



# Green Trails Phase II HOA Annual Meeting

FEBRUARY 11, 2025

# Welcome!

- ▶ Agenda
  - ▶ Introductions
  - ▶ Election of Directors
  - ▶ Community Overview
  - ▶ 2024 Committee Results
  - ▶ Financial Presentation
  - ▶ 2025 Plans
  - ▶ Volunteer Opportunities
  - ▶ Award
  - ▶ Communications / Questions
  - ▶ Adjourn

# Introductions

- ▶ Board of Directors
  - ▶ Kelley O'Brien
  - ▶ Danielle Pilkinton
  - ▶ Jim Castles
  - ▶ Linda Muchisky
  - ▶ Dennis Hetu
- ▶ Crest Management
  - ▶ Heather Esteban – Community Manager
  - ▶ Ronald Tranbarger - Community Asst. Manager



# GTH Community Overview

- ▶ 1,667 Homes
- ▶ 2 Gated Communities
- ▶ 6 Parks with Playgrounds
- ▶ 2 Pools and 1 Splashpad
- ▶ 4 Tennis courts/4 Pickleball courts
- ▶ 6 + miles of trails/sidewalks
- ▶ 1.9 million sqft of turfgrass
- ▶ ~4,000 trees
- ▶ 3,320 sqft of flowers
- ▶ 11 Monuments
- ▶ 223 Brick Columns
- ▶ 18,000 linear feet wood fencing
- ▶ 9,600 linear feet brick fencing
- ▶ 690 street lights
- ▶ 24/7 constable coverage



# Community Partners

- ▶ Harris County Pct. 5 - Constable – Sgt Salas

Please report anything suspicious to the Constable

**Direct Line 281-463-6666** (This number should be given to your alarm/security company) Fire and medical emergencies call 911

- ▶ Harris County Commissioner's Precinct 4 - Maida Guillen

Harris County Commissioner Lesley Briones

Reach Precinct 4 online at <https://hcp4.net/>, call 832-927-4444 or email [service@hcp4.net](mailto:service@hcp4.net)



# Committees and Board Liaisons

## Dennis

- ▶ Architectural Review

## Kelley

- ▶ **Events**
- ▶ **Pools & Swim Team**

## Linda

- ▶ **Landscape**
- ▶ Patrol
- ▶ **Communications**

## Danielle

- ▶ Enclave
- ▶ Fencing
- ▶ First Impressions
- ▶ The Forest
- ▶ **Parks**
- ▶ **Pickleball**
- ▶ Reserve Study
- ▶ **Tennis**

## Jim

- ▶ **Finance**

*More details  
forthcoming about the  
bolded items!*

# Election of Directors

## Director Election Process

- Five Directors
- Serve Three Year Terms
- 2-2-1 Rotation

## 2024 Nominees

- Kim Franklin
- Jim Haylett



# Neighborhood Fun

- ▶ Adult Fitness
- ▶ Easter Egg Hunt
- ▶ Adult Mixers
- ▶ Shred Days
- ▶ Concert in the Park
- ▶ Fourth of July Parade/Pool Party
- ▶ Dive in Movie
- ▶ Fall Fest
- ▶ Holiday in the Park





# Sports and Recreation

## Green Trails Gators Swim Team

- ▶ League for swimmers Ages 5-18
- ▶ May-June
- ▶ Registration begins March 1st
- ▶ <https://greentrailsgators.swimtopia.com>





# Gerri Ayers Pool Remodel



## RENOVATION DETAILS

### DECKING

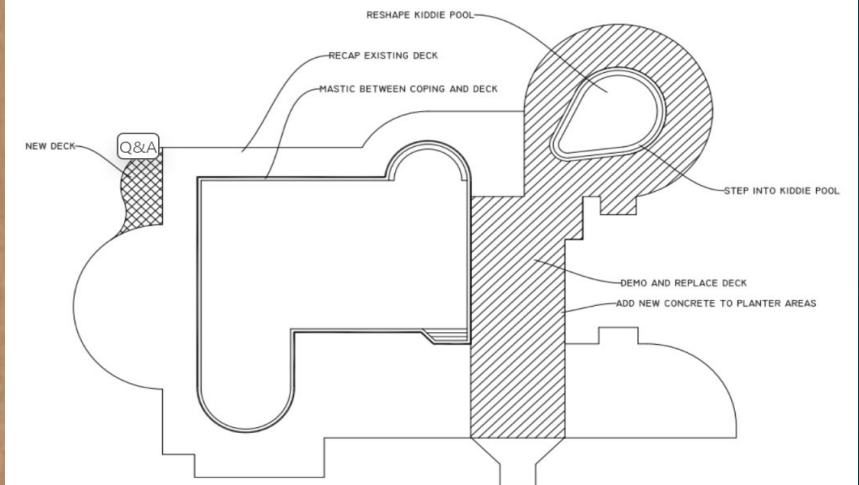
- Increased deck area to improve drainage issues and decrease landscape maintenance
- Resurfaced entire decking

### POOL REFRESH

- Replaced tile, coping, fixtures
- Replaced racing tiles, plaster
- Added tanning ledge

### BABY POOL UPDATES

- Reshaped and Increased size
- Added water play features





# Adult Fitness and Fun

- ▶ Sunday Adult Rec Volleyball

Contact: Alison Fitzgerald

[alison.l.fitzgerald@gmail.com](mailto:alison.l.fitzgerald@gmail.com)

- ▶ Water Exercise Classes  
(During pool season)





# Parks

## Enhancements and Maintenance:

- ▶ Drainage improvements
- ▶ Street address added to park signage
- ▶ New Patio at Park Cypress with seating
- ▶ Mailbox pad repairs
- ▶ Water fountains, play equipment safety, ground mulch, lighting





**\*\*Court Reservation: ReserveMyCourt.com\*\***

# Pickleball

## ► Pickleball League & Clinics

Contact: Norma Jo

[nlindajoe@gmail.com](mailto:nlindajoe@gmail.com)

## 2025 PICKLEBALL CALENDAR

- **March Spring League**
- May 9 Round Robin
- May 26 Memorial Day Holiday Open Play
- July 4 Holiday Open Play
- Sep 1 Labor Day Holiday Open Play
- **Sep Fall League Play**
- Oct 31 Halloween Round Robin





# Tennis Leagues and Socials

- ▶ Men's and Women's Tennis Leagues  
Contact: Rich Marsden [rgmarsden@sbcglobal.net](mailto:rgmarsden@sbcglobal.net)
- ▶ 2025 – 4 Ladies Teams: Mon - Open & B2; Wed - A1 & B5
- ▶ 2024 Award Winning Teams! B5 - 2nd Place, A1 - 2nd place & Sportsmanship





# Junior Tennis Clinics



45+ Participants across all skill levels

2 Tennis Pros

Numerous Volunteers

Kona Ice Snow Cones





**\*\*Court Reservations: ReserveMyCourt.com\*\***

# Tennis

New Card readers => new cards and fobs (pools too!)



entry gates painted, signage updated



Gerri Ayers courts resurfaced



# Landscaping

## Improvements

- ▶ Refreshed monument beds
- ▶ Repaired monuments

## Ongoing maintenance

- ▶ Tree and shrub planting, trimming and removal
- ▶ Wildflower seeds sown
- ▶ Recovery from Beryl
- ▶ Beetle Management
- ▶ Irrigation, mulch, trimming, planting, mowing, weeding

## First Impressions

- ▶ Keeping 3 main entry points attractive



### HOA vs County Property

The property along the bayous/reservoirs and the median are County property. Requests for trimming, mowing, watering, etc. should be directed to:

**[service@hcp4.net](mailto:service@hcp4.net)**



# Other Projects Completed in 2024

- ▶ HOA Fencing replacement
  - ▶ Third and final phase completed
- ▶ Sidewalk Enhancement
  - ▶ Repaired concrete sidewalks throughout the community
- ▶ Mailbox Inventory
  - ▶ Plans to paint, repair 62 units

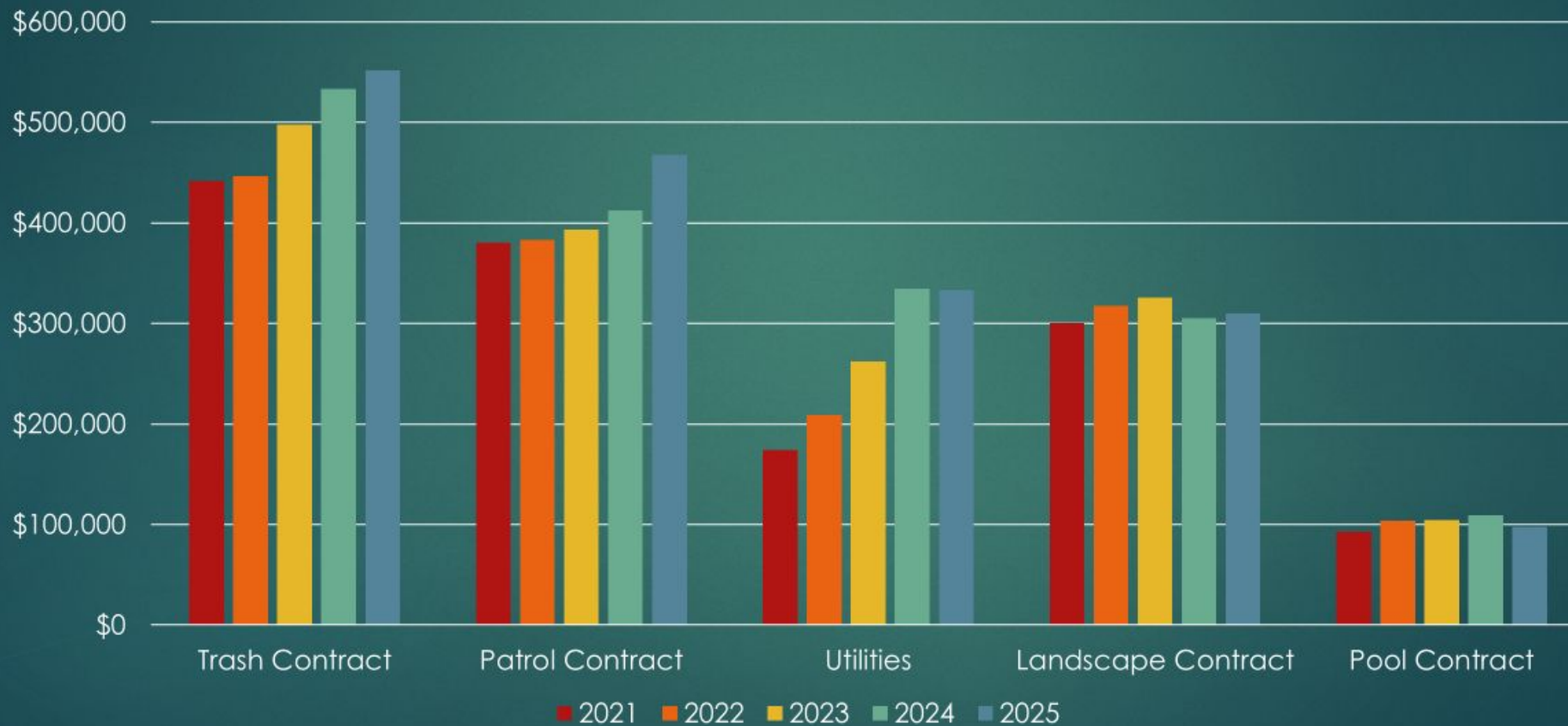
# Financials

	2024 Budget	2024 Actual	2025 Budget
Trash	\$532,924	\$551,610	\$551,610
Patrol Services	412,500	409,646	467,709
Landscaping	356,303	348,074	358,858
Capital Reserves	200,131	200,131	200,131
Utilities/Street Lights	378,069	326,124	368,646
Maintenance	175,700	224,417	173,500
Pool Contract	97,985	95,276	97,564
Administrative	78,525	87,163	82,160
Misc. Expenses	57,868	58,809	61,655
Capital Improvements	24,000	21,762	17,085
Insurance	40,493	39,372	42,528
Parks & Playgrounds	47,000	27,048	37,800
Professional Services	22,800	10,756	20,300
Totals	\$2,424,299	\$2,400,191	\$2,479,546



# Community Contracts

Contract and Utility increases (70% of Budgeted EXPENSES)





# Assessment History

	Annual Assessment	Change From Prior Year	Inflation (CPI)
2015	\$ 1,015		0.1%
2016	\$ 1,054	3.8%	1.3%
2017	\$ 1,054	0.0%	2.1%
2018	\$ 1,054	0.0%	2.4%
2018	\$ 1,054	0.0%	1.8%
2020	\$ 1,115	5.8%	1.2%
2021	\$ 1,148	3.0%	4.7%
2022	\$ 1,258	9.6%	8.0%
2023	\$ 1,296	3.0%	4.1%
2024	\$ 1,344	3.7%	3.2%
Cumulative		32.4%	32.7%

# Projects Planned in 2025

## Pools

- Iron fence replacement at Park Cypress
- Finish reno at Gerri Ayers
- Restrooms ventilation

## Tennis/Pickleball courts

- Park Cypress fence replacement
- Replace nets for both tennis and pickleball

## Gerri Ayers Pavilion

- Homeowner committee to review proposals
- Integrate play equipment

## Parks and Playgrounds

- Park Cypress sidewalk loop completion
- Replace trash cans, picnic tables, and park benches as needed
- Replace light poles at Wisdom Woods and Pocket Park

## Landscaping

- Continued maintenance and recovery from freeze and drought
- Tree replacement
- Sidewalk repairs





*Help on financials,  
inspect property, plan  
events, coordinate  
with outside groups,  
etc.*

# Volunteer Opportunities

- ▶ Finance - spreadsheet upkeep working with HOA finance to track expenses / income, monthly cash flows
- ▶ Reserve Study - assess all HOA assets, life span, current condition, costs to repair / replace and time line - working with committee leads and chairperson
- ▶ Herb Garden - garden management, maintenance, upkeep



# Volunteer Opportunities

- ▶ Pool Committee Lead- oversee the maintenance, repairs, general pool needs/upkeep
- ▶ Individual Pool Monitors – visit pool weekly and report any issues to pool committee lead
- ▶ Community Events Chairperson- oversee all community events planning and be a liaison between Crest and event committee members
- ▶ Individual event leads - planning, actions, team management



# Legend of the Trails Award



# Communications



Are you receiving emails?

Please check that you have registered with Crest Management



Have you checked out our website?

[www.greentrailstwo.com](http://www.greentrailstwo.com)



Interested in attending a HOA Board Meeting?

Usually the 2nd Thursday of the Month ~6:30 pm at Crest Offices



Liked our Facebook page?

Green Trails Phase II  
<https://www.facebook.com/greentrailstphase2/>

The background is a dark teal color with a complex pattern of light blue geometric lines and shapes. A prominent red rectangle is located in the top right corner. The text "Election Results" is centered in a white, sans-serif font.

# Election Results



# Q&A



## Homeowner Feedback



<https://forms.gle/yPz7vPdQUr4ZAhf39>



Thank you for attending!