



# Green Trails Phase II HOA Annual Meeting

FEBRUARY 17, 2026

# Welcome!

- ▶ Agenda
  - ▶ Introductions
  - ▶ Election of Directors
  - ▶ Community Overview
  - ▶ 2025 Committee Results
  - ▶ Financial Presentation
  - ▶ 2026 Plans
  - ▶ Volunteer Opportunities
  - ▶ Award
  - ▶ Communications / Questions
  - ▶ Adjourn

# Introductions

- ▶ Board of Directors
  - ▶ Kelley O'Brien
  - ▶ Danielle Pilkinton
  - ▶ Jim Haylett
  - ▶ Kim Franklin
  - ▶ Dennis Hetu
- ▶ Crest Management
  - ▶ Heather E. – Community Manager
  - ▶ Kendall C. - Community Asst. Manager

# 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 - James Burnett

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)

## Election of Directors

### Director Election Process

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

### 2026 Nominees

- Keith George
- Dennis Hendon
- Gorka Leiceaga

# 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



# Committees and Board Liaisons

## Dennis

- ▶ Architectural Review

## Kelley

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

## Kim

- ▶ **Landscape**
- ▶ First Impressions
- ▶ **Communications**

## Danielle

- ▶ Enclave
- ▶ The Forest
- ▶ **Parks**
- ▶ **Pickleball**
- ▶ **Tennis**

## Jim

- ▶ **Finance**
- ▶ Patrol
- ▶ Reserve Study

*More details  
forthcoming about the  
bolded items!*

# Neighborhood Fun

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



# Sports and Recreation

## Green Trails Gators Swim Team

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



# 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)



# Pools

## Enhancements and Maintenance:

- ▶ Iron fence replacement at Park Cypress
- ▶ Gerri Ayers renovation completed
- ▶ Gerri Ayers pavilion resurfaced
- ▶ General repairs and maintenance

# Parks

## Enhancements and Maintenance:

- ▶ PC sidewalk extension
- ▶ PC Pool Fencing replacement
- ▶ Improved drainage at play areas and seating
- ▶ Repaired playground eqt, trash cans and benches



# PB Court Reservation: ReserveMyCourt.com

**PB Contact:** League & Open Play (Norma L. Joe, NLindaJoe@gmail.com)

## 2026 Pickleball Calendar

- ▶ **2026 Pickleball Season Calendar**
- ▶ **January 1** New Year's Day Open Play
- ▶ **February 16** Presidents Day Round Robin
- ▶ **March** Spring League Play
- ▶ **April 3** Good Friday Round Robin
- ▶ **May 25** Memorial Day Open Play
- ▶ **July 4** Independence Day Open Play
- ▶ **September 7** Labor Day Open Play
- ▶ **Sept** Fall League Play
- ▶ **November** Round Robin



**COMMITTEE UPDATES:** Scott Hwang replacing Dennis Hendon  
**EQUIPMENT PURCHASES:** 4 nets, 2 net frames, 1 squeegee

# Tennis Leagues

- ▶ Men's and Women's Tennis Leagues  
Contact: Rich Marsden [rgmarsden@sbcglobal.net](mailto:rgmarsden@sbcglobal.net)
- ▶ 2025 – 4 Ladies Teams: Mon - B3 & City; Wed - B4 & Championship
- ▶ 2025 Award Winning Teams! A1 - 1st in Spring season, B5 - 1st in Fall season. B3 team won Spring sportsmanship award



# 3rd Annual Junior Tennis Clinic



36+ Participants across all skill levels

2 Tennis Pros

Numerous Volunteers

Kona Ice Snow Cones



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

# Tennis

- ❖ Backboard at Park Cypress replaced
- ❖ Park Cypress Fence replace
  
- ❖ 2024 - 326 users with a reservation
- ❖ 2025 - 372 users with a reservation
- ❖ 674 total registered users



# Landscaping

## Improvements

- ▶ Fresh Tree Plantings

## First Impressions

- ▶ Keeping 3 main entry points attractive

## Ongoing maintenance

- ▶ Mowing, weeding and debris removal
- ▶ Pruning trees and shrubs
- ▶ Fertilization and Pest Control
- ▶ Irrigation System Maintenance
- ▶ Flower Rotation and Seasonal Clean Up



### **HOA vs County Property**

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

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

# Other Projects Completed in 2025

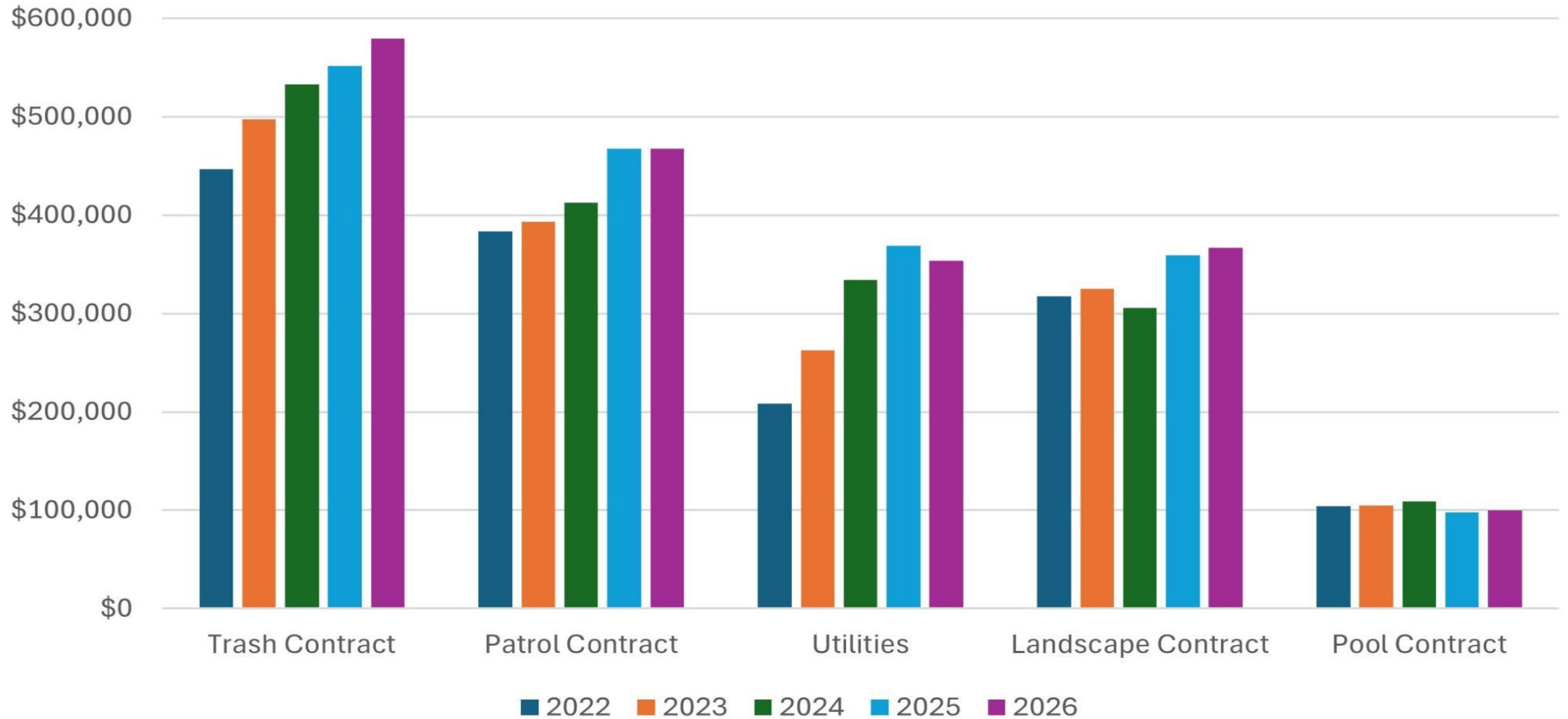
- ▶ HOA Fencing replacement
  - ▶ Third and final phase completed
- ▶ Sidewalk Enhancement
  - ▶ Repaired concrete sidewalks throughout the community
- ▶ Mailbox Inventory
  - ▶ Plans to paint, repair 62 units

# Financials

	2025 Budget	2025 Actual	2026 Budget
Trash	\$551,610	\$551,610	\$579,054
Patrol Services	467,709	379,273	467,664
Landscaping	358,858	356,294	366,506
Utilities/Street Lights	368,646	331,446	353,765
Pool Contract	97,564	98,303	99,953
Capital Reserves	200,131	200,131	207,000
Maintenance	173,500	216,043	206,920
Misc. Expenses	61,655	52,209	61,495
Parks & Playgrounds	37,800	27,043	30,500
Capital Improvements	17,085	9,845	6,500
Administrative	82,160	83,134	82,260
Insurance	42,528	41,615	45,330
Professional Services	20,300	10,906	20,100
<b>Totals</b>	<b>\$2,479,546</b>	<b>\$2,357,852</b>	<b>\$2,527,047</b>

# Community Contracts

## Contract and Utility increases (70% of Budgeted EXPENSES)



# Assessment History

	<b>Annual Assessment</b>	<b>Change From Prior Year</b>	<b>Inflation (CPI)</b>
<b>2017</b>	<b>\$ 1,054</b>	<b>0.0%</b>	<b>2.1%</b>
<b>2018</b>	<b>\$ 1,054</b>	<b>0.0%</b>	<b>2.4%</b>
<b>2019</b>	<b>\$ 1,054</b>	<b>0.0%</b>	<b>1.8%</b>
<b>2020</b>	<b>\$ 1,115</b>	<b>5.8%</b>	<b>1.2%</b>
<b>2021</b>	<b>\$ 1,148</b>	<b>3.0%</b>	<b>4.7%</b>
<b>2022</b>	<b>\$ 1,258</b>	<b>9.6%</b>	<b>8.0%</b>
<b>2023</b>	<b>\$ 1,296</b>	<b>3.0%</b>	<b>4.1%</b>
<b>2024</b>	<b>\$ 1,344</b>	<b>3.7%</b>	<b>3.2%</b>
<b>2025</b>	<b>\$ 1,389</b>	<b>3.3%</b>	<b>2.7%</b>
<b>2026</b>	<b>\$ 1,420</b>	<b>2.2%</b>	<b>2.7%</b>
<b>Cumulative</b>		<b>34.7%</b>	<b>38.0%</b>

# Projects Planned in 2026

## Pool

- Slide replacement at Park Cypress
- Parking lot restriping at Gerri Ayers and Park Cypress
- Installation of landscaping planters at Gerri Ayers

## Tennis/Pickleball courts

- Tennis courts replace nets and windscreens as needed
- Pickleball net and frame replacements, squeegee purchase
- Gerri Ayers court patching

## Gerri Ayers Pavilion

- Homeowner committee to review proposals
- Integrate play equipment

## Parks and Playgrounds

- Replace Iron fence at Wisdom Woods park
- Repair playground equipment as needed
- Repair and repaint Splash Pad at Desert Ivy park

## Landscaping

- Continued maintenance and recovery from drought and hog damage
- Tree replacement



*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 Recipients

Kathy Burleson - Landscape Committee  
Chairperson (pictured left)

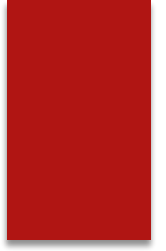
Simona Leiceaga-Swim Team Committee  
Chairperson (pictured right)



An abstract graphic design featuring a dark teal background. The design consists of several thick, light teal lines that form a stylized, geometric shape resembling a hand or a checkmark. A solid red rectangle is positioned in the upper right corner. The text "Election Results" is centered in the middle of the image in a white, sans-serif font.

# Election Results

# Q&A





Thank you for attending!