

SOUTHWYCK – ANNUAL MEETING, 2019

- ❖ **Welcome, introduction and reading of the minutes from the 2018 annual meeting – KATHY DOOLEY**
- ❖ **Election of Directors – HELEN BILYEU**
 - **Nominations from the floor**
 - **Introduction of known candidates:**
VANESSA WILLIAMS - SANGEETA BAKSHI - PARUL SONI
 - **Turn in ballots for counting**
- ❖ **Master and boards responsibilities – VANESSA WILLIAMS**
- ❖ **State of the Association/How you can participate – HELEN BILYEU**
- ❖ **Financials – KATHY DOOLEY**
- ❖ **2019 Possible Projects – JOHN FISHER**
- ❖ **Q&A While votes counted – SANGEETA BAKSHI**
- ❖ **Election Results – KATHY DOOLEY**
- ❖ **Door Prize giveaway – HELEN BILYEU**

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❖ Welcome & Introduction – KATHY DOOLEY

Community Manager – Kathy Dooley

President – Helen Bilyeu (2020)

Vice President –John Fisher (2019)

Secretary –Vanessa Williams (2018)

Treasurer – Sangeeta Bakshi (2018)

Director – vacant (2020)

Attorney – Trisha Farine

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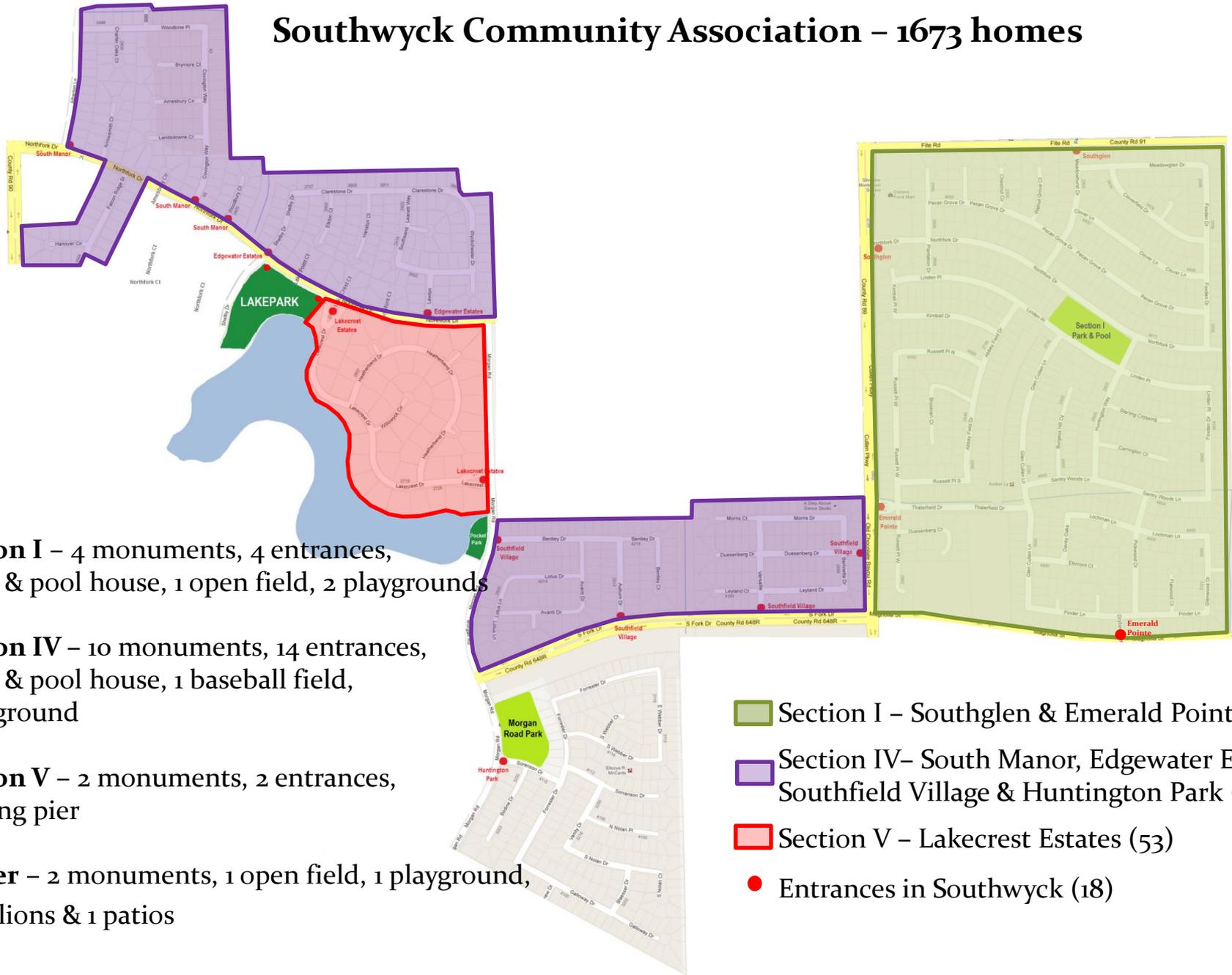
❖ Master and boards responsibilities – VANESSA WILLIAMS

- Collection of assessments and distribution of each section's portion of the assessments which they set each year.**
- 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.**

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- ❖ **Master and boards responsibilities (continued) – VANESSA WILLIAMS**
 - **Play equipment, sun shades, picnic tables, benches, swings, water fountains & foot washing station, volley ball 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 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

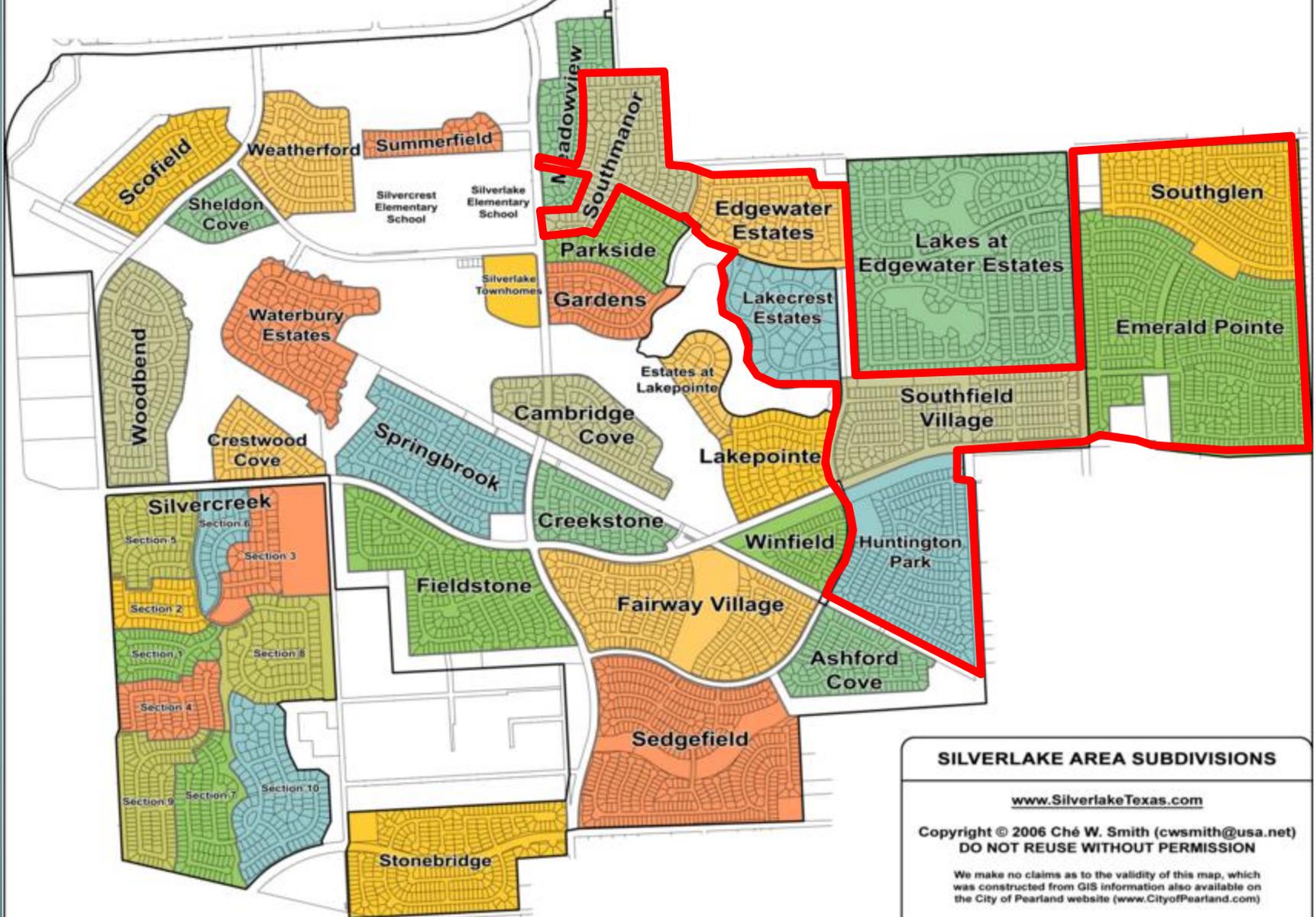
Section V – 2 monuments, 2 entrances,
1 fishing pier

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 (18)

Southwyck, Edgewater Estates and Silverlake Villages

Getting to know your Villages



SILVERLAKE AREA SUBDIVISIONS

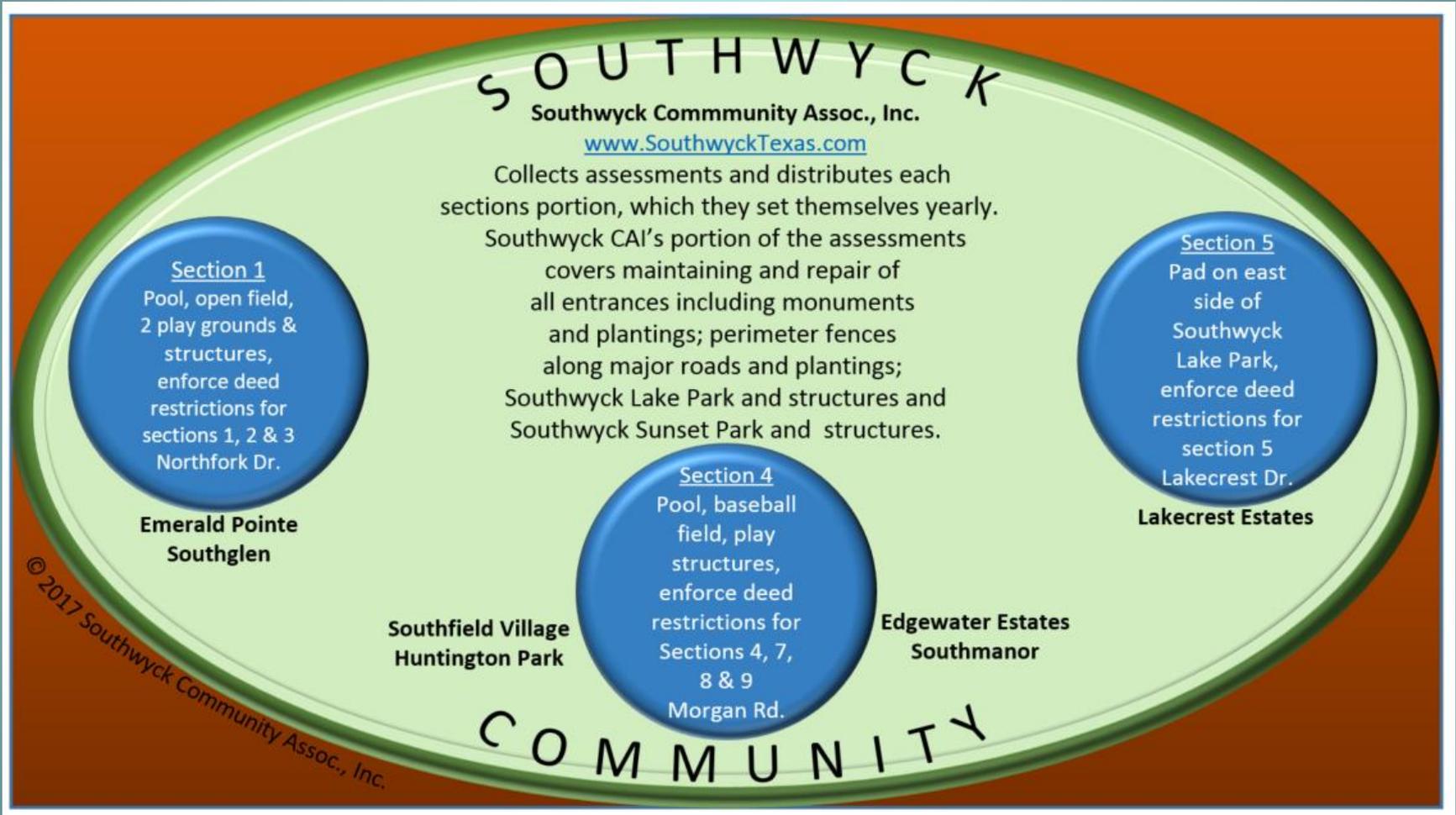
www.SilverlakeTexas.com

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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

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** Magnets available to homeowners

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❖ State of the Association – HELEN BILYEU

- Increase in homeowner participation at monthly board meetings! Thank you for helping our association by participating.**
- LED light upgrades to Southglen and Southfiled Village**
- Repairs to electrical at Emerald Pointe and Southglen entrances.**
- Began the repairs to Southglen entrance with new signage and plantings coming early 2019.**
- Continued repair of wooden fences – Huntington Park for those homeowners who gave permission for us to enter their back yard property in order to make these repairs.**

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- ❖ **State of the Association (continued) – HELEN BILYEU**
 - **Signage added at covered pavilion at Southwyck Lake Park about reserving.**
 - **Website kept up-to-date and relevant with News & Event page usually being updated shortly after our monthly board meetings.**
 - **Quarterly newsletters continued to be created and sent to homeowners and available on our website to also help keep our homeowners informed. We have offered to each of the section boards 2 pages for free where they could add information on their section to help keep their homeowners informed on what is happening or other useful information they wish to share with their residence. Section 1 has participated.**

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- ❖ **State of the Association (continued) – HELEN BILYEU**
 - **Two new policies or resolutions were created - See the post at our website under Records / Minutes / Presentations & Newsletter at the bottom for link to the complete wording:**
 - **Collection – basically – once an account is delinquent for two consecutive payment cycles, the account will be turned over to the Association’s attorney for legal action. Previously it was if you were delinquent for three consecutive payment cycles. The policy spells out how the assessment payment will be applied.**
 - **Resolution Southwyck Perimeter Fencing – basically – lot owners whose property adjoins a perimeter fence that Southwyck CAI is in charge of must make sure the fences are not exposed to damage by adjacent plantings or other land use by the resident and that the homeowner will be held responsible for all damages to the perimeter fence occurring on or caused by their property.**

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- ❖ **State of the Association (continued) – HELEN BILYEU**
 - **In 2018 Silverlake continues to share expenses for Southwyck Lake Park lake maintenance by helping with chemicals treatments this year.**
 - **Southwyck Lake Park is used for soccer and t-ball practices, volley ball games, triathlon, weddings, birthday parties, family reunions, community outreach groups, Boy Scout ceremony and elementary schools end of year activities.**
 - **Vandals destroyed all the squirrel signs that reminded users of how to treat the park.**

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- ❖ **State of the Association (continued) – HELEN BILYEU**
 - **Southwyck Lake Park - updates:**
 - **5 picnic tables, 16 trash cans, volley ball net and poles added and the replacement of swing seats.**
 - **Power washing of all play equipment in both parks quarterly.**
 - **Raising and repair on sidewalks throughout Southwyck Lake Park.**
 - **Completed the 2017 audit.**
 - **Continued displaying of Patriotic flags with participation from the Boy Scouts.**
 - **Movie night at the park with food trucks and invited surrounding HOAs to participate in a neighborhood event.**

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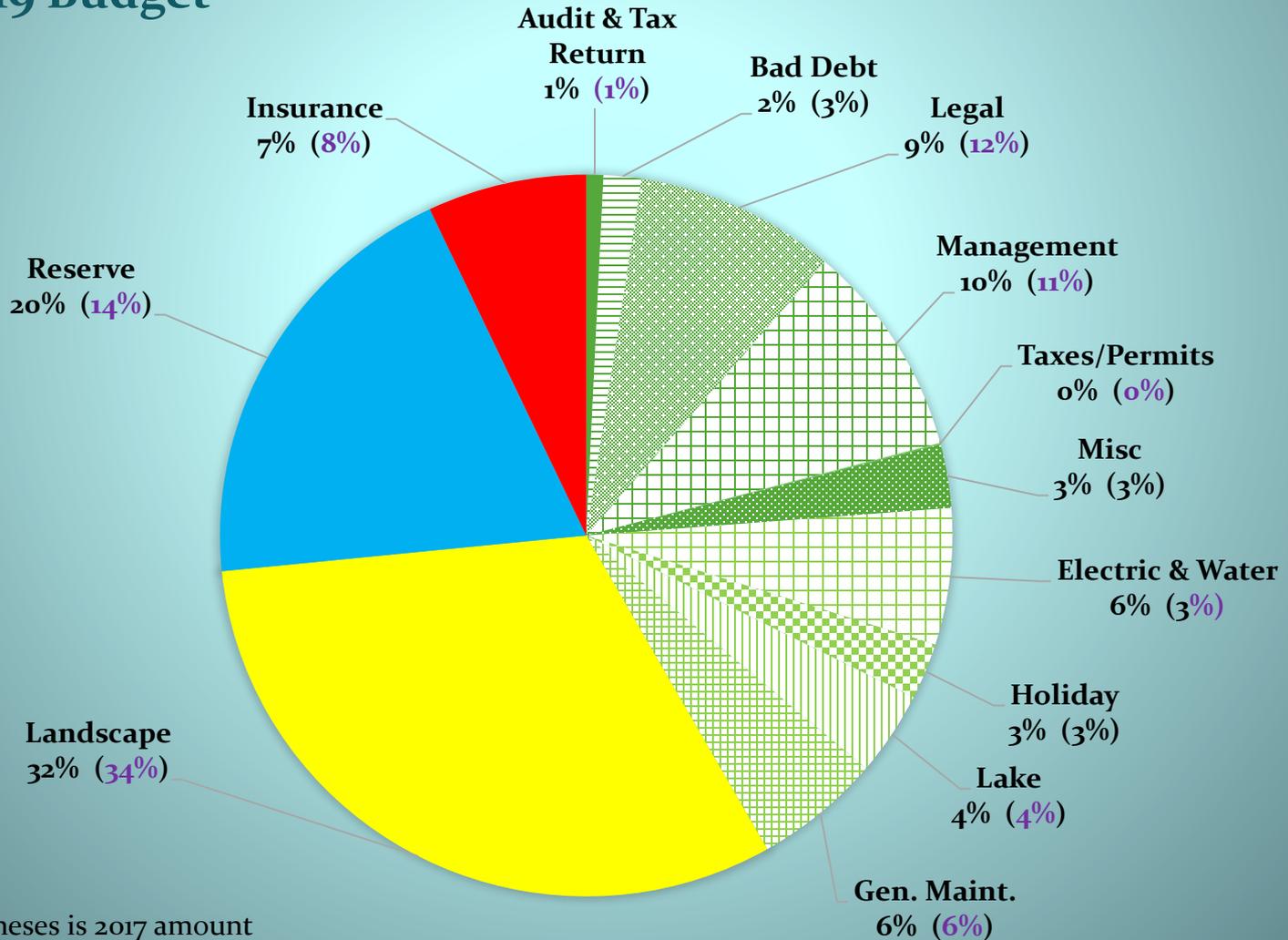
❖ How you can participate in our association – HELEN BILYEU

- **Community Events** – find opportunities where we can get our community to come together. We are looking for low cost/no cost events and not the Disney World experience. Our budget has been established for this year, but that does not mean we could not start looking at events that could happen next year if they were budgeted. We can still host events that are free or low cost for us to put on.
- **Projects** – throughout the year we have projects that we work on where we would like homeowner input. That could be anything from input on fencing, tree replacement, entrance management to adding additional equipment at our parks or repairs to existing.
- **Board member headhunter** – from time-to-time we may have a board position that we need to have filled or volunteers needed for input on projects. We need help in locating these potential board members and volunteers from our community.
- **Newsletter** – We put out a quarterly newsletter that we hope provides some value to our homeowners and answers questions and concerns. We always need ideas and writers for it even if it is for 1 article a quarter.

Southwyck Community Association believes that running a successful association requires teamwork. We are once again 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.

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❖ Financials – Kathy Dooley 2019 Budget



* Percent in parentheses is 2017 amount

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❖ 2019 – *Possible* Projects – JOHN FISHER

- **Complete repairs of monument & plantings – Southglen**
- **Repairs of monument – Huntington Park.**
- **Additional fence restorations for Southglen, Emerald Pointe, Southfield Village and/or Huntington Park.**
- **Continued power washing program for some entrances and fences.**
- **Replace rules and contact signs at both of our parks.**
- **Update patio at Northfork at Lakecrest.**
- **Community event at Southwyck Lake Park.**

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- ❖ **2019 – *Possible* Projects (continued) – JOHN FISHER**
 - **Additional fountain at the Southwyck Sunset Park.**
 - **Southwyck Lake Park:**
 - **Replace drinking water fountain and foot washing station.**
 - **Additional trees and/or bushes to be added.**

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- ❖ **Q&A while votes counted – SANGEETA BAKSHI**
- ❖ **Election Results – KATHY DOOLEY**
- ❖ **Door prize giveaway – HELEN BILYEU**
- ❖ **Reminder, board meetings are
1st Thursday of every month at 6:30 PM
at Calvary Baptist Church. Next meeting February 7th.**
- ❖ **GET INVOLVED with your community association either at the
section level or master level. Your input and participation is
important in guiding the boards in the right direction.**

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❖ DOOR PRIZE GIVEAWAY!

The Southwyck CAI board thanks you for attending our annual meeting!

President – Helen Bilyeu (2020)

Vice President – John Fisher (2019)

Secretary – Vanessa Williams (2018)

Treasurer – Sangeeta Bakshi (2018)

Director – vacant (2020)

We challenge homeowners to try to make it to at least a couple of our monthly meetings a year or to at least stay informed by checking out website, www.SouthwyckTexas.com News & Events page which is updated shortly after every board meeting to help you stay informed. The first 30 minutes of each meeting is for homeowner input.

If you have questions about Southwyck CAI, please email us at directors@SouthwyckTexas.com and we will try to answer any question you have.