

# Colony Creek Village Community Association

## Virtual Annual Meeting Overview 2020—Thursday, April 22nd 7:00pm

<https://zoom.us/join> Meeting ID 988 6974 2185 Pass Code 200678

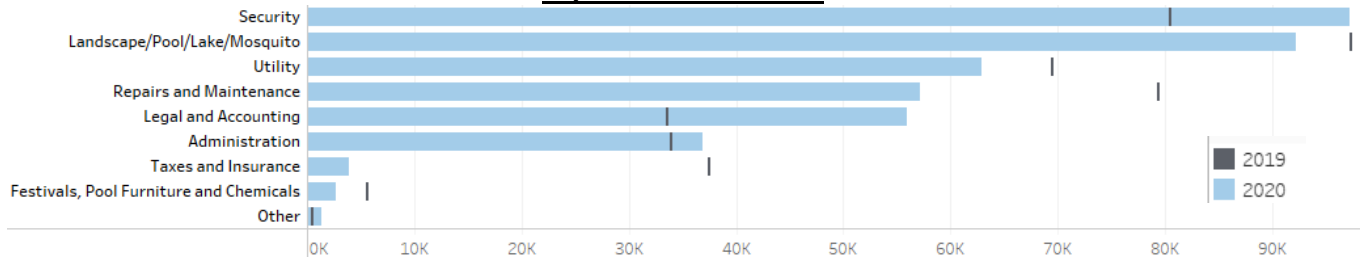
**Board Mission Statement:** To ensure the Association remains financially viable while maintaining and improving the community public spaces without unnecessary dues increases. To fairly address Homeowner concerns regarding deed violations that negatively impact the appearance and resale value of properties in our community. To foster a sense of community with neighborhood events.

### Financial Overview

**2020 Year End -- Income (Dues collected): \$415k -- Expenses \$410k -- Cash in Operating and Reserve Accounts \$528k**

**2019 Year End -- Income (Dues collected): \$407k -- Expenses \$434k -- Cash in Operating and Reserve Accounts \$505k**

### Expenses Breakdown



*NOTES regarding the financials : Security increased with the additional school patrol. The 2020 insurance payment was paid in 2019. Repairs and Maintenance down due to some 2020 projects put on hold because of COVID and the Financial Downturn. Utility is mostly street light electricity. Legal fees increased due to deed restriction enforcement and collection costs. Legal enforcement is always the last resort. Extensions for financial circumstances and payment plans are available and flexible. The annual dues remained unchanged for 2020 and 2021. If you have not paid the dues contact Beacon management to set up a payment plan to avoid additional late or legal fees.*

### Security

Lt Fragkias and Deputy Scott continue to patrol our community a combined 40 hours weekly often late at night and mid-afternoons. In response to neighbor concerns about school traffic, Corp Khalid joined the patrol in 2020 patrolling school mornings for approximately 10 hours a week. In an emergency, call **911** for the Harris Co Sheriff's office (HCSO). In a non-emergency situation contact the HSCO's non-emergency line, **713.221.6000** or **Constable Precinct 4 dispatch 281.376.3472**. **Report incidents of car break-ins or theft and contact Beacon with the report number so the neighborhood Officers are aware and can follow-up. Electronic Reporting: [https://hcsop2c.cad.hctx.net/ReportIncident/IncidentEntry\\_Disclaimer.aspx](https://hcsop2c.cad.hctx.net/ReportIncident/IncidentEntry_Disclaimer.aspx)** Contact Beacon Management if you need to get a non-emergency message to the Officers.

### Projects

#### 2020 Completed Projects:

- Replaced the sail shade at the pool
- Upgraded the Tennis Court lighting to LED
- Rebuilt the lifeguard stands
- Replaced the sign at the walking trail

#### 2021 Projected Projects:

- Replace flooring in clubhouse
- Add exercise equipment on the walking trail
- Paint the pool fence

### Community Managed By

**Beacon Residential Management LLC**  
manager@brmtexas.com 713.466.1204  
12818 Willow Centre Dr. STE B Houston, TX 77066

### CCVCA Monthly Meetings

**Zoom:** <https://zoom.us/j/97392078822> Code 77379  
**When:** 6:30PM 1st Thurs each month (excluding May and Dec.)

*"The HOA system is in fact the purest form of democracy. The problem lies in the fact that homeowners themselves refuse to participate. The power is in the hands of the homeowners to address whatever wrongs they perceive to have been committed. However, when homeowners fail to take responsibility and participate, democracy fails." T. Harris*