

2019 Annual Newsletter & Dues Statement



2019 Annual Meeting

Date, March 25, 2019

Friendswood Public Library

7:00 PM

www.SANJOAQUINHOA.com

832-922-8405

Cut Here _____

San Joaquin Parkway Homeowners Association – 2019 Dues

(Please fill out and return with your payment by March 31, 2019)

2019 HOA Fees \$110.00

PAYMENT DUE 3/31/19

(late payments will be assessed a \$30 Collection Fee and a 10% prorated late fee)

Property Address: _____ Amount Paid \$ _____

Current Property Owner: _____

Owner address if different from property _____

Owner phone number _____

E-mail Address: _____ (Please Print Clearly)

Has e-mail changed? _____

Make checks payable to:

Please provide changes or corrections of property ownership with your payment.

**San Joaquin Parkway HOA
P.O. Box 303
Friendswood, TX 77549**

Thank you for your prompt return!

If you have a past due balance, please pay enclosed statement.

Hello, San Joaquin Homeowners,

The San Joaquin Parkway HOA 5 member Volunteer Board of Directors is beginning 2019 with many goals accomplished in 2018 and in a stable financial position.

The HOA is responsible for:

1. Governance and enforcement of Deed Restrictions for property values stability
2. Providing leadership to improve both the quality of living and safety
3. Maintenance of the common grounds consisting of Village Park located in Carmel Village and Mission Park located in Mission Estates Two. Median maintenance on San Joaquin Parkway including the San Joaquin Entry sign, solar lighting and landscaping.

2018 Assessments and Fees - The 2018 HOA dues are \$110.00. Yes, the assessments have been increased \$10. Payment is considered late on March 31. A \$30 Collection Fee will be added on April 1st. In addition, a prorated 10% late fee will begin. Please make payment in full. Partial payments will be returned unless you have a payment plan. Please work with us. Attorney fees and court costs are expensive and time consuming.

Why have you increased the Assessments?

For many years our Association has been successfully managed entirely with volunteer homeowners. High standards to an aging community have been maintained. These efforts have resulted in higher property values. Volunteer homeowners have been working to enforce the restrictions. Lack of cooperation is the primary reason for the increase. Deed Restriction enforcement is a thankless and time consuming job. Therefore, it has been contracted to the professionals. The current budget cannot handle the additional cost. The Board will continue collections and management of the community.

Deed Restrictions – Garbage pickup days

are Wednesday and Saturday. Don't put large items on the curb until Tuesday evening for the Wednesday pick up. Please remove all items from the curb and out of sight promptly. Green waste pickup is on Wednesday. Put your leaves and cuttings to go to compost in clear bags. Bundle limbs. Recycle pick up is also Wednesday.

The SJ covenants and guidelines can be found on our website, www.sanjoaquinhoa.com. Read the Deed Restriction Enforcement Policy to understand why an administrative charge is applied to your account for noncompliance.

HOA Board Meetings - Board Meetings are held regularly. For information about the time and location please call (832) 922-8405 or go to our website.

Mailboxes Raised

Again in 2018, we hired a concrete raising company to level and raise mailbox slabs. We continue to try to keep postings off our mailboxes after they were cleaned and painted.

Yard of the Month

Because of a lack of man power, we discontinued our Yard of the Month program. We hope to start it again soon. If you would like to help us, let us know.

Christmas Décor Contest

Congratulations to our folks with the Christmas Spirit. 2019 Winners with the sign and gift certificates were: **Jason Halls – 1804 Presideo**
Lance Licchetto family – 1905 San Jose.

Friendswood Garden Center donates our \$25 Yard of the Month and Christmas Contest awards. Visit them for your Garden needs at 4111 F.M. 2351, Friendswood, TX

MELLAR LANDSCAPE COMPANY

281 993 2555 - Larry Jones, Owner This company maintains SJPHOA Landscape and maintenance needs.

2019 Projections We have been able to accumulate funds to add play equipment to our parks. In efforts to save tax money, we have a tax-exempt application pending with the government.

HOA E-mail Broadcasts Our ability to send large group e-mail has been compromised. We are trying to resolve the issue and hope to be able to communicate with you again soon.

Working with City Government In 2018, the Friendswood City employees gave our subdivision little support. Our 2017 inventory of our broken curbs, ramps, sunken/broken sidewalks and streets saw little improvement in 2018. The list was given to the Director of Public Works again. Let us know if you see any repairs.

SJPHOA MANAGEMENT HISTORY

A little history might be of interest since we average 20 new owners a year. In 2003, our assessments were \$40, We could not pay the rising costs of mowing and general operations. Our documents allow us to increase the dues 10% each year. Our intension was to stop at \$100 and the Board would manage everything.

We began making improvements with a new entry sign and landscaping. Solar Lighting and a \$2000 grant from the City enabled us to install our irrigation system.

We started developing our parks not only for the enjoyment of our owners but to enhance our property values. Our two parks have party structures, benches, sidewalks and solar lighting. With the pending tax exempt status, we

will install play equipment for our children. These parks are for your enjoyment, help us take care of them.

Architectural Control Committee

What is it? This committee is charged with the review and approval (or not) of exterior changes to the properties. If you want to add a patio, pool, change paint colors, etc. please send the proposed change to P.O. Box 303.

E-MAIL ADDRESSES -PHONE NUMBERS

Please give us contact information with your payments. We try to stay in touch with you and keep you informed on latest issues.

LEGAL ASSISTANCE

Yes, we have attorneys who assist us with collections and deed restriction issues. All legal activity and court costs are passed to our violating owners.

SJPHOA Board of Directors (one vacancy)

Bryan Moore, President
Bryan@sanjoaquinhoa.com

Kaye Corey, Secretary
Kaye@sanjoaquinhoa.com

Liz Perry, Treasurer
Liz@sanjoaquinhoa.com

Ted Clements, Director
Ted@sanjoaquinhoa.com

Cathy Hansen, Director
Cathy@sanjoaquinhoa.com

Homeowner of the Year

A BIG thank you to the new owner of 1902 Presideo. He purchased a deteriorating, eyesore/foreclosed property and restored it to a beautiful home. This owner has increased all of our property values!