

SOUTHWYCK - ANNUAL MEETING, 2021

- ❖ Introduction and reading of the minutes from last annual meeting - KATHY DOOLEY
- ❖ Election of Directors - VANESSA WILLIAMS
 - Introduction of known candidates
Helen Bilyeu - **Rick Nelson** - **Debbie Mayfield**
- ❖ Master and boards responsibilities - SANGEETA BAKSHI
- ❖ State of the Association/How you can participate - JOHN FISHER
- ❖ Financials - KATHY DOOLEY
- ❖ 2021 Possible Projects - HELEN BILYEU
- ❖ Q&A While votes counted - VANESSA WILLIAMS
 - ** Please keep comments down to no more than 2 minutes.*
- ❖ Election Results - KATHY DOOLEY

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❖ Welcome & Introduction - KATHY DOOLEY

Community Manager - Kathy Dooley

President - John Fisher (2022)

Vice President -Helen Bilyeu (2020)

Secretary -Vanessa Williams (2021)

Treasurer - vacancy (2020)

Director - Sangeeta Bakshi (2021)

Attorney - Trisha Farine

All positions hold equal voting weight.

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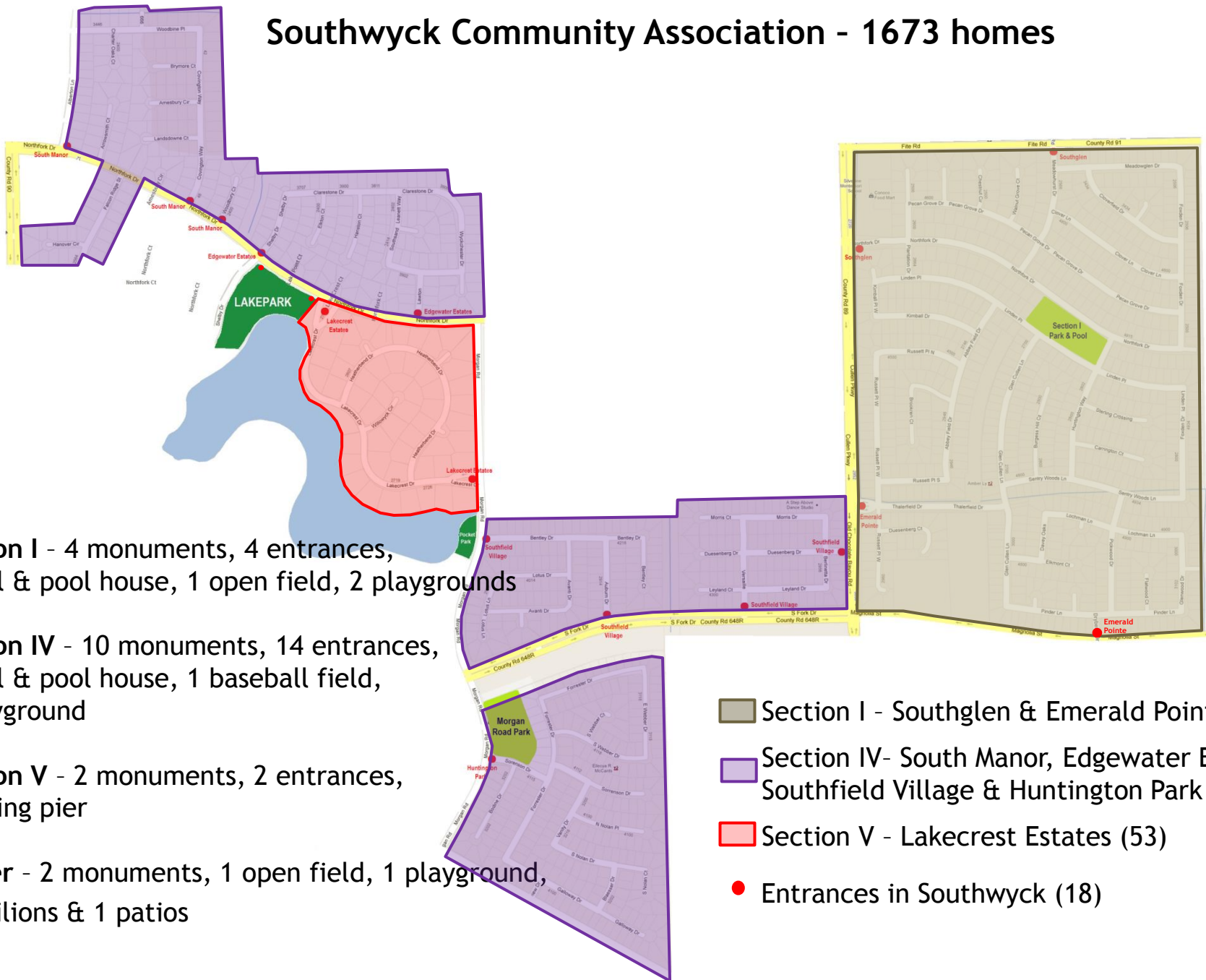
- ❖ **Master and boards responsibilities - SANGEETA BAKSHI**
 - **Collection of assessments and distribution of each section's portion of the assessments which they set each year. Interest on the section's late payments is given to the appropriate section.**
 - **Landscape maintenance including but not 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.**

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❖ Master and boards responsibilities (continued) - SANGEETA BAKSHI

- 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 Community Association - 1673 homes



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- South Manor, Edgewater Estates, Southfield Village & Huntington Park (755)
- Section V - Lakecrest Estates (53)
- Entrances in Southwyck (18)

Southwyck, Edgewater Estates and Silverlake Villages

Getting to know your Villages



SILVERLAKE AREA SUBDIVISIONS

www.SilverlakeTexas.com

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We make no claims as to the validity of this map, which was constructed from GIS information also available on the City of Pearland website (www.CityofPearland.com)

Last Updated Jan. 25, 2006

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❖ State of the Association - JOHN FISHER

- Monthly board meetings were skipped for March-May and starting in June we started using a teleconference or Zoom format due to Covid-19.
- Southwyck CAI board members participated in mediation with Southwyck Section 4 in hopes of resolving and ending litigation with Section 4.
- At the Southwyck Sunset Park we had a power issue which took months to get resolved.

**** Sometimes we do not notice problems for several days, so when we have more eyes on our association, we can get problems resolved quicker.**

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❖ State of the Association (continued) - JOHN FISHER

- This year we had several incidence of graffiti around our association. We do report these to appropriate law enforcement, and we do prosecute if person is identified.**
- Repair of fences - Southglen & Edgewater Estates**
- Monument repair - Huntington Park**
- Quarterly power washing of all play equipment and picnic tables in both parks.**
- Continued displaying of Patriotic flags with participation from Boy Scouts Troop 446.**
- Website kept up-to-date and relevant with News & Event page usually being updated shortly after our monthly board meetings.**

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- ❖ **State of the Association (continued) - JOHN FISHER**
 - We went to a digital quarterly newsletter. CMSI sent the newsletter PDF to the homeowners who have given Kathy their email address. We also mention on our Facebook page and Nextdoor that the newsletter is available at our website.
 - In 2020 Silverlake continues to share expenses for Southwyck Lake Park lake maintenance by helping with chemical treatments and fountain upkeep.
 - While we asked users of Southwyck Lake Park & Sunset park to not use the equipment, we did have many residents use the parks for exercise and meditation during this pandemic.
 - Finalizing our 2019 Audit.

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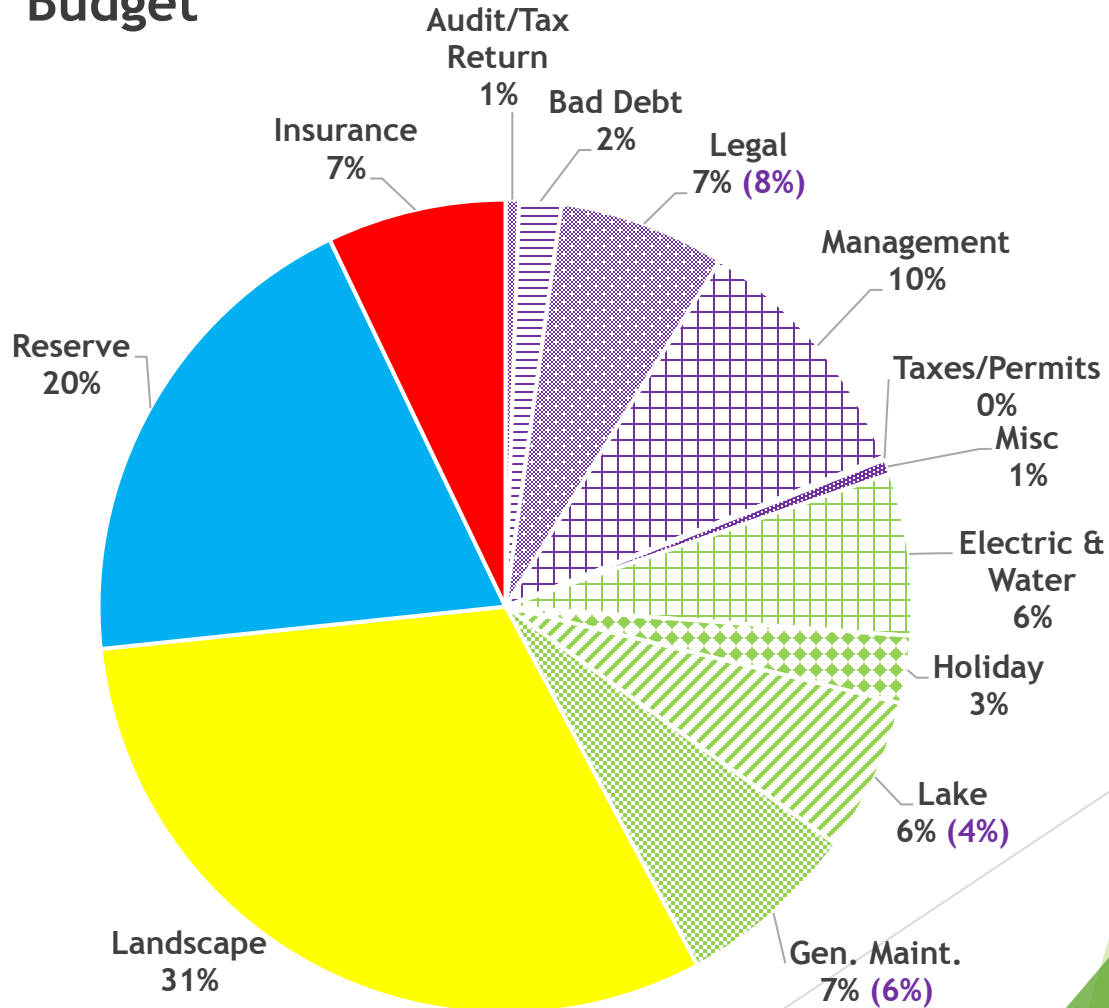
❖ How you can participate in our association - JOHN FISHER

- **Community Events** - assist in finding opportunities where we can get our communities to come together. We are looking for low cost/no cost events and not the Disney World experience. Unfortunately, Covid-19 stopped us this year.
- **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
- **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 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.

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❖ Financials - Kathy Dooley 2021 Budget



* Percent in parentheses is 2020 amount

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❖ 2021 - *Possible* Projects - HELEN BILYEU (Order is not order of priority)

- Continuing fence repairs.
- Continued power washing program revolving entrances and fences.
- Update patio structure at Northfork at Lakecrest.
- Additional tree/bush planting.
- Additional electrical added to Southwyck Lake Park.
- Hoping to do a fall community events at Southwyck Lake Park.
- Explore engineering of clubhouse at Southwyck Lake Park.

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- ❖ Q&A while votes counted - VANESSA WILLIAMS
- ❖ Election Results - KATHY DOOLEY
- ❖ Reminders:
 - Board meetings are
1st Thursday of every month at 6:30 PM
via Zoom until further notice. **Next meeting February 6th.**
 - Check our website for updates, especially News & Events page.
 - We need volunteers for short time periods throughout the year.
Email directors@SouthwyckTexas.com if you would like to help.
- ❖ **PLEASE GET INVOLVED** with your community association
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 couple of our monthly meetings a year or to at least stay informed by checking out website, www.SouthwyckTexas.com News & Events page which is updated shortly after every board meeting to help you stay informed. 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 and we will try to answer any question you have quickly.

Thanks for attending we look forward to seeing you in person hopefully next year!