

2022 Annual Newsletter & Dues Statement



2022 Annual Meeting

Date: March 21, 2022

Friendswood Public Library

7:00 PM

www.SANJOAQUINParkwayHOA.com

832-922-8405

Cut Here _____

San Joaquin Parkway Homeowners Association – 2022 Dues

(Please fill out and return with your payment by March 31, 2022)

2022 HOA Fees \$110.00

PAYMENT DUE 3/31/2022

(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 IN FULL

Hello, San Joaquin Homeowners,

The San Joaquin Parkway HOA 6-member Volunteer Board of Directors is beginning 2022 with many goals accomplished in 2021 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. We contracted to have the Elms on the parkway pruned last fall. We maintain the San Joaquin entry sign, solar lighting and landscaping.

2022 Assessments and Fees - The 2022 HOA dues remain at \$110.00. 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.

Houston Community Management

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 securing professional assistance with Deed Restriction enforcement. It is a thankless and time-consuming job. Therefore, it has been contracted to the professionals. The Board will continue collections and management.

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 has been discontinued. Bundle limbs. Recycle pick up is also Wednesday.

The SJ covenants and guidelines can be found on the 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

A sign is usually in the median. Or, go to the website www.sanjoaquinhoa.com

Mailboxes Replaced

It has now become the responsibility of the HOA to replace the mailboxes. If your mailbox is replaced, please go to the post office to obtain new keys.

Please keep postings off the mailboxes. They were cleaned and painted.

Seasonal Recognized Yards

Because of a lack of manpower, we are recognizing outstanding yards each quarter. A gift certificate to Friendswood Hardware is being awarded. If you would like to help, let us know.

Christmas Décor Contest

Congratulations to our folks with the Christmas Spirit. 2021 Winners with the sign and gift certificates were the Thacker family on Valero.

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

2021 Accomplishments: We have been able to accumulate funds and were able to have a playground installed in Village Park.

HOA E-mail Broadcasts The ability to send large group e-mail is available through g-mail. In addition, communication is available via the website.

Working with City Government

In 2017, inventory of our broken curbs, ramps, sunken/broken sidewalks and streets was submitted. Some improvements were received. So, we will try again by compiling another list to submit to the City. Please send your address and the needed repair.

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. HOA documents allow a 10% increase each year. The intention 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 \$2,000 grant from the City enabled 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. These parks are for your enjoyment.

Parks Committee

We need a Parks Committee to continue to upgrade and plan community activities. Will you volunteer? Let us know!

Dead Palm Trees

We have many very tall palm trees in the subdivision that died as a result of the freeze. Those trees are a liability if they should fall on your neighbor's property, etc. Please remove the trees.

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 your proposed change to P.O. Box 303, Friendswood, 77549.

E-MAIL ADDRESSES -PHONE NUMBERS

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

LEGAL ASSISTANCE

The HOA has attorneys who assist with collections and deed restriction issues. All legal activity and court costs are passed to the violating owners.

SJPHOA Board of Directors & ACC

Cathy Hansen, President

Kaye Corey, Secretary

Liz Perry, Treasurer

Ted Clements, Director

Jeffery Kimbell, Director

Michael Garboski, Director

Michele Evans, ACC

Amy Cartwright, ACC

Larry Henderson, ACC