

FIRESIDE ESTATES POA
ANNUAL MEETING - Minutes
Tuesday, April 19, 2022 - 7:00 pm @10341 Fireside Lane

The Annual Meeting of the Fireside Estates POA was held on Tuesday, April 19, 2022 at 10341 Fireside Lane. The meeting was announced on the Fireside POA Facebook group page, a email was sent to all property owners with email on record, and a postcard was mailed to all property owners within the time guidelines specified in the Texas Property Code (between 60-10 days before the meeting).

The meeting was called to order by Paul Brown at 7:05pm.

Dr. Justin Terry, Superintendent of Forney ISD, was introduced and he presented information related to the upcoming school bond vote to be held on May 7, 2022.

Paul Brown worked through the agenda (see attachment #1)

- The minutes of the 2021 Annual and Special meetings were approved.
- Informational items on the agenda were reviewed as information.
- There was discussion on the POA Committee's enforcement of the deed restrictions. The POA Committee does not walk around looking for violations. Property owners were encouraged to bring their concerns to the POA Committee.

Motion was made, seconded and passed, to elect Bryian Boger, Janey Allen, and Teresa Wolfe to three year terms on the POA Committee. No other nominations were voiced prior to the vote.

The two deed restriction amendments were introduced. It was noted that the Texas Property Code states that 67% of 'all property owners' need to be in agreement to amend deed restrictions. This is state law, not POA Committee policy. The Texas Property Code requires (67%) 61 properties within Fireside Estates to agree to any deed restriction amendment.

Votes were taken on the amendment (see wording in agenda below) to allow up to 6 chickens (Hens) with stated restrictions. The vote was counted following the meeting and the amendment **FAILED** to receive the 61 votes needed. (Yes = 43 / No = 10)

Votes were taken on the amendment (see wording in the agenda below) to prohibit future buyers from renting out the property. The vote was counted following the meeting and the amendment **FAILED** to receive the 61 votes needed. (Yes = 43 / No = 8)

Neither amendment was adopted. (Chickens are still prohibited within Fireside Estates POA).

That being all the business the meeting adjourned at 7:55pm

Respectfully Submitted,



Paul Brown, President who presided over the meeting.

FIRESIDE ESTATES POA
ANNUAL MEETING - Agenda
Tuesday, April 19, 2022 - 7:00 pm @10341 Fireside Lane

(This agenda may be changed prior to the start of the meeting. A final agenda will be available on our website www.FiresideEstates.com and also distributed at the POA Meeting.)

7:00 pm Call the meeting to order by Paul Brown.

The agenda below comes from your POA Committee. Property owners will have time to ask questions, discuss any topic, and make motions on any item listed below or new items that may come up during the meeting.

The Forney ISD may have a representative present to answer questions about the May election concerning the Forney ISD Bond proposal. This may be important information to help us understand what impact this will have on our schools and also on our property taxes in the years ahead.

Minutes: Motion will be received to approve the minutes from our April 22, 2021 Annual POA Meeting. These minutes can be downloaded from our home page on our website: www.FiresideEstates.com

PROXY BALLOT: Pages 8-10 / **You may send in your vote prior to the meeting.**

Financials: Year 2021 Financials are noted on page 11-12 (Attachment #2)

General POA Committee responsibilities and other information:

(This was emailed out and also posted on Facebook Fireside POA and available on website)

Update from POA Committee:

The POA Committee met during the year at called meetings and also conducted business via email. We approved building/fence requests, responded to property owner's concerns, and also made some decisions on behalf of our association. (Appendix 2 outlines the general tasks and responsibilities of the POA Committee throughout the year.)

The first section listed below are presented as information from your POA Committee. The second section are motions or action items requiring a vote from the property owners.

I. Information:

A. Large Sign/Fireside Lane & Helms Trail

The POA Committee approved two payments of \$125 each (Spring & Fall) for the large sign on Helms Trail/Fireside Lane and one payment for the year of \$125 for the sign at the end of Country Ridge and CR213 to Victoria and Eduardo Perez for their time and materials in taking care of the signs. Thank you Victoria and Eduardo for maintaining the plants around our sign!

- B. **Resale Certificates:** Every year we have 10 +/- properties sold/purchased. The title office contacts the POA asking for a resale certificate. These Resale Certificates show the status of the POA Dues for the property, notes any violations, communicates the financial status of the POA, contains the Deed Restrictions, and also provides information related to the proper care of the aerobic septic systems. This resale certificate is included in the closing documents. Title office can email FiresideEstatesPOA@gmail.com to request a resale certificate.
- C. **POA Committee/Building Committee:** Throughout the year we approve building and fence requests that are in keeping with the architectural design of our community as stated in our Deed Restrictions. Please remember that all our deed restrictions state:
- No building or fence shall be erected, placed, or altered on any lot until the construction plans and specifications shall be approved by the Property Owners Committee as being conforming to the style and quality of the buildings or fences in the Addition, and in accordance with these covenants and restrictions. Failure of the Property Owners Committee to either approve or disapprove such application within thirty (30) days of its submission shall constitute approval. (D. 1)
- D. **POA Dues/Collections:** Your POA Committee mails invoices to property owners, pays bills, produces year end financials and files appropriate IRS filings for POA. We now allow payment online through our website using PayPal (credit cards are accepted), venmo [@Fireside-Estates] and Zelle [FiresideEstatesPOA@gmail.com]. Also, POA Dues can be mailed or dropped off at 11221 Country Ridge Lane (note the new address). An ongoing lien is automatically attached to each property and needs to be cleared prior to selling or refinancing your property.
- E. **Mowing entire acre/picking up debris:** Each property owner has the responsibility of mowing their entire acre, including the ditch/right of way and keeping their fences and buildings trimmed. Most are doing a very good job of keeping their property mowed. Please contact the POA Committee if you have a health issue or some other problem periodically that prohibits you from getting your lawn mowed. We may be able to find a Good Samaritan neighbor who will be willing to help.
- Also: Please walk around your yard to see if you are starting to collect debris (old lumber, fence sections, piled up wood, branches, car parts, etc.). These things should either be removed or stored inside a building. (Dumpster weekend is scheduled for April 22-23 @ 11342 Country Ridge Lane).

- F. **Vehicles Parked on Property:** Please remember that all vehicles (house trailers, campers, motor homes, boats, trailers, trucks, buses, RVs, similar vehicles, etc.) are to be stored inside a garage or accessory building if they are not licensed or registered for street use. (Current license/registration)

Our Restrictions state: "All lot owners shall keep their lots mowed and free of litter or debris." Also: "Wrecked cars and cars on blocks are forbidden. Inoperative cars or vehicles not licensed and registered for street use must be kept in a garage or storage building." (Vehicles are defined in restrictions as "house trailers, campers, motor homes, boats, trailers, trucks, buses, Rvs, etc.")

- G. **Dogs:** Please do what you can to keep your dog in your yard. Dogs are not permitted to run free in Kaufman County and this is also a violation of our deed restrictions (B.4.). Please pick up after your dog when you walk them within our association.

- H. **4-Wheelers/ATV/4x4's/dirt bikes:** Fireside Lane and Country Ridge Lane are county roads and the county laws are enforceable by the County Sheriff. Loud 4x4's and dirt bikes are the source of increasing complaints. The speed limit is 30mph for all vehicles (including dirt bikes). Your POA Committee will not police the speed limit or monitor who is driving your ATV. However, we are interested in the safety of our streets as many people use them to walk, walk their dogs, ride bicycles, and children often play near the roads. Please help us keep our streets safe for everyone.

- I. **Your POA Committee serves each property owner within our community.** We do not aggressively go out, look over fences, or inspect the yards in our neighborhood. We will and do respond to those who express a concern about a potential deed restriction violation. We will respond to concerns raised and will contact the property owner if something needs attention.

We understand that weather, schedules and health concerns affect the mowing of our properties. Please talk to the POA Committee if you do get a notice to mow your acre and have a problem that prohibits you from mowing. We will work with you to help you find a solution to the presenting issue.

The POA Committee represents the property owners as outlined in our deed restrictions. We are not incorporated which means that the POA Committee is not a 'board of directors'. Each property owner assumes risks and liabilities of our association and also is able to enforce the deed restrictions on their own if the POA Committee fails to provide the oversight outlined in the deed restrictions.

Deed Restrictions

- G. **ENFORCEMENT.** Any Property Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, and reservations now or hereafter imposed by the provision of this Declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. If any paragraph, section, sentence clause or phrase of the Declaration shall be or become illegal, null or void, such provision shall be fully severable and the remaining paragraphs, sections, clauses or phrases of this Declaration shall continue in full force and effect and shall not be affected thereby.
- J. **Annual Meeting:** During this meeting you will have opportunity to ask the POA Committee any questions and bring up any new topic for discussion or vote.

Our website www.FiresideEstates.com contains helpful information about our POA and surrounding area. You can also find past minutes, our deed restrictions, the Texas Property Code, and recommended businesses.

Those nominated to the POA Committee are noted below.

Teresa Wolfe and Janet Allen and Bryian Boger are nominated for the class of 2024.

The terms of Paul Brown and Scott Isom have ended and they have chosen not to run again for a place on the POA Committee.

Personal Note: I have enjoyed consulting with the POA Committee since 2004 and serving on the POA Committee since our reorganization in 2015. I have also appreciated those who have served with me on the POA Committee, it is a fantastic group of neighbors. We have a great community and it is great to see all working together to help keep our community safe, our properties maintained, and the neighborhood a friendly place to live. Mai and I are not going anywhere but I am stepping away from the POA Committee due to a increasing workload that has limited the time I can give to the POA Committee. The members of the POA Committee will continue to serve you well. I also appreciate the help of Scott Isom, who is also stepping away from the POA Committee. Scott has been a valuable help on the committee. - Paul Brown

II. Action Items: We will vote on the following
(Motions on any topic may also be made, seconded, discussed and voted on during the meeting).

A. POA Committee members are elected to serve for a three year term.

Election of POA Committee:

TERM ENDING

Class of 2022

Class of 2023

Class of 2024

NOMINATED

Class of 2025 - Nominated

Teresa Wolfe

Roy Fletcher

Michael Chronister

Teresa Wolfe

Paul Brown

Timothy Buttz

Bryan Boger

Janet Allen

Chuck Steinke

Janet Allen

Scott Isom

Nominations that have been received by March 28, 2022

_____ Teresa Wolfe (11066 Country Ridge Lane)

_____ Bryan Boger (11188 Country Ridge Lane)

_____ Janet Allen (11221 Country Ridge Lane)

NEW BUSINESS:

Proposed Amendments to our Deed Restrictions:

The POA Committee presents the two proposed amendments to the deed restrictions. The amendments need 67% (61 properties) to approve the amendments (Texas Property Code: 209.0041.h.).

[(h)Except as provided by Subsection (h-1) or (h-2), a declaration may be amended only by a vote of 67 percent of the total votes allocated to property owners entitled to vote on the amendment of the declaration, in addition to any governmental approval required by law.]

Chickens:

The first amendment will amend section B.4. to allow up to six (6) chickens to be kept in an enclosed coop/fenced areas on a property within Fireside Estates with the stated conditions.

Property Rentals:

The second amendment will amend the restrictions with a new section 'E.' that will prohibit any future property buyers from renting their property.

Why? Investment firms are purchasing homes for the sole purpose of turning them into rental

properties. The POA Committee believes that this practice, if it took hold in Fireside Estates, could change our neighborhood. We would see an increase in rental properties, both long term and short term rentals (like AirBnB), the property owners will not be living within Fireside Estates so their concern for our neighborhood may not be the same as the property owners who live within Fireside Estates, and right now we have no way to know who is living in homes that are rented.

The amendment to the deed restrictions will help protect our community by making sure that investment firms do not purchase homes within our community. This will assure that those who own properties also live within Fireside Estates. This will not prohibit a current property owner from renting their property. It will only apply to those who purchase after the amendment is passed and filed with the county.

How to vote:

1. Vote at the annual meeting
2. Use the attached proxy ballot (absentee ballot)
3. Members of the POA Committee may stop by to see if you have any questions and you may give your ballot to them.

Chicken amendment:

Present wording:

B.4. Horses, cattle, domestic fowl, swine, ratites, or dangerous animals may not be kept on any lot. Dogs, cats, or other household pets may be kept in reasonable numbers, provided that they are not kept, bred or maintained for any commercial purposes. Dogs must be fenced and not allowed to roam free.

Proposed wording: (underlined below)

B.4. Horses, cattle, domestic fowl^{*}, swine, ratites, or dangerous animals may not be kept on any lot. Dogs, cats, or other household pets may be kept in reasonable numbers, provided that they are not kept, bred or maintained for any commercial purposes. Dogs must be fenced and not allowed to roam free.

Chickens:

*

- a. Each residential household may keep up to six (6) female chickens (a/k/a hens) on their property at any time. Male chickens (roosters) are prohibited.
- b. Chicken feed must be kept in a rodent-and predator-proof container.
- c. Chickens may only be maintained outdoors in a predator-proof chicken house, coop or other structure that is thoroughly ventilated, of sufficient size to permit free movement of the animals, designated to be easily accessed, cleaned, and maintained by the owner, and at least two (2) square feet in size for each chicken. The chicken house, coop, or other structure may not be closer than fifteen (15) feet from property line.
- d. The chicken house, coop or other structure may be constructed of metal, masonry, or wood, and must be of new construction and approved by POA Committee.
- e. An additional fenced in area may be added to the chicken house or coop or other structure to allow for free-range chickens. This area must be fenced sufficiently to prevent chickens from getting into the rest of the yard or into neighboring properties or into front yard. The fenced in area must also be cleaned on a regular schedule to

prevent rodents, snakes or other predators. Fenced in area may not be closer than fifteen (15) feet from property line.

- f. Any resident keeping chickens on property within Fireside Estates are required to notify the POA Committee that they have chickens and allow inspection of their chickens when requested by the POA Committee.

Rental Amendment:

Amend Deed Restrictions by adding a new ‘E. RENTAL OR LEASED PROPERTY’ AND RENUMBERING CURRENT: E to F; F to G; and G to H.

E. RENTAL OR LEASED PROPERTY

(The property owners who purchased their properties prior to the date of this amendment, _____, are permitted to rent, lease, or sublease their property.)


1. No Lot within Fireside Estates POA may be leased or rented at any given time to a Third Party. Any property owner engaged in leasing, renting, or subleasing activities as of the date of this amendment shall be allowed to continue leasing, renting, or subleasing activities until said Lot is sold or conveyed to a Third Party. Any property owner engaged in leasing, renting, or subleasing activity must, upon the sale or conveyance of said Lot, notify any potential buyer or person taking title that no Lot within the POA may be leased or rented at any given time to a Third Party. For the purpose of this provision, “Third Party” shall be defined as any person who is not a property owner as that term is defined in the Subdivision Restrictions. Also, the term “lease” in this document includes “short-term rental” (i.e. Airbnb, VRBO, Vacasa, or similar), “rental agreements,” “option to buy” and/or “rent or lease to own.”
2. All lease/rental agreements must be submitted to the Property Owners Committee. Property owners shall also submit a “tenant registration form” to the Property Owners Committee for each existing tenant/lease, in a form prepared for the POA Committee, no less than thirty (30) days prior to executing or extending a lease. The Property Owners Committee may charge a reasonable review and processing fee concerning the above. Additionally, any property owner currently engaging in leasing activity must submit to the Property Owners Committee a security deposit in an amount to be determined by the Property Owners Committee. The Security Deposit shall be debited should any tenant of the property owner or the property owner fail to abide by the provisions of this Declaration.
3. If a property owner fails to provide the “tenant registration form” to the Property Owners Committee as outlined above, the Property Owners Committee may impose reasonable monetary penalties as determined by the Property Owners Committee, in addition to other remedies available under the Deed Restrictions and Texas law. The POA may also suspend a property owner's ability to Lease/Rent their Lot for a period of twelve (12) months. This lease/rental restriction provision takes precedence over any inconsistent language in the Deed Restrictions or Articles or Bylaws or Rules of Fireside Estates Property Owners Association.
4. No property owner may rent/lease a Lot for fewer than or greater than twelve (12) months.
5. Property owners may apply for a hearing before the Property Owners Committee for temporary or special variances in case of hardship. Permission to lease will be granted at the sole discretion of the Property Owners Committee.

The meeting will be open to new business. The POA Committee appreciates your comments and suggestions. Remember that we all are governed and limited by what is stated in our Deed Restrictions and the Texas Property Code. Our Deed Restrictions were attached to our properties in 2003 before the first house was built and prior to anyone purchasing a lot. They run for 35 years (2038) and then automatically renew for successive five (5) years unless a majority of the lot owners vote to change in whole or in part. The Deed Restrictions, the Texas Property Code, the meeting agenda, and absentee ... may be downloaded from our website: www.FiresideEstates.com

Absentee Ballots are also included with this mailing.

We have also included your current invoice that indicates what is due on your property by December 31, 2022.

Respectfully,

A handwritten signature in black ink, appearing to read "Paul Brown", with a stylized flourish at the end.

Paul Brown,
President, Fireside Estates POA Committee
(214) 507-4073

PROXY BALLOT - for April 22, 2021 - Annual POA Meeting

Name: _____

Address: _____ (one vote/property)

_____ I AM NOT ABLE TO ATTEND THE MEETING. I give the President of the POA Committee (Paul Brown) or _____ this proxy to vote me present so we are able to have a quorum. He/She may also represent my votes as indicated below on this proxy form. I understand that this proxy is only limited to the motions on this form and my proxy may not vote on my behalf on any new or amended motions that may come up during the meeting.

Sign or type name: _____

Give to your proxy or email or drop into POA Mail Box (11342 Country Ridge Ln) by 4:00pm April 19, 2022

Please vote: Those nominated to serve on the POA Committee (Class of 2025)

_____ Teresa Wolfe (11066 Country Ridge Lane)

_____ Bryian Boger (11188 Country Ridge Lane)

_____ Janet Allen (11221 Country Ridge Lane)

_____ (address: _____)

Ballots can be deposited in the 'POA' mailbox mounted next to the garage door at 11342 Country Ridge Lane or emailed to FiresideEstatesPOA@gmail.com or brought to the meeting.

Deed Restriction Amendment Ballot - Chickens

Chicken amendment:

Ballots can be deposited in the 'POA' mailbox mounted next to the garage door at 11342 Country Ridge Lane or emailed to FiresideEstatesPOA@gmail.com or brought to the meeting.

Present wording:

B.4. Horses, cattle, domestic fowl, swine, ratites, or dangerous animals may not be kept on any lot. Dogs, cats, or other household pets may be kept in reasonable numbers, provided that they are not kept, bred or maintained for any commercial purposes. Dogs must be fenced and not allowed to roam free.

Proposed wording: (underlined below)

B.4. Horses, cattle, domestic fowl^{*}, swine, ratites, or dangerous animals may not be kept on any lot. Dogs, cats, or other household pets may be kept in reasonable numbers, provided that they are not kept, bred or maintained for any commercial purposes. Dogs must be fenced and not allowed to roam free.

Chickens:

*

- a. Each residential household may keep up to six (6) female chickens (a/k/a hens) on their property at any time. Male chickens (roosters) are prohibited.
- b. Chicken feed must be kept in a rodent-and predator-proof container.
- c. Chickens may only be maintained outdoors in a predator-proof chicken house, coop or other structure that is thoroughly ventilated, of sufficient size to permit free movement of the animals, designated to be easily accessed, cleaned, and maintained by the owner, and at least two (2) square feet in size for each chicken. The chicken house, coop, or other structure may not be closer than fifteen (15) feet from property line.
- d. The chicken house, coop or other structure may be constructed of metal, masonry, or wood, and must be of new construction and approved by POA Committee.
- e. An additional fenced in area may be added to the chicken house or coop or other structure to allow for free-range chickens. This area must be fenced sufficiently to prevent chickens from getting into the rest of the yard or into neighboring properties or into front yard. The fenced in area must also be cleaned on a regular schedule to prevent rodents, snakes or other predators. Fenced in area may not be closer than fifteen (15) feet from property line.
- f. Any resident keeping chickens on property within Fireside Estates are required to notify the POA Committee that they have chickens and allow inspection of their chickens when requested by the POA Committee.

☐ Yes ☐ No Chicken Amendment (add the note above on page 8 to deed restrictions)

Signature

Date: _____

Address

Absentee votes on deed restriction amendments must be received by the time the vote is taken during the Annual Meeting on Tuesday, April 19, 2022

Deed Restriction Amendment Ballot - Limiting Rental Properties

Amend Deed Restrictions by adding a new 'E. RENTAL OR LEASED PROPERTY' AND RENUMBERING CURRENT: E to F; F to G; and G to H.

New wording for the new section E:

E. RENTAL OR LEASED PROPERTY

NOTE: The purpose of this amendment is to assure that properties within Fireside Estates continue to be owner occupied residential properties. Property owners who purchased their properties prior to the date of this amendment, April 19, 2022, are permitted to rent, lease, or sublease their property under the conditions stated below. The restriction prohibiting renting or leasing applies to property owners who purchase after the date of this amendment.

1. No Lot within Fireside Estates POA may be leased or rented at any given time to a Third Party. Any property owner engaged in leasing, renting, or subleasing activities as of the date of this amendment shall be allowed to continue leasing, renting, or subleasing activities until said Lot is sold or conveyed to a Third Party. Any property owner engaged in leasing, renting, or subleasing activity must, upon the sale or conveyance of said Lot, notify any potential buyer or person taking title that no Lot within the POA may be leased or rented at any given time to a Third Party. For the purpose of this provision, "Third Party" shall be defined as any person who is not a property owner as that term is defined in the Subdivision Restrictions. Also, the term "lease" in this document includes "short-term rental" (i.e. Airbnb, VRBO, Vacasa, or similar), "rental agreements," "option to buy" and/or "rent or lease to own."
2. All lease/rental agreements must be submitted to the Property Owners Committee. Property owners shall also submit a "tenant registration form" to the Property Owners Committee for each existing tenant/lease, in a form prepared for the POA Committee, no less than thirty (30) days prior to executing or extending a lease. The Property Owners Committee may charge a reasonable review and processing fee concerning the above. Additionally, any property owner currently engaging in leasing activity must submit to the Property Owners Committee a security deposit in an amount to be determined by the Property Owners Committee. The Security Deposit shall be debited should any tenant of the property owner or the property owner fail to abide by the provisions of this Declaration.
3. If a property owner fails to provide the "tenant registration form" to the Property Owners Committee as outlined above, the Property Owners Committee may impose reasonable monetary penalties as determined by the Property Owners Committee, in addition to other remedies available under the Deed Restrictions and Texas law. The POA may also suspend a property owner's ability to Lease/Rent their Lot for a period of twelve (12) months. This lease/rental restriction provision takes precedence over any inconsistent language in the Deed Restrictions or Articles or Bylaws or Rules of Fireside Estates Property Owners Association.
4. No property owner may rent/lease a Lot for fewer than or greater than twelve (12) months.
5. Property owners may apply for a hearing before the Property Owners Committee for temporary or special variances in case of hardship. Permission to lease will be granted at the sole discretion of the Property Owners Committee.

___ Yes ___ No

Amend Deed Restrictions by adding a new 'E. RENTAL OR LEASED PROPERTY' AND RENUMBERING CURRENT: E to F; F to G; and G to H.

Signature

Date: _____

Address

Ballots can be deposited in the 'POA' mailbox mounted next to the garage door at 11342 Country Ridge Lane or emailed to FiresideEstatesPOA@gmail.com or brought to the meeting.

Absentee votes on deed restriction amendments must be received by the time the vote is taken during the Annual Meeting on Tuesday, April 19, 2022

Balance Sheet and Operating Budget
(January 1, 2022)
Fireside Estates POA – c/o Paul Brown
11342 Country Ridge Lane – Forney, TX 75126

Beginning Balance – January 1, 2021		\$ 7,298.17
Receipts (POA Dues) (received in 2021)	\$ 3,409.00	
Chase Bank/Zelle	\$1,294.00	
Venmo	\$ 380.00	
PayPal	\$1,235.00	
Credit from 2021	\$ 500.00	
Sub-Total of Receipts	\$ 3,409.00	
Sub Total of all funds after receipts		\$10,707.17
Total Actual Expenses		(\$ 3,620.29)
\$ 44.87	PayPalFee	
\$ 7.32	Vinmo Fee	
\$265.31	Postage/Mailing	
\$242.31	Sign base removal and sod	
\$500.00	Tree Trimming and removal (check written in 2020 and paid out in 2022) see credit above	
\$974.26	Dumpster weekend	
\$ 10.39	Printing of Mailings and signs	
\$167.80	Internet/Website	
\$124.94	Hospitality Committee	
\$ 30.00	Refund of overpayment of POA Dues	
\$878.09	TVEC	
\$375.00	Sign/Maintenance	
Ending Balance: (as of 12/31/2021)	6594.2	\$ 7,086.88
Bank Balance 12/31/2021	\$ 5,218.44	
Venmo Balance 12/31/2021	\$ 380.00	
PayPal Account Balance 12/31/21	\$ 1,488.44	
Total Funds:	\$ 7,086.88	

2021 Projected Operating Budget – Projects and Anticipated Expenses (other expenses may occur):

TVEC Lights (7 lights Average \$73.00/month)	\$ 878.00*
PayPal Fees, Vinmo Fees	\$ 60.00*
Dumpster Weekend	\$1,000.00
Postage	\$ 250.00*
Printing, correspondence, office supplies	\$ 375.00*
Website, Hosting	\$ 200.00*
Hospitality Committee	\$ 50.00
Sign Landscaping, maintenance (April Campbell) -	\$ 375.00*
D&O Liability Insurance	\$1,150.00*
Christmas Light Contest (credited POA Dues)	\$190.00*
Sub-Total	\$4,528.00
<u>Legal Fees as necessary (taken from Bank Balance)</u>	<u>\$ 500.00</u>
Estimated Total Expenses	\$5,028.00

(*Fixed expenses = \$3,478)

Anticipated Income (estimated \$3,600 to \$4,500): 90 properties x \$40.00 = \$3,600
(A \$10.00 discount if paid prior to 1/31/2020) 90 properties x \$50.00 = \$4,500

Christmas Light Contest: (1st \$40.00, 2nd \$25.00, 3rd \$25.00) total cost to POA = \$90.00

Fireside Estates Restrictions:

The Property Owners Committee shall be charged with enforcing these restrictions and to levy and collect annual fees for its expenses, neighborhood lighting, and landscaping. This annual fee shall not exceed \$50.00 per lot unless ratified by a meeting of the owners of at least fifty percent of the lots. This annual assessment shall attach and thereafter remain a charge against and be secured by a continuing lien upon the lot. In the event that an Owner shall fail to pay in full the assessment by the delinquent date thereof, such unpaid amount shall become a binding personal obligation of such Owner, and the Committee shall have the right to enforce the lien and take all appropriate actions and steps to collect any such unpaid assessments. The Committee may institute a suit to recover a money judgement for the same, together with interest thereon and reasonable expenses of collection, including attorney's fees, without foreclosing or waiving the lien hereinbefore provided. The Property Owners Committee is hereby empowered to enforce these restrictions at its discretion. The Developer, its owners, officers, and employees, and the Property Owners Committee and its individual members, shall not be held liable for any action or failure to act under this Declaration.(D. 2.)

More information can be found on www.FiresideEstates.com

Itemized Expense Sheet 2021

\$ 44.87	PayPalFee	PayPal charges a fee for every transaction - POA Dues Deposits
\$ 7.32	Vinmo Fee	Vinmo money transfer fee.
\$265.31	Postage/Mailing	This includes stamps, paper, envelopes. Four major mailings for Invoices and Annual Meeting.
\$242.31	Sign base removal and sod	We removed two signs and had the base removed and soil and sod planted.
\$500.00	Tree Trimming and removal	Along Helms Trail and Fireside Lane
\$974.26	Dumpster weekend	This was for the two dumpsters
\$ 10.39	Printing of Mailings and signs	This covers the printing of the Christmas Light Contest signs. We still owe for printing of mailings.
\$167.80	Internet/Website	This includes our web hosting and website builder and web address.
\$124.94	Hospitality Committee	Hospitality takes welcome gift to new property owners
\$ 30.00	Refund of overpayment of POA Dues	
\$878.09	TVEC	The Street Lights average near \$70.00/month
\$375.00	Sign/Maintenance	We are paying Victoria and Eddie Perez \$125.00 for Sign maintenance January - June (large sign) \$125.00 for Sign Maintenance July - December (large sign) \$125.00 for Sign Maintenance Jan-Dec (small sign)
\$3,620.29	2021 Expenses	

Christmas Light Contest: (1st \$40.00, 2nd \$25.00, 3rd \$25.00) total cost to POA = \$90.00