



SOUTHWYCK

Community Association, Inc.

COMMUNITY NEWSLETER

WWW.SOUTHWYCKTEXAS.COM

Board of directors email: directors@southwycktexas.com

LETTER FROM THE 2019 PRESIDENT

2019 has come and gone and it seemed to go in a flash. During our first monthly meeting in February 2020 the board voted for positions and the results were:

President, John J. Fisher

Vice President, Helen Bilyeu

Treasurer, Sylvia Nguyen

Secretary, Vanessa Williams

Director, Sangeeta Bakshi

At the beginning of 2019, the board quickly got started completing the Southglen entrance repairs and replanting. In the Southwyck Sunset Park, we added a fountain which would also include electrical to the new unit. The board ordered and installed later in the summer a new drinking fountain and foot washing station at the Southwyck Lake Park with the drinking fountain being relocated to a spot a bit further away from the kids sand area.

The year also saw a major trimming of trees in our parks and in front of our perimeter fences as we tried to get ready for hurricane season.

Letters were sent to homeowners whose property adjoined a perimeter fence in Southglen and Emerald Point or remind them of the resolution regarding perimeter fencing. The resolution states that bushes and trees must be trimmed to prevent contact with the perimeter fence. The letter also requested they trim all of their trees to avoid potential damage to the perimeter fence, as well as to remove all plantings attached to the perimeter fence. Flower boxes, planters, composting boxes, raised beds or structures of any kind must not be placed in contact with the perimeter fence. Costs to repair any damage caused to perimeter fencing by the lot owner or resident will be the sole responsibility of the lot owner.

Our newest director, Sylvia Nguyen, with her boundless energy and enthusiasm, dove in feet first and helped us organize our late spring event, Picnic in the Park, at our Southwyck Lake Park. Sylvia has such great energy and gusto. Our community had a great time listening to a local band, Castaway Radio, playing yard games, checking out the market/vendor booths and enjoying the company of our neighbors from all over the area at our open and beautiful Southwyck Lake Park where we met new friends, old friends, and family. The weather proved to be perfect for getting outdoors and enjoying our park with the beautiful lake in the back-



ground.

The board once again voted to approve the 2019 Boy Scout flag subscription with Troop 446. We also had Troop 507 to sell food at the Picnic in the Park event.

Southwyck continued to repair the wooden fences in Southglen and Emerald Pointe.

The 2019 annual meeting presentation is available at our website, www.SouthwyckTexas.com on the Records/Minutes/Publications page. Scroll down to the Annual Presentations for Calendar year and select 2019. On our website, under the Legal page, you can read about the

Section 4 lawsuit against Southwyck CAI by clicking on the link at the top of the page dated 01/09/2019. You can find a statement from our lawyer summarizing the lawsuit.

I'd like to ask you to volunteer to help us this year with our community events, newsletter and other times we need homeowner input and guidance with. If you would like to volunteer for one of these opportunities, please contact the Southwyck CAI board by email us at directors@southwycktexas.com and letting us know how you would like to help. This is a good way for you to understand how we work as a board, get to know your Southwyck community better and get to meet others. We have an upcoming spring event where the Castaway Radio band will be out once again to entertain our community. We will need assistance in contacting vendors, publicity, simple setup and breakdown. If you are an empty nester, retiree, student needing volunteer hours or just someone who likes to meet new people, then give us a try. The Southwyck CAI board is a friendly group of homeowners. We would love to meet you.

Regards,

Helen Bilyeu, 2019 President

FACTS VS. RUMORS

If you didn't hear it come from us, it may not be the truth. Any time you, as a homeowner, have a question about our association and the master's responsibility, please, ask us directly. You can always reach the entire board by emailing directors@southwycktexas.com and we WILL try to respond within 24 hours.

POWER WASHING

Rumor has it that we do not power wash the entrances in our community. We do power wash the entrances. We rotate power washing through our community entrances and do not do them all at once. We also power wash the play equipment and picnic tables quarterly.

LATE FEES

We apply late fees for ALL homeowners who live in Sections I, IV and V. If you heard that late fees were only applied to Section IV, that is incorrect information.

POOL SEASON IS COMING

Southwyck CAI, does not handle anything to do with the two pools in our community. Section 1 & 4 own, manage and take care of their pools including who they hire for pool maintenance, access card activation and obtaining a card. If you have a question about anything to do with a pool, you will need to contact the specific section's management company directly.

SIDEWALKS IN OUR COMMUNITY

Kurt Evenson provided accurate and informative information regarding sidewalk repairs at our annual meeting:

At the annual meeting, concerns were raised about sidewalks in our community. As a general comment, the Section Boards of Southwyck have worked diligently with the City for ongoing repair of sidewalks in those areas that are incorporated, namely the subdivisions of Southglen, Emerald

Pointe, Southfield Village and Huntington Park. In these areas, the City takes responsibility for ongoing sidewalk repair. Usually, they try to hit complete sections at a time and the upkeep of public sidewalk is covered in the city tax rate.

It was also pointed out that when areas were incorporated from Brazoria County MUD#1 into the City several years ago, there were one time sidewalk repairs done, but generally, MUD's do not cover sidewalk repair unless there is damage due to water or sewer issues.

For those residents that live in Brazoria County MUD #2, namely, Lakecrest Estates, Edgewater Estates and Southmanor, there is no public mechanism for sidewalk repair and so the burden falls back on the individual residents of the community. The residents had an opportunity to allow annexation into the city, but in accordance with legislative changes didn't support it. Because of that action with MUD not agreeing to cover costs commonly covered by "the city" there is a void created with no long or short term answer for repair and rehabilitation. The MUD takes no responsibility for any infrastructure costs, even with the changing dynamics and with a low .40 mill rate cannot afford to properly provide these services. If these areas plan to be in unincorporated areas for a long period, the MUD Boards need to take greater care of its residents since they are the primary agents to serve the communities.

For streets within the city, those are considered City responsibility and those in the County ETJ areas are the responsibility of Brazoria County. Subsidence in many areas for drainage is an is-

sue both in the City areas and in the MUD areas.

It is not the Southwyck CAI master Association's responsibility to cover street or sidewalk repairs from its budget in accordance with its documents, nor would it be appropriate for over half of the owners who have this service covered to "subsidize" those who are not covered in the MUD areas.

Kurt Evenson

CITY OF PEARLAND—SIDEWALK REPAIRS

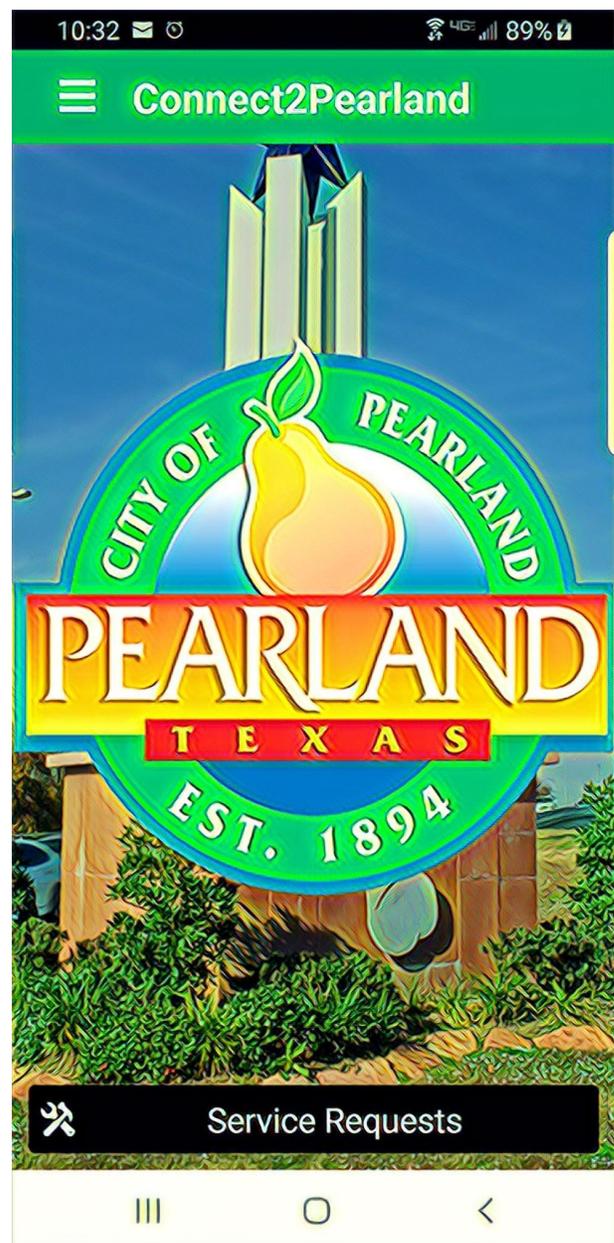
From the City's website:

“As part of the City Council Strategic Priority of ensuring a sustainable infrastructure, the City addresses sidewalk maintenance and repair through its Annual Sidewalk Maintenance and Repair Program. City contractors perform the services which include: removal and replacement of various driveway sections impacted by City utilities, the installation of new wheelchair ramps, curb removal and replacements, the installation of root barriers, the adjustment of manholes and valve boxes, as well as saw-cutting for sidewalks for repairs.

Repair work is performed by subdivision section. The subdivision sections are selected based on the severity of need as identified through the Rights of Way (ROW) Assessment and staff inspections. The ROW assessment was completed in Fiscal Year 2014 and provided the city with a condition analysis of many of its above ground infrastructure assets including sidewalks.

There are more than 800 open work requests for sidewalk repair work throughout the community. However, there are far more unreported sidewalks in need of repair. To report a sidewalk in need of repair, call 281.265.1900 or use the City's mobile app, Connect2Pearland, on your Apple iOS or Android devices or online at pearlandtx.gov/c2p. “

Connect2Pearland app is easy to use!





**SOUTHWYCK COMMUNITY
ASSOCIATION**

ANNUAL MEETING

THURSDAY, JANUARY 9, 2020

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**STATEMENT CONCERNING
SECTION IV LAWSUIT
AGAINST
SOUTHWYCK COMMUNITY
ASSOCIATION**

On September 5, 2019, Southwyck Section IV filed another lawsuit against the Southwyck Community Association alleging wrong doing in the Master's collection of assessments and its production of records to the Section IV Association.

This is not the first time Section IV has sued the Master Association. In the previous lawsuit, which began in 2015, the parties litigated their responsibilities and obligations to each other

concerning assessments as well as the appropriate method to amend the governing documents for the Section IV / Master Association. This prior lawsuit was Section IV's attempt to break away from the Master Association and gain financial control of the assessment process from the Master Association by trying to change the Section IV Declaration without getting the votes of the members of the Master Association. The Court concluded the votes of the Master Association members were required for any amendment to the Section IV Declaration and the Court entered a court order against Section IV, its then current and future board members, its attorneys and anyone else working for Section IV that prohibited them from taking any action that amended the Section IV Declaration without a majority of the signatures from the members of the Master Association. Section IV appealed the Court's order to the 14th Court of Appeals who affirmed the Court's order in October 2017.

Section IV's recent lawsuit is its newest attempt to gain financial control of the assessment process for Section IV. In the present case, Section IV's claims allege accounting irregularities in the Master's collection and processing of assessments. Section IV claims the Master is wrongly collecting assessments, wrongly calculating its share of the assessments and tendering the wrong residual amount to Section IV, yet their lawsuit contains no specific allegations of such conduct.

From the Southwyck CAI lawyer,

Christopher Nichols

The Nichols Firm, PLLC

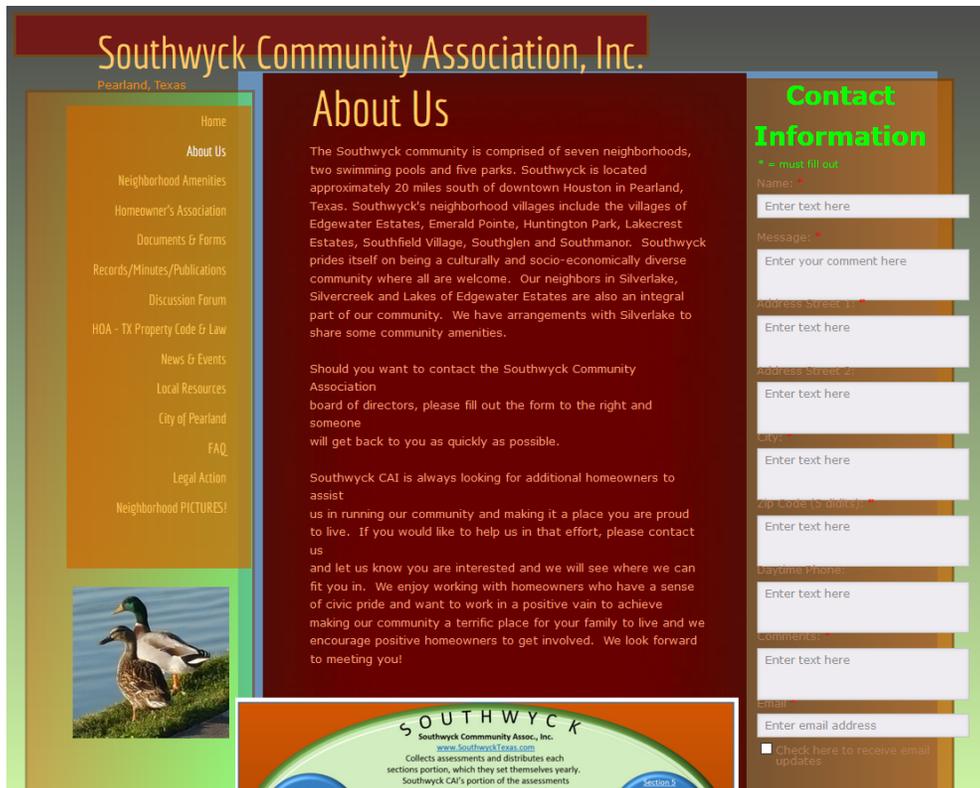
WE NEED YOUR EMAIL ADDRESS SO WE CAN INCLUDE YOU IN FUTURE NOTIFICATIONS

If you would like to be kept up-to-date on association information and reminders, please send us your email contact. We do not spam you with endless advertisements and we never sell our email lists ... we hate that too, but from time-to-time we do have important information to send to homeowners. The process is simple. You can email the board or our property manager with your email address or you can fill out the Contact Information form:

The board's email address—directors@southwycktexas.com—Please give us your name and address.

Our property manager—Kathy@cmsisolutions.com —Please give Kathy your name and address.

From our website, www.southwycktexas.com— From the Home page, select 'About Us' option on the left and then fill out the form on the right.



We'll send out a reminder about our monthly board meetings and encourage homeowners to stay for as long as you have time. The first 30 minutes are for homeowner input.

We'll send reminder when we have a newsletter available. We will only have an online version available.

We send out a friendly reminder when your assessments are due so in case you forgot, now you can take care of it.

We inform homeowner's of any emergency events like break-ins to homes in our area so you can take steps to keep your property safe.

ASSESSMENTS REMINDER

Southwyck Community Association bills semi-annually in arrears for **ALL** sections. Once assessments have been paid to our management company, CMSI distributes the sections portion of the assessments to the appropriate sections monthly. If you have a question about your assessments, you should contact our property manager, Kathy Dooley with CMSI Solutions. Kathy can be reached at **281-480-2563** or by email, **Kathy@cmsisolutions.com**. CMSI keeps all collection information for all sections and the master. Failure to make your payment to CMSI could result in additional collection costs being invoiced to you. If you ever have a question about your assessments, CMSI and Kathy Dooley should be where you always start first.

UPCOMING EVENTS & PLACES TO CHECK OUT IN PEARLAND

www.pearlandtx.gov/residents/get-connected/city-calendar

www.visitpearland.com/what-to-do-in-pearland/events-in-pearland

www.pearlandtx.gov/departments/parks-recreation/facilities/delores-fenwick-nature-center

Upcoming events of interest:

March 21—Paws in the Park

April 18—Earth Day Celebrations

May 1-June 6—Concerts in the Park.

When spring break comes, you may find yourself trying to find some activities that can keep your kids busy. Here are some suggestions:

Delores Fenwick Nature Center—they usually have a program on Thursdays & Saturdays. 5750 Magnolia Pkwy, Pearland, TX.

Pear-Scape sculptures throughout Pearland. Explore Pearland! Visit www.visitpearland.com/pear-scape-location for a list and map for the pieces of artwork.

Sri Meenakshi Hindu Temple—it is the only Hindu temple of its kind outside of India. 17130 McLean Road, Pearland, TX.

Pearland trails and sidewalks— The Clear Creek trail is the newest trail on the City's Trail Master Plan. Visit the City's Trails and Sidewalk page at www.pearlandtx.gov/departments/parks-recreation/trails-and-sidewalks and find a place to explore.

Community Parks within Pearland:

Centennial Park 3219 McLean Road

Independence Park 3449 Pearland Pkwy

Southdown Park 2150 Country Place Pkwy

Southwyck Community Association's own Southwyck Lake Park 2515 Shelby Drive and Southwyck Sunset Park 3000 Morgan Road.

Both parks are off Northfork and owned by Southwyck CAI.



COMMUNITY SPIRIT

Our governing documents do not spell out if we can have community events at our park, but the Southwyck CAI board believes community events help to strengthen our community. This is a way for us to get to know you and you to get to know us and our neighbors. It is also a way for non-homeowners to experience our community to see if it's somewhere they would like to live and raise a family, for those with kids.

We do not charge a fee to attend our events. We offer the event to anyone who wants to come and enjoy our community and build community spirit. At our events, we do a giving campaign for a local charitable organization because giving back to our community is important to us.

We try to offset the cost of doing these events by organizing a mini-market and charging the vendors a minimal fee for renting a booth space. This helps cover the cost of porta potties, handwashing station, DJ, band or other expenses associated with the event. Our community events support a lot of local small businesses this way too.

Our spring event is coming up on Saturday, April 4th is from 4:00 pm to 8:00 pm. We'll have a local live band, Castaway Radio and vendor booths. Boy Scout Troop 507 will be selling concessions during the event for those who want to pick something up. We are looking for volunteers to help us locate all kinds of vendors, assist in planning and setup/tear down of the event. If you can help, email us at events@southwycktexas.com.

If you would like to rent a booth to showcase a product or service, please contact us!

Boy Scout Troop 507 will be providing concessions.

FREE!

Southwyck CAI

Picnic in the Park

Southwyck Lake Park
2515 Shelby Drive, Pearland, TX
Saturday, April 4th
4:00 PM to 8:00 PM

Market/Vendor Booths
LIVE music featuring
CASTAWAY RADIO

For details on booth rental please see our website,
www.SouthwyckTexas.com/picnic-in-the-park.html

**CASTAWAY
RADIO**

2020 SOUTHWYCK BOARD OF DIRECTORS & MANAGEMENT COMPANY INFO

President—John Fisher

Vice President—Helen Bilyeu

Treasurer— Sylvia Nguyen

Secretary—Vanessa Williams

Director—Sangeeta Bakshi

MANAGEMENT COMPANY:

Community Management Solutions, Inc. (CMSI)

2615 Bay Area Blvd.

Houston, Texas 77058

Management Agent: Kathy Dooley, Kathy@CMSIsolutions.com

BOARD MEETINGS:

1st Thursday of the month @ 6:30 P.M.

Location:

Calvary Baptist Church

3302 County Road 89—Pearland, Texas 77584

