



## Community Landscape Master Plan Town Hall Frequently Asked Questions

This FAQ contains answers to many of the frequently asked questions received by Spectrum and the Board of Directors regarding improvements during the Community Landscape Master Plan presentation at the virtual Town Hall meeting on July 12, 2020. ALL resident questions and comments are valuable, and the Board commits to answering ALL questions. If you feel your question has not been answered, please let Spectrum know via [contact@spectrumam.com](mailto:contact@spectrumam.com), and someone will reach out to you directly, research your question, and get back to you. You may also call Spectrum directly at 832-500-2301.

### **Recommended Amenities**

#### **What were the scope and fees of the project with Clark Condon Landscape Architects?**

- Research was conducted with other communities and management companies to identify the best company to help the Board look for ways to refresh and improve our 20-year old community, and the Board subsequently requested the services of Clark Condon Landscape Architects. The Board was specifically interested in a contractor that could address the needs for future enhancements for the community and deliver an overall Community Landscape Master Plan.
- The Community Landscape Master Plan presentation is available for viewing on <https://lossh.org>, along with the PDF file of the slides presented.
- This project took place over the course of several months with detailed site analysis, many iterations of plans, multiple workshops, feedback received and incorporated from all Board members, and the final presentation of conceptual designs of recommended projects. Associated fees were approximately \$25,000.

#### **Is the proposed Community Landscape Master Plan a “package,” or is it possible to do parts of it?**

- The proposed improvements should be viewed as mostly independent of one another, and it is not required to do all of them.
- The Board is interested in hearing from all residents on their feedback and preferences for proposed projects via another survey in the coming days.

#### **Is there a concept for lighting the trails around the lakes?**

- While not specifically in the Community Landscape Master Plan, the Board has included trail lighting in its list of potential improvements to be presented to the community for resident input.

#### **In the discussion related to the \$4.1M MUD Park Bond, what projects will not be included?**

- Most of the recommended projects discussed in the presentation are eligible to be included with a Park Bond through the MUD. There are some projects that are not eligible to be completed with Park Bond funding, but they could be done with other HOA funding. The eligible and non-eligible projects will be noted on the survey.
- Specific projects may be excluded based on lack of resident support or feedback for alternatives, among other reasons. The Board will be issuing another community survey on <https://lossh.org> in the coming days, and everyone is encouraged to register their preferences.
- The Board will also share survey results on <https://lossh.org> to demonstrate where support may or may not be for specific projects.



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### **Does the Community Landscape Master Plan and proposed Park Bond of \$4.1M include repairs to Kroger Lake?**

- Detention Pond B (i.e. "Kroger Lake") erosion repairs are not included in the Community Landscape Master Plan or proposed Park Bond as they are the responsibility of the MUD.
- The Board is working closely with the MUD to stay in touch on plans to remedy the area.
- A MUD Bond to repair Kroger Lake could impact a Park Bond.
- The proposed Park Bond is intended to be applied to projects in the Community Landscape Master Plan.

### **Will the Community Landscape Master Plan improvements still move forward if a majority of homeowners do not want these updates?**

- It is the Board's intent to share what's possible with the community, gather feedback, and ultimately make decisions reflective of community input and desires.

### **Fencing in the Community**

#### **Are brick walls planned only for Austin Street, or does the Community Landscape Master Plan replace all concrete fencing with brick fencing, too? How much will brick fencing cost?**

- The proposed brick fencing in the presentation would replace all concrete fencing in the community and construct brick fencing along Austin Street and Columbia Memorial Parkway.
- Due to traffic speeds, wooden fencing along Columbia Memorial Parkway has been identified as a significant safety issue for homeowners along that edge of our community.
- The recommendation for brick fencing throughout the community was to provide a safety barrier from traffic, reduce sound from vehicles, and create a beautifying theme.
- The full scope of brick fencing identified in the presentation will cost approximately \$2.1M - \$2.8M.

#### **Does the Community Landscape Master Plan call for replacing all fences or just those along major streets?**

- The proposed brick fencing in the Community Landscape Master Plan presentation is recommended along major streets. Lake and greenbelt fencing, as well as wooden fencing between homes, is not included.

#### **Who is responsible for maintaining wooden fences along major streets in our community, such as those along Austin St. and Columbia Memorial Parkway?**

- The Declaration of Covenants, Conditions, Restrictions, and Easements for the Lakes of South Shore Harbour Community Association states that individual homeowners are responsible for their wooden fencing that faces streets.

#### **Who is responsible for maintaining concrete fences throughout our community and along its perimeter?**

- According to the Declaration of Covenants, Conditions, Restrictions, and Easements for the Lakes of South Shore Harbour Community Association, the HOA is responsible for maintenance of concrete fencing.



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### **If the community supports constructing brick fencing throughout the community, who is responsible for maintaining that brick fencing?**

- The proposed brick fencing would be constructed on HOA property, therefore the HOA would be responsible for maintaining the fence.
- Residents living near brick fencing would have similar responsibilities as those residents that live adjacent to concrete fencing today (e.g. prevent trees and vegetation from affecting the fencing, prevent structures from leaning on fencing, etc.).

### **Landscaping**

#### **What has the Board done with operating funds related to landscape maintenance? Will new landscaping have the same caretakers as the current landscaping?**

- The Board has spent annually on landscape maintenance for existing landscape and some minor rejuvenation projects that can be completed within the contract terms and have improved small areas. Many of the suggested improvements are larger, more complex changes to refresh how our community looks and will require additional requests for open bids.
- The presenters pointed out that it is not uncommon for a rejuvenation to be necessary after maintaining landscaping that was designed 20 years prior.
- Once installed, the HOA's landscaping contractor will be responsible for maintenance of new areas; however, new landscaping will carry a warranty by the installer to address challenges.
- The landscaping contract will be put out for competitive bid in the next few months.

### **Financial Topics**

#### **If all recommended projects in the presentation were to be implemented, what would be the increase in HOA annual assessments for a home valued at \$325,000? What would be the increase in MUD taxes for the same home?**

- Note: HOA annual assessments are based on square footage of a home and not its value.
- If HOA annual assessments were to be used to fund all recommended projects, the model in the presentation accounts for an increase of less than 10% per year of current annual assessments. This method starts with lower amounts for each homeowner, but the increases over time accumulate and are a greater impact as years pass by.
- HOA annual assessments continue each year; however, these increases could also be metered by the HOA to increase or decrease as required.
- An alternative funding source could be an HOA special assessment that must be approved annually for that fiscal year only. Special assessments could fund the full \$4.1M over several years of individual special assessments, and the total per household could reach approximately \$3,500. This method requires two-thirds approval of the membership in attendance at a meeting(s) called for this purpose.
- In a MUD Park Bond valued at \$4.1M, the homeowner would see an increase in tax of 7.7¢ per \$100 valuation of their home. To calculate your approximate annual tax amount increase, you may use this formula: (Approximate Home Value x 0.00077 = Approximate Tax Increase).
- The tax increase you calculated above is a static rate – it stays flat over the remaining period of the MUD until 2033, when the tax is eliminated.



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### **How does the \$4.1M MUD Park Bond option presented compare with the amounts presented in the Reserve Study?**

- The Reserve Study estimates the costs over the course of 30 years to repair, maintain, and eventually replace existing amenities in our community. The Community Landscape Master Plan presented is a holistic plan to upgrade and replace many of these amenities in a 1-3 year period to help refresh the community, make it more attractive, reduce maintenance costs, and increase property value.
- The Reserve Study, available online at <https://lossh.org>, estimated an approximate spend of \$3.7M to repair, maintain, and replace amenities.
- In a Park Bond valued at \$4.1M, many of the recommended projects discussed in the presentation could be implemented if there is demonstrated community support for them.

### **Does Clark Condon advise proceeding with any portion of the proposals if the proposed MUD Park Bond does not pass?**

- Clark Condon made a set of recommendations that would help refresh the community, make it more attractive, reduce maintenance costs, and increase property value. The funding recommendations are based on their experience with cost-savings through Park Bonds, but the proposals are not tied to any specific funding source.
- There are multiple funding mechanisms available, and the Board will be gathering input on various paths from the community in the coming days.

### **If my hardcopy presentation packet did not contain financial information, where can I find the information presented in the Town Hall? Why wasn't that information contained in the hardcopy?**

- All financial information in the presentation, including the presentation and slides themselves, can be found at <https://lossh.org>, and if you'd like a hardcopy mailed to you, please contact Spectrum for assistance.
- The hardcopy packets were printed when the Town Hall was intended to be in-person, and the financial pages were to be handed out directly on-site at the Town Hall venue. Out of an abundance of caution for our residents at risk due to COVID-19, the Town Hall meetings were made virtual, and the entire presentation was online, including financial information.
- Cost estimates broken out per project have been attached to this document.

### **How is the Board moving forward with a Line of Credit? Has the Board voted on any fence projects?**

- The Board secured a strategic line of credit available for use on fencing projects, but it is not obligated to use it.
- The Board has approved replacement of fencing along Hwy 96 and construction of fencing along Columbia Memorial Parkway; however, after certain safety measures were taken along Hwy 96, the City of League City has granted the HOA additional time to work with the residents to build support and agree on a plan to address fencing throughout.



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## Timing of repairs

**What is the priority set for what needs to be done (i.e. Kroger Lake erosion, fence repairs on Hwy 96, recreation areas, fence installation/replacement)?**

- The prioritization of projects hasn't yet been determined, as the Board is currently gathering data on community feedback related to the recommended projects.
- Detention Pond B (i.e. "Kroger Lake") erosion is the responsibility of the MUD; however, the Board is working closely with the MUD to stay in touch on plans to remedy the area.
- Fence repairs along Hwy 96 are a high priority for the Board to address, and after certain safety measures were taken, the City of League City has granted the HOA additional time to work with the residents to build support and agree on a plan to address fencing along Hwy 96.

**Will all currently needed repairs be addressed before any upgrades are considered?**

- Some items in the community are notably not reaching their expected lifetimes, and cost-saving recommendations have been made to replace them instead of attempting to further maintain.
- Repairs of existing amenities will be performed according to the recommended timeline of the reserve study or sooner as circumstances dictate.
- Should certain amenities be upgraded or replaced by a community-supported improvement, those repairs in the reserve study would be negated.

**Are the tennis courts going to be resurfaced as part of the Community Landscape Master Plan improvements?**

- The tennis court resurfacing is planned for July 2021 with the use of operating funds.

## Communication

**How can the residents get more information or share their input, support, or concerns?**

- The Board is very interested in increasing our dialogue with the residents.
- There are multiple ways to share your questions, thoughts, and suggestions with the Board.
  - Email our management company, Spectrum, at [contact@spectrumam.com](mailto:contact@spectrumam.com)
  - Phone Spectrum at 832-500-2301.
  - Send Spectrum a message via the Lakes of South Shore Harbour Community Association website, <https://lossh.org/contact>.
  - Email the Board directly (our email addresses are online at <https://lossh.org/board>)
- Get more information about your community
  - Sign up for eblasts through Spectrum
  - Sign up for text messages from Spectrum

**When will we have a chance to have a meeting in which the homeowners can have live, two-way communication with the professionals giving the presentation?**

- The Town Hall Meetings were originally planned in-person, but out of an abundance of caution for our residents at risk due to COVID-19, the Board elected to hold the meetings virtually.
- ALL resident questions and comments are valuable. In order to still give ALL residents a chance to be heard by the Board, residents were encouraged to share their questions via the meeting's



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Q&A or chat functions, and additionally, the presentation directed residents to share their questions with Spectrum.

- The Board also commits to answering ALL questions, regardless of how they're received. We have already received many questions, and we are in the process of answering them via this document or directly with the homeowner.
- If you feel your question has not been answered, please let Spectrum know via [contact@spectrumam.com](mailto:contact@spectrumam.com), and someone will reach out to you directly, research your question, and get back to you. You may also call Spectrum directly at 832-500-2301.

### **Water, Sewer, and Drainage – Municipal Utility District (MUD) and City of League City Topics**

#### **What are the plans to prevent flooding in The Lakes of South Shore Harbour?**

- Detention ponds (e.g. "lakes") are the responsibility of the Municipal Utility District (MUD), and the drainage of water from our community is addressed via the City of League City. The City routinely clears sewers and grates of debris and other objects that could inhibit water draining from our streets.
- If you have concerns about flooding in specific areas, Spectrum can assist you in finding the appropriate contact.

#### **When will the current MUD tax end?**

- The MUD will be dissolved in 2033, and most functions and assets could be conveyed to the City of League City or the HOA, as appropriate. The MUD tax ends with the MUD dissolution in 2033.

#### **Can the HOA Board actively pursue dissolving the MUD, and eliminating the MUD tax, with the intent that homeowners will be more willing to increase their annual HOA assessments (dues) to serve the items proposed in Master Plan?**

- The HOA Board does not have any control over the existence of the MUD tax or the MUD body.
- Additionally, increasing annual assessments to levels matching a maximum Park Bond option costs homeowner more. It is not yet known if homeowners would support annual assessment increases of these magnitudes.

### **Other Topics**

#### **How has the Board spent HOA dues?**

- Monthly financial statements are available on the Spectrum homeowner portal for review at any time. If you need help locating the documents, please contact Spectrum at [contact@spectrumam.com](mailto:contact@spectrumam.com).

#### **Is there a rule that prevents a Board member from bidding on or benefiting from a contract with the HOA in order to avoid a conflict of interest?**

- Any Director involved in a contract with the Board must disclose their interest to the Board.
- Texas Property Code 209 addresses the Board's responsibilities with regard to treatment of Board members and conflicts of interest, and the Board operates in compliance with all laws, rules, and regulations governing our Association.



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### **What are the guidelines for neighbors parking commercial vehicles on the street which impedes car passage and blocks driveways?**

- Each homeowner in the Lakes of South Shore Harbour Community has agreed to abide by the Declaration of Covenants, Conditions, Restrictions, and Easements, which can be found online at <https://lossh.org>. Section 9.6 of this document addresses vehicle restrictions.
- When violations occur, residents are notified to comply. Failure to comply results in fines. If fines are not paid, the debt is eventually sent to our attorney for collection. The process is time-certain and complex, but it is strictly followed by Spectrum and the HOA.

**PRELIMINARY RECREATION CENTER COST ESTIMATE:**  
(Derived from Master Plan exhibit limits)

<b>Pool Renovation:</b>	
1. Pool Remodel (demolition, expansion, re-plaster)	\$175,000
2. Water Slide	\$150,000
3. Shade Structures	\$75,000
4. New Pool Deck (+8,500 SF)	\$81,000
5. Pool Furnishings	\$65,000
6. Pool Fencing (access control not included)	\$40,000
7. Raised Planter Walls	\$28,000
<b>Hardscape Site Improvements:</b>	
1. Splash Pad	\$125,000
2. Splash Pad Fencing (access control not included)	\$17,000
3. Event Space (including projection wall and festoon lighting)	\$60,000
4. Bocce Ball Court	\$12,000
5. Playground Relocation and Consolidation	\$35,000
6. Site Furnishings	\$30,000
7. Miscellaneous Utility Work (grading, drainage, Electrical, etc.)	\$22,000
<b>Softscape Site Improvements:</b>	
1. Large Shade Trees (38)	\$64,000
2. Palms (16)	\$16,000
3. Ornamental Trees (38)	\$19,000
4. Shrubs and Groundcover (+10,000 SF)	\$60,000
5. Turf (+15,500 SF)	\$7,500
6. Irrigation System (adjustments to existing system and new components)	\$75,000
10% Design Contingency	\$115,650
<b>RECREATION CENTER TOTAL:</b>	<b>\$1,272,150</b>

<b>PRELIMINARY STREETScape IMPROVEMENTS COST ESTIMATE:</b>	
<b>South Shore Harbour Boulevard:</b>	
<b>(Derived from Master Plan exhibit limits)</b>	
1. Selective Plant Material Demolition:	\$7,500
2. Shade Trees (15):	\$9,750
3. Ornamental Trees (24):	\$15,750
4. Shrubs and Groundcover (+10,500 SF):	\$63,000
5. Pine Straw Mulch (+7,500 SF):	\$2,000
6. Irrigation System (adjustments to existing system and new components):	\$15,000
<b>SOUTH SHORE HARBOUR BOULEVARD TOTAL:</b>	<b>\$113,000</b>
* (+/- 38,000 SF per Master Plan exhibit)	
<b>AVERAGE COST FOR IMPROVEMENTS PER SQUARE FOOT: \$3.00</b>	
<b>Austin Street:</b>	
<b>(Derived from Master Plan exhibit limits)</b>	
1. Selective Plant Material Demolition:	\$6,000
2. Shade Trees (20):	\$13,000
3. Ornamental Trees (22):	\$9,900
4. Shrubs and Groundcover (+8,100 SF):	\$48,600
5. Irrigation System (adjustments to existing system and new components):	\$12,500
<b>AUSTIN STREET TOTAL:</b>	<b>\$90,000</b>
* (+/- 32,000 SF per Master Plan exhibit)	
<b>AVERAGE COST FOR IMPROVEMENTS PER SQUARE FOOT: \$2.80</b>	

**PRELIMINARY LAKE EDGE IMPROVEMENTS COST ESTIMATE:**  
(Derived from Master Plan exhibit limits)

<b>Austin Lake:</b>	
1. Sidewalk Demolition (+/- 2,300 SF)	\$7,500
2. Selective Plant Material Demolition	\$2,500
3. 8' Hike and Bike Trail (+/-462 Linear Feet)	\$22,000
4. Parcourse Station (including concrete pad)	\$17,000
5. Seating Node	\$5,000
6. Shade Trees (8)	\$5,200
7. Ornamental Trees (22)	\$9,900
8. Shrubs and Groundcover (+3,300 SF)	\$19,800
9. Meadow Grasses (+/-10,100 SF)	\$13,000
10. Irrigation System (adjustments to existing system and new components)	\$22,000
10% Design Contingency	\$12,800
<b>AUSTIN LAKE TOTAL:</b>	<b>\$136,790</b>
* (+/- 31,500 SF per Master Plan exhibit)	
<b>AVERAGE COST FOR IMPROVEMENTS PER SQUARE FOOT: \$4.35</b>	
<b>Tucker Lake:</b>	
1. Canoe/kayak Launch (composite decking)	\$70,000
2. Overwater Pavilion (including electrical and lighting)	\$425,000
10% Design Contingency	\$49,500
<b>TUCKER LAKE TOTAL:</b>	<b>\$544,500</b>

**FENCING IMPROVEMENTS COST ESTIMATE:**

<b>Wood and Concrete Perimeter Fencing Replacement</b>	
1. +/- 21,000 LF of Single-wythe Brick Fence - \$90-\$120 per LF	\$1,890,000 - \$2,520,000
10% Design Contingency	\$189,000 - \$252,000
<b>FENCING IMPROVEMENTS TOTAL:</b>	<b>\$2,079,000 - \$2,772,000</b>