



SOUTHWYCK

COMMUNITY ASSOCIATION
OFFICIAL COMMUNITY NEWSLETTER – Q1-2021

WWW.SOUTHWYCKTEXAS.COM
BOARD OF DIRECTORS EMAIL: DIRECTORS@SOUTHWYCKTEXAS.COM

BOARD OF DIRECTORS 2021

Sangeeta Bakshi (2021)

Helen Bilyeu (2023)

John Fisher (2022)

Rick Nelson (2023)

Vanessa Williams (2021)

Board positions will be picked at our February board meeting.

Board meetings are the 1st Thursday of the month.

Community Management Solutions, Inc. (CMSI)

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SOUTHWYCK COMMUNITY ASSOCIATION

ANNUAL BOARD MEETING HELD IN JANUARY

The Southwyck CAI held its annual board meeting on January 7 via Zoom video conference due to Covid-19 concerns. Holding our board meetings by Zoom has made it easy for homeowners to stay connected with the board in the comfort of their home. You can stay for as long as you have time for the public portion of the meetings. The board meeting lasted approximately one hour, with the homeowners being introduced to the individuals running for the two positions up for re-election. Rick Nelson and Helen Bilyeu won the two positions. This was Rick's first time running for a seat on the board. Before being elected to a board position, Rick helped us with some issues we had with CenterPoint since Rick works for CenterPoint. We are keeping Debbie Mayfield, the other candidate, in our sight for future assistance on the board. All candidates were long-standing residents.

Attendees were presented with information about what the board does for our association, the state of the association; the last board approved financials and the 2021 budget. The board also presented possible projects for 2021, a Q&A, and our lawyers recapped the litigation with Southwyck Section IV.

You can find the 2020 annual meeting presentation at our website, www.SouthwyckTexas.com, under the Records/Minutes/Presentations & Newsletter page. Scroll down to the Annual Presentations for Calendar Year Ending and select 2020 documents.

PRESIDENT'S MESSAGE 2020 – John Fisher

Greetings fellow residents of Southwyck; another year has passed, hard to believe my wife, and I have been here since July of 1987. 2020 was a year to be remembered and then forgotten as well. Our board meetings went from in-person meetings to Zoom by mid-year. We continued to handle day to day issues, including lake maintenance and multiple power problems in the parks and entrances.

We continued our support of the Patriotic Flag program with Boy Scout Troop 446. We also had multiple replacements and repairs. These included the Huntington Park Monument and fences in Southglen and Emerald Estates.

We continue to maintain the community assets with quarterly power washing in both parks, walls, and monuments, along with several instances of Graffiti removal.

Unfortunately, the lawsuit problems continue despite mediation with Section 4. We hope to have an amicable resolution in 2021 without further harm and costs to our community. It is saddening to see the amount of funds wasted that could have gone into improvements rather than preventing the destruction of our great Southwyck community.

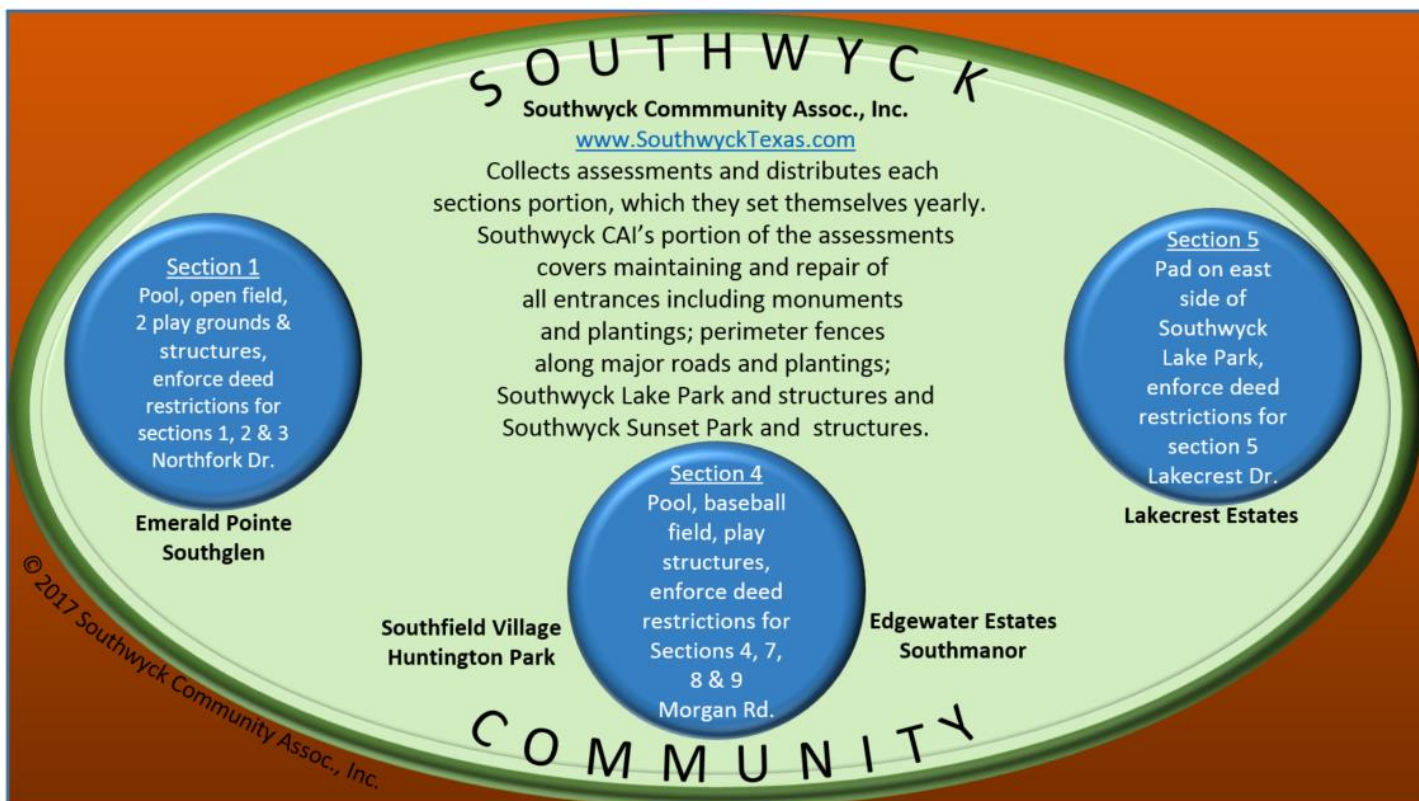
I would also like to thank our community manager Kathy Dooley of CMSI Solutions. Kathy puts her heart and soul into keeping things running under constant complaints and little support.

Going door to door for our election this year, it was good to hear that most residents are positive about our work and supportive of our board in the community.

Here's to a much better 2021.

YOUR HOME IS ONE OF YOUR LARGEST INVESTMENTS

Southwyck Community Association holds its monthly board meeting, which homeowners are encouraged to attend, on the first Thursday of each month. We rarely change the date or time. We feel like it is essential to be consistent with our meetings so that you can find out what we are working on. We reserve the first 30 minutes of each meeting for homeowner input. The homeowner input time enables homeowners and board members to hear concerns or questions homeowners may have for matters that we are responsible for. Remember, you live in a community where we have two associations. The diagram below should help you understand the Master Board's versus Section Board's responsibilities. Due to Covid-19 concerns, we hold our monthly board meetings via teleconference. Board meeting information is provided by eblast to homeowners who provide our management company with their email. FYI, we do not spam or sell your email address to others. Our website also contains the connection information for the meeting. Look on the home page near the top.





Receive friendly eblasts reminders by emailing our property manager, Kathy Dooley at Kathy@CMSIsolutions.com. Provide her with your name, address and email and she will get you on our eblast list. We send reminders that assessments are due and any important concerns. We do not sell your email address or spam you with nonsense.

hours at most. You may also find the information you are looking for at our website, www.SouthwyckTexas.com.

If you would like to help with the newsletter or events, please send us your information to directors@SouthwyckTexas.com. We are always looking for homeowner participation, and everyone has something they can contribute!

SPEAKING OF POOLS

The section boards for Sections 1 & 4 should be conducting business regarding their pools reasonably soon. If you have questions or concerns or want to find out if your section pool will be open this year or if there is a cross-usage agreement between your Section and Silverlake, you should consider attending your Section's board meetings early on. Your section board's monthly board meetings are an excellent way to hear how access to their pools will be handled this year and what repairs or replacements are taking place ahead of the pool season opening.

WHILE IT IS COOLER OUTSIDE

Now is the time to take care of some simple tasks around your house. Is your house number visible from the street, so if you had an emergency, the emergency vehicle would be able to find you when you desperately needed them to? Are all your outdoor lights working correctly? Now is a great time to clean your gutters and sweep off the cobwebs from your front porch. This time of year is also an excellent time to start making sure your trees are trimmed away from your roof-line too. The last thing you need is to have to pay for repairs to your roof or house because your trees have rubbed your shingles off or damaged them, and water leaks into your home. Remember, ignoring repairs on your house does not mean your HOA will. Deal with the necessary repairs promptly, or you can expect a letter from your HOA.

ASSESSMENTS ARE DUE!



Check out our website for C-PropertyPay documentation and screen capture example for online payments option. <http://www.southwycktexas.com/assessments---dues-information.html>. Contact Kathy Dooley if you cannot locate your invoice with the coupon details.

Southwyck CAI (the Master) and the three Section Associations (Sections 1, 4 and 5) are separate organizations. Southwyck CAI does not have, nor does it manage, any pools, so you would not come to us regarding pool issues. Section 1 & 4 do have pools so you would contact them with any concerns. The Master is responsible for collecting assessments, both for itself and for the three Sections. The Master then distributes each Section's portion to them. This information can be found in our governing documents, which you can always view at our website, www.SouthwyckTexas.com, under the Documents & Forms page. Southwyck CAI does ALL assessment collection. Our website provides information on assessment collection and ways that you can pay.

At any time, if you have questions about your assessments, please contact Kathy Dooley, our property manager, at CMSI. Office: 281-480-2563 or email: kathy@CMSIsolutions.com. Ignoring letters regarding assessment payments will only end up costing you so much more than the original invoiced amount. We do offer a payment plan to help you get back on track.

If you do not know who you should contact regarding an association issue, please feel free to contact us at directors@southwycktexas.com, and we will point you in the right direction. We usually respond to emails within 24