



# Welcome to the Southwyck CAI annual meeting.

## Helpful information

### PPD – SUBMIT TRAFFIC COMPLAINTS ONLINE

Good within the City of Pearland only

The Pearland Police Department's Traffic Division is dedicated to addressing traffic-related issues around the city. If you have an emergency, please dial 911; if you have an immediate traffic complaint, please call 281.997.4100. [This online complaint is for ongoing, repetitive traffic problems and is used to assist our residents in the filing of such complaints.](#)

Please understand that we need adequate information to generate an incident report so that our officers will address the [prohttps://www.pearlandtx.gov/departments/police/submit-traffic-complaints-online](https://www.pearlandtx.gov/departments/police/submit-traffic-complaints-online) as soon as possible. Please understand that motor officers are dedicated to reducing automobile crashes and keeping our children safe in school zones. These duties generally take precedence.

If you have any questions, contact [Sgt. C. Pledger](#) at 281.997.4213.

<https://www.pearlandtx.gov/departments/police/submit-traffic-complaints-online>

### CONNECT2PEARLAND APP

Good within the City of Pearland only

#### **Download on your Apple or Android device.**

The Connect2Pearland mobile application for smartphone users is available for Apple iOS and Android devices and provides users the ability to report a variety of issues. The mobile application includes photo sharing and Global Positioning Satellite (GPS) services to attach pictures and coordinates when issues are submitted. Examples of reportable issues include potholes, broken curbs and dead animals.

#### **Connect2Pearland Featured Services**

The Connect2Pearland mobile application offers users the following categories of service:

**Submit a Report** – Offers a listing of a variety of issues that can be reported. Examples include: broken curbs, potholes and dead animals.

**My Requests** – Allows users to track the progress of their issues until resolved.

**Nearby Requests** – View other requests in your area.

**Settings** – Users can enter profile information to allow them to be updated by email when their reported issues are being addressed.

<https://www.pearlandtx.gov/residents/get-connected/connect2pearland-app>

# SOUTHWYCK CAI ANNUAL MEETING – JANUARY 06, 2022

[www.SouthwyckTexas.com](http://www.SouthwyckTexas.com)

- ❖ Introduction and reading of the minutes from last annual meeting – KATHY DOOLEY
- ❖ Election of Directors – JOHN FISHER
  - Introduction of known candidates  
**Vanessa Williams** and **Sangeeta Bakshi**
- ❖ Master and boards responsibilities – VANESSA WILLIAMS
- ❖ State of the Association – RICK NELSON
- ❖ How you can participate – SANGEETA BAKSHI
- ❖ Financials – KATHY DOOLEY
- ❖ 2022 Possible Projects – HELEN BILYEU
- ❖ Legal action update with Section 4 - JOHN FISHER
- ❖ Q&A While votes counted – SANGEETA BAKSHI
  - \*\* Please keep comments down to no more than 2 minutes.*
- ❖ Election Results – KATHY DOOLEY



# **SOUTHWYCK CAI ANNUAL MEETING – JANUARY 06, 2022**

[www.SouthwyckTexas.com](http://www.SouthwyckTexas.com)

## ❖ **Welcome & Introduction – KATHY DOOLEY**

**Community Manager – Kathy Dooley**

**President – Rick Nelson (2023)**

**Vice President –Vanessa Williams (2021)**

**Secretary – Sangeeta Bakshi (2021)**

**Treasurer – Helen Bilyeu (2023)**

**Director – John Fisher (2022)**

**Attorney – Trisha Farine**

All positions hold equal voting weight at our meetings.

## **❖ Master and boards responsibilities – VANESSA WILLIAMS**

- **Collection of assessments and distribution of each section's portion of the assessments which the Sections and Master set each year. Interest on the section's late payments is given to the appropriate section.**
- **Landscape maintenance including but not limited to mowing, edging, blowing, plantings, mulching, pest control, irrigation system, and watering of 18 entrances and 2 parks.**
- **All costs associated with the lighting & irrigation for all 18 entrances and 2 parks.**
- **Tree trimming.**
- **Repair/replacement of all perimeter fences.**

# **SOUTHWYCK CAI ANNUAL MEETING – JANUARY 06, 2022**

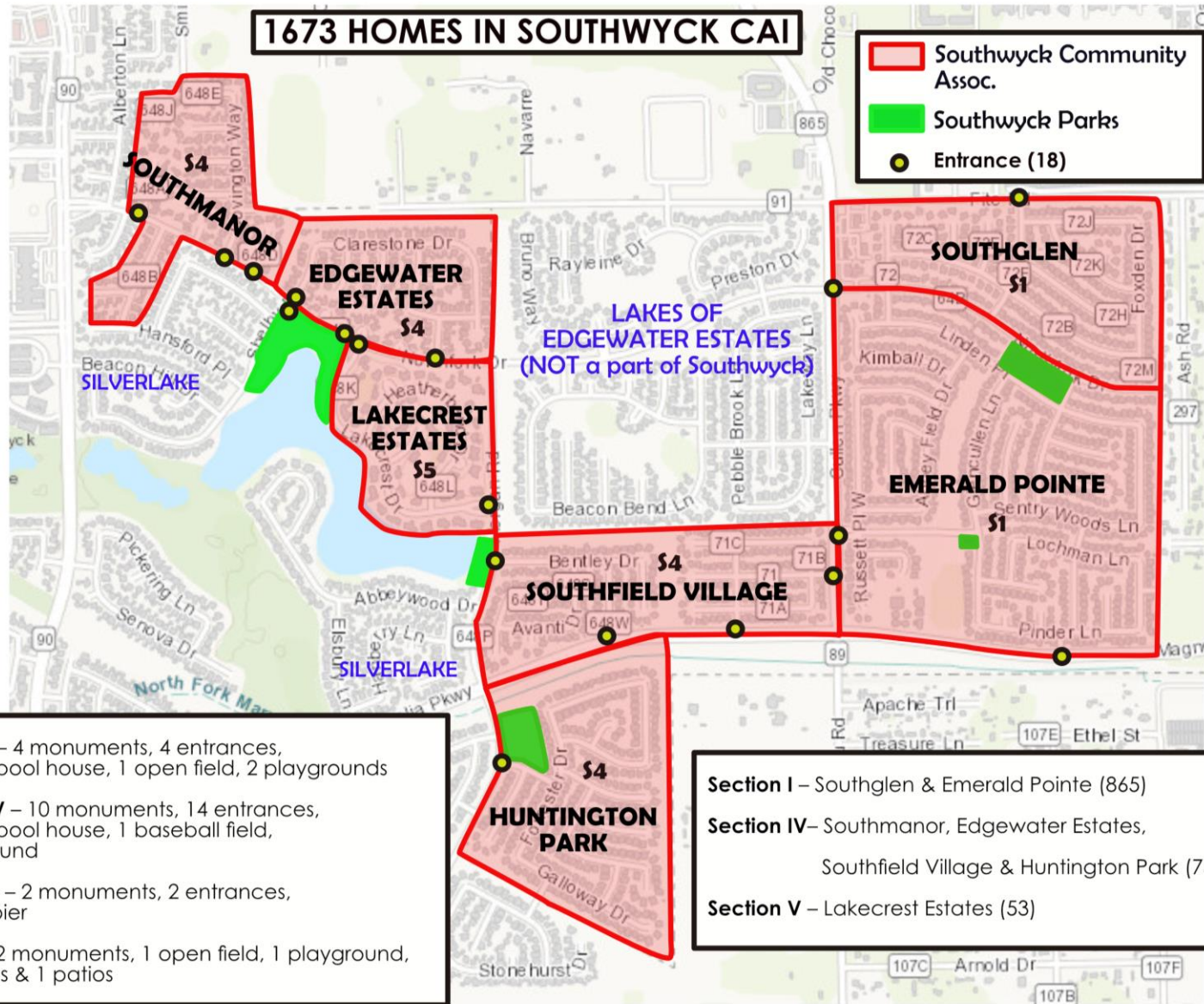
[www.SouthwyckTexas.com](http://www.SouthwyckTexas.com)

- ❖ **Master and boards responsibilities (continued) – VANESSA WILLIAMS**
  - **Play equipment, sunshades, picnic tables, benches, swings, water fountains & foot washing station, volleyball court, sand box, trash cans and doggy stations in our 2 parks.**
  - **Upkeep of the lake & fountain with cost sharing with Silverlake.**
  - **Upkeep of covered structures and the 2 patio structures at our 2 parks.**
  - **Power washing of entrances, fences, play equipment, patios/pavilions and graffiti removal.**
  - **Casualty insurance for master and sections at no charge to sections.**
  - **Directors and officer's liability insurance for the master board.**



# SOUTHWYCK CAI ANNUAL MEETING – JANUARY 06, 2022

www.SouthwyckTexas.com



**Section I** – 4 monuments, 4 entrances,  
 1 pool & pool house, 1 open field, 2 playgrounds

**Section IV** – 10 monuments, 14 entrances,  
 1 pool & pool house, 1 baseball field,  
 1 playground

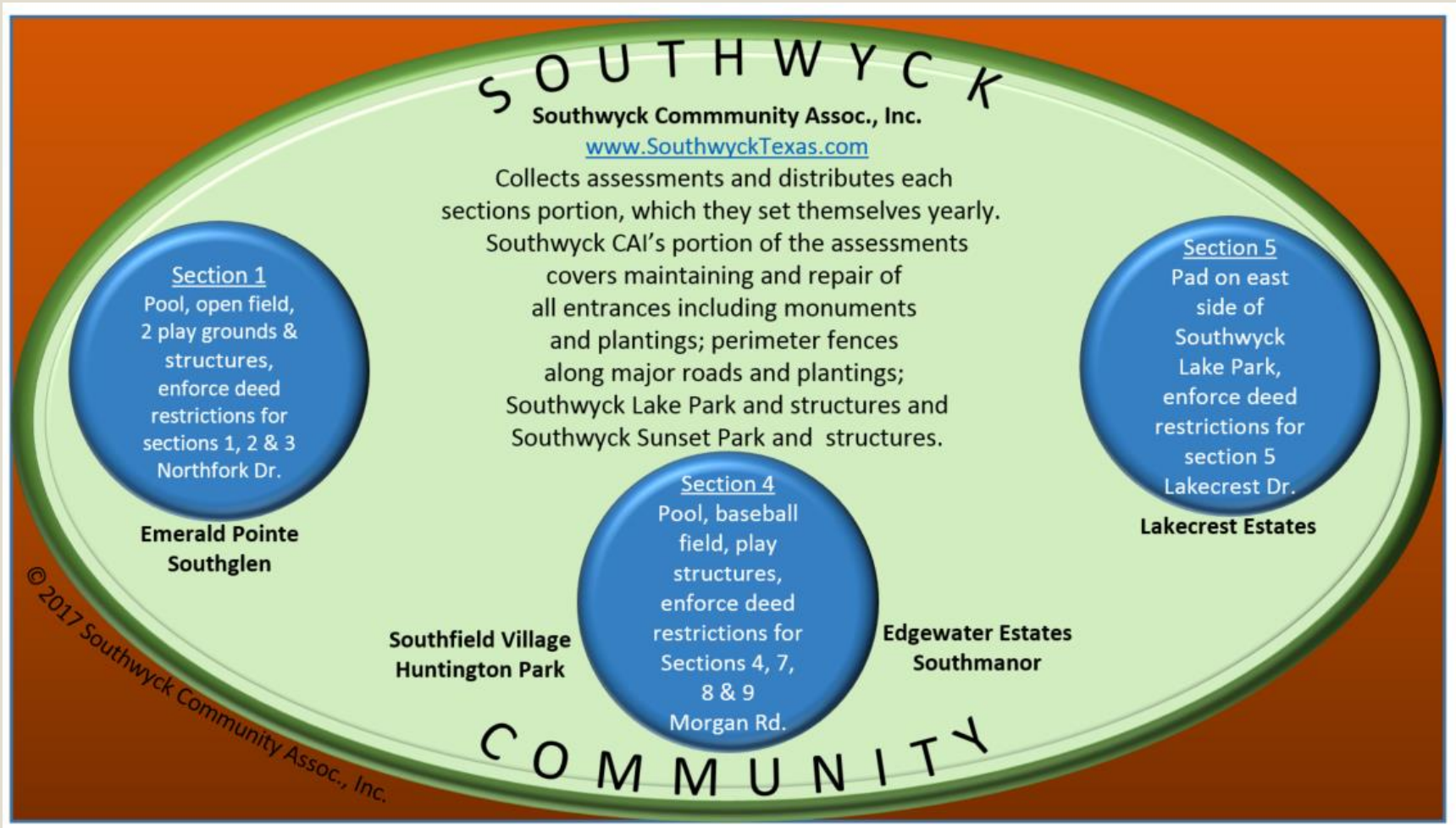
**Section V** – 2 monuments, 2 entrances,  
 1 fishing pier

**Master** – 2 monuments, 1 open field, 1 playground,  
 2 pavilions & 1 patios

**Section I** – Southglen & Emerald Pointe (865)  
**Section IV** – Southmanor, Edgewater Estates,  
 Southfield Village & Huntington Park (755)  
**Section V** – Lakecrest Estates (53)

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## **❖ State of the Association – RICK NELSON**

- The year started off with a weeklong freeze where we lost a large amount of plant material as did most in Texas.**
- Southwyck CAI hosted it's first all boards meet and greet with the section board members and management companies that could attend. Participants agreed that this was a successful event, and we would like to hold it again. It was nice to touch base, answer any questions participants had and put a face to a name. We hope to bring this back this year again.**
- We had additional electrical installed at Southwyck Lake Park and repairs were done at some entrances.**
- Southwyck CAI board members participated in 2 mediation sessions with Southwyck Section 4 in hopes of resolving and ending litigation with Section 4.**



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## **❖ State of the Association (continued) – RICK NELSON**

- Quarterly power washing of all play equipment and picnic tables in both of our parks.
- Continued displaying of Patriotic flags with Boy Scouts Troop 446 maintaining.
- Website kept up-to-date and relevant.
- Two new community events created – October's Halloween decoration contest and December's Christmas decorating contest.

### ***Halloween winners:***

***1<sup>st</sup> Place - Donald Hayes family***

***2<sup>nd</sup> Place - Jessica Velarde family***

### ***Christmas winners:***

***1<sup>st</sup> Place – Greg and Sonia Loberg***

***2<sup>nd</sup> Place - Donald Hayes***

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## **❖ State of the Association (continued) – RICK NELSON**

- The County road repairs caused damage to our irrigation lines, on Northfork & Morgan. We tried to recover some of the repair costs from the County but the claim was turned down.**
- Our quarterly, digital newsletter was sent to the homeowners who have given Kathy their email address.**
- In 2021 Silverlake continues to share expenses for Southwyck Lake Park lake maintenance by helping with chemical treatments and fountain upkeep.**
- Finalized our 2020 Audit with external auditor.**
- We are aware of the Southwyck Lake algae issue and it getting out of control for a while, but we have spoken to LakePro and asked them to implement measures to try and avoid this happening again.**

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## ❖ How you can participate in our association – SANGEETA BAKSHI

- **Community Events** – assist in finding opportunities where we can get our residence and neighboring associations to come together. We are looking for low cost/no cost events and not the Disney World experience.
- **Projects** – throughout the year we have projects that we work on where we would like homeowner input. If you are willing to help, please let us know by emailing us at [directors@SouthwyckTexas.com](mailto:directors@SouthwyckTexas.com).
- **Report** – vandalism or damage to our property, malfunction of lights at our parks, fountains in lake, drinking fountain, irrigation leaks and such by emailing to [directors@SouthwyckTexas.com](mailto:directors@SouthwyckTexas.com) or contacting Kathy Dooley.

*Southwyck Community Association believes that running a successful association requires teamwork. We are looking for input/help from our homeowners. If you are looking for a way to actually make a difference in our community, please consider volunteering. The Southwyck CAI board reserves the right to approve all volunteers.*

# **SOUTHWYCK CAI ANNUAL MEETING – JANUARY 06, 2022**

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## **❖ Financials – Kathy Dooley**

**\*\* See October financials in separate file.**



# **SOUTHWYCK – ANNUAL MEETING, 2022**

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## **❖ 2022 – Possible Projects – HELEN BILYEU**

(Order is not order of priority)

- **Continuing fence repairs – primarily Southfield Village.**
- **Plant material replacement at entrances and other Southwyck CAI areas affected by freeze from Feb. 2021**
- **Continue working on plans to upgrading patio structure at Northfork at Lakecrest and Southwyck Lake Park.**
- **Continued revolving power washing program revolving entrances and brick walls.**
- **Install additional electrical outlets at the Southwyck Lake Park now that we have an additional power source. This will help with events at the park**
- **All section meeting with section boards before mid-year.**

# **SOUTHWYCK – ANNUAL MEETING, 2022**

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## **❖ Legal action update with Section 4 - JOHN FISHER**

- Introduction to Trisha Farine of Daughtry Farine, our general council and Chris Nichols & Josh Brockman-Weber of The Nichols Firm, PLLC**

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- ❖ **Q&A while votes are counted – SANGEETA BAKSHI**
  
- ❖ **Election Results – KATHY DOOLEY**
  
- ❖ **Reminders:**
  - Board meetings are  
1<sup>st</sup> Thursday of every month at 6:30 PM via Zoom.  
Southwyck CAI's **next meeting February 3rd.**
  
  - Check our website for updates.
  
  - We need volunteers for short time periods throughout the year.  
Email [directors@SouthwyckTexas.com](mailto:directors@SouthwyckTexas.com) if you would like to help.
  
- ❖ **PLEASE GET INVOLVED with your community associations either at the section level or master level. We need your input!**

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***The Southwyck CAI board thanks you for attending our annual meeting!***

**We challenge homeowners to try to attend at least a few of our monthly meetings a year or at the least stay informed by checking out website, [www.SouthwyckTexas.com](http://www.SouthwyckTexas.com).**

**The first 30 minutes of each meeting is allocated for homeowner input.**

***If you have questions about Southwyck CAI, please email us at [directors@SouthwyckTexas.com](mailto:directors@SouthwyckTexas.com) and we will try to answer any question you have quickly.***

***Thanks for attending!***