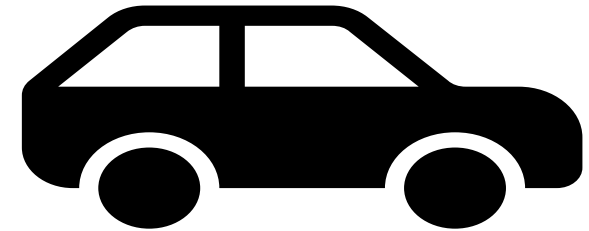

Lewisville Lakewood Hills HOA, Inc.
In-Person Annual Election Meeting of the Members
Memorial Elementary School
Thursday, April 30th, 2025, at 6:30p.m.



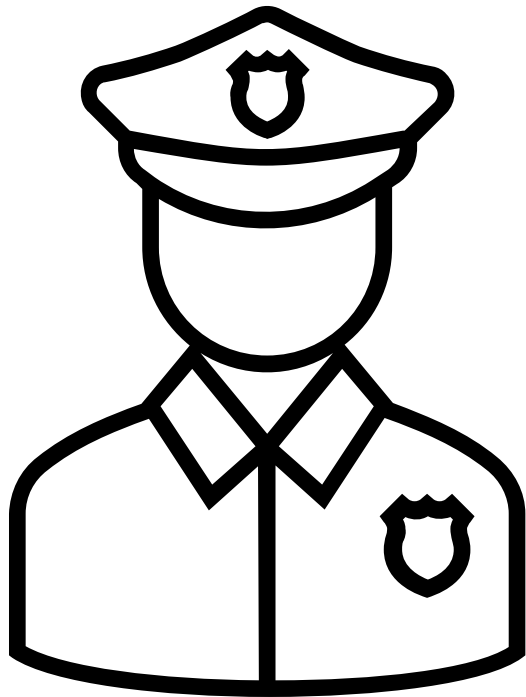
COMMON PARKING VIOLATIONS IN LEWISVILLE, TX

Frequent Violations:

- Parking against traffic (wrong side of street)
- Blocking driveways, sidewalks, fire hydrants, or intersections
- Parking too close to stop signs or intersections
- Parking in front of mailboxes during delivery hours
- Parking in fire lanes (red curbs or signage)
- Obstructing traffic or parking in no-parking zones
- Abandoning/storing vehicles on public streets
- Parking on lawns, dirt, or other unimproved surfaces



HELPFUL RESOURCES FOR PARKING COMPLIANCE



Full City Ordinances:

Access Lewisville's complete parking and traffic regulations through Municode:

- [Municode - Lewisville Ordinances](https://www.municode.com/library/tx/lewisville/codes/code_of_ordinances)

https://www.municode.com/library/tx/lewisville/codes/code_of_ordinances

Report Parking Violations:

Download or access the ourLewisvilleTX App/Website for easy reporting of issues:

- [ourLewisvilleTX App/Website](https://www.cityoflewisville.com/)

<https://www.cityoflewisville.com/>

MEETING CONDUCT



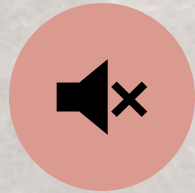
The meeting will be facilitated by the Board and/or Managing agent.



Q&A will be limited to agenda items only.



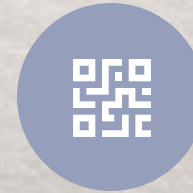
Attendees are expected to conduct themselves respectfully and appropriately.



No Interruptions. Please save all questions for the Q&A Session.



Personal attacks, disruptive behavior, and off-topic comments will not be permitted.



Q&A Participation requires submitting a form- QR code or paper copy available at registration



Let's Make This a Smooth & Respectful Meeting!

Agenda

- Establish Quorum (10%)
- Call Meeting to Order
- Proof of Notice
- Introduction
 - Sgt. Steve Dickins – Neighborhood Resource Officer
- Introduction of Board of Directors
 - President – Charles Treanor
 - Vice President – Sai Gudla
 - Secretary – Ed Glowach
- Introduction of Essex Association Management, L.P. Representatives
 - Cinnamon Anderson – Sr. Association Manager
 - Kennedy Middlebrooks – Assistant Manager
 - Xandrea Rhodes- Administrative Assistant
- Approval of April 2, 2024, meeting minutes - Table
- Financial Review
 - 2024 Year-End Financials
 - February 2025 Balance Sheet & Income Statement
- Reports
 - Compliance/ACC & Web Submission Reports
- Community Updates
- Election/Results
 - Announcement of Election Results
- Q&A
 - 2 minutes per person
 - Written questions only
 - Comments must relate to items listed on the agenda
- Adjournment



PROOF OF NOTICE



Notice of In Person Annual Election Meeting of the Members
Wednesday, April 30th, 2025 at 6:30PM
In Person Location
Memorial Elementary School
1001 Josey Ln
Carrollton, TX 75010

Thursday, Apr 17th 2025

Dear Lewisville Lakewood Hills Homeowner's Association, Inc.,

As the Managing Agent for **Lewisville Lakewood Hills Homeowner's Association, Inc.**, we are pleased to announce that the **Annual Election Meeting** of the Members has been scheduled for **Wednesday, April 30th, 2025 at 6:30PM**. The purpose of this meeting is to elect 1 Class A Member to the Board of Directors, and to conduct normal business of the Association.

Enclosed in this packet you will find the **Draft Agenda, Proxy, Ballot, and Candidacy Statement**. **It is important that you return your proxy, even if you plan on attending as unforeseen circumstances may occur, which prevent you from being able to attend.** The Annual Election Meeting of the Members cannot be held unless quorum requirements are met, either in person or by proxy. If the quorum is not met, the meeting will have to be reconvened and rescheduled to a new date and time which could result in the Association incurring more costs.

We look forward to seeing you on **Wednesday, April 30th, 2025 at 6:30PM**. To view this notice and its enclosures on the Association website, go to <https://lewisvillelakewoodhillshoa.com> under the **"meetings"** tab. If you have any questions about this notice or its enclosures, please submit an inquiry via the "Contact Us" tab on the Association website and an Essex Association Management representative will respond promptly.

Sincerely,

Essex Association Management, L.P., Managing Agent
On Behalf of Lewisville Lakewood Hills Homeowner's Association, Inc.,

cc: HOA file

APPROVAL OF PRIOR MEETING MINUTES - TABLE

- The approval of the 2024 Annual Meeting Minutes was listed on the meeting agenda.
- Due to time constraints in ballot preparation, approval of the minutes was not included on the advance ballot.
- As all voting was conducted via advance ballots, and due to the large number of members present tonight, we will defer the approval of the 2024 minutes.
- The prior minutes will be reviewed and approved at the next scheduled Board meeting.
- This ensures clarity, transparency, and procedural fairness for all members.

| | |
|---|---|
| <div><div><div>Lewisville LAKEWOOD HILLS</div><div>Homeowners Association</div></div><div>Virtual Annual Election Meeting April 2, 2024, 6:00 PM</div><div>Draft Minutes of the Lewisville Lakewood Hills HOA</div></div> | |
| 1. CALL TO ORDER | <ul style="list-style-type: none">Dwyann Dalrymple opened the meeting at 6:10 PM |
| 2. PROOF OF NOTICE | |
| 3. INTRODUCTIONS | <ul style="list-style-type: none">Board of Directors<ul style="list-style-type: none">President – Brock Babbs (declarant) Not PresentVice President – Dustin Warren (declarant) Not PresentSecretary – Christopher Kopenc (homeowner) Not PresentEssex Association Management, L.P.<ul style="list-style-type: none">Dwyann Dalrymple – Association Manager (Present)Lori Dalrymple – Association Manager, Media & Marketing, Ombuds Committee, ACC Spec. (Present) |
| 4. ELECTION RESULTS | <ul style="list-style-type: none">Candidates<ul style="list-style-type: none">Charles TreanorRobert Tod HudsonSanj Mohapatra – WithdrewSai DurgaSarthak PatelElected<ul style="list-style-type: none">Charles Treanor – 56 votes – <u>2 year</u> termSai Durga – 52 votes – <u>2 year</u> termSarthak Patel – 33 votes – 1 year termEach elected Board of Director given an opportunity to say a few words. |
| 5. FINANCIAL UPDATES | <ul style="list-style-type: none">Dwyann Dalrymple gave the 2023 Financial Report<ul style="list-style-type: none">CIT Bank Operating Account - \$133,320.53RESERVES- CIT Bank Money Market - <u>\$ 26,741.61</u>Chambers Money Market - \$250,319.09Total \$410,381.23 |
| 6. COMMUNITY UPDATES | <ul style="list-style-type: none">PlaygroundPet StationCurb Repair |
| 7. OTHER BUSINESS | <ul style="list-style-type: none">Charles Treanor mentioned that a community inspection <u>on</u> the builders is needed to finalize the subdivision so that the city can release their bond (sidewalks, <u>street lights</u>, etc.) |
| <div><div><div>Lewisville LAKEWOOD HILLS</div><div>Homeowners Association</div></div><div><ul style="list-style-type: none">ACC-Any change made to the outside of the <u>home</u> or the Lot MUST HAVE an approved ACC before starting construction.Dwyann was to ask <u>city</u> if there are plans to install a <u>street light</u> across Josey Lane by the fire station.</div></div> | |
| 8. ADJOURN | <ul style="list-style-type: none">Charles Treanor made the motion to adjournSarthak Patel 2nd the motionMotion passedMeeting adjourned at 7:24 PM |
| Scribe: Dwyann Dalrymple Association Manager | |

DECEMBER 2024 BALANCE SHEET (1 OF 2)

Balance Sheet Report
Lewisville Lakewood Hills Homeowner's Association, Inc.
As of December 31, 2024

| | <u>Balance Dec 31, 2024</u> | <u>Balance Nov 30, 2024</u> | <u>Change</u> |
|--|---------------------------------|---------------------------------|-------------------|
| <u>Assets</u> | | | |
| Assets | | | |
| 1010 - CIT Bank Operating Account | 240,494.07 | 83,971.77 | 156,522.30 |
| 1011 - RESERVES- CIT Bank Money Market | 26,816.71 | 26,811.70 | 5.01 |
| 1020 - Chambers Money Market | 258,513.32 | 257,858.11 | 655.21 |
| Total Assets | 525,824.10 | 368,641.58 | 157,182.52 |
| Receivables | | | |
| 1400 - Accounts Receivable | 6,865.01 | 7,596.51 | (731.50) |
| Total Receivables | 6,865.01 | 7,596.51 | (731.50) |
| Total Assets | 532,689.11 | 376,238.09 | 156,451.02 |
| <u>Liabilities</u> | | | |
| Liabilities | | | |
| 2000 - Accounts Payable | 14,226.62 | 467.68 | 13,758.94 |
| 2050 - Prepaid Assessments | 182,309.28 | 10,020.67 | 172,288.61 |
| 2200 - Notes Payable | 4,223.49 | 4,223.49 | 0.00 |
| Total Liabilities | 200,759.39 | 14,711.84 | 186,047.55 |
| Total Liabilities | 200,759.39 | 14,711.84 | 186,047.55 |

DECEMBER 2024 BALANCE SHEET (2 OF 2)

Balance Sheet Report
Lewisville Lakewood Hills Homeowner's Association, Inc.
As of December 31, 2024

| | <u>Balance Dec 31, 2024</u> | <u>Balance Nov 30, 2024</u> | <u>Change</u> |
|-------------------------------------|---------------------------------|---------------------------------|---------------------|
| <u>Owners' Equity</u> | | | |
| Equity | | | |
| 3900 - Retained Earnings | 331,929.72 | 255,226.84 | 76,702.88 |
| Total Equity | <u>331,929.72</u> | <u>255,226.84</u> | <u>76,702.88</u> |
| Total Owners' Equity | <u>331,929.72</u> | <u>255,226.84</u> | <u>76,702.88</u> |
| | | | |
| Net Income / (Loss) | <u>0.00</u> | <u>106,299.41</u> | <u>(106,299.41)</u> |
| Total Liabilities and Equity | <u>532,689.11</u> | <u>376,238.09</u> | <u>156,451.02</u> |

DECEMBER 2024 YEAR-END INCOME STATEMENT SUMMARY

Income Statement Summary
Lewisville Lakewood Hills Homeowner's Association, Inc.
December 01, 2024 thru December 31, 2024

| | Current Period | | | Year to Date (12 months) | | | Annual Budget |
|------------------------------------|----------------|--------------|-------------|--------------------------|------------|-------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Total Income | 1,125.95 | 125.00 | 1,000.95 | 360,918.11 | 345,700.00 | 15,218.11 | 345,700.00 |
| Total Income | 1,125.95 | 125.00 | 1,000.95 | 360,918.11 | 345,700.00 | 15,218.11 | 345,700.00 |
| Total General & Administrative | 5,835.35 | 3,640.00 | 2,195.35 | 48,254.30 | 47,535.00 | 719.30 | 47,535.00 |
| Total Insurance | 12,120.00 | 260.75 | 11,859.25 | 20,671.70 | 10,723.75 | 9,947.95 | 10,723.75 |
| Total Utilities | 3,112.92 | 1,892.64 | 1,220.28 | 37,178.98 | 22,705.64 | 14,473.34 | 22,705.64 |
| Total Infrastructure & Maintenance | 716.56 | 8,876.00 | (8,159.44) | 28,536.18 | 46,500.00 | (17,963.82) | 46,500.00 |
| Total Pool | 2,520.68 | 2,598.00 | (77.32) | 28,385.00 | 36,180.00 | (7,795.00) | 36,180.00 |
| Total Landscaping | 6,416.97 | 6,563.56 | (146.59) | 108,785.21 | 78,761.56 | 30,023.65 | 78,761.56 |
| Total Irrigation Maintenance | 0.00 | 0.00 | 0.00 | 12,403.86 | 4,000.00 | 8,403.86 | 4,000.00 |
| Total Reserves | 0.00 | 99,294.05 | (99,294.05) | 0.00 | 99,294.05 | (99,294.05) | 99,294.05 |
| Total Expense | 30,722.48 | 123,125.00 | (92,402.52) | 284,215.23 | 345,700.00 | (61,484.77) | 345,700.00 |
| Net Income / (Loss) | (29,596.53) | (123,000.00) | 93,403.47 | 76,702.88 | 0.00 | 76,702.88 | 0.00 |

2024 YEAR-END FINANCIAL SUMMARY

-
- Total Income: \$360,918.11 (Over budget by \$15,218.11)
-
- Total Expenses: \$284,215.23 (Under budget by \$61,484.77)
-
- Year-End Net Gain: \$76,702.88
-
- Operating Account Balance: \$240,494.07
-
- Reserve Accounts Balance: \$285,330.03
-
- Accounts Receivable at Year-End: \$6,865.01
-

The Association finished 2024 in a strong financial position, with a healthy net gain and significant savings in expenses. Reserve contributions were consistent with the budget.

FEBRUARY 2025 BALANCE SHEET

Balance Sheet Report
Lewisville Lakewood Hills Homeowner's Association, Inc.
As of February 28, 2025

| | Balance Feb 28, 2025 | Balance Jan 31, 2025 | Change |
|--|-------------------------|-------------------------|--------------------|
| <u>Assets</u> | | | |
| Assets | | | |
| 1010 - CIT Bank Operating Account | 335,969.66 | 326,148.29 | 9,821.37 |
| 1011 - RESERVES- CIT Bank Money Market | 26,826.25 | 26,821.72 | 4.53 |
| 1020 - Chambers Money Market | 259,768.45 | 259,172.00 | 596.45 |
| Total Assets | 622,564.36 | 612,142.01 | 10,422.35 |
| Receivables | | | |
| 1400 - Accounts Receivable | 31,305.78 | 53,929.59 | (22,623.81) |
| Total Receivables | 31,305.78 | 53,929.59 | (22,623.81) |
| Total Assets | 653,870.14 | 666,071.60 | (12,201.46) |
| <u>Liabilities</u> | | | |
| Liabilities | | | |
| 2000 - Accounts Payable | 1,950.45 | 1,228.25 | 722.20 |
| 2050 - Prepaid Assessments | 2,935.19 | 2,867.49 | 67.70 |
| 2200 - Notes Payable | 4,223.49 | 4,223.49 | 0.00 |
| Total Liabilities | 9,109.13 | 8,319.23 | 789.90 |
| Total Liabilities | 9,109.13 | 8,319.23 | 789.90 |

FEBRUARY 2025 BALANCE SHEET

Balance Sheet Report
Lewisville Lakewood Hills Homeowner's Association, Inc.
As of February 28, 2025

| | <u>Balance Feb 28, 2025</u> | <u>Balance Jan 31, 2025</u> | <u>Change</u> |
|------------------------------|---------------------------------|---------------------------------|--------------------|
| <u>Owners' Equity</u> | | | |
| Equity | | | |
| 3900 - Retained Earnings | <u>331,929.72</u> | <u>331,929.72</u> | <u>0.00</u> |
| Total Equity | <u>331,929.72</u> | <u>331,929.72</u> | <u>0.00</u> |
| Total Owners' Equity | <u>331,929.72</u> | <u>331,929.72</u> | <u>0.00</u> |
| | | | |
| Net Income / (Loss) | <u>312,831.29</u> | <u>325,822.65</u> | <u>(12,991.36)</u> |
| Total Liabilities and Equity | <u>653,870.14</u> | <u>666,071.60</u> | <u>(12,201.46)</u> |

FEBRUARY 2025 INCOME STATEMENT

Income Statement Report
Lewisville Lakewood Hills Homeowner's Association, Inc.
Consolidated
 February 01, 2025 thru February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|--|-----------------|-----------------|-----------------|-------------------------|-------------------|-----------------|-------------------|------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| <u>Income</u> | | | | | | | | |
| Income | | | | | | | | |
| 4100 - Assessments | 0.00 | 0.00 | 0.00 | 339,300.00 | 339,300.00 | 0.00 | 339,300.00 | 0.00 |
| 4200 - Late/NSF Fee | 750.00 | 0.00 | 750.00 | 1,925.00 | 0.00 | 1,925.00 | 0.00 | (1,925.00) |
| 4250 - Collection Fee Charge | 450.00 | 0.00 | 450.00 | 1,185.00 | 0.00 | 1,185.00 | 0.00 | (1,185.00) |
| 4500 - Interest Income | 613.75 | 625.00 | (11.25) | 1,290.14 | 1,250.00 | 40.14 | 7,500.00 | 6,209.86 |
| 4801 - Acquisition Assessment (CAP) | 750.00 | 139.00 | 611.00 | 1,250.00 | 139.00 | 1,111.00 | 1,250.00 | 0.00 |
| 4901 - Collection Facilitation | 0.00 | 0.00 | 0.00 | 70.00 | 0.00 | 70.00 | 0.00 | (70.00) |
| Total Income | 2,563.75 | 764.00 | 1,799.75 | 345,020.14 | 340,689.00 | 4,331.14 | 348,050.00 | 3,029.86 |
| Total Income | 2,563.75 | 764.00 | 1,799.75 | 345,020.14 | 340,689.00 | 4,331.14 | 348,050.00 | 3,029.86 |
| <u>Expense</u> | | | | | | | | |
| General & Administrative | | | | | | | | |
| 5100 - Administration Expenses | 75.00 | 1,410.00 | (1,335.00) | 510.00 | 1,485.00 | (975.00) | 2,235.00 | 1,725.00 |
| 5101 - Postage | 1,022.43 | 250.00 | 772.43 | 1,296.09 | 500.00 | 796.09 | 3,000.00 | 1,703.91 |
| 5104 - Printing and Reproduction | 19.70 | 79.00 | (59.30) | 38.80 | 158.00 | (119.20) | 950.00 | 911.20 |
| 5105 - Website Expense | 25.00 | 0.00 | 25.00 | 100.00 | 100.00 | 0.00 | 400.00 | 300.00 |
| 5106 - Homeowner Functions / Committees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,000.00 | 3,000.00 |
| 5110 - Professional Management | 2,610.00 | 2,610.00 | 0.00 | 5,220.00 | 5,220.00 | 0.00 | 31,320.00 | 26,100.00 |
| 5120 - Collection Facilitation Billed back | 465.00 | 0.00 | 465.00 | 1,270.00 | 0.00 | 1,270.00 | 0.00 | (1,270.00) |
| 5121 - Property Inspections | 383.30 | 150.00 | 233.30 | 530.19 | 300.00 | 230.19 | 1,800.00 | 1,269.81 |
| 5170 - Bank Fees | 0.00 | 0.00 | 0.00 | 15.00 | 0.00 | 15.00 | 0.00 | (15.00) |
| 5176 - Legal Fees | 0.00 | 125.00 | (125.00) | 0.00 | 250.00 | (250.00) | 1,500.00 | 1,500.00 |
| 5180 - Audit & Accounting | 0.00 | 166.00 | (166.00) | 0.00 | 333.00 | (333.00) | 2,000.00 | 2,000.00 |
| 5181 - Tax Preparation | 0.00 | 0.00 | 0.00 | 275.00 | 0.00 | 275.00 | 685.00 | 410.00 |
| 5185 - Reserve Study | 0.00 | 250.00 | (250.00) | 0.00 | 500.00 | (500.00) | 3,000.00 | 3,000.00 |
| Total General & Administrative | 4,600.43 | 5,040.00 | (439.57) | 9,255.08 | 8,846.00 | 409.08 | 49,890.00 | 40,634.92 |
| Insurance | | | | | | | | |
| 5310 - General Liability | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 8,700.00 | 8,700.00 |

FEBRUARY 2025 INCOME STATEMENT

Income Statement Report
Lewisville Lakewood Hills Homeowner's Association, Inc.
Consolidated
February 01, 2025 thru February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|---|-----------------|-----------------|-------------------|-------------------------|-----------------|-------------------|------------------|------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| <u>Expense</u> | | | | | | | | |
| Insurance | | | | | | | | |
| 5320 - Directors & Officers Liability | 0.00 | 258.00 | (258.00) | 0.00 | 515.00 | (515.00) | 3,087.00 | 3,087.00 |
| Total Insurance | 0.00 | 258.00 | (258.00) | 0.00 | 515.00 | (515.00) | 11,787.00 | 11,787.00 |
| Utilities | | | | | | | | |
| 6000 - Telephone / Internet | 190.82 | 180.00 | 10.82 | 381.64 | 360.00 | 21.64 | 2,160.00 | 1,778.36 |
| 6010 - Electric | 1,032.32 | 1,100.00 | (67.68) | 2,173.38 | 2,200.00 | (26.62) | 13,200.00 | 11,026.62 |
| 6020 - Water/Sewer | 777.46 | 1,042.00 | (264.54) | 2,159.16 | 2,085.00 | 74.16 | 12,510.00 | 10,350.84 |
| 6024 - Emergency Pool Phone | 0.00 | 105.00 | (105.00) | 449.78 | 211.00 | 238.78 | 1,267.00 | 817.22 |
| 6025 - Waste Connections | 45.25 | 41.00 | 4.25 | 87.46 | 83.00 | 4.46 | 500.00 | 412.54 |
| Total Utilities | 2,045.85 | 2,468.00 | (422.15) | 5,251.42 | 4,939.00 | 312.42 | 29,637.00 | 24,385.58 |
| Infrastructure & Maintenance | | | | | | | | |
| 6250 - Pest Control | 0.00 | 125.00 | (125.00) | 0.00 | 250.00 | (250.00) | 1,500.00 | 1,500.00 |
| 6262 - Play Ground Maint.-3 | 0.00 | 84.00 | (84.00) | 0.00 | 167.00 | (167.00) | 1,000.00 | 1,000.00 |
| 6264 - Holiday Decoration | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6,000.00 | 6,000.00 |
| 6290 - Common Area Maint | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,500.00 | 4,500.00 |
| 6291 - Common Area Porter Services | 716.56 | 459.00 | 257.56 | 1,433.12 | 917.00 | 516.12 | 5,500.00 | 4,066.88 |
| Total Infrastructure & Maintenance | 716.56 | 668.00 | 48.56 | 1,433.12 | 1,334.00 | 99.12 | 18,500.00 | 17,066.88 |
| Pool | | | | | | | | |
| 6300 - Pool Maint - Monthly Contract | 1,639.99 | 1,640.00 | (0.01) | 3,279.98 | 3,280.00 | (0.02) | 19,680.00 | 16,400.02 |
| 6310 - Pool Key & Gate Access System | 0.00 | 125.00 | (125.00) | 0.00 | 250.00 | (250.00) | 1,500.00 | 1,500.00 |
| 6320 - Pool Maint (Non Contractual) | 135.31 | 584.00 | (448.69) | 135.31 | 1,167.00 | (1,031.69) | 7,000.00 | 6,864.69 |
| 6330 - Pool Equip & Supplies | 0.00 | 9.00 | (9.00) | 0.00 | 17.00 | (17.00) | 100.00 | 100.00 |
| 6350 - Pool Furniture & Fixtures | 0.00 | 2,000.00 | (2,000.00) | 0.00 | 2,000.00 | (2,000.00) | 2,000.00 | 2,000.00 |
| Total Pool | 1,775.30 | 4,358.00 | (2,582.70) | 3,415.29 | 6,714.00 | (3,298.71) | 30,280.00 | 26,864.71 |
| Landscaping | | | | | | | | |
| 6400 - Landscaping - Contract | 6,416.97 | 6,666.00 | (249.03) | 12,833.94 | 13,333.00 | (499.06) | 80,000.00 | 67,166.06 |

FEBRUARY 2025 INCOME STATEMENT

Income Statement Report
Lewisville Lakewood Hills Homeowner's Association, Inc.
Consolidated
February 01, 2025 thru February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|--|--------------------|--------------------|-------------------|-------------------------|-------------------|-------------------|-------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| <u>Expense</u> | | | | | | | | |
| Landscaping | | | | | | | | |
| 6402 - Landscaping - Non Contract | 0.00 | 2,416.00 | (2,416.00) | 0.00 | 4,833.00 | (4,833.00) | 29,000.00 | 29,000.00 |
| 6403 - Lot/Fence Self help Maintenance | 0.00 | 9.00 | (9.00) | 0.00 | 17.00 | (17.00) | 100.00 | 100.00 |
| Total Landscaping | 6,416.97 | 9,091.00 | (2,674.03) | 12,833.94 | 18,183.00 | (5,349.06) | 109,100.00 | 96,266.06 |
| Irrigation Maintenance | | | | | | | | |
| 6500 - Irrigation | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,000.00 | 4,000.00 |
| Total Irrigation Maintenance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,000.00 | 4,000.00 |
| Reserves | | | | | | | | |
| 6001 - Reserve Contributions | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 94,856.00 | 94,856.00 |
| Total Reserves | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 94,856.00 | 94,856.00 |
| Total Expense | 15,555.11 | 21,883.00 | (6,327.89) | 32,188.85 | 40,531.00 | (8,342.15) | 348,050.00 | 315,861.15 |
| Net Income / (Loss) | (12,991.36) | (21,119.00) | 8,127.64 | 312,831.29 | 300,158.00 | 12,673.29 | 0.00 | (312,831.29) |

2025 YTD FINANCIAL SUMMARY

 Total Assets: \$653,870.14

 Operating Cash: \$335,969.66

\$ Reserve Funds: \$286,594.70 (combined two accounts)

 Accounts Receivable: \$31,305.78 (↓ reduced from prior month)

 Year-to-Date Net Gain: \$312,831.29

 YTD Income: \$345,020.14 (Over Budget by \$4,331.14)

 YTD Expenses: \$32,188.85 (Under Budget by \$8,342.15)

✓ Overall Financial Status: Strong operating performance; Association under budget on expenses.

 Transparency: Balance sheet & Income statements available on Association website

TRASH CAN PLACEMENT STANDARD

- A community-wide standard for trash can placement was established by the Declarant Board in 2017.
- Essex enforced the standard based on Declarant Board direction.
- At the time, the standard was not formally published to homeowners.
- The standard has now been posted on the community website under Documents > Association Documents.
- Essex will continue to enforce the existing standard unless and until formally amended by the Board.
- The Board retains authority to review and revise community-wide standards as needed.



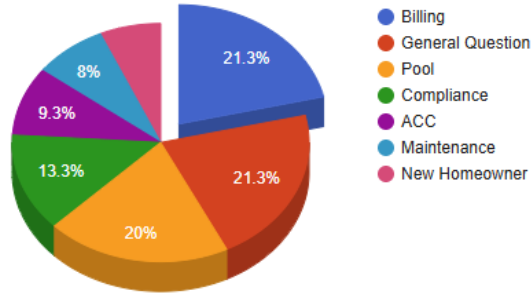
Web Submission Reports

Lewisville Lakewood Hills Community Charts

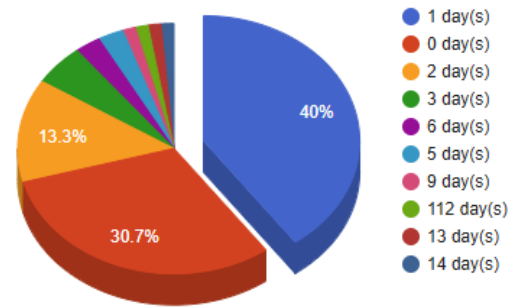
Conversation Started: 01/01/24 to 12/31/24

Total Number of Submissions for Date Range: 75

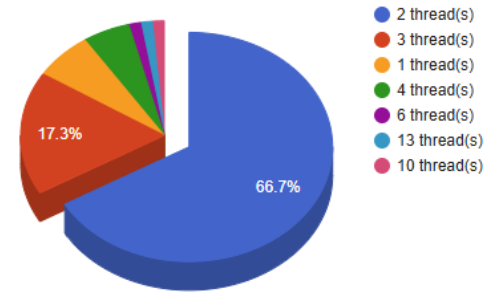
Submissions by Category



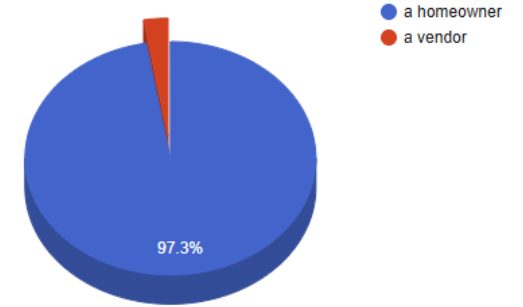
Statistics by Age



Statistics by Conversation Thread



Statistics by Submission Group



Category Data

| Selection | Count |
|------------------|-------|
| Billing | 16 |
| General Question | 16 |
| Pool | 15 |
| Compliance | 10 |
| ACC | 7 |
| Maintenance | 6 |
| New Homeowner | 5 |

Age Data

| Aged | Count |
|------------|-------|
| 0 day(s) | 161 |
| 1 day(s) | 210 |
| 112 day(s) | 7 |
| 13 day(s) | 7 |
| 14 day(s) | 7 |
| 2 day(s) | 70 |
| 3 day(s) | 28 |
| 5 day(s) | 14 |
| 6 day(s) | 14 |
| 9 day(s) | 7 |

Conversation Thread

| Threads | Count |
|--------------|-------|
| 1 thread(s) | 5 |
| 10 thread(s) | 1 |
| 13 thread(s) | 1 |
| 2 thread(s) | 50 |
| 3 thread(s) | 13 |
| 4 thread(s) | 4 |
| 6 thread(s) | 1 |

Submission Group

| Entity | Count |
|-------------|-------|
| a homeowner | 73 |
| a vendor | 2 |

Compliance/ACC

| Violation Type | Count |
|--------------------------------|------------|
| Inoperable Vehicle | 1 |
| Non compliance of Denial | 2 |
| Nuisance | 2 |
| Operating Business out of Home | 2 |
| Unsightly and/or in Disrepair | 2 |
| Fences | 3 |
| Improper Signage | 3 |
| Exterior Maintenance | 8 |
| Parking | 16 |
| Landscape | 22 |
| No ACC Application | 24 |
| Holiday Decor Removal | 26 |
| Improper Storage | 27 |
| Lawn Maintenance | 87 |
| Trash and/or Recycle Bins | 92 |
| | |
| Total | 317 |

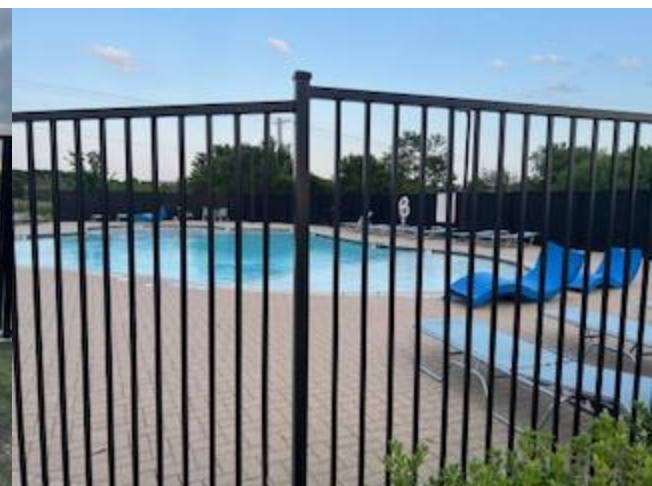
Total: 317

- Inspections Conducted Twice Monthly
- Three (3) Notices are Sent Prior to Fine(s) Being Assessed
 - 1st Courtesy Notice
 - 2nd Notice of Violation
 - 3rd Final Notice / Fine Warning (PC209)
 - 1st Fine Notice
 - Homeowner will Continue to be Fined Until Cured
- State Standard and per the 1st, 2nd, and 3rd Notices
 - 10 Days to Cure
 - If Violation of Same or Similar Nature is Observed Within 180 Day Period, Enforcements will Escalate to the Next Notice as Indicated Above

COMMUNITY UPDATES

- Pool landscaping upgrades
- Pool parking lot flooding fixed
- Pool wind and privacy fencing installed
- Pool lights replaced
- Park inspection and bench fixed
- New HOA Manager & Team
- New communication tool in process
- Removal of Lennar sign
- Corrected budget items
- New garbage cans added to mail areas
- Reduced pet and trash porter costs by combining services
- Zoning meeting/public hearing before City Council on April 15th, the board members attended and voiced concerns. Next meeting will occur on Monday, May 5th, at 6:30p.m. at 151 W. Church Street, Lewisville, TX. Contact Planning Manager Michele Berry with questions at 972-219-3455.
- Per Code Compliance, the HOA hired porter to clean storm trash & debris that had fallen on HOA common area. The HOA to bill back applicable parties.





COMMUNITY COMMITTEES – GET INVOLVED!

- Current Committees:
 - Community Improvement & Development
 - Landscape Committee
 - Social Committee
- Next Steps:
 - Committee meetings will be scheduled soon
 - Charters will be reviewed and finalized
 - Organizational goals will be set for each group
- Want to Join?
 - Paper volunteer forms are available at the registration table
 - You can also sign up online through the HOA website [Volunteer Form](#) or scan the QR code
 - On the HOA website, the form is also available after logging in as a homeowner.
 - Navigate to Homeowner > Online Forms > Volunteer Form

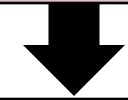


Scan to Join a
Committee



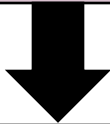
Declarant

Purchases all the land in the community



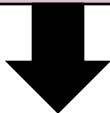
Developer

Declarant hires a developer to create the lots and develop the land



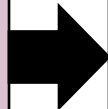
Builder (s)

Declarant sells the lots to builders



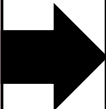
Homeowner(s)

Builders sell the lots to the homeowners



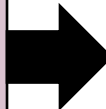
Essex

Hired by the Declarant to manage the day-to-day operations of the community



Advisory Committee

Homeowners create a committee to be a voice for the homeowners



Homeowner Board

Texas State Property Code Requires that at 75%, 1/3 of the Board must consist of homeowners elected by the Members. When 100% of declarant lots are sold, a full homeowner board is transitioned into place and will make the decisions for the community.

HOMEOWNERS ASSOCIATION

A Homeowners Association (HOA) is an organization with a subdivision (planned community) that makes and enforces rules for the properties within its jurisdiction. The purpose of a Homeowners Association is to provide a common basis for preserving, maintaining and enhancing the homes and properties within the community. The purchase of the property within a HOA automatically makes the homeowner a member and assessments/dues are required. Some Associations can be very restrictive about what members can do with their Lot.

BENEFITS OF AN HOA

HOA members generally aim to maintain a standard of appearance for the property and the HOA provides the regulations and guidelines for the community.

COST OF AN HOA

HOAs collect assessments (otherwise referred to as dues and/or Association fees) to pay for the upkeep of common area(s) such as perimeter walls, pools, landscaping and irrigation, ponds, fountains, and electric as well as repairs to monuments, common area pergolas, other signage, etc.

HOAs are subject to state statutes that govern non-profit corporation and homeowner associations.

Candidate Forms – Each Candidate Allowed 2-3 Minutes to Speak

Shah Thobani

Patricia Garcia

Edward Glowach

Sam Lo

Candidate Form



Board of Directors Candidacy Form

If you would like to run for a seat on the Board of Directors for Lewisville Lakewood Hills Homeowner's Association, Inc. please complete and return this Candidacy Form by or before the deadline. There will be no write-in candidates or floor nominations allowed, therefore, to ensure your name is placed on the ballot, we must receive this form by or before Wednesday, April 16th, 2025, at 5:00PM.

Nominee's Name: Shah Thobani

Address: 3197 Ridgelake Way

Email Address: hinashah@thobson.com

Alternate Email Address: SHAH.THOBANI@GMAIL.COM

Phone Number: (972) 800-8283

Alternate Phone Number: _____

// eSigned by: Shah Thobani

// on 4/8/2025 11:18:37 PM

Date: 4/8/2025 11:06:00 PM

// stamped as 3e2bc5f8-7d51-41c0-8c25-bafaddbd3d3aa

Candidacy Statement

Please tell us about yourself, as well as your vision and goals for Lewisville Lakewood Hills Homeowner's Association, Inc.

Why would you like to serve on the Board of Directors?

Have experience of managing multiple projects and companies for over 25+ years now and this position related to area of interests too. Actually, I work for IT industry as a CEO of a Technology and Cloud Computing Company and manage Middle East and Asia region so feel like I have some time in the afternoon and evening, and I can give quality time and utilize my skills and experience.

Please list previous board position and/ or experience:

- Country Manager IT at British Council
- Director of Technology at Asia Online
- CEO at Thobson Technologies Inc

more details here:

<https://www.linkedin.com/in/shahthobani/>

Issues you feel need to be addressed by the Board of Directors in your community:

- Policy making and rules enforcement related to cleanliness and other areas for the upliftment and benefits of homeowners ensuring.
- Encourage Home Owners to become part of the process and create a friendly environment for everyone to contribute and participate actively.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

Please circle **No**

Candidate Form



Board of Directors Candidacy Form

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Nominee's Name: Patricia Garcia

Address: 3137 Ridgelake Way

Email Address: pjgarcia2005@gmail.com

Alternate Email Address: _____

Phone Number: (972) 624-9979

Alternate Phone Number: _____

// eSigned by: Patricia Garcia

// on 4/8/2025 4:58:17 PM

Date: 4/8/2025 4:51:07 PM

// stamped as e25d0261-c1fe-4e2a-89a6-0438e75ba63a

Candidacy Statement

Please tell us about yourself, as well as your vision and goals for Lewisville Lakewood Hills Homeowner's Association, Inc.

Why would you like to serve on the Board of Directors?

I would like to serve on the Board of Directors to contribute to the continued growth and well-being of our community. I believe in fostering a positive, transparent, and inclusive environment where homeowners feel heard and valued. With my background in leadership, compliance, and project management, I can help ensure that community decisions are thoughtful, fair, and aligned with the long-term goals of the HOA. I'm passionate about maintaining property values, promoting community involvement, and making sure our neighborhood remains a great place to live for everyone.

Please list previous board position and/ or experience:

I previously served on the Board of Directors for the New Mexico Health Information Management Association (NMHIMA), including roles as Member at Large, President-Elect, and ultimately as State President. In these roles, I led strategic planning efforts, coordinated statewide initiatives, developed mentoring programs, and represented the association at public and professional events. This experience has equipped me with strong leadership, collaboration, and governance skills, which I believe would transfer well to serving on the HOA Board. I'm confident that my background in managing teams, overseeing projects, and navigating compliance issues can help support our community's goals and ensure responsible, transparent decision-making.

Issues you feel need to be addressed by the Board of Directors in your community:

As both a neighbor and an active participant on the HOA Facebook page, I've had the opportunity to connect with fellow residents and hear their concerns directly. Some issues I believe the Board should address include improving communication and transparency with homeowners, ensuring consistent enforcement of community standards. I also think it's important to address concerns in a timely and respectful manner to build trust. As someone who values a strong, connected neighborhood, I'm committed to helping create a community where everyone feels heard, respected, and proud to live.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

Please circle **No**

Candidate Form



Board of Directors Candidacy Form

If you would like to run for a seat on the Board of Directors for Lewisville Lakewood Hills Homeowner's Association, Inc. please complete and return this Candidacy Form by or before the deadline. There will be no write-in candidates or floor nominations allowed, therefore, to ensure your name is placed on the ballot, we must receive this form by or before Wednesday, April 16th, 2025, at 5:00PM.

Nominee's Name: Edward Glowach

Address: 1708 Brookridge Path

Email Address: EAGLOW@YAHOO.COM

Alternate Email Address: _____

Phone Number: (214) 862-1061

Alternate Phone Number: _____

// eSigned by: Edward Glowach

on 4/2/2025 11:50:30 AM

Date: 4/2/2025 9:07:19 AM

// stamped as c3a86596-7323-43c6-9e05-bca63cfbfe50

Candidacy Statement

Please tell us about yourself, as well as your vision and goals for Lewisville Lakewood Hills Homeowner's Association, Inc.

Why would you like to serve on the Board of Directors?

I would like to continue serving as Secretary on the Board of Directors, as I stepped in last year when the previous individual resigned.

My goal is to continue bringing equitable solutions to the community and to create an HOA that is easy to work with. I do not believe that petty things should ever be a focus. The focus should be how homeowners in this community can enjoy what it offers and live harmoniously as neighbors. How we can all work together and make this community more desirable.

Please list previous board position and/ or experience:

I have 3 years of experience in HOA organizations. 2 1/2 years in a previous neighborhood in Plano and the 6 months I've stepped in as Secretary for this community.

In addition, I have been in the Financial Services Industry for 31 years - that is the mortgage industry. So I have in depth knowledge about the mortgage process, closing documents, Deeds, Titles and the like. I also have significant knowledge in plat maps, surveys and flood determination maps as well. This can be useful related to property I do issue.

My tenure in Financial Services Industry also focused on being a VP of Project Manager in IT divisions, thus my thought process and approach to community issues follows an organize flow, much like creating a project plan for something you may do at work.

I subscribe to the analogy of "Robert's Rules" where things are equal for all and no one benefits unjustly from something - were all one community and all people are equal. As a board member, its critical we listen to understand versus listening to respond.

My professional experience:

Info: (214) 862-1061 ext 101 or 102

Issues you feel need to be addressed by the Board of Directors in your community:

The issues that I have actively participated in and some new ideas include:

- Landscaping improvements in the entrances of all 3 neighborhoods (open grass areas) What we have now is just sad.
- Better organization, communication and focus on the recently created committees and volunteers - these committees should really be driving positive changes in their respective categories.
- Stronger focus and control of services and fees, in the budget, as the vendors overcharge our community for simple services
- Clear communication to all residents on the basis CCRs
- Bring stability, fairness and sanity to the process of monitoring the neighborhood related to violations - petty things should be eliminated by clear communication and a fair process. (e.g. there shouldnt be fines for landscaping in winter months) We should not be in the fee collection business, that set the point for CCRs.
- Implement realistic timelines to respond to a notice of violation, currently the standard says 10 days to resolve an issue and that is not fair to correct certain items.
- Expand amenities such as possible pickleball courts or possible small park in the East neighborhood, etc.
- Establish written and consistent response times for all ACC requests
- Be available and responsive to the community members when a question/issue is raised.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

Please circle **No**

Candidate Form



Board of Directors Candidacy Form

If you would like to run for a seat on the Board of Directors for Lewisville Lakewood Hills Homeowner's Association, Inc. please complete and return this Candidacy Form by or before the deadline. There will be no write-in candidates or floor nominations allowed, therefore, to ensure your name is placed on the ballot, we must receive this form by or before Wednesday, April 16th, 2025, at 5:00PM.

Nominee's Name: Sam Lo

Address: 2130 Creekbluff Ct

Email Address: samlodfw@gmail.com

Alternate Email Address: _____

Phone Number: 214-830-0355

Alternate Phone Number: _____

// eSigned by: Sam Lo

// on 4/4/2025 3:20:06 AM

Date: 4/4/2025 2:45:35 AM

// stamped as 84619362-8812-4fb9-a2d6-da887bdba74e

Candidacy Statement

Please tell us about yourself, as well as your vision and goals for Lewisville Lakewood Hills Homeowner's Association, Inc.

Why would you like to serve on the Board of Directors?

My vision is to help Lakewood Hills HOA operate with greater transparency, accountability, and fairness. I believe in balancing community standards with homeowner rights and ensuring policies are clear, consistent, and legally sound. I want to be a voice for residents who feel unheard and help foster better communication, oversight, and engagement.

Please list previous board position and/ or experience:

I've directly influenced a condo association board, leveraging degrees in Real Estate Management and Organizational Development, a Texas Real Estate License (since 2006, curr. inactive), CLRA designation, Broker Certification, and residential/commercial consulting experience.

Additionally, my 20+ years of experience as a business owner in the automotive and B2B/B2C e-commerce industries have honed my expertise in operational management, contract negotiations, and customer relations, further qualifying me to deliver substantial value to the HOA board.

Issues you feel need to be addressed by the Board of Directors in your community:

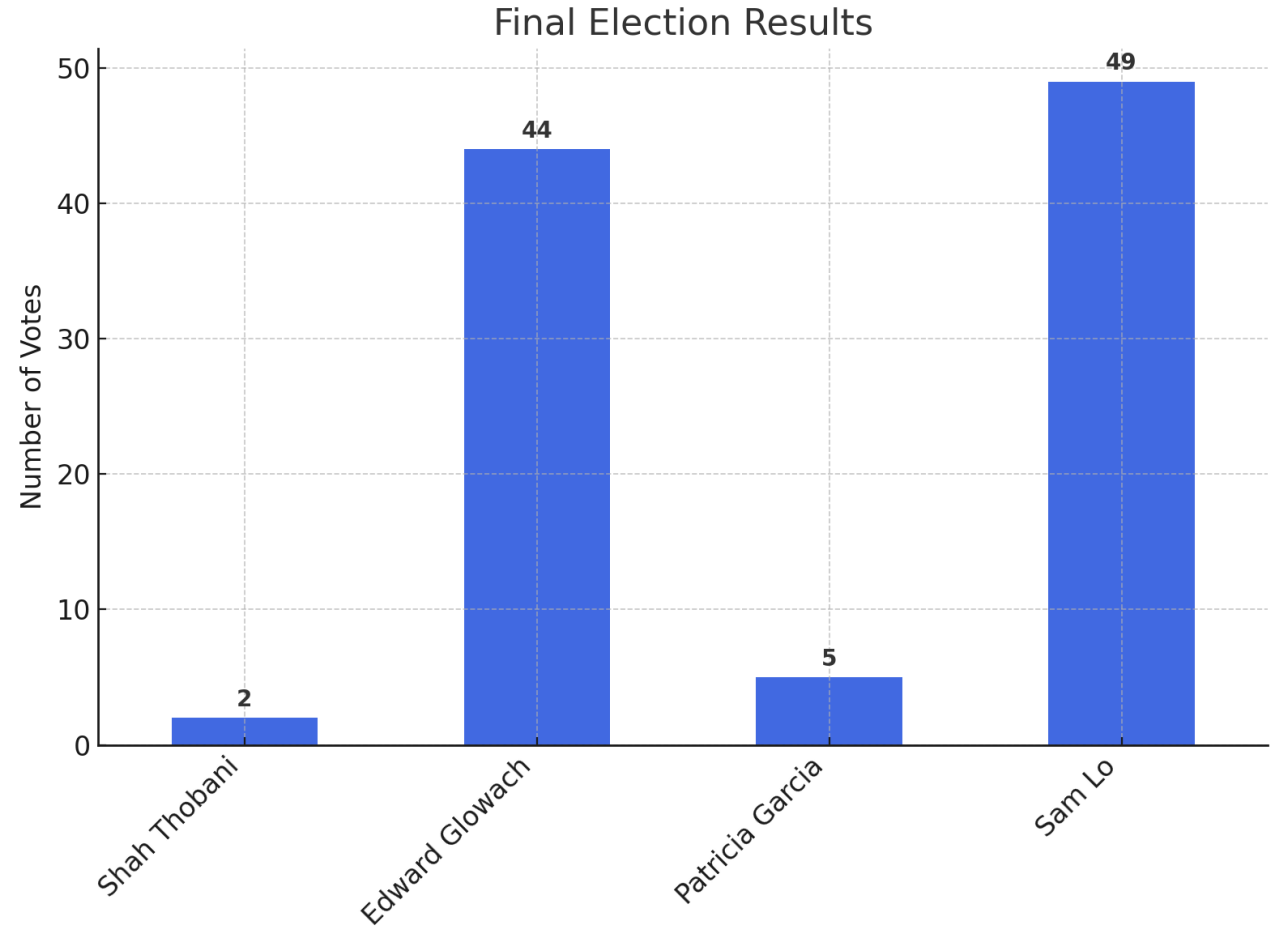
Enhancing transparency and communication between the Board, Management, and homeowners.
Ensuring all policies and enforcement actions align with city ordinances and Texas property laws.
Clarifying and simplifying HOA rules to make them accessible and understandable for all residents.
Encouraging homeowner participation and input before major decisions are made.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

Please circle **No**

FINAL VOTE COUNT:

- SAM LO: 49 VOTES
- EDWARD GLOWACH: 44 VOTES
- PATRICIA GARCIA: 5 VOTES
- SHAH THOBANI: 2 VOTES



Election Results

Congratulations to your newly Elected Board Members:

Sam Lo

2-year term

04/30/2025-04/30/2027

Q&A (OPEN FORUM)



THE Q&A SESSION WILL BE LIMITED TO AGENDA RELATED WRITTEN QUESTIONS ONLY.



SPEAKERS MUST HAVE SIGNED UP AT THE REGISTRATION TABLE.



EACH SPEAKER IS LIMITED TO TWO (2) MINUTES.



ALL SUBMITTED QUESTIONS WILL BE PROVIDED TO THE BOARD FOR FOLLOW-UP AFTER THE MEETING.



ALL OTHER QUESTIONS, PLEASE SUBMIT AN INQUIRY VIA THE CONTACT US TAB OF YOUR ASSOCIATION WEBSITE. AN ESSEX REPRESENTATIVE WILL RESPOND PROMPTLY.



THANK YOU FOR YOUR COOPERATION IN HELPING US STAY WITHIN THE ALLOTTED MEETING TIME.

MEETING ADJOURNED
THANK YOU FOR ATTENDING!

