

# Fairmont Park Homes Association, Inc



Fairmont  
Park

Deed Restrictions Enforced

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

A Distinctive  
Single Family  
Residential  
Community

Annual Membership Meeting  
December 5, 2011

DEC 3 2011

# Agenda

- Establishment of a quorum or Suspension
- Introduction of Board Nominees
  - Nominations from the floor
  - Nominees Presentations (optional)
- Voting For Three Directors
- Presentations:
  - President - Ed Matuszak
  - General Manager – Tim Cowart
- Membership Input to Board Members
- Election Results
- Adjournment

# Current Board Members

		Current term Ends
• Edward Matuszak	President	(2013)
• <b>Vacant</b> (Joeena Davis)	Vice President	<b>(2011)</b>
• Lloyd Frasure	Secretary/Treasurer	(2013)
• Tim Cowart	Gen Manager	(2012)
• Lois Rogerson		(2013)
• Tom Handy		(2012)
• Dorothy Coker		(2012)
• <b>Rudy Garcia</b>		<b>(2011)</b>
• <b>Vacant</b> (Angie Lindeen)		<b>(2011)</b>

# Voting for Three Directors

- Elected Representatives will serve a three Year Term
- Willing to meet 12 times/year and as necessary to conduct FPHA, Inc. Business
- Willing to enforce FPHA deed/maintenance restrictions/guidelines
- No financial remuneration as a Board Member
- Ideally a member in good standing – “Lives by the rules”\*
- No secret Ballot\*
- Any member can run\*
- FPHA can still “endorse” candidates

\*New rules passed by 82<sup>nd</sup> Legislature – Effective January 1, 2012

# Voting for Three Directors

## Introduction of Candidates

- Board Nominations:
  - Jennifer Edwards
  - Jo Ann Pitzer
  - Rudy Garcia
- Nominations from the floor – Write In's on Ballot
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- Election Ballot Counting will be done during presentations
- Results will be announced at end of meeting

# President's Report

- Mission – Deed and Maintenance Restriction-Guidelines
- New Website
- Deed Restriction and Maintenance Enforcement
  - Fees Vs Property Value - \$40 fee Vs \$10,000 (10%) drop in value
  - Good Things
    - Website -
    - Road Reconstruction and Drainage Improvements
    - School Renovations
    - Hurricane Ike Recovery Finished– New Fences, Roofs,
    - Driveways – Sidewalks
    - New Entrance Signs
  - Challenges
    - Driveways – Walls-Cracked Slabs
    - Drought and Drainage
    - Esplanade Damage – Pine Bark Beetles
    - Trash – Trailers – Paint – Garage Doors – Façade

# President's Report Website

- Required by State of Texas 82<sup>nd</sup> Legislative Session
- Public Posting of Meetings, Agendas, Minutes,
- Will contain – Declaratory Documents, By-Laws- Deed Restrictions
- Building/Architectural Approval Forms
- January 01, 2012 – Target Date for Compliance -
- Coming – Pelican Chatter “On-Line” and in Color
- Election Procedures
- Candidate Profiles
- News and Links to useful websites (City of La Porte, CAC, Emergency Management
- Potential for Ad sales
- Contact and Feedback Page

<http://www.fairmontparkhomesassociation.com>

# Mission

- Our Primary Mission is:
  - Deed Restriction Enforcement
  - Maintenance Enforcement –
  - Entrance & Spencer Road Landscape
- Most of our time is spent on:
  - Inspection and Enforcement
  - Fee Collection – Invoicing and Legal
  - Real Estate Title Transfers/Sales

# Expenses (2010)

- Salaries - ~ \$27,000 ~ 40%
- Legal Enforcement ~\$ 12000 17%
- Legal for Fee Collection ~\$9200 14%
- Election ~ \$2500 4%
- Grounds Maintenance ~ \$5700 8.5%
- Other - Audit, Tax, Postage, Utilities, Phone, office supplies ~ 16.5%
- 2010 Expenses \$67,553
- 2011 Expenses (3<sup>rd</sup> Quarter 2011) = \$53,571.
- Expense Budget for 2011 = **\$63,922**

# Revenue

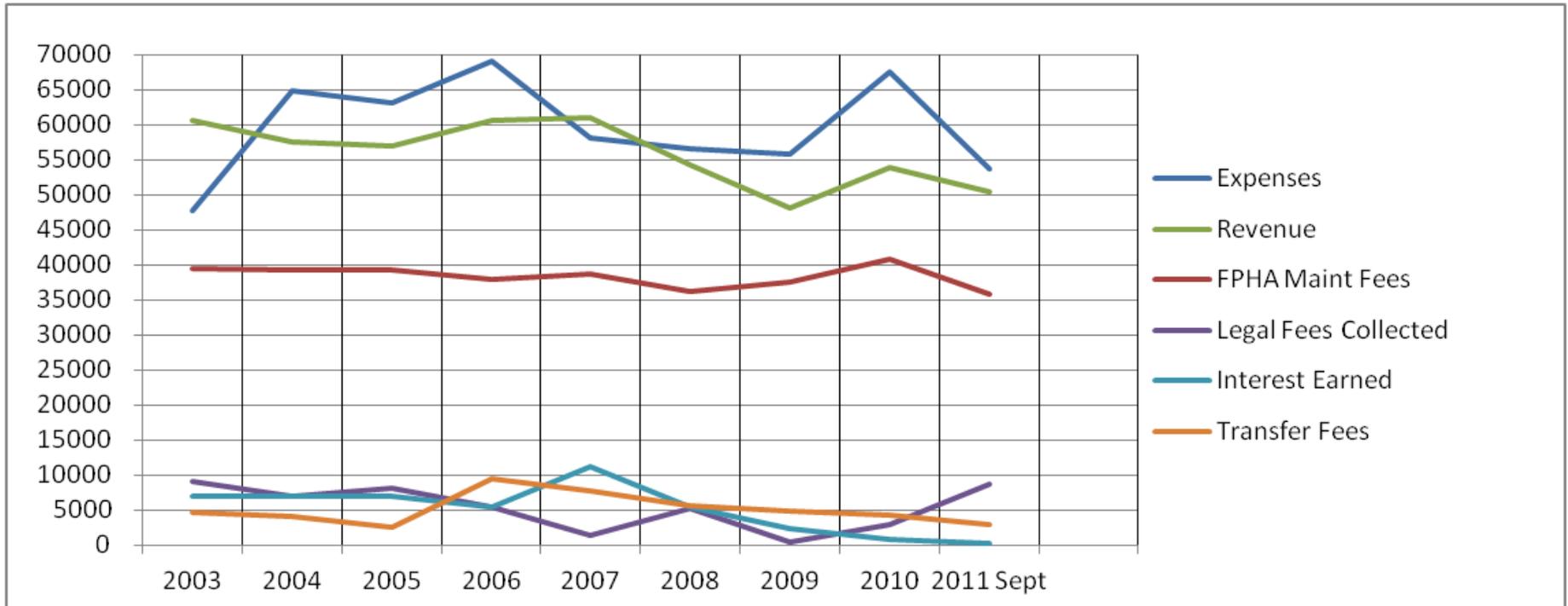
2010

- Maintenance Fees \$40,251
- Interest – Dividends \$ 697
- Transfer/Title Fees \$ 4,275
- Penalties/Late Fees \$ 5,222
- Legal Fees Recovered \$ 2,826
- Total Revenue 2010 \$53,927
- 2010 Revenue Budget \$49,495 Vs \$67,553 Exp
- Rev Budget for FY 2011 \$49,495
- Rev Year to Date (9/2011) \$50,442

# Financial Notes

- CD interest is very low ( ~.04%)
- Market is volatile - Barely Positive for year
- Legal Expense is Up in 2011 (55%)  
(\$12895 vs \$20,068)
- Legal Expense Recovery is Up 307%  
(\$2826 in 2010 vs \$8702 - 3<sup>rd</sup> Quarter 2011)
- Sale/Refinance Transfer Revenues are Up 144%  
(\$2963 in 2010 vs \$4275 3<sup>rd</sup> Quarter 9/2011)
- Penalties – Late Fees – Collected  
(\$5222 in 2010 vs \$2963 - 3<sup>rd</sup> Quarter 2011 – On track)
- Maint. Fee Court Recovery – Mandatory at 3 years
  - At three years ` \$40/yr (\$120) turns into ~ \$500 then court costs = \$3000.
- Foreclosure/sale on County Court Steps will follow – Last resort

# FPHA Finances

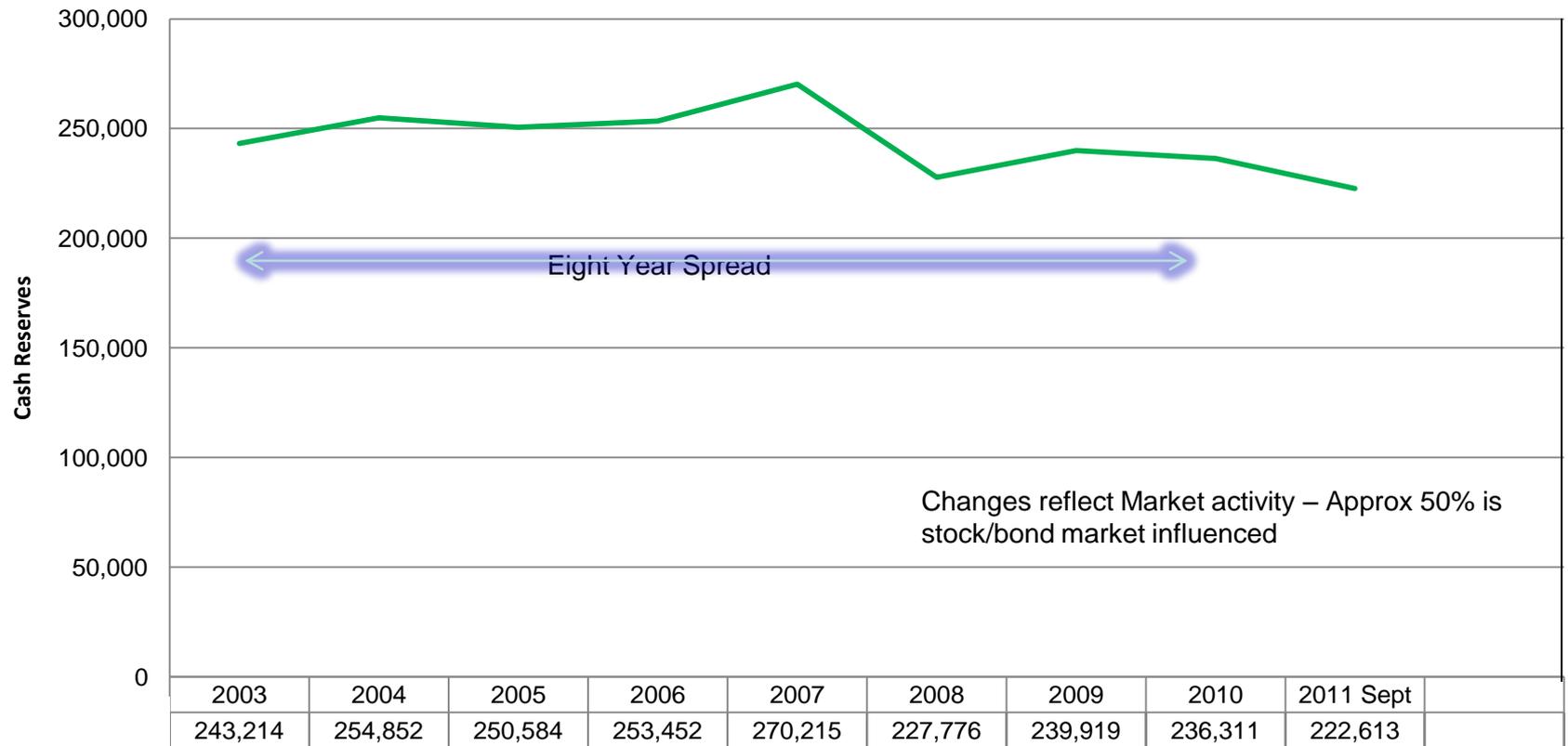


Legal Expenses are down – Legal Expense Recovery Up

Revenue Vs Expenses in 2011 is narrowing

# FPHA Finances

## Cash Reserves



Assets have gone down \$6903 (2003 -2010) 8 years

# General Manager's Report

- Deed Restrictions
- Maintenance Guidelines
- Inspection
- Enforcement
- Examples of Success and Opportunities for improvement
- Interface with City, County, School District

# Member Input

- Sign up at door – Fill out form.
- Three minutes
- Response, if necessary, will be in writing from the Board

# New Entrance Signs

## New Sign with Website



## Old Sign



# General Manager Slide Show

- The following are select photographs were shown at the annual meeting.
- The purpose of the slide show was to illustrate examples of improvements as well as examples of some deed restriction violations.

Regular

309 <sup>9</sup>/<sub>10</sub>

# Fairmont Park



A Distinctive  
Single Family  
Residential  
Community

Deed Restrictions Enforced

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

New sign at Fairington and  
Fairmont Parkway –  
November 2011 – with  
FPHA website address

DEC 3 2011

Regular 355 <sup>9</sup>/<sub>10</sub>  
Plus 379 <sup>9</sup>/<sub>10</sub>

SINGLE FAMILY  
RESIDENCES

Fairmont  
Park



Distinctive  
Residential  
Community

Deed Restrictions Enforced

APR 2 2011



New sign at Spencer and  
Fairington – November 2011  
with website address

DEC 3 2011

# Fairmont Park



Distinctive - Residential  
Community

*Deed Restrictions Enforced  
Single Family Residences*

Old Sign

APR 2 2011



Fascia in need of repair



Remodeling/repair trash left out in front of house for an unacceptable length of time







Unscreened boat and trash visable from the street.





Trash and Clutter left in front of house.

MAR 20 2006



MAR 31 2006



Parking on lawn – a violation of City ordinances



ExxonMobil Pipeline – unmaintained



Esplanade – poorly maintained, prior to drought. – Now maintained by the County, and the County is

# Voting Results

- Three Directors to Serve 2012-2013-2014
- Motion to Accept Voting Results
- Motion to Adjourn
- Next Annual Meeting December 3, 2012
- (election results are posted on the website.)

# Member Input

- Please be brief
- If topic has been addressed please just say so and move on
- Limit statements to approximately 3 minutes
- Responses may be in writing
- No specifics on legal action or individual violations will be discussed
- Input can be sent from website