

SOUTHWYCK Community Association Inc.

NEWS April 2023



VACANT BOARD POSITION NEEDS TO BE FILLED

Southwyck CAI is currently looking to appoint a homeowner to a vacated board position. Board responsibilities include:

- Collecting assessment fees for Sections I, IV and V and the Master (SCA). Each section uses the assessments to maintain the value of our community. Kathy Dooley, the owner of CMSI, handles the day-to-day responsibilities and assists the Board in executing the Southwyck CAI obligations.
- Southwyck CAI maintains the seven villages' entrances within Southwyck CAI – Emerald Pointe, Southglen, Huntington Park, Southfield Village, Edgewater Estates, Southmanor and Lakecrest Estates. It is responsible for repairs to the monuments, lighting, irrigation, planting and mowing.
- The Southwyck Lake Park and Southwyck Sunset Park are Southwyck CAI property and we are responsible for the park equipment, lake management, electrical matters, plantings and mowing.
- Southwyck CAI maintains the perimeter fencing of our association along major roads.
- We do not handle ACC or ARC requests. The Section Boards manage their designated villages' internal business, including ACC/ARC requests, and they are responsible for the upkeep of their facilities, parks, and pools.

Southwyck monthly board meetings are usually held on the first Thursday of the month at 6:30 pm. Board meetings typically last an hour and a half, but occasionally, a meeting may run over to two hours.

QUESTIONS YOU MAY HAVE:

- Do you need to have previous board experience?

No. We will help you to understand what our roles and responsibilities are. You will learn something new at every meeting. We will help you feel comfortable and settle into the role.

- Do you need to have any special educational experience?

No. Anyone can apply for a board position, regardless of education or skill set. The only requirements are a level head, the ability to articulate your opinions in a respectful manner, and a desire and willingness to work with the other Southwyck CAI board members for the good of our association and community. We have had homemakers, engineers, accountants, IT specialists, oil & gas professionals, business owners, retirees on our Board, to name a few. All board members have an equal say in decision making.

- What does it take to be a board member of Southwyck CAI?

You will need to regularly attend the monthly meetings and respond to emails regarding projects and matters that cannot wait until our next board meeting. Most of these matters are covered during the monthly board meetings. Volunteering with the Board is NOT a full-time job and is NOT a paid position. No favoritism is given to you for service to the board. Being a part of the board may be right for you if you have a desire to make a difference by participating in the decision-making process of our association's business and if you enjoy working with others and meeting new people. On a purely practical level, you will need to use and check your email daily for any communications for the board.

- How much time will the position require?

Besides the monthly board meetings which generally take 1.50 hours one day a month and maybe 20-30 minutes additionally.

- How about liability concerns?

Typically, D&O (directors and officers) insurance can limit board members' personal liability. If you are personally named in a lawsuit due to your actions on our board, our D&O insurance, which the association pays for, will likely protect you.

This board position expires in January 2024. However, if you enjoyed participating on the board, our annual meeting is usually the first Thursday in January, at which point you can run for a 3-year term. Please visit our website, www.SouthwyckTexas.com, and look at all the information we have to share. Please feel free to ask the Board any questions by emailing us at directors@SouthwyckTexas.com. The email goes to all the board members.

SOUTHWYCK CLUBHOUSE VOLUNTEER OPPORTUNITY

Southwyck CAI is planning on replacing the covered pavilion (Northfork at Shelby near parking lot) with a new structure. The current pavilion needs repairs from years of weathering. As some of you may remember, the covered pavilion used to have restrooms attached, but over the years, those were removed because of vandalism and repairs needed. The board would like to replace the current pavilion with something more useful and durable.

Along with replacing the covered pavilion, we also want to upgrade the uncovered area at Northfork and Lakecrest to match the aesthetics of the new clubhouse and give a place for those who use the pavilion a reasonable place to hold their activities while the pavilion is being replaced.

The Southwyck board has been saving money for the replacement for the last several years. We are not proposing a palatial building, but something sized around 2000 sq ft. We envision the clubhouse being used for:

- meetings
- exercise groups
- memorials
- clubs
- events
- general celebrations – birthdays, weddings, graduation, anniversary etc.

The building would contain a kitchen, restrooms, a large congregation area, and storage space. We may also like to have a large patio area.

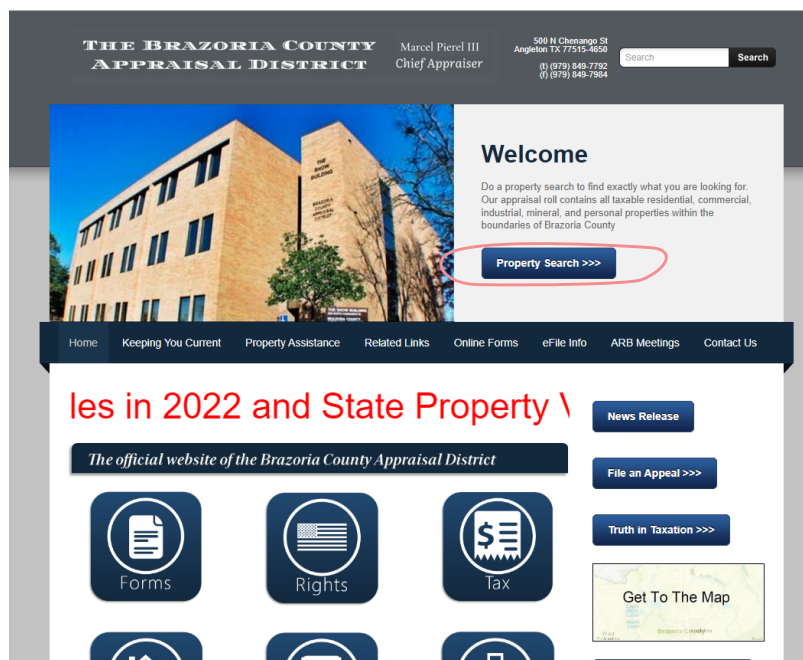
We have begun a very early examination of the property, including getting a survey done. We have hired a designer to come up with ideas for what the building might look like. Our property manager is trying to communicate with the MUD to make sure there are no limitations they would have on replacing the current structure.

Since we are in the initial phase, we are hoping to start forming a homeowner committee that can help us make some of the decisions about the structure and building use. In the beginning, we may not have a lot for this team to do, but as we move along the process, your input will become more important.

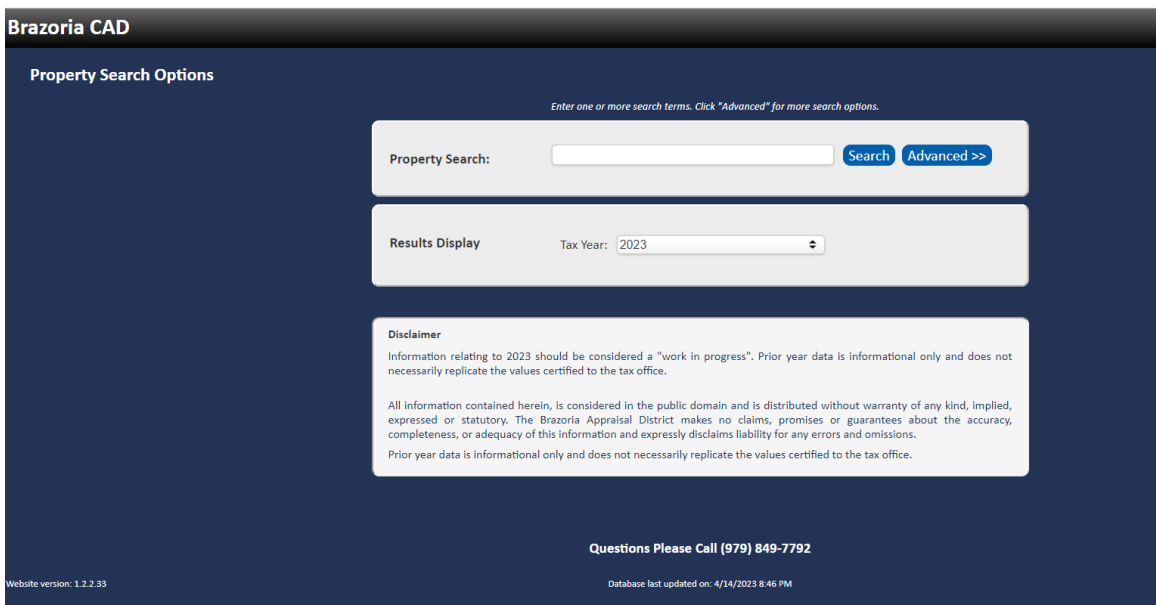
If you are interested in being a part of this committee, please send us your contact information to directors@southwycktexas.com.

BRAZORIA COUNTY APPRAISAL DISTRICT - HAVE YOU CLAIMED YOUR EXEMPTIONS?

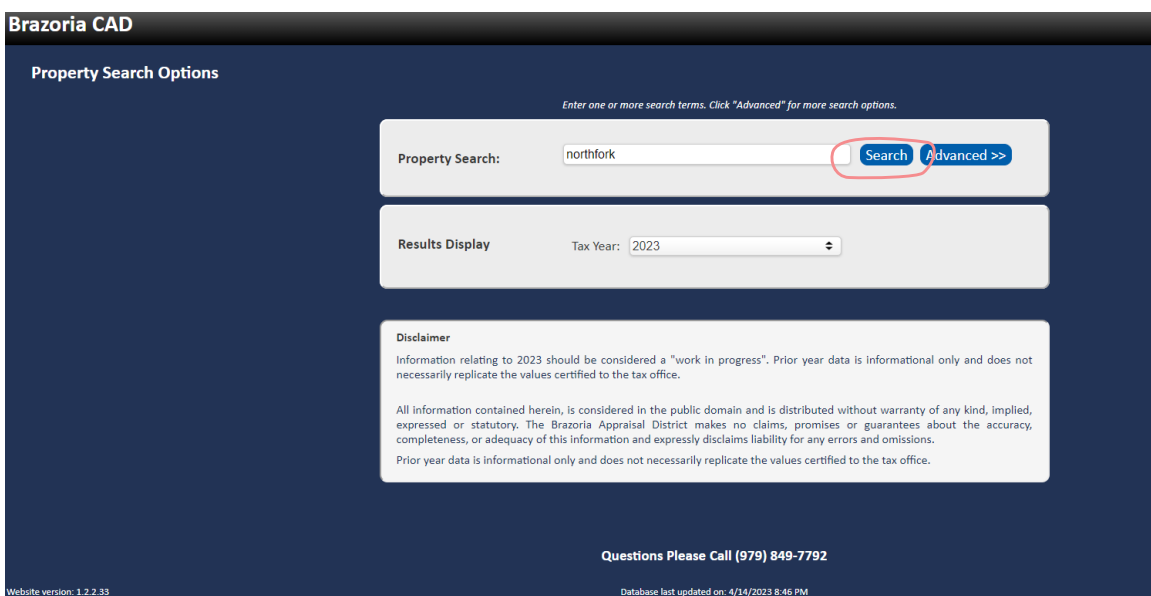
Have you checked to make sure you are getting your homestead exemption or any other exemptions you are due on your property taxes? Start by going to <https://www.brazoriacad.org/>. Click on the PROPERTY SEARCH button on the upper right of the screen.



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On the next screen enter your name or address without any street suffix (ST, DR, LN, etc). You could just enter your street name even and then when the list is displayed, select your property. If you are going to have any issues, this is where it is going to be. If you have a problem getting results, enter a different search like just your last name. Click on the 'Search' button to obtain the results.



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Property ID	Geographic ID	Type	Property Address	Owner Name	DBA Name	Appraised Value	
<input type="checkbox"/>	251707	7756-0102-021	Real	4611 NORTHFORK DR PEARLAND, TX 77584		\$357,350	View Details View Map
<input type="checkbox"/>	557924	2416-1001-043	Real	7203 NORTHFORK DR PEARLAND, TX 77584		\$366,020	View Details View Map
<input type="checkbox"/>	503851	6562-2001-000	Real	2525 NORTHFORK PEARLAND, TX	AKSHIRA INVESTMENTS INC MONTESSORI SCHOOL OF DOWNTOWN	\$5,524,890	View Details View Map
<input type="checkbox"/>	251878	7756-0107-034	Real	4823 NORTHFORK DR PEARLAND, TX 77584	ALKARRA MAHER	\$282,240	View Details View Map
<input type="checkbox"/>	557928	2416-1002-003	Real	7204 NORTHFORK DR PEARLAND, TX 77584	AMBROSELLI MARK & CHRISTINA	\$364,340	View Details View Map
<input type="checkbox"/>	251890	7756-0108-007	Real	4706 NORTHFORK DR PEARLAND, TX 77584	ANGLIN RYAN	\$345,440	View Details View Map
<input type="checkbox"/>	251868	7756-0107-024	Real	4923 NORTHFORK DR PEARLAND, TX 77584	AYATEY SHIRLEY H	\$313,060	View Details View Map
<input type="checkbox"/>	557920	2416-1001-039	Real	7211 NORTHFORK DR PEARLAND, TX	AZMAT ZEESHAN & MIRIAM C	\$380,230	View Details View Map
<input type="checkbox"/>	704805	7756-0102-101	Real	4719 NORTHFORK DR PEARLAND, TX 77584	BAHENA MUGUEL	\$340,700	View Details View Map
<input type="checkbox"/>	251885	7756-0108-002	Real	4606 NORTHFORK DR PEARLAND, TX 77584	BAKER PATRICK JR	\$322,670	View Details View Map
<input type="checkbox"/>	251864	7756-0107-020	Real	4939 NORTHFORK DR PEARLAND, TX 77584	BALDEZ MARY M	\$271,100	View Details View Map
<input type="checkbox"/>	251867	7756-0107-023	Real	4927 NORTHFORK DR PEARLAND, TX 77584	BANH WILLIAM	\$268,140	View Details View Map
<input type="checkbox"/>	251871	7756-0107-027	Real	4911 NORTHFORK DR PEARLAND, TX 77584	BARBOSA JOHN R & DEBBIE L	\$264,400	View Details View Map
<input type="checkbox"/>	251700	7756-0102-014	Real	4715 NORTHFORK DR PEARLAND, TX 77584	BARRON EILEEN C	\$326,690	View Details View Map
<input type="checkbox"/>	597778	2416-2004-004	Real	7314 NORTHFORK DR PEARLAND, TX 77584	BERLANGA MATTHEW B & HILDA M	\$315,540	View Details View Map
<input type="checkbox"/>	251891	7756-0108-008	Real	4710 NORTHFORK DR PEARLAND, TX 77584	BLUNT ROBIN	\$349,600	View Details View Map
<input type="checkbox"/>	168624	0309-0029-006	Real	NORTHFORK,	BRAZORIA COUNTY	\$97,590	View Details View Map
<input type="checkbox"/>	168627	0309-0029-010	Real	NORTHFORK DR,	BRAZORIA COUNTY MUD #2	\$2,180	View Details View Map
<input type="checkbox"/>	251896	7756-0108-013	Real	4810 NORTHFORK DR PEARLAND, TX 77584	BRETZ THERON F & JANE G	\$286,320	View Details View Map
<input type="checkbox"/>	251704	7756-0102-018	Real	4623 NORTHFORK DR PEARLAND, TX 77584	BROOKS SHIRLEY	\$351,290	View Details View Map
<input type="checkbox"/>	251882	7756-0107-038	Real	4807 NORTHFORK DR PEARLAND, TX 77584	BROWN ANA BERTHA M & ERIC G	\$308,300	View Details View Map
<input type="checkbox"/>	251886	7756-0108-003	Real	4610 NORTHFORK DR PEARLAND, TX 77584	CARACCIOLI JORGE L & MILSEN	\$361,320	View Details View Map
<input type="checkbox"/>	597728	2416-2002-001	Real	7311 NORTHFORK DR PEARLAND, TX 77584	CHENG KESHENG	\$363,700	View Details View Map
<input type="checkbox"/>	251906	7756-0109-007	Real	4938 NORTHFORK DR PEARLAND, TX 77584	CHO HO CHON	\$283,090	View Details View Map

Once you locate your property, click on the 'View Details' link (right side). If there are multiple pages of results (lower right), select another page. Also, note in the upper right of this screen the Tax year you are looking at results for.

Brazoria CAD Property Search

Property Search Results > 168627 BRAZORIA COUNTY MUD #2 for Year 2023 Tax Year: 2023

[Details](#) | [Map](#) Click on a title bar to expand or collapse the information.

Property

Account		Legal Description: A0309 H T & B R R TRACT 3A8 ACRES 0.02	
Property ID:	168627	Zoning:	03-06-08 CJC
Geographic ID:	0309-0029-010	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			
Location			
Address:	NORTHFORK DR	Mapsc0:	SPL61
Neighborhood:	ABSTRACT 1990 AND NEWER	Map ID:	
Neighborhood CD:	SPL.N		
Owner			
Name:	BRAZORIA COUNTY MUD #2	Owner ID:	35735
Mailing Address:	6363 WOODWAY DR STE 725 HOUSTON, TX 77057-1799	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

Taxing Jurisdiction

Improvement / Building

Land

Roll Value History

Deed History - (Last 3 Deed Transactions)

Tax Due

On the 'Property' area, look for 'Exemptions:' If this is your primary address, you will want to see an 'HS' here for Homestead. Clicking On the 'Exemptions:' link, you can scroll through a list of exemptions that are available.

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From the Brazoria County Appraisal website:

Exemption Related Questions

- What exemptions are available?
Some of the most common exemptions available are:
 General Residential Homestead Exemption
 Disabled Person Exemption
 Age 65 or Older Exemption
 Surviving Spouse of an Individual Who Qualified for the Age 65 or Older Exemption
 100% Disabled Veteran's Exemption
 Surviving Spouse of a Disabled Veteran Who Received the 100% Disabled Veteran's Exemption
 Religious & Charitable Organization Exemptions
 Freeport Exemption
 Other Exemptions are Available
 - How do I apply for exemptions?
 Exemption applications are available from our office in the Customer Service Department and can be picked up during normal business hours. You may also have an application mailed to you by calling our Customer Service Department at (979) 849-7792. An exemption application can also be obtained online by clicking here. Currently, acceptable submission methods include: Online submission, email, regular mail, fax, or drop boxes outside our office.
 - Do I apply for homestead exemptions annually?
 An initial application is required to establish your exemptions, even if you have claimed the exemption previously at another property. In most cases, you will only apply for the exemption once. However, a new application may be requested by the Chief Appraiser at any time.
 - Is it true that once I become 65 years of age, I will not have to pay any more taxes?
 No, that is not necessarily true. The amount of the exemptions that are granted by each taxing entity is subtracted from the market value of your residence and the taxes are calculated on that "lower value." In addition, when you turn 65, your taxes for the school district in which you reside are frozen at the level established during the first year of qualification for the senior citizen exemption. While it is possible to be completely exempt from paying taxes with a Homestead and Over 65 exemption, this is normally not the case.
 - What is a homestead cap value?
 Effective January 1, 2008, the Texas Property Tax Code, Section 23.23, states that the annual assessment of a residential homestead is limited to a 10% increase.
- Rules:**
- Limitations take affect one year after you receive your Homestead Exemption.
 - Limitations do not apply to new improvements added in that year (i.e.,additions, pools, garages).
 - Limitations are removed when a property sells.
 - Limitations will be shown on the Notice as "Capped Value".
 - All granted exemptions are subtracted from Cap Value instead of Market Value with the exception of the local option percentage.
 - The local option percentage is subtracted from Market Value.
 - Capped value minus applicable exemptions equals "taxable value".
 - The Capped Value is not a lifetime limitation.
- * Beginning January 1st 2022, new homeowners can apply for homestead exemption any time of the year.

You can also file a late homestead exemption for up to two years after you move in to your primary residence. You can also file for a homestead exemption retroactively for up to two years.

IN CASE YOU WANT TO DISPUTE YOUR PROPERTY TAXES - Getting started

Checkout these YouTube videos:
<https://www.youtube.com/watch?v=mSLNpqFeGqU> (4:12 minutes, seconds) - How to Protest Your Property Taxes in Brazoria County
https://www.youtube.com/watch?v=qh_3XztCC5Y (1:18 hour, minutes) - Texas Property Tax Dispute 101 and more
https://www.youtube.com/watch?v=YMgFRV-p_Ds (1:04 hor, minutes) - Everything's Bigger in Texas: How to Protest Your Property Tax Appraisal

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