

Remington Heights Homeowners Association

Annual Meeting

Tuesday, October 14, 2003
Lodge at Warner Ranch Meeting Room
1801 Warner Ranch Drive
Round Rock, TX 78664
7:00 P.M.-9:00 P.M.

Minutes for the October 14, 2003 Meeting

Opening/Attendance

Melissa Nylander, President, opened the meeting at 7:05 P.M. Introductions of Directors and Management followed. The required Quorum of 19 owners present was confirmed by Phyllis Starr-Johnson. _

Minutes of the October 29, 2002 Meeting

These were to be read and approved but were unavailable. __

Reports

Speaker: John Hurt, District Public Affairs Officer, TXDOT

Phone: 832-7000 or 255-1300

URL/Email: WWW.Dot.State.Tx.US

John reported on what used to be the Texas Turnpike Authority, and is now the Central Texas Turnpike Project. SH 130 will be 12.5 cents per mile, and SH 45 will be 11.5 cents per mile. Both of these toll roads are to be completed by 2007. Loop 1 between Oak Creek and Wells Branch will be 15 cents per mile. Free alternatives will be available for all Toll Roads. It is not known when they will do construction in our immediate area.

Speaker: Ed Hamilton, Developer for Southwest Division, Hanover Company

Phone: 1-800-846-4116

URL/Email: ccurtis@hanoverco.com (Carla Curtis, Ed's Assistant)

Ed reported that Warner Ranch is over 90% occupied, but leasing results are not as good as previously predicted. Phase II is permitted and ready to go, but until the economy improves, will not be started.

The discussion turned to the Louis Henna and A.W. Grimes retail property. Walgreen's is scheduled to open soon, and the property between the park and Hwy 45 is retail.

Ed explained that there is currently a 12 inch water line access to be implemented between Thibodeaux and Warner Ranch Road. This will act as a backup if the primary water line is cut. This creates a loop for Remington Heights and Warner Ranch.

Speaker: Phyllis Starr-Johnson, Property Manager with PS Property Management

Phone: 251-6122

URL/Email: psproperty@psprop.net

Phyllis reviewed the Remington Heights HOA Balance Sheet as of September 2003 as well as the 2003 Budget Comparison for January through September 2003 and the DRAFT 2004 Budget. Phyllis distributed hand outs of reviewed material to all in attendance.

Remington Heights HOA is over budget due to the sign. However, the budget is still in good shape overall due to a lack of spending in other areas. Consequently, assessments will not go up next year. Payment booklets for 2004 will be mailed out soon and the HOA charges remain \$120 per year or \$30 per quarter. There will be a 10% discount on 2004 dues for homeowners as long as 2003 dues are paid. This equates to a \$12 discount if you pay \$108 by January 15, 2004. If you move out of the neighborhood sometime next year, you will receive a prorated refund.

On your January coupon, you will see the yearly park dues assessment of \$36 added. We have agreed to incorporate the assessment under PS Property in order to eliminate confusion and to increase collections. You will have fines and fees added if you do not pay these charges.

Committee Reports

Architectural Committee: George Helms from the Architectural Control Committee was to report but was unable to attend. Melissa Nylander briefly advised regarding any proposed changes to home sites. If the changes are something that is already present somewhere else in the neighborhood, i.e. color, additions, etc., homeowners may duplicate these changes. However, nothing new may be created without the approval of the Association. Contact PS Property regarding the application and approval process.

Recreation & Social Committee: Shelley Ransom from the Recreation & Social Committee was to report but has stepped down. Our new Recreation Chair is Alice Solis. She lives at 3100 Jazz Street.

Alice needs committee members and ideas for recreational ideas in the neighborhood.

Alice's contact information:

Phone: 671-3234

Email: cralal@swbell.net

It was determined that the survey sheets previously distributed could be used to communicate the requested suggestions and will be available on the Remington Heights website

Melissa Nylander reviewed the activities that have taken place in 2003 including the Spring Barbeque and the Garage Sale/Breakfast. It was brought up that the breakfast food should be fresh and that more signage is needed to advertise the Garage Sale.

Security & Maintenance Committee: Mike Spaulding is a new team member for the Security and Maintenance Committee. The decision to leave the park unlit was discussed and it was suggested that motion lights be attached to the back of the fence that faces the park. All were instructed to call the Round Rock Police non emergency phone number (218-5500), if people are seen in the park when the park is closed.

Mike advised to watch for teenaged drivers and to get closer to the curb if you have to park on the street.

Mike reported that 35 homes were represented in National Night Out and that one more Block Captain is needed on Thibodeaux between Kissatchie and 1431 Thibodeaux.

When security or maintenance issues arise, there is a security link on the Remington Heights website available to communicate the problems.

Publicity Committee: Renee Isiahiliza, Publicity Chair and Jason Largent, Remington Heights Webmaster reported on Publicity.

Jason volunteered for the team in June 2003 and revamped the Remington Heights website in July. "Yard of the Month" votes or nominations may be submitted via the website. Three homes are chosen as contestants, prior to open voting. A deadline for votes needs to be developed. We are also polling questions on the website periodically to get feedback from the neighborhood. All current events and information are posted and there are several community links. Just remember your neighborhood and you have the website address: remingtonheights.com

Quarterly Minutes from Board Meetings will be posted to the Remington Heights Website. The next quarterly Board Meeting is November 4, 2003. If a neighbor would like to attend to voice a need or concern, please contact Melissa Nylander at 310-7478 or anders@ev1.net

Renee spoke about the Fall Food drive benefiting the Round Rock Serving Center (26 neighborhoods also participate in this Food Drive in the Fall) and suggested the homeowners decide whether to continue holding the Food Drive in the Fall or to move it to the Spring. The attendees voted to move it to the spring. We will notify the neighborhood through the newsletter and fliers.

The Neighborhood Directory is being updated. All changes should be submitted to Renee at: risiahiliza@hotmail.com, ads for newsletter may be sent to Renee and she will include them prior to distribution. There is no charge for residents placing ads. The goal for newsletter distribution is by the 15th of the month, two weeks prior to the HOA dues submission date each quarter.

Renee made a suggestion regarding neighborhood socialization: "Soup Night" – a host house makes soup, invitees bring bread, games, wine, etc., and spend time together. This could be held once a quarter or once a month depending upon the wishes of those involved. If you are interested in this idea, please let Alice Solis, the new Recreation Chairperson know.

Director Elections

Attendees nominated and voted on one Director for a three-year term and one Director for a one-year term since Amy Johnson has stepped down from the Board.

Three-year term nominees: Renee Isiahiliza/Jason Largent

One-year term nominee: Ednoa Harrell

Three-year term elect: Jason Largent

One-year term nominee and elect: Ednoa Harrell

Melissa Nylander will continue serving her two-year term along with Jason and Ednoa.

Homeowner Concerns

It was suggested by an attendee that the community be involved in which homes are chosen as contestants in Yard of the Month. If anyone would like to nominate a yard to YOM, please e-mail our webmaster, Jason Largent, on the Remington Heights website.

Jason will research creating an open forum on the Remington Heights website to ensure neighborhood issues are communicated such as the attempted break-ins on Thibodeaux.

It seems many of the residents and visitors to Remington Heights are not heeding the stop sign at Jazz and Thibodeaux. This is a selective enforcement issue communicated through the Round Rock Police Department.

The right lane of Louis Henna heading east into the Remington Heights subdivision is not being utilized as it was intended. John Hurt stated that this is a law enforcement issue.

Drawing For two \$25 Gift Checks

Lisa Stolle and Alice Solis won the Gift Checks.

Adjournment

The meeting was closed by Melissa Nylander at 9:00 P.M. The next annual meeting will be October 2004.