



Austin Properties, Inc.  
Personal & Professional Management

May 6, 2019

Cimarron Community Improvement Association, Inc.

Dear Homeowner:

The Annual Meeting for the Cimarron Community Improvement Association, Inc. has been scheduled for Monday, May 20, 2019 at 7:00 P.M. The meeting will be conducted at the Cimarron Community Clubhouse located at 818 Pickford Drive, Katy, TX 77450.

The agenda for the meeting will be as follows:

- (A) Establish Quorum
- (B) Reading of Minutes of Preceding Annual Meeting
- (C) Reports of Officers
- (D) Election of Directors
- (E) Owner Forum
- (F) Adjournment

There will be two (2) positions available for three-year terms. Mr. Jim Knebel (Incumbent) and Mrs. Karrilyn Ringnald (Incumbent) will be running for re-election. Mr. Troy Browning and Ms. Adrienne DelGiorno have also been placed on the ballot for election.

Please complete the enclosed Proxy/Absentee Ballot and return in the envelope provided. The Proxy/Absentee Ballot should be mailed, faxed or emailed in time to reach our office no later than Friday, May 17, 2019. Your attendance at the meeting would void any proxy on record. By mailing the Proxy/Absentee Ballot in advance, you will be assured a voice in the event something unforeseen prevents your attendance.

In the event a quorum is not attained at the annual meeting, there will be a meeting of the board of directors immediately following at which time the Absentee Ballot Election will be completed.

Please note that a proxy (Option 2 and Option 3) does not constitute an absentee ballot and should the Absentee Ballot Election occur, no vote will be cast on your behalf if your proxy has been assigned to another member.

If you have any questions or if there are any issues you wish to have discussed, please contact my office at (713) 776-1771. Only agenda items will be addressed.

Respectfully,

  
Angela Connell, Property Manager  
MASC Austin Properties, Inc.

**PROXY/ABSENTEE BALLOT**  
**CIMARRON COMMUNITY IMPROVEMENT ASSOCIATION, INC. ANNUAL MEETING**

This Proxy/Absentee Ballot is given by the undersigned to be exercised as indicated at the Cimarron Community Improvement Association, Inc. Annual Meeting scheduled for **Monday, May 20, 2019 at 7:00 p.m.**, at the **Cimarron Community Clubhouse located at 818 Pickford Drive, Katy, TX 77450**, or any rescheduled or reconvened meeting.

**THIS FORM MUST BE DATED, SIGNED AND DELIVERED TO THE ASSOCIATION IN ORDER TO BE EFFECTIVE**

Date: \_\_\_\_\_, 20\_\_\_\_

Member Signature: \_\_\_\_\_  
(only one signature necessary)

Member(s) Name(s): \_\_\_\_\_  
(please print)

Property Address: \_\_\_\_\_

*You may mail, fax, or email your proxy/absentee ballot to:* Cimarron CIA, Inc.

c/o MASC Austin Properties, Inc., 945 Eldridge Road, Sugar Land, Texas 77478

Fax: (713) 776-1777; E-Mail [aconnell@mascape.com](mailto:aconnell@mascape.com)

**CHECK ONLY ONE OPTION BOX BELOW (Please read each option carefully)**  
**(In the event that no option is marked, Option 2 shall be the designated for the purpose of this Proxy/Absentee)**

☐ **OPTION 1: Absentee Ballot** (Complete the **ABSENTEE BALLOT** at the bottom of the page). *By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.*

**If choosing Option 2 or 3 complete the following:**

**I/We hereby grant my/our proxy to (Designate person) \_\_\_\_\_, (proxy holder must be present at the meeting) whose address is \_\_\_\_\_; or if no person is designated, the proxy holder shall be the Secretary, or any acting Secretary of the Association, for the purpose of:**

☐ **OPTION 2: For Quorum Purposes Only**, no vote will be cast on my/our behalf (Do **NOT** Vote on Absentee Ballot below).

☐ **OPTION 3: Assign My/Our Vote to Proxy Holder** (Do **NOT** Vote on Absentee Ballot below). The proxy holder may cast my/our votes as he/she determines.

***(You may revoke your proxy at any time before it is exercised or attend any meeting and vote in person)***

**ABSENTEE BALLOT**

**PROPOSAL TO:**      **ELECT TWO (2) DIRECTORS:**

Two positions will be filled at this election. Persons may indicate their desire to be considered from the floor at the meeting and write-in votes are permitted. **PLEASE VOTE FOR TWO CANDIDATES.**

☐ Jim Knebel (INCUMBENT)                      ☐ Troy Browning

☐ Karrilyn Ringnald (INCUMBENT)                      ☐ Adrienne DelGiorno

☐ Write in:    ☐ Write in:

**Presidents letter to homeowners of Cimarron Community Improvement Association, Inc.**

5/06/19

Good day Cimarron,

I hope that this letter will give you some insight as to what our subdivision has accomplished this past year and some of our goals for the future.

**Achievements:**

The playground equipment was cleaned and repainted just before last summer's season.

Email Blast was started to give reminders of upcoming events and monthly meeting agendas.

The Board was approached by a Pickle Ball player who wanted to introduce the game to our community during the Fun in the Sun event. Many of our residents provided great feedback after giving the game a try. So we had one of the tennis courts updated to include Pickle Ball court lines.

We had a busy pool season and it appears that the access swipe card system has worked to our expectations. This has allowed our homeowners and their guest access while cutting down on non-resident intruders.

Our landscape vendor was replaced, and they have updated the flower beds at all entrances. We also had all of our trees professionally trimmed and they look better than ever. By the way, did you know that Cimarron has over 170 trees that we routinely maintain?

Several new trash can receptacles and a few benches in the park have been replaced and/or installed. New Christmas decorations were purchased and adorned our entrances during this last holiday season as our older ones had deteriorated.

**Future goals:**

Remodeling of the clubhouse has already started. We will be replacing the flooring, toilets and updating the wall covering. We started the project by having new 2 inch water lines run so that commercial toilets can be installed due to frequent repairs being necessary. We also had the new water line run to the back of the pool bathrooms for the pool toilets to be replaced in a forthcoming project.

**Events:**

I would like to thank the volunteers for their fine work at the following events! Thank you!

The annual Easter Egg Hunt was very popular and the Easter Bunny brought lots of eggs. We seem to be going through another swing with quite a few young children back in the neighborhood. PLEASE be careful driving!

Fun in the Sun had a great turnout, lots of food, families and FUN! Please come to our 30<sup>th</sup> Fun in the Sun that will be scheduled just after school starts up again.

(Continued on back of page)

Notes:

One of our constables was promoted to a detective position, congratulations Detective Valdez!

We are a volunteer Board (no pay) and it is a true that most of us have been re-elected several times. There are Board Members amongst us that have given well over 1000 hours of service to our community. Our activities have included coordinating and buying supplies and working our events. Then there is monthly meetings, interviewing and directing vendors, reviewing ARC requests and day to day actions that may require our interaction. Major projects that some of the existing board members have been directly involved with; in no specific order, new playground equipment (we previously had a wooden structure), new clubhouse (we previously used the MUD 81 building for meetings and rentals), pool replacement (due to a floating, repaired pool leaking). We also reworked our constable contract to include 3 additional subdivisions in our co-op and added the store front on Mason Road.

It has also been brought to my attention that many false claims have been made about either the Cimarron Board and/or Cimarron. I will briefly correct a few of these shameful accusations.

Cimarron is in good financial standing with \$503,269.13 in cash balances as of 12/31/2018. And our 2018 assessments were 97.14% as of 12/31/18.

No homeowner is singled out for violations or fined for violations.

There is no quota set for the management company to send out violation notices.

Fees for assessment collections, and if the account is turned over to the attorney, are billed back to that account.

One final note about our subdivision; each year that I have been on the board I have done my best to be fair and consistent about our decisions while always keeping Cimarron's interest first. I believe that our community is a well-respected community in west Harris County. Over the years I have been asked or told about how well our park has been maintained, and asked by other communities how are we able to get so many of our residents to attend our events. My response has been that we have a Board who works together with common goals, a community that supports our decisions and a management company that cares.

Please come by our annual HOA meeting to ask questions and get the true story on May 20, 2019. So in closing again I wish to thank all of our volunteers, our local constables, our vendors, and the Cimarron residents that support our community.



Jim Knebel

Cimarron C.I.A.

# **Cimarron CIA 2019 Pool Season**

We had great success last year with our **pool card access system** and much better control of who entered our community pool.

Access to the pool will be available to all Cimarron residents that are current with their HOA dues and have completed the pool registration form for pool card activation. If you received an access card last year, the card will be activated once the 2019 pool registration form has been processed. If you did not register for an access card and your residence has never had the electronic access card, you are eligible to receive the first access card at no charge. This card will be reactivated each year once criteria noted above is verified. Additional cards or lost card replacements may be purchased for \$50.00 each. Please complete and return the attached pool registration form for processing.

**\*Any child under 11 years old must be accompanied by an adult over 18 years of age\***

**\*PLEASE note that an alarm will sound if the gate remains open too long\***

**\*Each and every person entering the pool must also sign in\***

**\*Cimarron's picture pool access cards are INVALID\***

**RENTERS:** New renters must contact their landlord for pool card registration. Previous tenants do not return the cards to Cimarron's management company and should the landlord not provide one for you, you will be required to purchase a replacement pool access card. Residents will be required to show proof of residency, i.e. state issued id, utility bill or current lease agreement.

**NEW OWNER:** Welcome to the neighborhood. If a pool access card has been provided to the previous owner and was not passed on to you, then you will be required to purchase a replacement pool access card for \$50.00. Please complete the form below and provide payment. If an access card was passed on to you and you have paid your current assessments; please return the completed registration form and your existing card will be reactivated.

**Pool card registration will be available on Monday, May 20<sup>th</sup>, 2019 between the hours of 4:30pm-6:30pm at the clubhouse located at 818 Pickford before the 2019 Cimarron CIA Annual Meeting at 7:00pm.**

**Pool card registration will be available at the office of MASC Austin Properties, Inc. located at 945 Eldridge Rd. Sugar Land, TX 77478 on the following dates and times:**

**Wednesday May 22<sup>nd</sup> 5PM-7PM  
Wednesday June 5<sup>th</sup> 5PM-7PM**

**Friday May 24<sup>th</sup> 9AM-7PM  
Friday June 7<sup>th</sup> 9AM-7PM**

Our office accepts exact cash, money orders or checks made payable to Cimarron CIA. Upon verification of a current account balance, MASC Austin Properties, Inc. will activate your existing card and/or mail the new card.

Please contact the office of MASC Austin Properties, Inc. at 713-776-1771 for additional information. The form and payment, can be brought to on-site registration, mailed to our office, or emailed to [vnavarrete@mascapi.com](mailto:vnavarrete@mascapi.com).

# CIMARRON CIA POOL CARD REGISTRATION FORM 2019

## ONE CARD PER FAMILY/HOUSEHOLD

**\*Any child under 11 years old must be accompanied by an adult over 18 years of age\***

NAME: \_\_\_\_\_ PRIMARY #: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ SECONDARY #: \_\_\_\_\_

OWNER: \_\_\_\_\_ TENANT: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

NAME OF RESIDENTS:	RELATIONSHIP	AGE
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_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

### EMERGENCY CONTACT PERSON:

NAME: \_\_\_\_\_ PHONE #: \_\_\_\_\_

[ ] CURRENT CARD NO. \_\_\_\_\_ (to activate for 2019)

[ ] NEW/REPLACEMENT CARDS \$50.00 Card No. \_\_\_\_\_

**POOL CARD PAYMENT MUST BE ENCLOSED AND CHECK MADE PAYABLE TO:  
CIMARRON CIA.**

### **REMINDER: POOL CARDS WILL NOT BE ISSUED UNLESS ALL ASSOCIATION ASSESSMENTS ARE PAID IN FULL.**

Our office accepts exact cash, money orders or checks made payable to Cimarron CIA. Upon verification of a current account balance, MASC Austin Properties, Inc. will activate your existing card and/or mail the card.

Please contact the office of MASC Austin Properties, Inc. at 713-776-1771 for additional information. The form and payment, can be brought to on-site registration, mailed to our office located at 945 Eldridge Road, Sugar Land Texas 77478, or emailed to [vnavarrete@mascap.com](mailto:vnavarrete@mascap.com)

\*\*\*\*\* **OFFICE USE ONLY** \*\*\*\*\*

Homeowner \_\_\_\_\_ Tenant \_\_\_\_\_ Current on assessments? \_\_\_\_\_ Date \_\_\_\_\_

NOTES:

Type of Payment Received \_\_\_\_\_ Processed by: \_\_\_\_\_

**Stay Informed with The Cimarron CIA Email Blast!**

The Cimarron CIA Board of Directors has implemented an E-mail Blast feature for residents on their website [www.mascape.com](http://www.mascape.com) under **MY NEIGHBORHOOD- CIMARRON CIA, INC.**

An E-mail Blast is a helpful communication tool which will be utilized by the Board of Directors to distribute important information such as reminders to pay the HOA dues, monthly board meeting dates, annual meeting date, and community events like our annual Easter Egg Hunt and Fun in the Sun event. If you are interested in receiving our community E-mail Blasts, go to our website and sign up!

**Yard of the Month**

3 winners will be selected every month from April- September. More information can be found on our community website.

