

SOUTHWYCK – ANNUAL MEETING, 2015

- ❖ **Welcome – TAMI SMITH**
- ❖ **Master and boards responsibilities – STEVE BOUNDS**
- ❖ **State of the Association – JOHN FISHER**
- ❖ **Last year Survey results – HELEN BILYEU**
- ❖ **Financials – TAMI SMITH**
- ❖ **2016 Projects – LLOYD POWELL**
- ❖ **Election of Directors – JOHN FISHER**
- ❖ **Q&A While votes counted – JOHN FISHER**
- ❖ **Election Results – JOHN FISHER**

SOUTHWYCK – ANNUAL MEETING, 2015

❖ **Welcome – TAMI SMITH**

President – John Fisher (2016)

Vice President – Helen Bilyeu (2017)

Secretary – Lloyd Powell (2017)

Treasurer – Steve Bounds (2015)

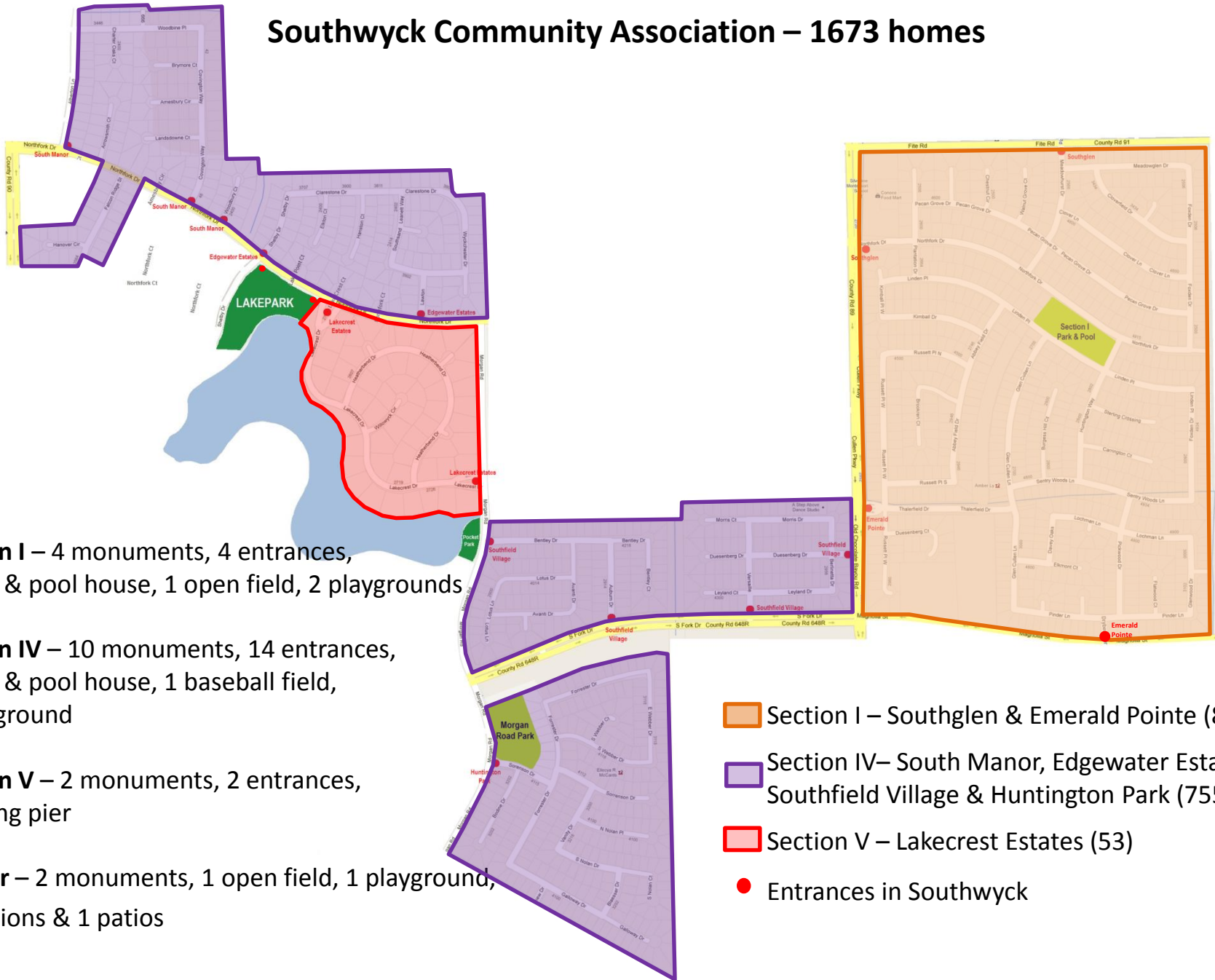
Director – Larry Smith (2015)

SOUTHWYCK – ANNUAL MEETING, 2015

❖ Master and boards responsibilities – STEVE BOUNDS

- Lawn mowing, edging, blowing, plantings, mulching, pest control, irrigation system and watering of 18 entrances and 2 parks**
- Seasonal plantings at entrances and the 2 parks**
- Lighting for all 18 entrances and in 2 parks**
- Tree trimming and vine removal on all fence lines we oversee**
- Repair/replacement of all fences we oversee**
- Play equipment, sun shades, picnic tables, benches, grill, swings, water fountains & foot washing station, volley ball court, sand box, trash cans and doggy stations in our 2 parks**
- Upkeep of the lake with cost sharing with Silverlake**
- Upkeep of covered structures and 1 patio at 2 parks**
- Power washing of entrances, fences, play equipment & patios/pavilions**
- Removal of all graffiti on our property and notification to proper authorities**
- Casualty insurance for master and sections at no charge to sections**
- Directors and officers 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

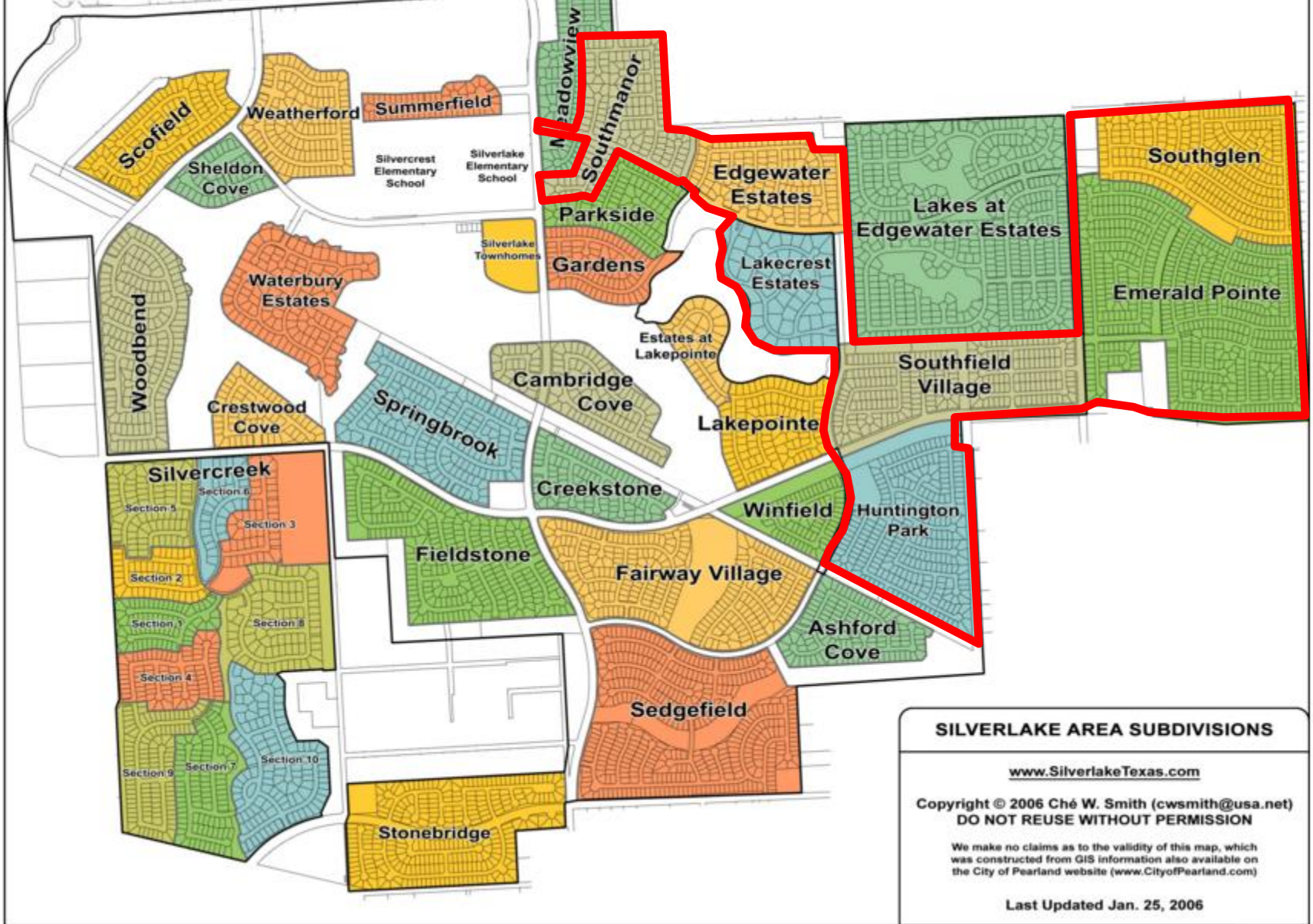
Section IV – 10 monuments, 14 entrances,
1 pool & pool house, 1 baseball field,
1 playground

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

Southwyck, Edgewater Estates and Silverlake Villages Getting to know your Villages



SILVERLAKE AREA SUBDIVISIONS

www.SilverlakeTexas.com

Copyright © 2006 Ché W. Smith (cwsmith@usa.net)
DO NOT REUSE WITHOUT PERMISSION

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

SOUTHWYCK – ANNUAL MEETING, 2015

❖ State of the Association – JOHN FISHER

- **Website updates – shortly after every board meeting.**
- **Donations to Silverlake HOA for Breakfast with Santa & 4th of July events.**
- **Silverlake agreement to share expenses for Southwyck Lake Park lake.**
- **Southwyck Lake Park used for triathlon, wedding, birthday parties and fitness group with insurance and approval from the board.**
- **Major fence restoration, Section I, IV & V.**
- **Tree trimming in lake park and along perimeter fences.**
- **Additional equipment at the lake park including replacing water fountain, foot washing station, benches, trash cans & doggy pot stations.**
- **Sand added to volley ball court and sand box.**
- **Repainting of park equipment at pocket park.**
- **Additional gravel for walking path at pocket park.**
- **Removal and replacement of several dead or dying trees and bushes.**
- **Additional bushes and roses added to Section One perimeter fence on Cullen.**
- **Additional bushes planted around vault at Southwyck Lake Park.**
- **Power washing of some entrances, fences and play equipment.**
- **Less chemical added to lake. We are trying to find a balance.**
- **Installation of upgraded irrigation system.**

SOUTHWYCK – ANNUAL MEETING, 2015

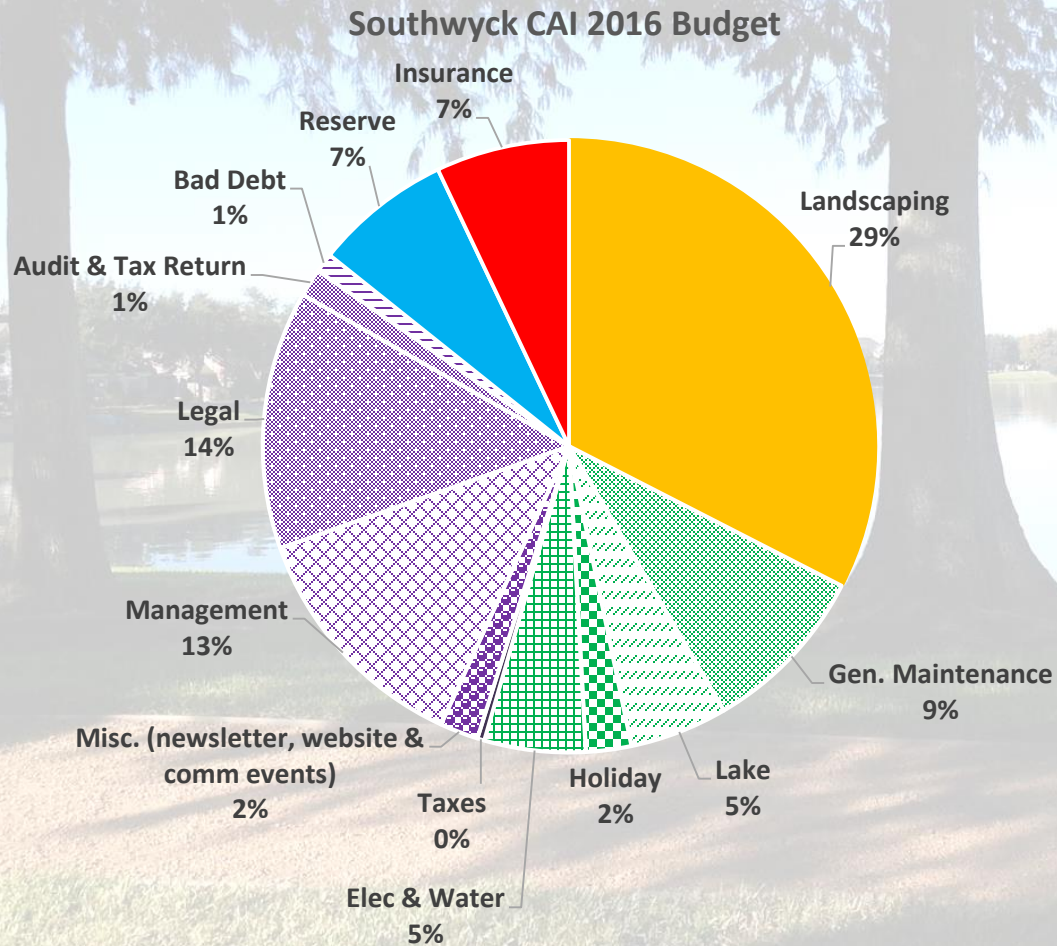
2014 SOUTHWYCK COMMUNITY ASSOCIATION QUESTIONNAIRE RESULTS

<i>Question:</i>	<i>Adequate</i>	<i>I didn't notice</i>	<i>Needs Improvement</i>	<i>Looks good</i>	<i>Didn't participate</i>
Perimeter fences	9	3	5	8	
Southwyck Lake Park - overall	9	6		8	1
Southwyck Lake Park - playground equipment	7	6	1	8	2
Southwyck Lake Park - open space	7	3	1	13	2
Southwyck Lake Park - landscape	6	4	1	12	2
Southwyck Lake Park - sand volley ball area	7	10	1	7	1
Southwyck Lake Park - covered pavilion	5	10		8	1
Southwyck Lake Park - bricked landing with no cover	5	11		7	1
Southwyck Lake Park - Christmas decorations	8	4	2	8	3
Pocket Park on Morgan between Bentley and Abbeywood	6	6	1	7	3
All Entrances Landscaping	11	1	2	12	
All Entrance Lighting	10	2	4	9	
Communications with residents (website, postal mailings, emails)	12	1	5	2	
Community sponsored Events - Breakfast with Santa	7	3	1		16
Community sponsored Events - 4th of July	6	4	1	1	14
Southwyck CAI website (southwycktexas.com)	7	7	3	2	4
Management Company - FirstService Residential	Adequate	I have no issue with them	I have had no dealings with them	Needs improvement	
	7	7	4	2	

Please fill out 2015 survey – this helps us know what is important to you.

SOUTHWYCK – ANNUAL MEETING, 2015

❖ Financials – Tami Smith



SOUTHWYCK – ANNUAL MEETING, 2015

❖ Financials – Tami Smith

SOUTHWYCK MASTER		
2015 RESERVE BUDGET & Expenses		
	Amount	Description
Balance at 12/31/14	345,219.00	
Planned Calendar Year 2015 transfer	89,000.00	
Interest Income 2015	1,272.48	
	\$435,491.48	
Anticipated Outlays/Accruals to December 31, 2015		
Repair of pocket park brickwork and short walls	(6,820.00)	
Cullen Blvd landscaping and repairs	(22,315.00)	
Repair of Section 5 walls	(72,400.00)	
Replacement of Sprinkler System Controllers	(37,654.00)	
Lake Park Projects & restoration	(32,120.00)	benches, fountains, trash cans, repaint pocket park
	(\$171,309.00)	
Estimated 12/31/15 Balance:	\$264,182.48	
Note: Reserve Study recommended \$400,000 present value.		

SOUTHWYCK – ANNUAL MEETING, 2015

❖ 2016 – Projects – LLOYDE POWELL

- A few more fence restoration, Section IV.**
- Powerwashing of some fences.**
- Refurbish patio on northeast side of Southwyck Lake Park.**
- Continue working on water quality at lake.**
- Look into putting fountain in lake.**
- Addition tree or bush plantings for ones that had to be cut down.**
- Round table talks with neighboring community boards to discuss common ideas/problems such as lake management, irrigation issues ... if we can make that happen.**

SOUTHWYCK – ANNUAL MEETING, 2015

- ❖ **Election of Directors – JOHN FISHER**
 - **Nominations from the floor**
 - **Introduction of candidates**
 - **Turn in ballot**

- ❖ **Q&A While votes counted – JOHN FISHER**

- ❖ **Election Results – JOHN FISHER**

- ❖ **Reminder, board meetings are 1st Thursday of every month at 6:30 PM at Calvary Baptist Church. Next meeting February 4th.**

Thanks for coming and please make sure to turn in survey!