

2020 Annual Newsletter & Dues Statement



2020 Annual Meeting

March 23, 2020 7:00 PM
Friendswood Public Library

www.SANJOAQUINHOA.com

832-922-8405

Cut Here _____

San Joaquin Parkway Homeowners Association – 2020 Dues

(Please fill out and return with your payment by March 31, 2020)

2020 HOA Fees \$110.00

PAYMENT DUE: 3/31/20

(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 6-member Volunteer Board of Directors is beginning 2020 with many goals accomplished in 2019 and in a stable financial position.

The HOA is responsible for:

1. Governance and monitor 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.

2020 Assessments and Fees - The 2020 HOA dues remain at \$110.00. Payment is considered late on April 1. 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 in place.

Deed Restrictions

For many years our Association has been successfully managed entirely by our own volunteer homeowners. High standards to an aging community have been maintained. These efforts have resulted in higher property values. We were able to enforce the restrictions. Recently, the lack of cooperation by our owners required the Board to contract the Deed Restriction enforcement to a professional management company requiring the increase in our assessments. We will continue self-management with your cooperation.

Deed Restriction Issues – Garbage pick-up 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 is no longer picked up for compost. Our leaves and cuttings now go to the dump in the garbage truck. If this is an issue with you,

please let City Hall know your concerns.

Recycle pick up is on Wednesday. **Simple Recycling**, for fabric items in the orange bags, is picked up on Wednesday by a separate van.

Saturday pick up is garbage only. Please keep our streets/curbs clear of all debris. Continue to keep our storm drains clear. One big reason we do not have flooding issues.

HOA Board Meetings – Open Board Meetings are held regularly. For information about the time and location please call (832) 922-8405 or go to the HOA website. If you want to address the Board on a private issue, please contact us in writing to be put on the agenda for the executive meeting.

Mailbox Unit Maintenance

Again in 2019, we hired a concrete raising company to level and raise mailbox slabs. Please remove taped postings from the mailboxes since we had them cleaned and painted.

Yard of the Month is Back!

With a full 6-member Board, we have the manpower to continue our Yard of the Month program. Winners will receive a \$25 gift card and yard sign and be posted on our website.

Christmas Décor Contest Winner

Choosing a winner has become more difficult each year. There could have been many winners. The 2019 Winner of the gift certificate and sign: **The Joseph Miller family-2311 South Mission.**

Please thank the generous people at Friendswood Equine & Garden Center who donate our \$25 Yard of the Month and Christmas Contest awards. Visit them for your Garden needs at 4111 F.M. 2351, Friendswood.

MELLAR LANDSCAPE COMPANY

281 993 2555 - Larry Jones, Owner

This company maintains SJPHOA Landscaping and maintenance needs.

NEW PLAYGROUND in Mission Park

We were able to obtain a Tax-Exempt status and accumulate the funds to install the promised new playground. The ribbon cutting on National Night Out was well attended and a great success.

Village Park received a needed sidewalk in 2019. Drainage issues will be addressed in the park and updates will begin in 2020.

HOA E-mail Is Back

We have resolved our inability to send group e-mail. Communication is active again. Look for “San Joaquin” in the subject.

E-Mail Addresses & Phone Numbers

Please provide contact information with your payments. We try to stay in touch and keep you informed.

Working with City Government

The 2017 inventory of our broken curbs, ramps, sunken/broken sidewalks and streets saw little action in 2018 and 2019. The list was given to the Director of Public Works again. Let us know if you see repairs and improvements.

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. Friendswood, TX. 77549. If you have questions, contact the HOA via e-mail or phone.

Legal Assistance

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

Mission Park Playground



Parks Committee Plans

Future plans for the parks in San Joaquin HOA include an ADA ramp at the gazebo in Mission Park in addition to commercial trash cans for the parks. Bids are being taken for the ramp and price checking for the trash cans. Also, under discussion is what to put in Village Park. We have several suggestions and value your input. Lastly, intermittent activities to be held in the parks are in the making.

Stay tuned!

SJPHOA Board of Directors

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