

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 PPD needs adequate information to generate an incident report so that our officers will address the <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 05, 2023

www.SouthwyckTexas.com

- ❖ Introduction and reading of the minutes from last annual meeting – KATHY DOOLEY
- ❖ Election of Directors – RICK NELSON
Introduction of known candidates
 - **John Fisher & Alex Young**
- ❖ Master and boards responsibilities – HELEN BILYEU
- ❖ State of the Association – JOHN FISHER
- ❖ First concept idea for replacement of covered pavilion - KATHY DOOLEY
- ❖ How you can participate – HELEN BILYEU
- ❖ 2023 Possible Projects – HELEN BILYEU
- ❖ Financials – KATHY DOOLEY
- ❖ Q&A While votes counted – RICK NELSON
*** Please keep comments down to no more than 2 minutes.*
- ❖ Election Results – KATHY DOOLEY



SOUTHWYCK CAI ANNUAL MEETING – JANUARY 05, 2023

www.SouthwyckTexas.com

❖ **Welcome & Introduction – KATHY DOOLEY**

Community Manager – Kathy Dooley

President – John Fisher (2022)

V. President – Rick Nelson (2023)

Secretary – Vanessa Williams (2024)

Treasurer – vacant (2024) * the board appoints this position

Director – Helen Bilyeu (2023)

Attorney – Trisha Farine

All positions hold equal voting weight at our meetings.

SOUTHWYCK CAI ANNUAL MEETING – JANUARY 05, 2023

www.SouthwyckTexas.com

❖ Master and boards responsibilities – HELEN BILYEU

- **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.**

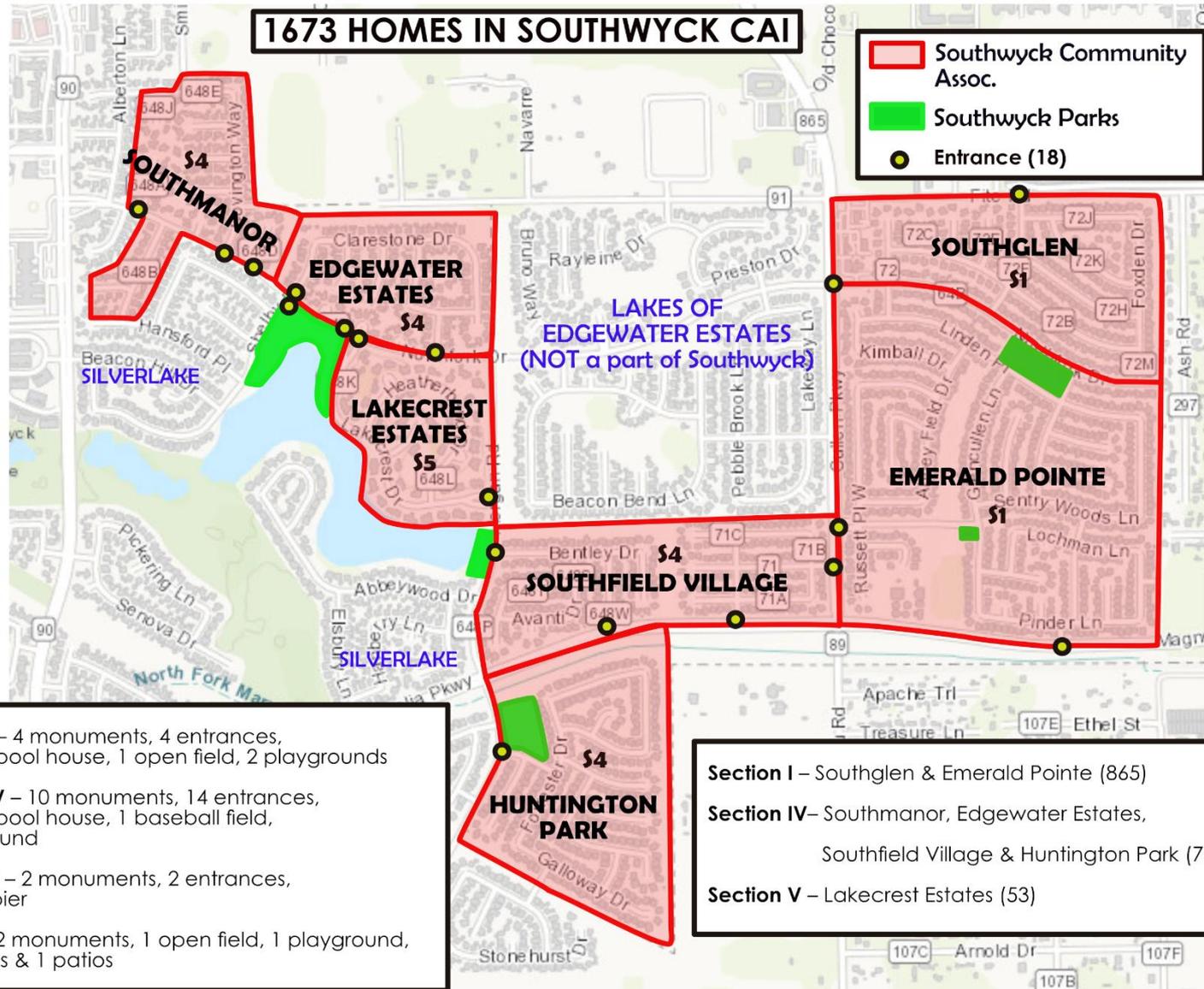
SOUTHWYCK CAI ANNUAL MEETING – JANUARY 05, 2023

www.SouthwyckTexas.com

- ❖ **Master and boards responsibilities (continued) – HELEN BILYEU**
 - **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 05, 2023

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)

SOUTHWYCK CAI ANNUAL MEETING – JANUARY 05, 2023

www.SouthwyckTexas.com



SOUTHWYCK CAI ANNUAL MEETING – JANUARY 05, 2023

www.SouthwyckTexas.com

❖ State of the Association – JOHN FISHER

- We started the year off with a group of volunteers walking the entrance properties and going over new plantings and plant material removal with a contract landscape company. The landscape company came up with a refreshed design based on the volunteers' suggestion.**
- Southwyck CAI hosted its second all-boards meet and greet with the section board members and management companies in December. Sections 1 and 4 participated.**
- In April several of the Southwyck CAI board met with our electrician to go over adding additional outlets to the park for events.**

SOUTHWYCK CAI ANNUAL MEETING – JANUARY 05, 2023

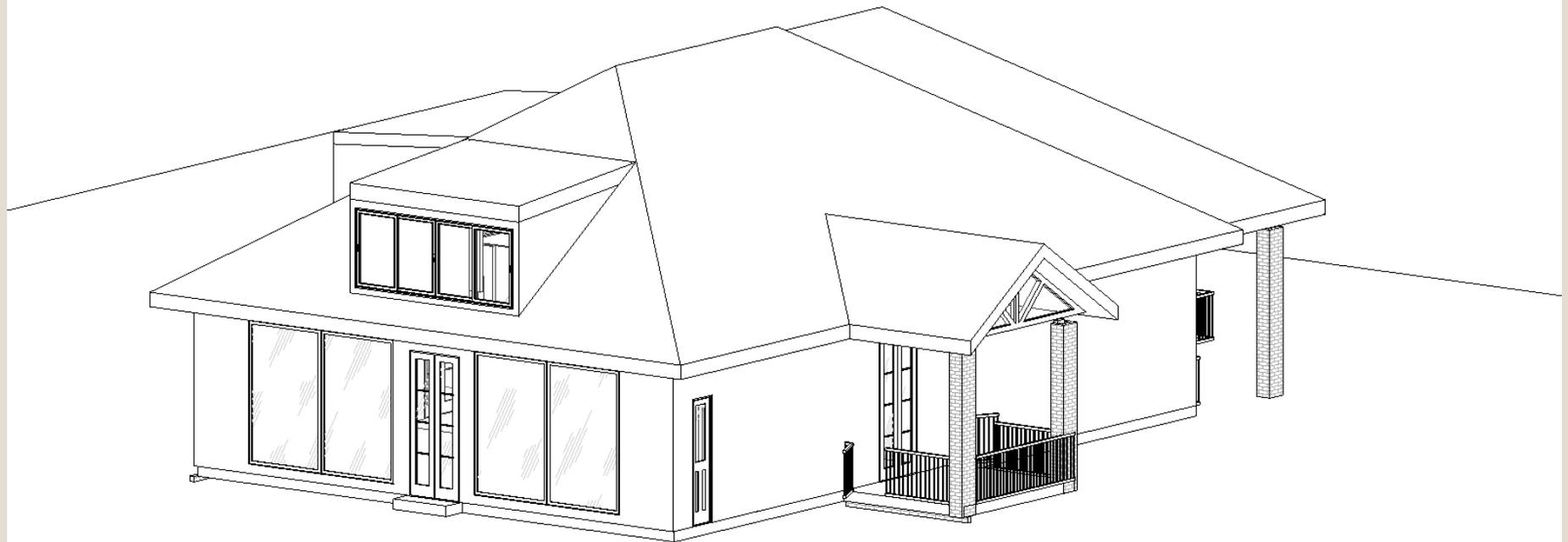
www.SouthwyckTexas.com

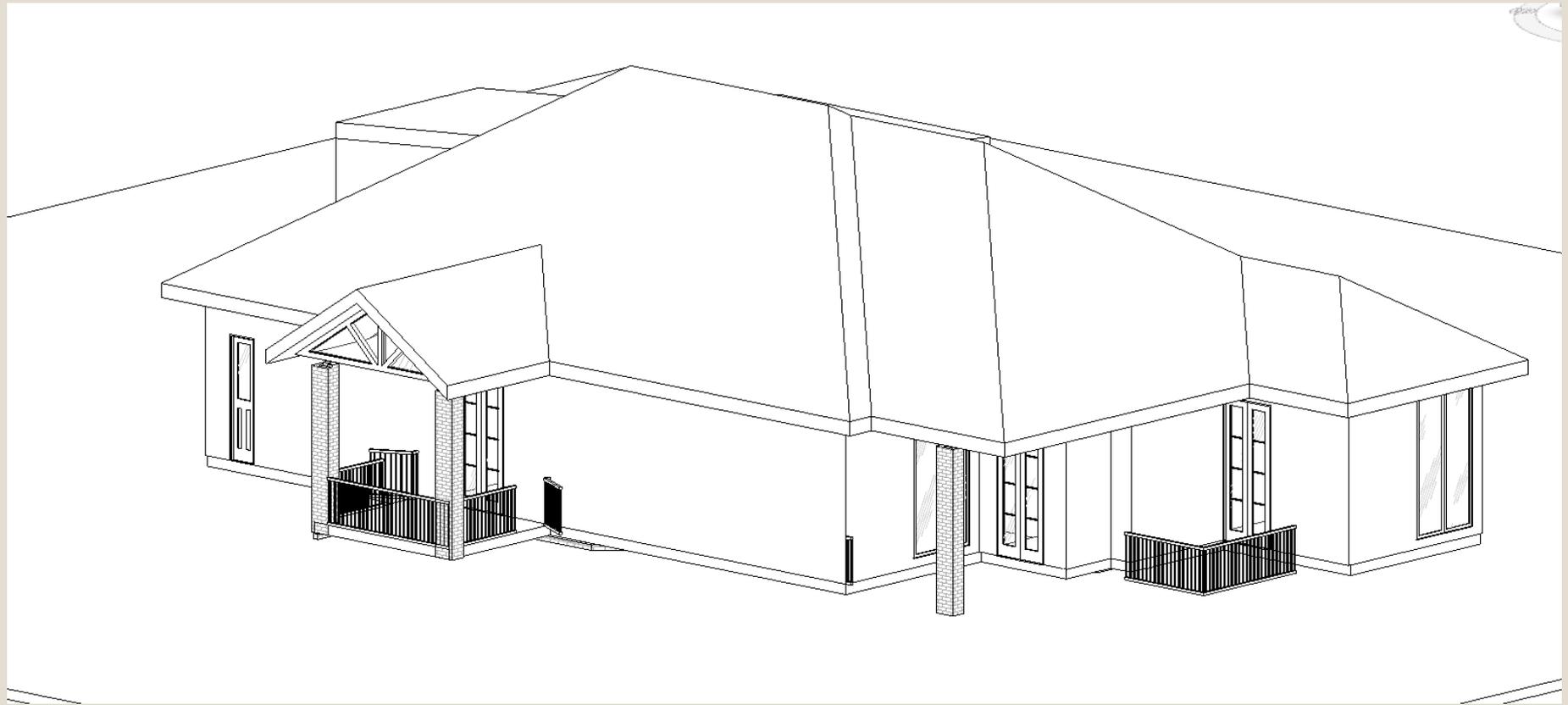
- ❖ **State of the Association (continued) – JOHN FISHER**
 - **Early in the year, Lake Pro suggested that we treat the Southwyck Lake Park with Sonar to keep the plant material under control. The algae is controlled as needed by Lake Pro as well.**
 - **In April we had a topographic survey done of the Southwyck Lake Park so that we can start on a possible clubhouse to replace the covered structure. We are waiting for the updated survey.**
 - **Quarterly power washing of all play equipment and picnic tables in both of our parks as well as a cleaning of the brick walls along Morgan and Northfork.**
 - **Continued displaying of Patriotic flags with Boy Scouts Troop 446 maintaining.**
 - **Website kept up-to-date and relevant.**

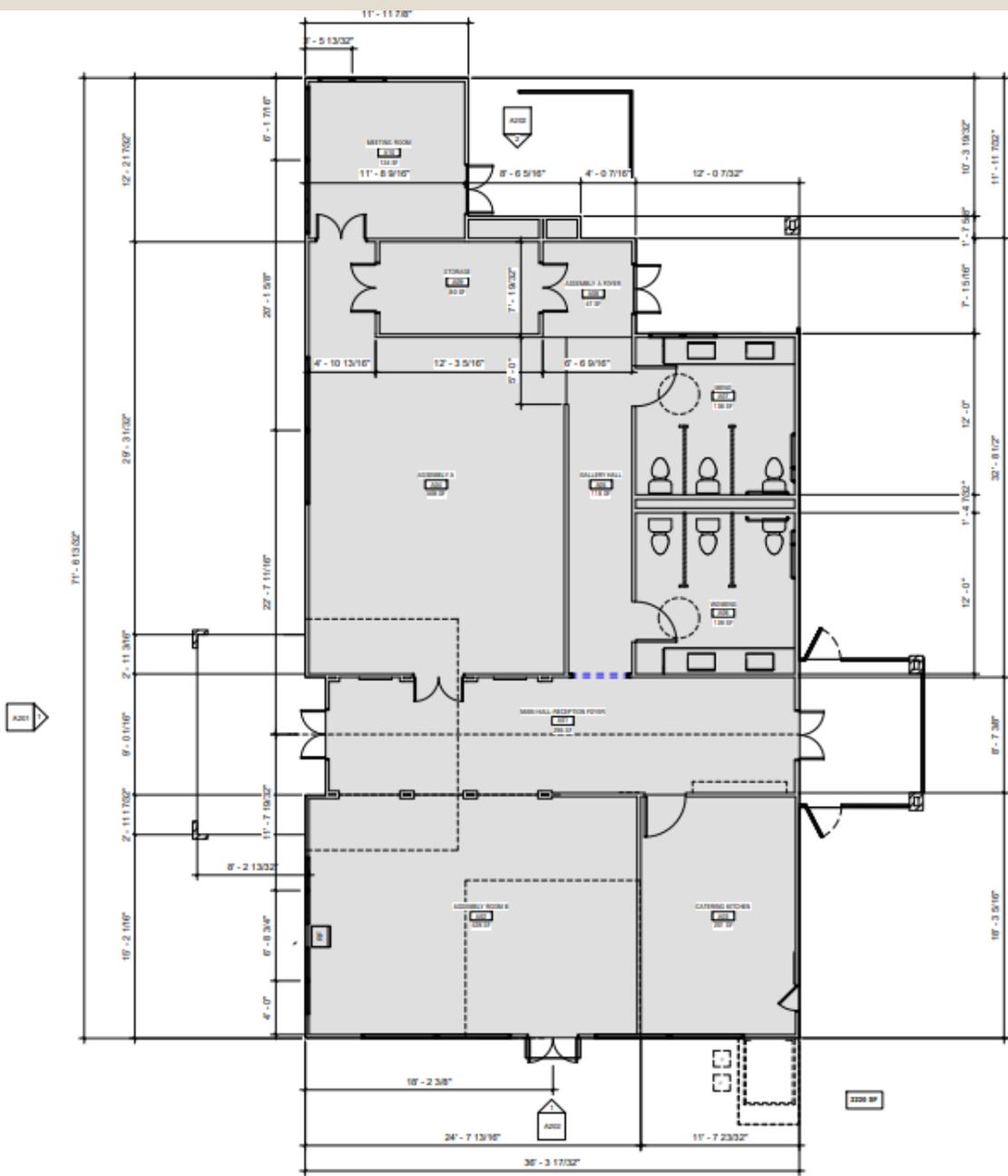
SOUTHWYCK CAI ANNUAL MEETING – JANUARY 05, 2023

www.SouthwyckTexas.com

- ❖ **State of the Association (continued) – JOHN FISHER**
 - **Fence repairs at Southfield Village began in May. We had 2 fence companies working with us to replace/repair the brick portion and the wooden portion of the fence along Cullen, Magnolia and Morgan.**
 - **Wooden fence repairs were also done at Emerald Pointe which began in December along Magnolia and Cullen.**
 - **In October 2022 several of the Southwyck CAI board met with the Silverlake board to go over lake sharing costs with us. We are still negotiating the 2021 lake costs with the Silverlake board.**
 - **Finalized our 2021 Audit with external auditor.**







1 01 FLOOR PLAN
1/4" = 1'-0"



BRANNAN DESIGNS, LLC
 ARCHITECTURE . INTERIOR DESIGN
 2323 Clear Lake City Blvd, Ste 180-305
 Houston, Texas 77062
 V-281-468-2003
 info@brannandesigns.com
 www.brannandesigns.com

© 2023 BRANNAN DESIGNS.
 ALL RIGHTS RESERVED. No part of this document may be
 reproduced or lifted in any form without prior written
 authorization from BRANNAN DESIGNS.

INTERIM REVIEW ONLY
 NOT FOR REGULATORY APPROVAL,
 PERMITTING, OR CONSTRUCTION
 REVIEW DRAFT

01/03/2023

ELIZABETH M. BRANNAN
 TX Registered Interior Designer #11008, Assoc. AIA

The building design works depicted herein are the sole property
 of BRANNAN DESIGNS, LLC and may not be reproduced or
 used without its express written permission. No permission to
 modify or reproduce any of these building design works,
 including without limitation the construction of any building, is
 expressed or should be implied from delivery of preliminary
 drawings or construction documents. Permission to
 construct the building depicted in signed construction drawings
 is expressly conditioned on the full and timely payment of all
 fees otherwise due BRANNAN DESIGNS, LLC and, in the
 absence of any other agreement to the contrary, is limited to a
 one-time use on the site indicated on these plans.

Note: These plans and drawings are designed to comply with
 the verification of all field conditions, dimensions, details,
 drawings, and specifications for permit & construction.
 BRANNAN DESIGNS is providing drafting and/or design
 services only and will not be liable for any human error after
 construction has begun. Construction Administration Phase or
 Close-out will not provide unless specifically outlined in
 Agreement.

A COMMUNITY

SOUTHWYCK
 2515 SHELBY DRIVE
 PEARLAND, TX

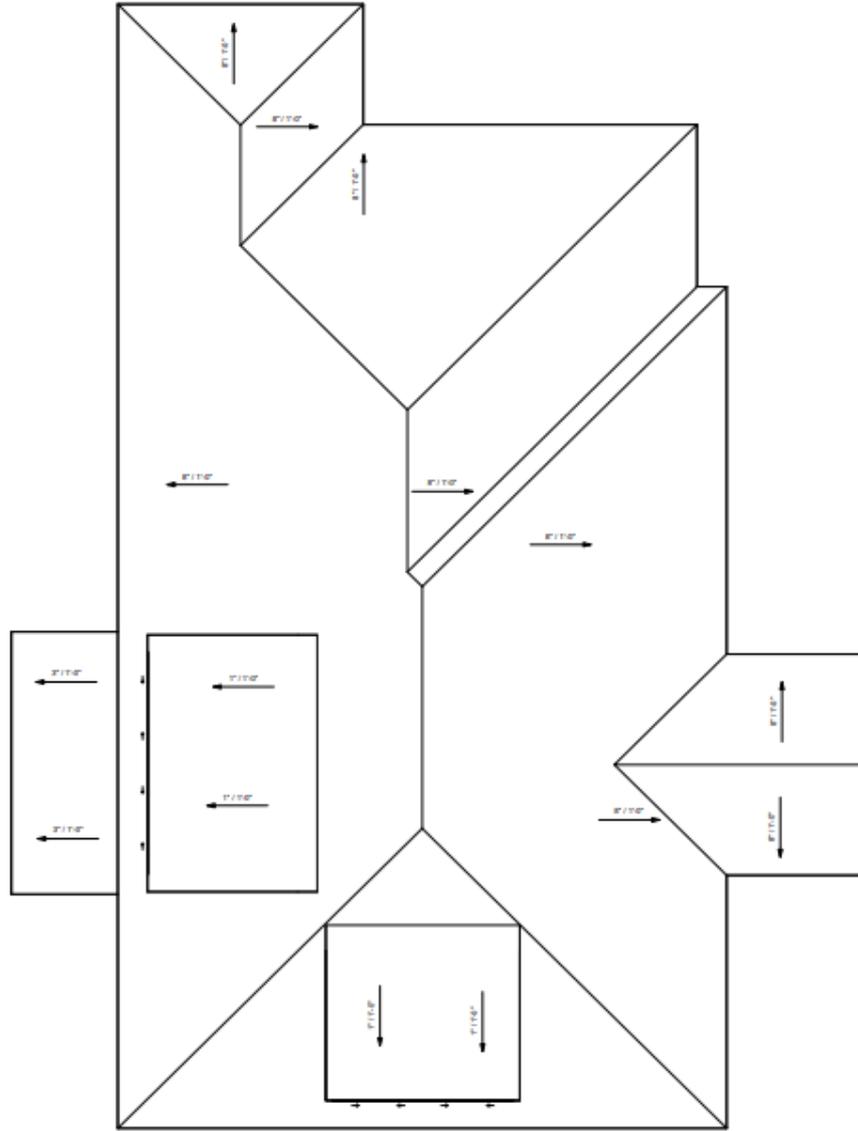
Project Number	2023-01
Date	01/03/2023
Drawn by	ZW
Checked by	LB

No.	Description	Date

FLOOR PLAN

A102

Scale 1/4" = 1'-0"



1 02 ROOF PLAN
1/4" = 1'-0"



BRANNAN DESIGNS, LLC
ARCHITECTURE · INTERIOR DESIGN
2323 Clear Lake City Blvd, Ste 100-306
Houston, Texas 77062
V-281-488-2003
info@brannandesigns.com
www.brannandesigns.com

© 2023 BRANNAN DESIGNS
ALL RIGHTS RESERVED. No part of this document may be
reproduced or utilized in any form without prior written
authorization from BRANNAN DESIGNS.

INTERIM REVIEW ONLY
NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION
REVIEW DRAFT

01/03/2023

BUSINESSMIM BRANNAN
TX Registered Interior Designer #11008, Assoc. AIA

The building design works depicted herein are the sole property
of BRANNAN DESIGNS LLC and may not be reproduced or
used without its express written permission. No one is to
modify or reproduce any of these building design works,
including without limitation the construction of any building, in
excess of or should be limited from delivery of preliminary
drawings or unapproved construction drawings. Permission to
construct the building depicted in agreed construction drawings
is expressly conditioned on the full and timely payment of all
fees otherwise due BRANNAN DESIGNS LLC and, in the
absence of any written agreement to the contrary, is limited to
one-time use on the site indicated on these plans.

Note: These plans and drawings are designed to comply with
the owner's specifications. The contractor will be responsible for
the verification of all field conditions, dimensions, details,
drawings, and specifications for permit & construction.
BRANNAN DESIGNS is providing drafting and/or design
services only and will not be liable for any human error after
construction has begun. Construction Administration Phase or
Closeout will not provide unless specifically outlined in
Agreement.

A CMSI COMMUNITY

SOUTHWYCK
2515 SHELBY DRIVE
PEARLAND, TX

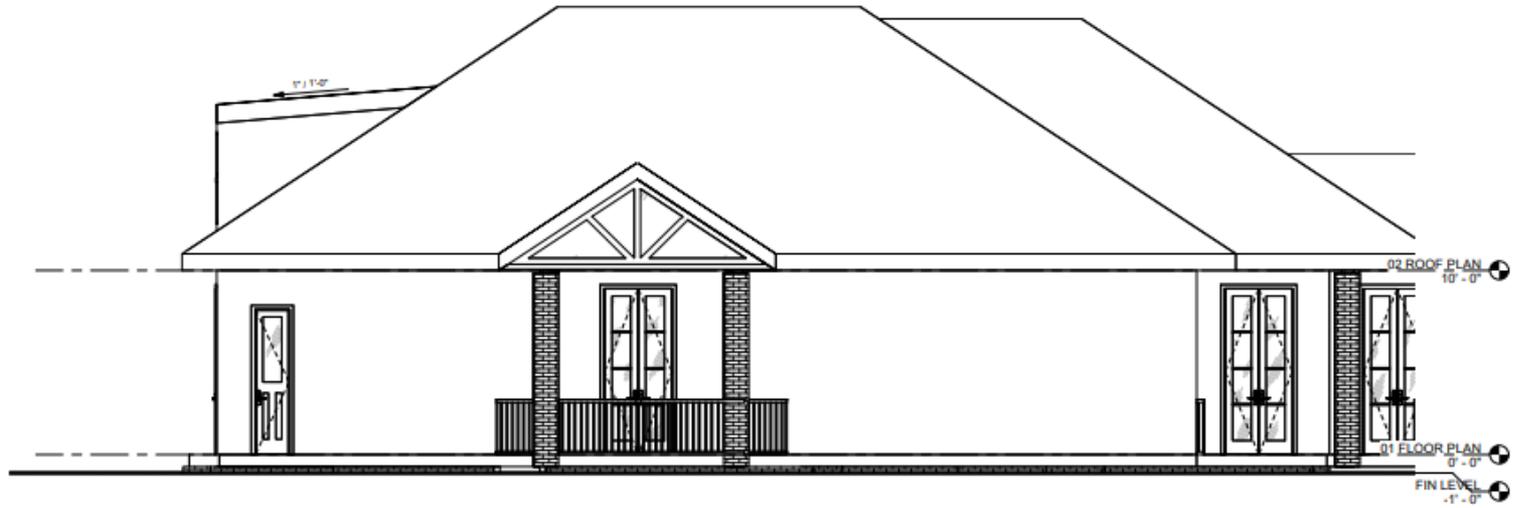
Project Number: 2023-01
Date: 01/03/2023
Drawn by: Author
Checked by: LB

No.	Description	Date

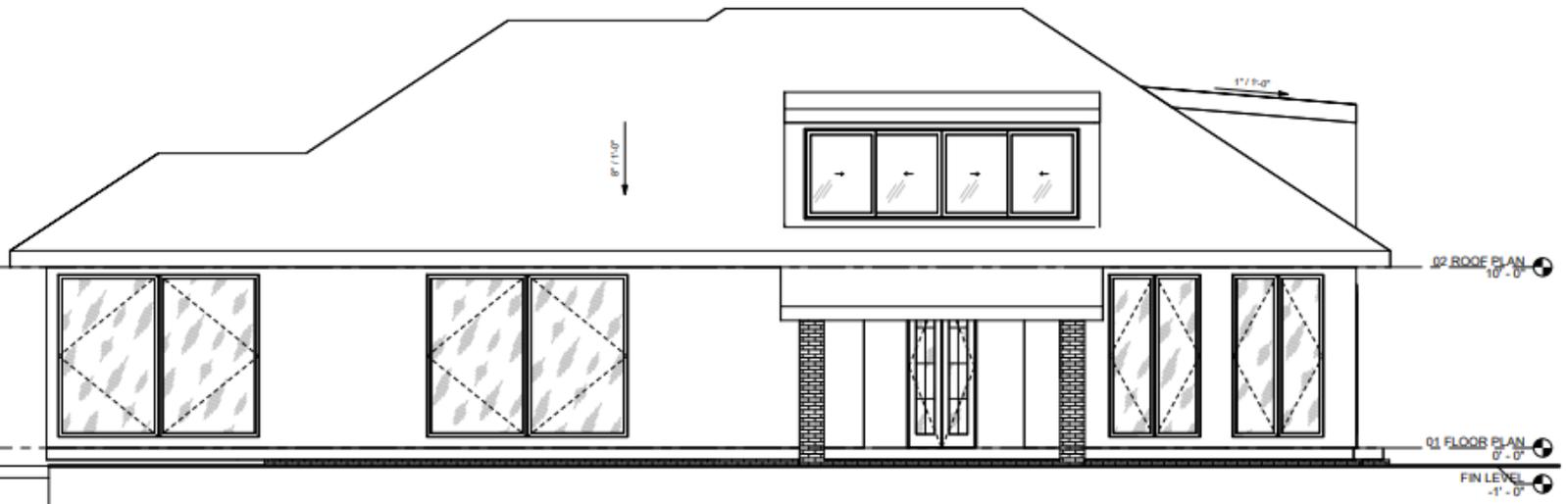
ROOF PLAN

A103

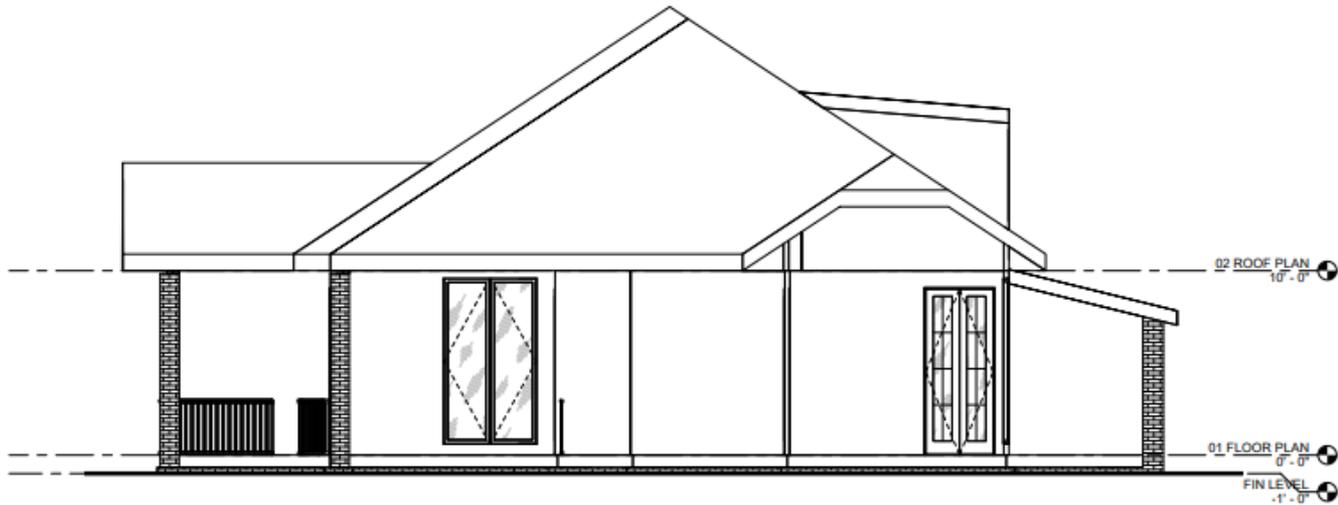
Scale: 1/4" = 1'-0"



2 Elevation 2 - a
1/4" = 1'-0"



1 Elevation 1 - a
1/4" = 1'-0"



2 Elevation 4 - a
1/4" = 1'-0"



1 Elevation 3 - a
1/4" = 1'-0"

SOUTHWYCK CAI ANNUAL MEETING – JANUARY 05, 2023

www.SouthwyckTexas.com

❖ How you can participate in our association – HELEN BILYEU

- **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. When a project comes up where we need input, we'll contact you.
- **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.

SOUTHWYCK CAI ANNUAL MEETING – JANUARY 05, 2023

www.SouthwyckTexas.com

❖ 2023 – Possible Projects – HELEN BILYEU

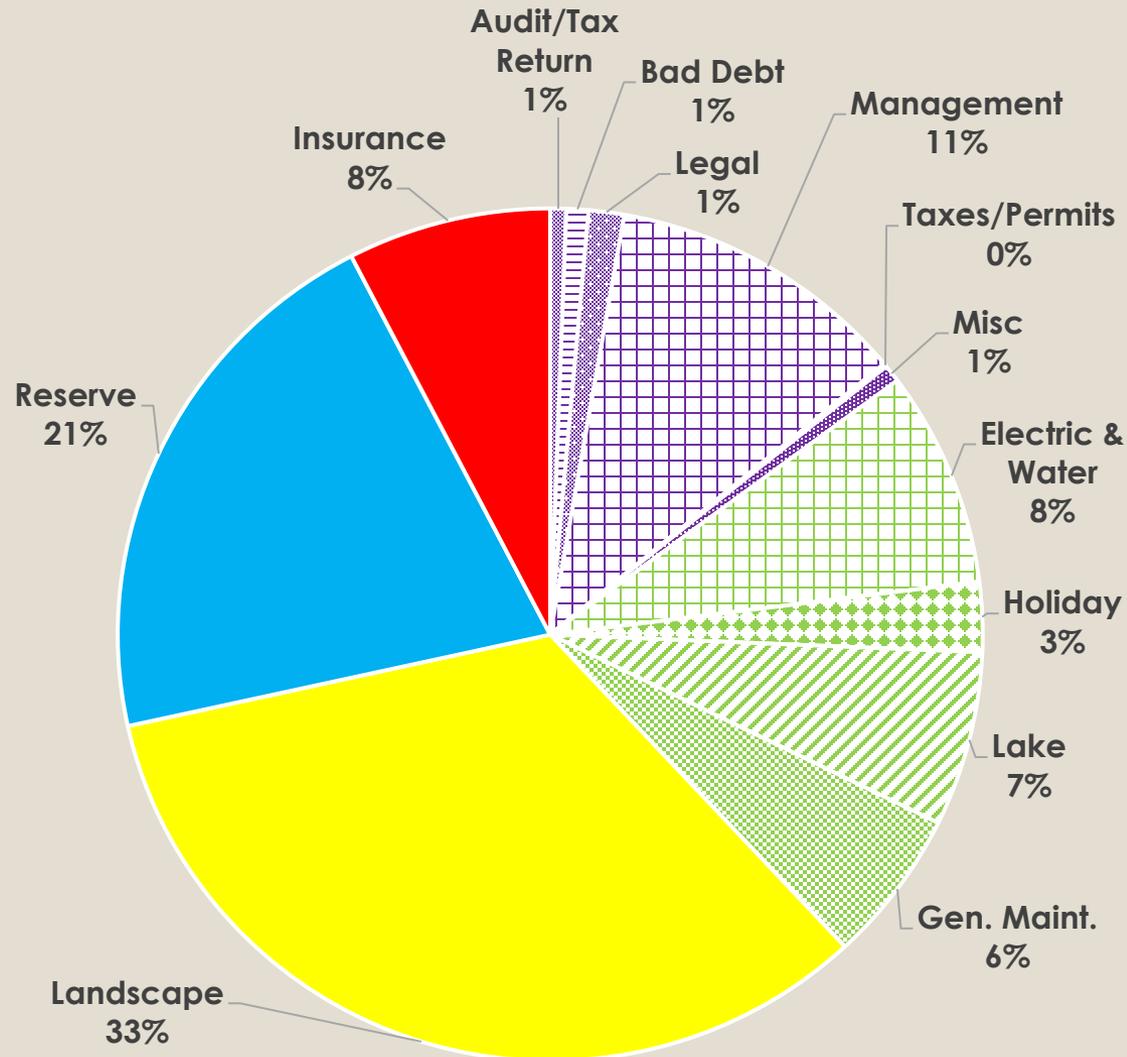
(Order is not order of priority)

- **Continue working on plans to replace the covered patio structure at Southwyck Lake Park and the open structure.**
- **Continue revolving power washing program for entrances and brick walls.**
- **All section meeting with section boards hopefully twice this year.**
- **We will be getting an updated reserve study from an outside firm. A reserve study allows the Board to have a better grasp on how much money we need in our reserve account. We typically conduct a reserve study once every three to five years.**

SOUTHWYCK CAI ANNUAL MEETING – JANUARY 05, 2023

www.SouthwyckTexas.com

❖ Financials – Kathy Dooley



SOUTHWYCK CAI ANNUAL MEETING – JANUARY 05, 2023

www.SouthwyckTexas.com

- ❖ **Q&A while votes are counted – RICK NELSON**
- ❖ **Election Results – KATHY DOOLEY**
- ❖ **Door prizes – HELEN BILYEU**
- ❖ **Reminders:**
 - Board meetings are
1st Thursday of every month at 6:30 PM via Zoom.
Southwyck CAI's **next meeting February 2nd.**
 - Check our website for updates.
 - 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 associations either at the section level and/or master level. We need your input!**

SOUTHWYCK CAI ANNUAL MEETING – JANUARY 05, 2023

www.SouthwyckTexas.com

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.

The first 30 minutes of each meeting is allocated for homeowner input. Our next board meeting is Thursday, February 2 at 6:30 pm.

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 again for attending!