

The Preserve at Mayfield Ranch T E A M Newsletter

Together Everyone Achieves More

September 26, 2017



HOA Board Update

The Board of Directors always has the safety of our residents in mind. Social media in our area is rife with numerous postings of burglaries, assaults, packages missing and suspicious activity around homes and vehicles in our area. So far as we know, we have been lucky. To better identify vehicles that belong in our community, we have purchased decals to be placed on EVERY vehicle owned by all residents (Homeowners as well as Leased Homes). To keep from having to involve Associa (they will charge us to handle a costly amount that we can do ourselves) we are putting together a Plan to accommodate residents to p/u their decals from a board member starting October 1 here in The Preserve.

ecoSystems will begin taking care of our common grounds the first week of October!

We have received a reasonable quote to get the ponds up to code, but now the issue is how to pay for the work (if the SLACKERS paid up we could pay for half the quote) that needs to be done to get it to code & keeping TCEQ happy.

Seeking cheaper electricity! We have received a response from Kilowatt Partners on savings for The Preserve. Tarun Singhal, Treasurer is researching the presentation to confirm the savings.

Rex Henry has been assigned the project to find new Insurance quotes to lower our yearly costs.

Looking for a company that will do a transition / reserve study that will tell us how much we will need to take care of The Preserve 5-10 years in the future. Work in Progress!

Visitor/Guest Parking

Note to Homeowners: 3 Visitor Parking Areas **ARE NOT** for your private parking! It has been brought to our attention that several homeowners park in the Visitor/Guest Parking on a daily basis. You have a 2 car garage and a driveway for your parking. Please stay out of the 3 Areas as a courtesy to our neighbors as our Visitors/Guests are relegated to parking in the Fire Lanes and the RRPD & RRFD do give tickets.

Budget & Future Dues Increases-Update*

The Board wishes to thank the majority of the members of our HOA. You know that our common ownership in the roads, the pool, the gates, etc. require us to budget for upkeep and repairs. Plus, we need a reserve amount of funds for planned and unforeseen repairs. Each of you pay dues to the HOA to fund our operation.

Looking at the budget now and in the future, we are sadly at the point of beginning foreclosure process with several of your neighbors. These neighbors, by not recognizing the need to pay their fair share, would like us to increase YOUR dues to pay our bills. This will no longer be the case. Liens have been filed (and are being filed), which initially costs you money for the process. Now, foreclosures will be initiated. Again, we have to front the money for the title research and legal documents, not to mention attorney fees. Now we are “fronting” the money for this from our current funds, but expect to recoup all costs and interests by either the homeowner “catching up” immediately, or ultimately the HOA can take over ownership of the property for resale.

We do not want to be in the real estate business, but this is the process allowed by State of Texas law. We, the Board, now find ourselves in a position we would rather avoid. If you are one of the SLACKERS, pay up now to avoid the costly process we are now initiating.

*Motion was made & passed by the Board at the September 5 BOD meeting to begin 6 months lien foreclosure on homeowners that are behind for non-payment of fees including any and all maintenance fees, assessments and violations homeowner has received.

Gates

The process for addressing the gate issues has been complex and slow but progress is now being made.

The First Step: (to be complete within a week or so)

Ensure the gates are operational and up-to-code. Work is nearly completed which includes new vehicular safety loops at the main gate as well as straightening and adjusting the mechanism for one gate that had previously been hit by a vehicle. The gates have also been adjusted to open a little wider to minimize accidental contact with a vehicle.

1. Also, for evening operation when the gates are closed, there will be safety sensitive edges installed, on both the rear and front gates, that will not let the gates close if there is a pedestrian or bicyclist attempting to go through the gate after a vehicle has gone through.
2. Ensure both the entrance and exit sides open simultaneously whenever someone is entering or exiting the Preserve

The Second Step: (upcoming HOA Board Meeting):

A recommendation to the board to improve their ascetic appearance of the gates.

John Weber
Chair of the Gate Committee

Pool

Unsupervised kids (17 & under) ARE NOT ALLOWED IN THE POOL WITHOUT Parent/Guardian!

Effective October 1 the Pool will be cleaned once weekly until April 1, 2018.

Communication

Please use “www.preserveatmayfieldranch.com” for HOA info. This will be our communication vehicle for important updates. For convenience purposes, we will be uploading ACC forms, ACC guidelines, By-laws, and our official **TEAM Newsletter** on this site as well.

HOA Board Meetings

At the September 5 BOD meeting we decided to do quarterly meetings because very few residents attend. The next meeting is scheduled for **6 pm on Tuesday, November 7** at SouthStar Community Room.

Quarterly Meetings for 2018 are:

Tuesday, Jan 9 6pm SouthStar
Tuesday, Apr 10 6:30 at Chandler Oaks
Tuesday, July 10 6pm SouthStar
Tuesday, Oct 9 6pm SouthStar

Landscape

Your HOA Board continues to work toward improving the quality of our landscapes by finding the best contractors to follow recommended procedures for maintenance & irrigation.

It is not easy!

Round Rock has a Water Conservation Program Coordinator, Jessica Woods, jwoods@roundrocktexas.gov that will come out and check your water usage as well as checking on our irrigation system. She is great & has done several homes here in The Preserve.

Walking Path has been cleaned up from the weeds & a team from The Preserve will monitor the path on a weekly basis to keep the weeds down. This is mainly to keep landscaping cost down.

A team of “weed wackers” continue to rid the path of the “not so lovely Johnson grass”! Please join the “wackers” if you have some time to help out.

Sign Boards now available - Homes for Sale or Lease (On going)

The board has new signs ready - 3 for Lease and 3 for Home Sale they are available to be used by the realtor (deposit is \$100/to be returned when home is sold & a rent fee of \$1/day that goes to HOA community) to place in the homeowner’s front yard. This allows for consistency and maintaining visual appeal of our community. Otherwise Lease or Sale signs are to be placed in the front window not in the yard.

Yard of the Month –Ladies Garden/Social Club

We all want our community to look its best and we as a **TEAM** will work hard to make it happen!

The September Yard of the Month is Barb & Rex Henry (board member do not receive a gift card), Unit #206

Next Yard of the Month will be in Spring, 2018

As our Indian Community celebrates Festival of Lights in October and we have one more gift card to give away we think it would be great to award one of the homes with the best “light display” the last Round Rock Gardens gift card for 2017.

Committees (Volunteers required)

We all need to get involved in making **The Preserve a special place for us to live** so please **volunteer** to join one of the below committees that you are interested in:

1. Social Committee – Nahla Jaf, Joyce Garcia, Poonam Hiray
2. Calendar Committee – Bria Powell
3. Landscape/Garden Committee – Tess Peterson, Linda Weber, Barbara Henry, Glenda Webb
4. Gates/Safety Committee – John Weber, Dick Peterson
5. Flag Committee – Sakief Ahmed, Maurice Tate
6. Welcome Committee – Laura Flynn, Helen Tate (presented 4 Welcome gift bags to one owner & 3 lessees in Sept).

7. By-laws Committee – Laura Flynn, Rick Herbstreit, Maurice Tate, Rex Henry

Please send an email to Associa (ahcinfo@associa.us) or reach out to a board member if you want to be on a committee.

Points to be taken up with Builder (On going frustration! Worse it's a thorn in our side)

Letter with backup was given to Mr. Bill Brooks, Agent at Associa for the attorney to pursue the status on below pending items:

1. Repainting Fire Lane curb signs
2. Restoration of walking trail
3. Security concerns around absences of lighted paths in Phase 4 & 5
4. Drain ponds are not up to code. Needs restoration! Requesting quotes
5. Gates issues – poor architecture & design
6. Road conditions – (cracks & patches)
7. Provide convex mirrors around gates to avoid collision

The city has approved Phase 1, 2 and 3, but Phase 4 and 5 are not yet approved and we have started our communication with Round Rock city officials to look at above points which builder should have taken care of before City signs off on documents.

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