out to give the quote? Can the board send breakdown in the quotes to hoa registered email addresses? **(Anyil ...Whirlex)**
- 17. You are right. This is for small kids only. Useless to my family.
- 18. Along with this can we have the section of pool area cordoned off and rest of the place open year round. We can add a few park benches there. When we are building this park, there should be speed cushions added at all points of entry near the park. **(Board already has already sent work order to fence off pool & have year-round access to rest of area)**
- 19. They can always put a hard cover on pool to close it off. Something like this might work and we can still use same gate entrance and the restrooms.

Playground Questions/Concerns Cont.

20. Can I change my vote? **Email to Lori**

21. What is the percent vote based upon? Total number voting or total number in community? **Total number voting**

22. When does voting close? **Wednesday, March 13th**

Homeowner Q & A



Adjourn Meeting

Thank You For

A T T E N D I N G

Office Information

Essex Association Management, L.P.

Monday – Friday
9:00 am – 5:00 pm

1512 Crescent Dr. Suite 112

Carrollton, Texas 75006

Phone: (972) 428-2030

Fax: (469) 342-8205

After Hours Emergency Line: (888) 740-2233

www.essexhoa.com

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 but are 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

- **Modification Request Forms may now be Submitted Online**
- **Income Statements and Balance Sheets**
- **Governing Documents**
- **Important Phone Numbers**
- **Volunteer Forms**
- **Email Updates**



Sign Up Now!