PONDEROSA VALLEY HOMEOWNERS ASSOCIATION, INC.

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Date: November 9, 2026

To: Ponderosa Valley HOA Members and Homeowners

From: Ponderosa Valley HOA Board & Architectural Review Committee (ARC)

Subject: 2026 Year-End Updates and Requests

The Ponderosa Valley HOA Board and Architectural Review Committee (ARC) held its third-quarter meeting on November 1 and we thought it might be helpful to provide this newsletter.

About the PVHOA Board and ARC

Unlike many third-party managed HOAs in the DFW area, the Ponderosa Valley HOA has maintained a 100% volunteer-led management model since its inception, with comparatively modest association fees. Outside of items such as general administration and insurance our fees are primarily dedicated to our front entrance, which you have to admit is a treat to drive through.

Neighbors/homeowners join the Board or ARC for these primary reasons:

1. We all moved to Ponderosa Valley because it's simply beautiful, the scenic views and the homes. Ponder is a gem, and we love the peace and quiet of 'nearly' country living. We take pride in what this community offers.

2. Taking pride in this community requires some work, and there are many things that the Board and ARC do that many never see such as the legal administration and duties required – accounting, legal filings & reports. The ARC reviews plans and blueprints for improvements and advises the homeowners on how to get it all done per the community standards. Outside of immediate HOA items, we review and discuss items such as security, Aqua water bills, Texas or Denton County 2449 plans or taxes, developments around Ponder and so on. One way or another all these things impact our community and property values. I'm sure you'd all agree that maintaining our property values is a high priority!

3. Volunteering for the Board or ARC is critical to ensure our fees remain low. There is a threat seemingly every year that seats won't be filled. It is a legal requirement (see the ByLaws) that the HOA board fills enough seats because if we don't, then the danger is a looming requirement of hiring an outside third-party to manage our HOA. This means two things: our annual fees would increase two to threefold, and the HOA becomes the caricature of what we all dread...the "HOA police." Your Board and ARC volunteers want neither—increasing the fees nor policing the community. In fact,

when it comes to any resolution of concerns, your Board and ARC's default is to take a low-key approach.

The Board and ARC have historically sought to prioritize cooperative resolution of community or property enhancements or compliance concerns. All said, the Board & ARC is still responsible for upholding the PVHOA's Master Design Guidelines (MDG), and Covenants, Conditions and Restrictions (CC&Rs). Likewise, homeowners are legally bound to compliance with these governing documents, of which we all signed upon the closing date of our homes.

Updates

Related to number 2 above, here are a couple of updates from our last meeting:

1. We investigated the feasibility of gating our front entrance, along with cameras for extra security. The bids came back in the $80,000 range just to install. After installation there are many ongoing third-party fees for maintenance and monitoring. Beyond that, there are other complications to consider. If we really wanted to secure Ponderosa Valley, would we also have to install another gate at the Bud Williams/Cartwright Trail entrance, and at what cost? Also, would the Creekside HOA agree to gate their 2449 entrance? Installing just one gate would require a large assessment per property, along with a significant in increase our annual fees. So, for the time being we decided to table the concept. Who knows, the future may dictate another decision by the community.
2. This summer our front entrance was stung by an enormous bill from Aqua. A leak was discovered and then repaired to the sprinkler system. Of course, the Board is working directly with Aqua for resolution to discrepancies. Frustration with Aqua has been a common theme throughout the community this summer as they have introduced a 'creative' fee schedule which feels punitive. While the HOA Board is tasked to resolve things with Aqua as related to the front entrance, we also encourage each homeowner to double check their water bills, compare usage levels with last summer, and take action with Aqua if deemed necessary.

Requests: Lot Maintenance and Parking Requirements

The Board and ARC requesting that homeowners address any applicable lot maintenance and parking concerns by the end of 2026, ideally, before the holidays.

Because they are so visible, lot maintenance and parking concerns are becoming more and more frequent. The frequency of these complaints have nothing to do with the annoying pop-up grass & weeds after our periodic downpours, but just general comments about curbs, ditches and culverts, and with large vehicles/equipment parked out in the open. As a Board/ARC we thought it's time to provide some general reminders about our 'community standards' related to these two things.

As neighbors we all have an important part to play in keeping our community beautiful. Please review the following and address any applicable concerns to maintain community standards:

1. **Lot maintenance.** Lot maintenance includes the culverts and ditches, not just the primary grass areas surrounding the house. On a regular basis culverts and ditches should also be reasonably trimmed, free of weeds, trees, and shrubs, etc. Note, the Board and ARC plan to update the language soon but

for now, the current wording can be located in the MDG (see 2004 Amendment to the MDG, F., p. 22).

   a. **Action requested**. Please bring your lot, curbs, ditches, and culverts into compliance with community standards as soon as possible, and especially before winter dormancy. We all look forward to a few months of relief from lawn duties as the next growing season won't begin until March.

2. **Parking.** Commercial vehicles and equipment, including trailers, RVs, tractors, and mowers. They should be screened from public view and/or parked openly for no more than two weeks. Note, the Board and ARC will update the language soon but for now, the current wording can be located in the CC&R (see CC&Rs, 8.3.b., p. 6).

   a. **Action requested.** If these obligations apply to your property, please make arrangements to comply with the CC&Rs. Contact the Board to discuss your circumstance or request an exception. The Board is available to work with homeowners to resolve compliance concerns.

There are dozens of other 'community standards' in the documents referenced above and we encourage all to reread them from time to time. Several amendments have been added over time and yes, some of the language is confusing or even out-of-date. As mentioned, the Board & ARC will be updating much of it over the next few months.

Regarding community standards, we want to reemphasize that the ideal is that neighbors reconcile complaints directly with one another. However, and we have discussed this in our last meeting, beginning in 2027 the Board anticipates greater use of its authority to issue monetary penalties for ongoing violations of the MDG and CC&Rs.

Request: Miscellaneous

Formally, only one member of each household is a voting member of the HOA (one vote per household). We have discovered that typically we have only one family member on our email distribution list and therefore, Board & Arc communications or announcements are often only delivered or read by one person.

Here is the miscellaneous request:

1. We would prefer that each household adult is listed for HOA email communications. Please send an email with contact details to pvhomeownersassociation@gmail.com and you will be added.

Final Remarks

All homeowners are encouraged to attend the annual PVHOA meeting, tentatively scheduled for late January 2027; a formal meeting notice will be issued soon. Topics will address multiple community matters and nominations/elections for additional Board and ARC seats. All are encouraged to take a rotation – see the ByLaws for more information.

The Board and ARC remain committed to maintaining community standards, preserving the appearance of the neighborhood, and protecting property values through cooperation with homeowners.

Thank you for your attention and your continued cooperation!