The COMMONWEALTH

2021 ANNUAL MEETING

MAY 25, 2021

2021 Annual Meeting Agenda

- Confirm Quorum and Call to Order
- Guest Speakers
- Introduction of Board Members
- Director’s Reports
- 2020 Year End Financial Report
- Election Results
- Homeowner Forum
- Adjournment

Guest Speakers Invited

- SL Council Member Carol McCutcheon
- SL Council Member Nausad Kermally
- SL Council Member Suzanne Whatley
- FBISD Board of Trustee Member Judy Dae
- FB County Commissioner Ken DeMerchant
- FB County Judge KP George
- SLPD Officer Vadsaria
- SL Assistant Director of Public Works Eric Oscarson
- SL Assistant City Engineer Andrea Broughton
- FCLID #2

Introductions

- Board Members
  - Jim Levermann - President
  - Dave Bristow– Vice President
  - Sumita Ghosh - Treasurer
  - Rajeev Somani - Secretary
  - John Frenzel – Director
- Crest Management Representatives
  - Heather Esteban – Community Manager
  - Katie Lossow – Assistant Manager

Crest Management Company

Crest Management Company **281-579-0761**
17171 Park Row, Suite 310 Houston TX 77084
www.crest-management.com

Heather Esteban, Community Manager
HeatherE@crest-management.com

Katie Lossow, Assistant Manager
Katie@crest-management.com

Tammy Acton, Community Accountant
TammyA@crest-management.com

Crest Management Online Portal

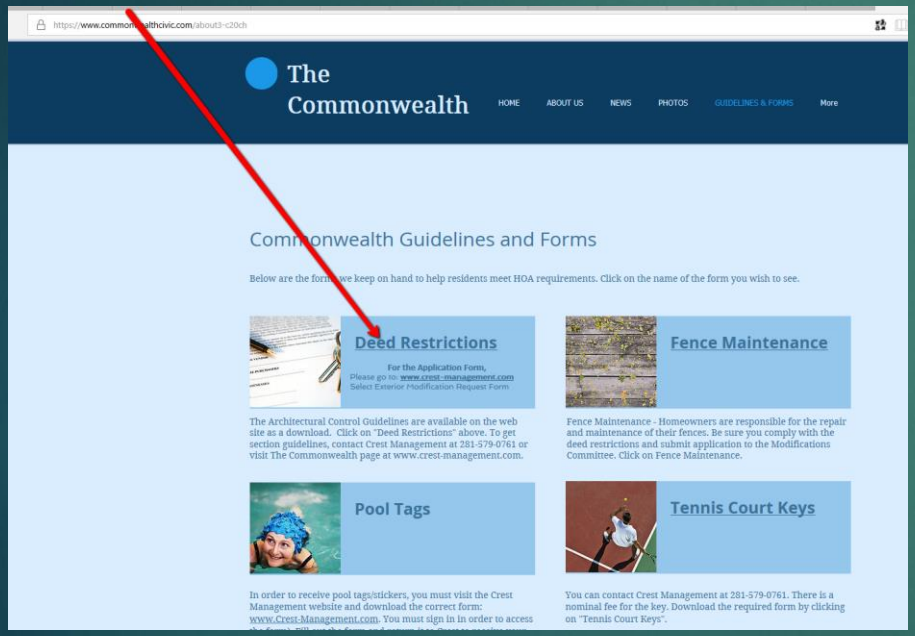
PLEASE REGISTER ONLINE AT

www.crest-management.com

This secure online portal allows homeowners to receive important notices, access account balances, review deed restriction violations, view neighborhood governing and financial documents, and opt in to receive most correspondence via email.

Modifications Committee

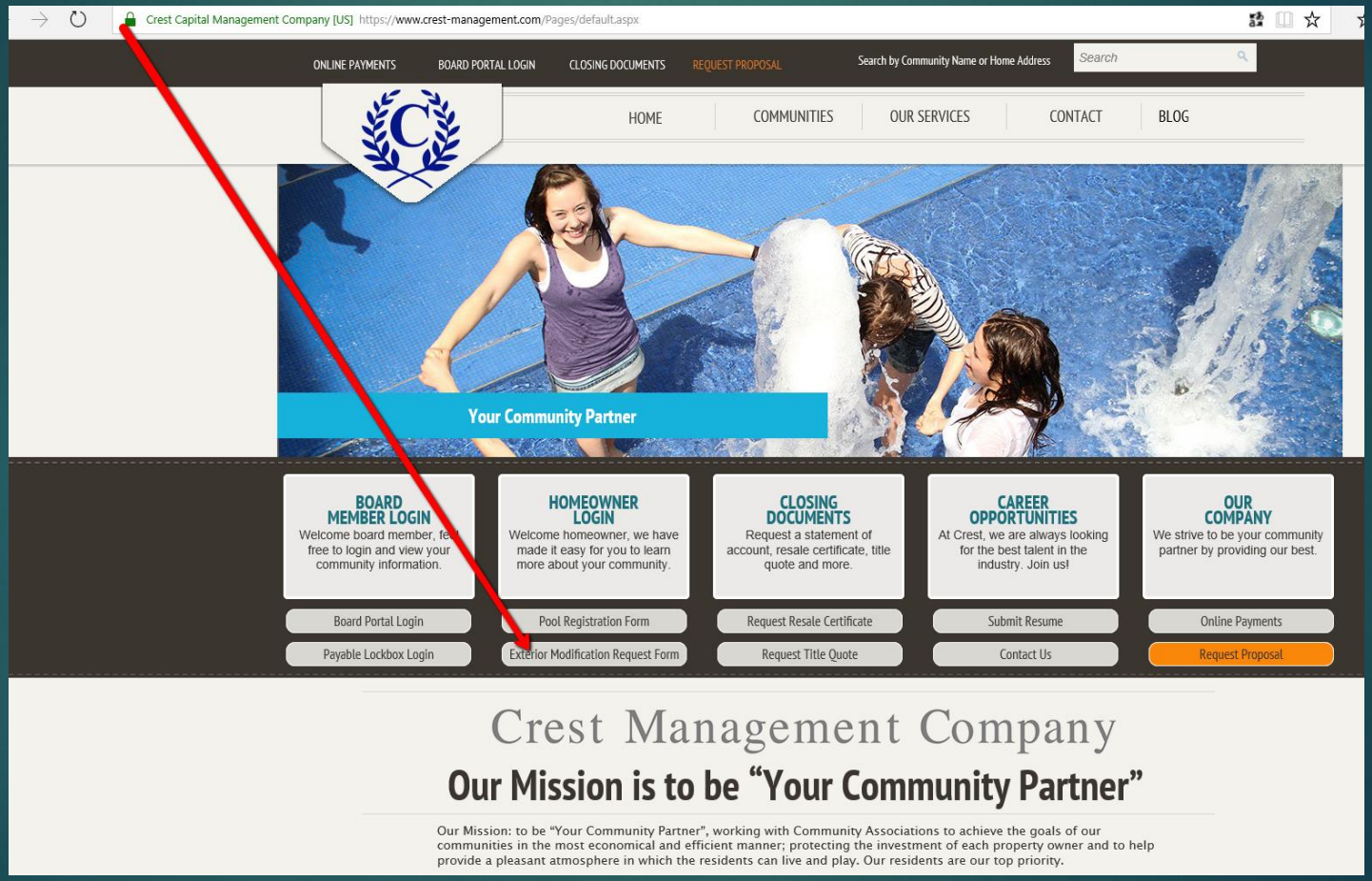
Review the updated Architectural Control Committee Guidelines @ www.commonwealthcivic.com



- Just because another homeowner has modified their property in a particular way does not mean it is compliant with current guidelines
- Large projects - such as home additions, patio covers, & outdoor kitchens - will require formal construction drawings with elevations and construction details. The prime objective of the process is to ensure that the modification looks as if it was original to the home.
- If you are contemplating a large modification project such as a home addition, patio cover, or outdoor kitchen it is often useful to discuss the project with our Committee using planning drawings prior to asking the architect to create the formal construction drawings..
- Note: If modifications are started prior to approval, you may be required to modify or remove noncompliant modifications.

Pre-Approval of Exterior Modifications

Submit applications online at www.crest-management.com



Common Area Projects

- Our clubhouse renovation was completed which included remodeling the interior from top to bottom including new kitchen counter tops, flooring, paint, light fixtures, door and hardware, and furniture. Thanks to Jean Konrady, Cristina Materon, Mendy Dehner, Katy Weimer and Beatrice DeMarco as well as Dave Bristow for overseeing the project. Our clubhouse will be available for use very soon.
- Knightsbridge pool restrooms are being repainted and cleaned up. The white pillars are being repaired and repainted.
- Playground equipment receives an annual safety inspection and repairs to the equipment are made accordingly.
- Castlewood boardwalk has been repaired.
- Briarwood pool project, splash pad is now accessible from the outside when the pool is closed. Also, there is a restroom available to our residents and is accessible with a key fob. Restrooms have been also remodeled and cleaned. New pool filters have been installed. New lighting has been installed along with some new landscaping. A new diving board has also been installed.

Common Area Projects

- New picnic tables and trash cans have installed throughout the neighborhood.
- New Pet Waste Stations have been installed. Those who have pets, please use them.
- New locks and doors have been installed at each of the two Tennis court locations. New wind breaks have also been installed. We have a lot of people in our community that play tennis.
- Ongoing dialogue about COVID-19 and staying lock in step with our City, County and State COVD-19 policies and direction. All our meetings have been virtual since March of last year. Ongoing communication about COVID-19 has been shared via social media, our newsletters and email alerts.
- Side walks have been repaired by the City at our request. Some of this was done along Knightsbridge.
- Light posts located in the estate subdivision have been repaired.
- New winter holiday decorations have been installed on all monuments and entrances into Commonwealth.

Clubhouse Renovation







Landscaping Updates

- Our landscape consist of about 80 acres of turf and about 3 acres of bed areas The turf and the beds are maintained on a weekly basis. Mulch is spread annually, and the beds are fertilized twice during the year. We also have approximately 4,100 square feet of seasonal color beds and they are changed twice per year.
- Yellowstone recently announced that they are going to donate the cost of planting flower bed around the Commonwealth Elementary School's new sign monument. Many thanks to Yellowstone and Jose Ventura.
- Freeze damage occurred thanks to winter storm Uri.
- Freeze damage assessment was performed for both our landscape and sprinkler system.
- All of the sprinkler system(sprinkler heads and pressure relief valves) has been repaired and was covered by our insurance policy.

Landscaping Updates

- Freeze damage repairs to our landscape will be performed in 3 phases throughout the year based on plant material availability and season. Currently working on phase 1 which will include placing the regular bottle brush with 50% holly plants and 50% bottle brush.
- Phase II will be started in June and will include replacing the bottle brush behind the monument beds along Commonwealth Blvd. and the Cul-de-sac islands along St. Michaels.
- Phase III will be started in July and will include replacing other plants that were damaged by the storm- lantana, roses, ginger, agapanthus, plumbago, sago palms etc.
- Trellis posts, cables, and plant replacement along Commonwealth Blvd. has been completed.
- FC LID 2 successfully trapped and removed approximately 50 hogs from the area. Thanks to Ron, Chris and Zach for their help. Please make sure to keep all perimeter gates that lead to the levy closed. We had extensive damage from the hogs along Burberry last August. You may have seen the Channel 2 news report about the damage.

Landscaping Updates

- We have been dealing with a feral hog problem in the area for at least the past 5 years. With the help of Council Member Carol McCutheon, we were able to have a meeting with our Mayor Joe Zimmerman along with other members of the City staff. We also invited our First Colony LID 2 leaders, Avalon HOA leaders, Brazos Landing leaders and the LID leaders located adjacent to our LID. The objective of the meeting was to bring to the attention of the City Officials the amount of damage that feral hogs have done to our landscape, homeowners' property, and the levy. Our next meeting will in the near future.
- Turf has been treated for grub worms and ants. The application has been coordinated with our LID. Grub worms are the hog's favorite.
- We have had a certified arborist perform a full inspection of all our trees. We will be removing some of the trees and we will be trimming many of the trees throughout the year. I would like to encourage homeowners to maintain their trees. If there is a need to remove tree, please replace the tree in your yard. We all need to do our part.
- We continue to treat for ball moss. It is getting much better and we have saved our crape myrtles.


Bridgewater


Commonwealth
Estates


The Enclave
at Bridgewater


Sutton Park

Activities Committee

VOLUNTEERS NEEDED and SUGGESTIONS WELCOMED!

Assume responsibility for traditional Community Activities and evaluate new Activities to increase community engagement and enhance community life.

Major Activities/Events

- Fourth of July – HELP NEEDED!!! Contact cwslcares@gmail.com
- Community Garage Sales
- Movie Night at the Pool, Schools Out Party, Back to School Party
- Snow Cones at the Pool
- Annual Night Out (Block captains needed)
- Holiday Party
- Virtual Wine Tasting
- Deferred Chinese New Year/Fall Festival ????
- PLEASE PROPOSE NEW ACTIVITIES/EVENTS

Community Events



MOVIE NIGHTS AT THE POOL

Join the
Activities Committee
And help plan
community events!
cwslcares@gmail.com



Back to School Party



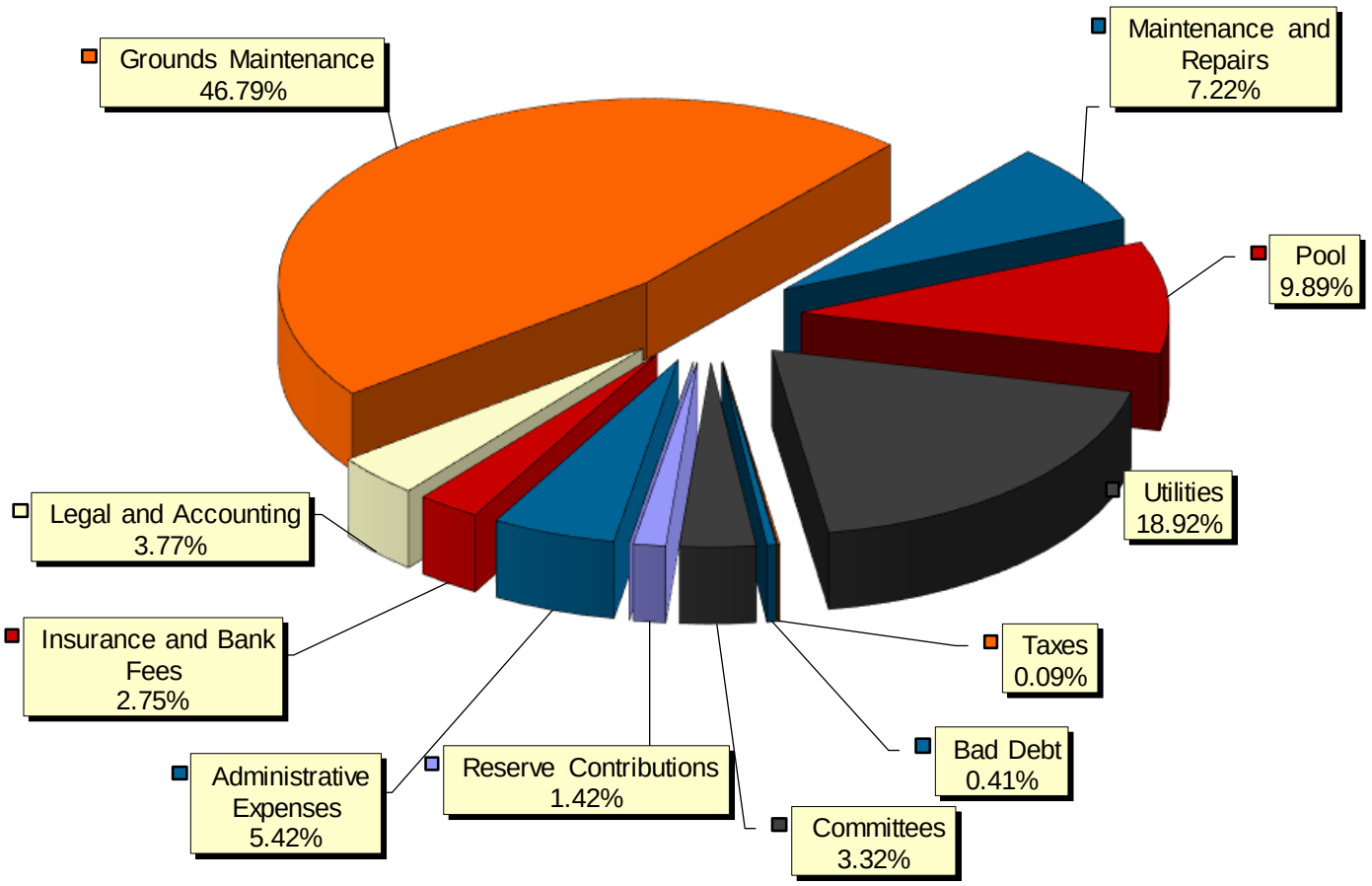
COMMITTEE/VOLUNTEER INTRODUCTIONS

- Modifications Committee
- Enhancements Committee
- Activities Committee
- Landscape Committee
- Commonwealth Piranhas Swim Team
- Social Club
- Women's Club
- Women's & Men's Tennis
- Men's & Women's Golf Club
- FBISD Volunteer
- Chinese Club
- Communications Volunteer
- Clubhouse Rental Volunteer
- Newcomers Group
- Dinner and Wine Club
- Mommy and Me Group
- Garden Club

2020-2021 Expense Budget Comparison

Category	2020 Budget	2020 Actual	2021 Budget
Admin Expenses	80,490	64,774	65,380
Insurance/Banking	31,345	31,574	33,153
Legal & Accounting (Audit)	38,500	12,396	45,500
Grounds Maintenance	529,289	508,761	564,289
Maintenance & Repairs	80,955	74,004	87,020
Pool	112,792	107,180	119,242
Utilities	203,450	185,390	228,205
Taxes	1,050	1,851	1,050
Bad Debts	7,000	0	5,000
Committees (now includes holiday décor)	30,000	10,295	40,000
Reserve Fund Contributions	92,291	92,291	17,109
Total Expenses	1,207,162	996,225	1,205,948

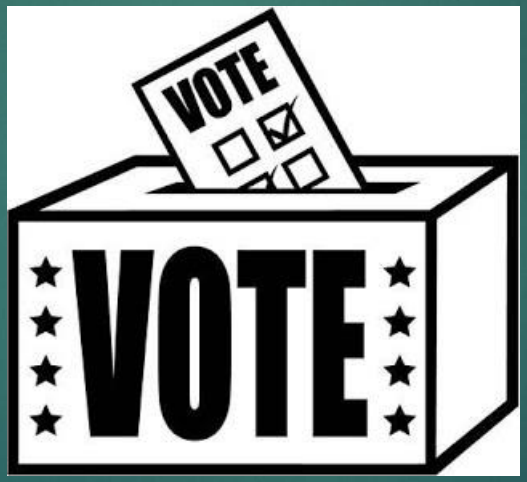
2021 EXPENSES



Election of Directors

- Director Election Process
  - Five Directors Total
  - Serve Two Year Terms
  - 2 - 3 Rotation
  - Three Directors Positions up for Election
- Nominees
  - Dave Bristow
  - John Frenzel
  - Robert Hattan
  - Jim Levermann
  - Ekrem Yuksel

Election Results



Homeowner Forum



ADJOURNMENT

Thank You For Attending!