

Cypress Mill Homeowner's Association Annual Meeting

Our annual Board of Directors elections will be conducted in April at the annual meeting. Notice of the meeting time and place will be mailed to each homeowner. For now we need each homeowner to consider participating on the board. If you have ideas for improving our neighborhood, or want to meet more of your neighbors, or want to understand and control the association fee you pay, or have some constructive criticism, you should be on the board. This year we will have four of our director's terms expire. Alan Schubert, our developer does not plan to retain his board position. This is very critical in the fact that the developer will no longer retain the majority vote. It is now up to the community to retain majority vote on all elections.

We need at least four homeowners with an interest in the investment in their home and neighborhood to step forward and join the board. If you choose to run be advised you are running for a position as a director, not as an officer. The board holds its own election for the officers after the board members are selected. If you are interested, you will have the opportunity to speak to the community at the annual meeting and be given the chance to be elected to the board through a vote of the homeowners.

The quality of life in a community depends on the participation of its residents in activities that affect the area. You have the choice of simply paying your annual assessment, and that is all you must do. However, another choice is to be active and make a difference in your community.

What makes for a better community is participation as an active member of the community on one of the committees of the homeowner's association or your becoming a member of the board. If you Moms and Dads don't take the time to participate, the quality of life in this area will decline for you and your children.

Our mission as the Board of Directors of your homeowner's association is to:

1. Develop programs, resources, and financial strategies to maintain and improve the community,
2. Develop short- and long-term objectives,
3. Establish implementing plans and performance measures,
4. Maintain oversight of functions (the efficient enforcement of CC&Rs and all Association standards, and the maintenance and improvement of the services and amenities provided and maintained by the Association), including fiduciary responsibility, and
5. Develop future community leaders.

We encourage all homeowners to attend the annual meeting. Even if you do not plan to serve on the board or a committee, you will have the opportunity to participate in the election of directors and get an update on the direction of the community. Not only will the board present its plans for the community, but also there will be committee updates as well as a question and answer period.

Cypress Mill Craft Fair a Success

The Christmas craft fair was wonderful the kids had a great time visiting with Santa & the Elf. Look for more exciting events next year.

The Events Committee



Events committee and Santa

Open HOA Board Meeting

Open to all residents HOA Board meetings are held quarterly+1 on the 4th Wednesday of the month. The next scheduled HOA Open Board meeting will be held at the Activity Center on Wednesday, January 26th beginning at 7 p.m. Residents are encouraged to attend. The first hour of the meeting will be allotted to residents to voice any issues they wish to present to the HOA Board Members. The remainder of the meeting will consist of issues the Board Members need to discuss.

CYPRESS MILL

Cypress Mill Contacts

Block Captain Committee

Susan White susan_white@sbcglobal.net, 281-373-5084

Cypress Mill Ladies Association

Laura Graff..... 281-373-9192

Newsletter Committee

Geneva Fritch..... CypressMillMessenger@yahoo.com,
281-304-1255

Swim Team Committee

Maureen Powell mdjpowell@yahoo.com, 281-304-6958

Tina Strautman..... strautman5@mail.ev1.net, 281-213-9732

Events Committee

Shari Bumpas..... eventscommittee@aol.com, 281-304-1511

Amy Nichols..... eventscommittee@aol.com, 281-373-4886

Administrative Assistant

Gisel, HOA cypressmill@sbcglobal.net, 281-213-3174

Resident Board Members

President

Pam Sanders..... hiaz031@yahoo.com, 281-373-4053

Vice President

Geneva Fritch..... tgfritch@earthlink.net, 281-304-1255

Secretary

Kendal Laskowski..... kengenl@sbcglobal.net, 281-373-9454

Treasurer

Bob Burgess bob-jan@sbcglobal.net, 281-373-4798

Director

Chris Gilbert... christophermgilbert@yahoo.com, 281-373-0260

Other Important Numbers

Cy-Fair High School 281-897-4600

Cypress Lakes Golf Club 281-304-8515

Cypress Mill M.U.D. 800-514-3636

Cypress Mill M.U.D. #1/Aquasource Emergency 713-983-3602

24 Hour Emergency 713-983-3604

DPS Sex Offenders website <http://records.txdps.state.tx.us/>

Entex Gas 713-659-2111

Entex Gas-Emergency Gas Leaks..... 713-659-3552

Goodson Middle School 281-373-2350

Houston Lighting and Power 713-207-7777 or 800-332-7143

Newsletter Publisher

Peel, Inc..... 806-385-6444

Adv./Jeri Deyoe..... jdeyoe@peelinc.com, 713-569-5342

Poison Control Center 800-764-7661

Reliant Energy "On Call" System..... 800-669-8344

Robison Elementary 281-213-1700

Southwestern Bell 800-246-8464

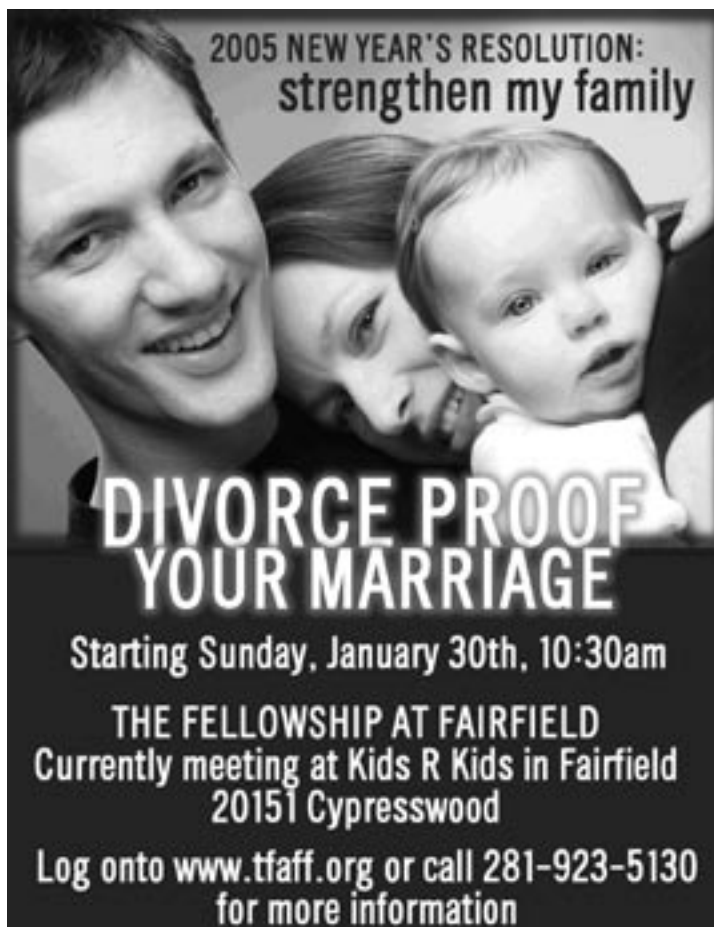
Texas Environmental Waste..... 281-368-8397

Time Warner Cable 713-462-9000

VanMor Properties – Susan Vandagriff..... 281-493-0668

Emergency Numbers

Constable Ron Hickman (24 Hour Emergency) ... 281-376-3472



2005 NEW YEAR'S RESOLUTION:
strengthen my family

**DIVORCE PROOF
YOUR MARRIAGE**

Starting Sunday, January 30th, 10:30am

THE FELLOWSHIP AT FAIRFIELD
Currently meeting at Kids R Kids in Fairfield
20151 Cypresswood

Log onto www.tfaff.org or call 281-923-5130
for more information

Newsletter Deadline

The deadline for the February newsletter is January 12th

Please hand deliver articles to:

Geneva Fritch

14718 Plains River Dr

281-304-1255 or e-mail Cypressmillmessenger@yahoo.com

(please save electronic files in Word format)

Hours

HOA Admin Mon, Wed, Fri: 1 p.m. – 6 p.m., Sat: 11 a.m. - 5 p.m.

Fitness Center..... 5 a.m. – 10 p.m. Closed Wednesday 7 a.m. – 8 a.m.

VanMor 8 a.m. - 5 p.m.

Who to Contact?

Activity Center Rental

HOA Admin..... 281-213-3174

Deed Restrictions Issues

VanMor 281-493-0668

Community Directory

HOA Admin..... 281-213-3174

Fitness Center Access Cards

HOA Admin..... 281-213-3174

Newsletter CypressMillMessenger@yahoo.com.

Deadline for submission is the 12th.

Welcome December New Residents

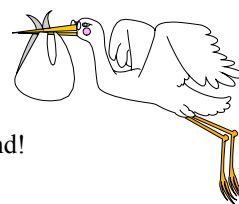
Sang Pham	14702 Arbor Trace Ct
Stacy & Robin Eschete	18202 Auburn Woods
Robert & Linda Guthrie	18603 Camellia Estates
Carol Holley	14315 Floret Estates Ct
Paul Daniel	17310 Heathcrest Ct
Mohammed Siddiqui	18402 Maple Mill
Alma Fierros	14442 Meadow Estates Lane
Vernon & Cheryl Henry	18111 Mesquite Estates Lane
Donald Iies & Robert Garcia	14323 Rosehill Estates Lane
Cindy & Chuck Baughman	17202 Timbercliff Ct

Stork Report

Congratulations to Amy & "Coach"

Tom Meadows on the arrival of their 1st baby, **Samantha Audrey Meadows!** She was born October 13, 2004, and weighed 3 lbs. 12 oz., so tiny she fit in her daddy's hand!

Happiness & Best Wishes Always!



Madelyn Elaine Robinson was born 11/4/04 @ 1:16 pm weighing 7 lbs 15-1/2 oz, 20-3/4 inches long. Welcomed home by big sister Mikaela(3 1/2) and proud parents Bryan and Angela Robinson.

Are you or your neighbor expecting a baby? We will announce the baby's arrival in the monthly newsletter. If you are interested in having your baby's picture in the newsletter, please email it to cypressmillmessenger@yahoo.com or you can leave a picture with Gisel at the recreation center and we will scan it in and make arrangements for pick up at the recreation center during Gisel's scheduled hours. The storks are available to check out at the Recreation Center; you will need to make arrangements to pick up and return. Due to the size of the storks, a truck will be necessary for transport. Please do not feel obligated to use the stork. Contact Gisel, at 281-213-3174 or email cypressmillmessenger@yahoo.com for announcements. Rec center hours are Mon, Wed, Fri 1-6, Sat 11-5.



Do you have a Valentine you would like to recognize or send a sweet note in the February edition of the newsletter?

Please send your notes in Word format to cypressmillmessenger@yahoo.com or mail to Geneva Fritch, 14718 Plains River Dr, Cypress, TX 77429.

a specialist in

Family Medicine

Jennifer Kwak, M.D.

has established her home and office in the community and wants to become your partner in maintaining your entire family's health.

Special interests include:

- Women's Health
- Pediatric Health & Immunizations
- Weight & Hypertension Management
- Diabetes Management
- Preventive Medicine
- School & Sports Physicals

Fairfield Medical Center
15040 Fairfield Village Drive, #150
Cypress, Texas
281.304.5100



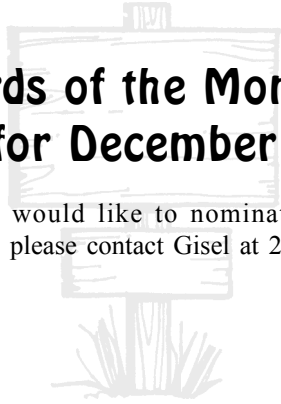
OFFICE HOURS

Mon. - Wed. 9 am - 5 pm
Thurs. 9 am - 7 pm
Fri. & Sat. 9 am - 12 noon

CYPRESS MILL

Yards of the Month for December

If you would like to nominate your neighbor, please contact Gisel at 281-213-3174.



Section I
18027 Rosemont Estates



Section II
14514 Moss Valley



Section III
14915 Woodcypress



Section IV
14707 Autumn Glen Ct



Section V
17303 Thicket Hollow

Great Food!

26044 NW Freeway

Your MORNING Drink Stop!

Large Soft Drinks

only **99¢** from 7am -10am

Full Menu Served all Day

Rosehill Christian School
Pre-K Through 12th Grade
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- Located 6 Miles West of Tomball
- Email for more information: resadmission@rcseagles.org

Coffee on Campus Tour:
January 11 @ 9:30 a.m.

Prospective Family Open House & Enrollment:
Thursday, February, 17, 2005 6:30 – 8:30 p.m.

19830 FM 2920 • Tomball, TX 77377 • 281-351-8114

Additional Section Added to the Yard of the Month Selection

Due to the community's growth, an additional section has been added to the Yard of the Month selection. The Parks II section is divided into two sections.

Definition of the Four (4) Sections

Section I	From Hwy 290 to South Dry Creek (The Estates)
Section II	From North Dry Creek to Maple Mill Dr.
Section III	From Cascade Bend to the Cows
Section IV	East of Cypress Rosehill to Mills Park Drive
Section V	Mills Park Drive to Skinner Road

Yard of the Month Selection Months

Yard of the Month are selected for all months in the year except November, January, February. The December Yard of the Month is

Please be considerate and pick up after your dog when you are out for a walk including the walking trails by the retention ponds. It is illegal to sweep grass clippings and trash into the drains. Please report violators at 713-525-2525.

Crime Prevention

Tickets	44
Burglary of habitation	1
Burglary of motor vehicle	2
Theft from habitation	1
Theft of motor vehicle	1
Robbery	0
Assault	0
Criminal Mischief	4
Disturbance - Family	3
Disturbance - Juvenile	2

Tip: If you ask a solicitor to leave and they refuse than call the police. This is considered harassment.

PLEASE REPORT ALL OFFENSES. We need accurate statistics to keep our security patrol in action. In case of an emergency, please contact Constable Ron Hickmans office at 281-376-3472. You can contact Officer Blackledge via email at james_blackledge@cd4.co.harris.tx.us.

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CYPRESS MILL

Cypress Mill Ladies Association

Decembers Ornament exchange was yet another huge success. It was so nice to see so many members during this holiday season. Debora Fisher was so kind to open her home. The decorations and food made the meeting even more enjoyable. Thank you for your hospitality. During our meeting we also got our hostess for our Progressive Dinner, we decided on a date and our main course. As a reminder this is the event where we invite our significant others to join us. As always we look forward to the pleasure of your company.

Thank you to the following ladies who helped with our booth at the Christmas Craft Show:

Laurie Allman, Jeri Braswell, Laura Graff, Tovar Holmes, Patti Kallus, Jennifer and Katherine Klawinski, Amanda McCumber, Amy Merrill, Paula Schewe and Sherri Waller.

Better but on your poker face for our next meeting as you will need to know when to hold them, know when to fold them, know when to walk away and know when to run. Thats right the stakes will be high at our Coupon Poker meeting. So start collecting your coupons so you can go all in!

Note our next two meeting dates, topics and host. We welcome and encourage new members any time. Meetings are normally from 2-4 p.m. on Sunday. For more information contact Laura Graff at (281) 373-9192.

January 16	Denise Bryant	Coupon Poker
February 13	Amanda McCumber	Elections/Planning

Reminder: Solicitation is against our deed restrictions.

Please do not purchase from solicitors and ask them to leave our neighborhood. Although it is difficult to enforce this violation, we can work together to keep this activity at a minimum. Please contact Constable Ron Hickmans office at 281-376-3472 if any harassment issues or suspicious behavior arises.



- Certified NAPA AutoCare Center.
- ASE Certified Technicians.
- AAA Approved Repair facility.
- Shuttle Service to Cypress Mills and local area.
- Perform all Manufacturer Scheduled Maintenance.
- One day service on most repairs.
- Diagnostic, Maintenance, and Repair Specialists.



25440 Highway 290

Phone #

281-373-5000

Monday - Friday

7:00 am - 6:00 pm

(Outbound feeder between Skinner and Spring Cypress)

Bashans Painting



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281-347-6702



281-731-3383 cell

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NWHC Aggie Mothers' Club Upcoming Events

January 11, 2005 - Second Tuesday of the month

Does your Aggie like to jog, swim, play handball, or perhaps just do a little mountain climbing? How about basketball, volleyball, or good old fashioned exercise? The weather is too wet or chilly? Not at the Texas A&M University Recreation Center! Please join us as Mr. James Welford, Assistant to Director of the Rec. Center, tells us all the ins, outs, and benefits the Rec. Center has to offer your Aggie.

Our meeting on January 11, 2005, will begin with a brief social at 7:00p.m. at the Foundry Methodist Church, in the Fellowship Hall, 8350 Jones Road, Jersey Village (one block North of Hwy 290)

For more information or carpool possibilities please call:
Mary Vargo at: 281-433-3042
E-mail mkvargol@juno.com

Advertising Information

Please support the businesses that advertise in the Messenger. Their advertising dollars make it possible for all Cypress Mill residents to receive the monthly newsletter at no charge. No homeowners association funds are used to produce or mail the newsletters. If you would like to support the newsletter by advertising, please contact our sales representative, Jeri Deyoe @ 713-569-5342 or at jdeyoe@peelinc.com.

BBB Gold Star Award
2002- 2003, 2004

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N.W. #1 Irrigation Company

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Happy New Year!

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(or improvements to existing system)
- Fall Cleanup & Seasonal Color Plantings



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Landscape & Irrigation

CALL:
281-373-1047

E-MAIL:
John@scapewest.com

CYPRESS MILL

Block Captains

Street	Block Capt	Phone #
Arbormont Dr.	Shelia Wiggs	281-304-0245
Arbor Trace Ct.	Lizet Garcia	281-304-4472
Aster Estates Ln.		
Auburn Woods Dr.	Kim Bothmann	281-373-3816
Autumn Glen Ct.	Courtney Hicks	281-213-3182
Begonia Estates Ct.	Diana Pretus	281 330-8251
Bladenboro (Place & Park I)		
Calcaterra Ct.	Jamie Lightsey	281-213-3979
Camellia Estates Ln.	Jennifer M. Klawinski	281-381-2987
Carriage Crossing Ln.		
Cascade Bend Lane	Fernando Aguirre	281-373-0186
Chapel Cove Ct.		
Cinderwood Dr	Amy Arthur	281-304-1999
	Susan White	281-373-5084
Cobblestone Dr.	Monica Blanchard	281-304-9389
Country Rose		
Courtly Estates Ln.		
Creekmill Ct.		
Cross Stone Ct.		
Cypress Cottage Ct.	Tina Strautman	281-213-9732
Cypress Meade Ln.	Lisa Forsythe	281-373-2107
Cypress Meade Ln.	Amy Marrs	281-304-9357
Cypress Meade	Caralyn Orman	281-304-0094
Cypressmill Ct.		
Cypress Orchard		
Cypress Ridge Grove	Sheri Lyn Klein	281-373-3674
Cypress Stone Ln.	Sandy Doss	281-304-7042
Cypress Valley Ln.		
Delta Estates Ct.	Michelle Peting	281-304-8894
Emerald Cypress Ct.		
Emerald Cypress Ln.		
Emerald Moss	Sue Zahn Lucas	832-687-5778
Enola Dr.	Tina Bunn	281-304-1113
Floret Estates Ct.		
Floret Estates Ln.		
Grandbluff Ct.	Shari Bumpas	281-304-1511
Green Cypress Ct.	Ed Noble	281-304-9810
Grove Estates Ln.		
Harmony Estates		
Harnett Dr.		
Harvest Chase Ct.	Karen Okabayashi	281-213-3925
Hazy Ridge Lane	Amy Merrill	281-304-5282
Heatherest Ct.		
Hollow Branch Ct.	Jacqui Williams	281-304-8006
Huntmont (Park I)		
Huntmont Street		
Laurus Estates Ln.	Kellie Berger	281-304-1910
	Vicki Seal	281-304-7103
Mallard Estates Ct	Martha West	281-373-2119
Maple Mill Dr	Toby Simmons	281-373-9498
Maranta Estates	Sharon Mason	281-256-2970
Meadow Estates Ln.	Amanda McCumber	713-906-7338
Mesquite Estates Ln.		
Mills Park Lane	Carolyn Hoffman	281-256-3480
Millstone Estates Ln	Amy Crawford	281-304-0922
Mosshill Estates Ln	Candy Pinkard	281-304-5037
Moss Valley (Park)		
Palos Park Dr.		
Palos Place Dr.		
Park Arbor Ct.	Lauren Gaspard	281-373-9966

Pebble Meadow Ct.	Michelle Robison	281-265-6453
	Gina Williams	281-373-4427
Plains River Dr.	Geneva Fritch	281-304-1255
	Marianne MacLeod	281-304-9366
Pinson Dr.	Kathryn Givens	281-373-9735
Rochelle Ct.	Jen Malota	281-213-3778
Rosehill Estates Ln.	Ronnie J. Kallus	281-304-1246
Rosehill Park Ln.	Mike & Katherine Hamm	281-304-4201
Rosemont Estates Ln.	Annabelle Martinez	281-213-9079
Spring Walk Ln.	Sharon Strasburg	281-304-1382
Sweetstone Estates Ct	Michelle O'Keane	281-304-8188
Thicket Hollow	Sherry Pivonka	281-658-2161
Thornbluff Ct.	Lanette Garvin	281-256-3371
Timber Cliff Ct.		
Timber Cliff Ln.		
Trellis Estates Ct.		
Valley Stone Ct.	Rhonda & David Bubenik	
Water Mill Dr.	Patty Bueno	281-256-1471
Wild Ivy Ct.		
Windwood Park Ln.		
Wisteria Estates Lane	Matt Buss	281-304-9321
Woodycypress Ln.		
Wooded Glen Ct.		

Temporary Block Capt Volunteer(s) for the following street(s):

Bladenboro (Park I)	Monica Blanchard	
Carriage Crossing Ln	Karen Obabayashi	281-213-3925
Maple Mill	Dawn Shirley Bladenboro	281-373-4892

Thank you Block Captains for your efforts!

What are the Responsibilities of a Block Captain?

We still have several streets without Block Captains. Being a Block Captain requires minimal effort. Responsibilities include:

- Passing out the directory once a year, as well as, any important information our HOA Committees may need to convey to all of the residents.
- Represent your street in any concerns or ideas your neighbors may have with the board or other HOA committees.
- Promoting and having a block party on National Night Out – the first Tuesday of August every year.

We meet quarterly to discuss any new ideas on how to make our neighborhood a better place. Although the meetings are voluntary, they are beneficial, and even if you can't attend we welcome any comments or suggestions. Please contact Susan White at 281 373 5084 or email susan__white@sbcglobal.net.

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713-896-1001

CYPRESS MILL MARKET REPORT

Courtesy of "DAVID FLORY"

This market information report is provided to keep you informed of resale market activity in your subdivision.

	Jun 04	Jul 04	Aug 04	Sept 04	Oct 04	Nov 04
\$200,000 Above	1	1	0	0	0	0
\$180,000-199,999	0	0	1	0	0	0
\$150,000-179,999	1	2	0	0	0	1
\$120,000-149,999	4	4	3	5	4	1
\$100,000-119,999	1	2	1	1	1	2
\$100,000 Below	0	0	0	0	0	0
TOTAL	7	9	5	6	5	4
Highest \$/Sq Ft	73.23	78.54	74.43	71.78	78.57	76.70

This chart represents the homes that have sold and closed in the past 6 months according to the Houston Multiple Listing Service.

#1 Selling Agent In Cypress Mill 2001-2003

David "Super Dave" Flory



- #3 Realtor in Houston (out of 10,000)!*
- Top 1% of Realtors in the U.S.
- Over 450 Homes SOLD in 2003
- Over 96% of David's Listings Result in a Sale

HIGHEST PRICE PER SQ.FT. resale homes sold in
Cypress Mill: \$78.76

RE/MAX
Professional Group
281-894-1000

Direct line: **281-477-0345**

*Ranked by the Houston Business Journal 3/2004

CYPRESS MILL

CYPRESS MILL HOA, INC. 2005 REVISED PRELIMINARY BUDGET

INCOME

Maintenance Fees	
1380 Homeowner lots @\$430.00	\$ 593,400.00
139 Dev/Bldr lots @ \$215.00	\$ 29,885.00
Closings @ 15 per mo	\$ 19,330.00
Misc. Income	<u>\$ 15,000.00</u>
TOTAL INCOME	\$ 657,615.00

EXPENSES

Utilities	
Elec - Rec Center	\$ 28,500.00
Elec - Entryway	\$ 5,000.00
Elec - Street Lights	\$ 87,000.00
Water/Sewer - Rec/Center	\$ 540.00
Water/Sewer - Entryway	<u>\$ 6,500.00</u>
TOTAL UTILITIES	\$ 127,540.00

Contract Services	
Alarm System	\$ -0-
Club House Cleaning	\$ 5,000.00
Pest Control	\$ 2,000.00
Landscape	\$ 102,000.00
Pool	\$ 59,500.00
Courtesy Patrol	<u>\$ 13,300.00</u>
TOTAL CONTRACT SERVICES	\$ 181,800.00

Repair & Maintenance	
Pool Supplies/Repairs	\$ 12,700.00
Grounds Improvements	\$ 4,000.00
Deed Restriction Mowing	\$ 3,000.00
Access Card System	\$ 1,000.00
Club/Fitness Room	\$ 5,000.00
Sprinkler Repairs	\$ 10,000.00
Tennis/Basketball Court Repairs	\$ 2,000.00
General Repairs	<u>\$ 6,000.00</u>
TOTAL REPAIR & MAINTENANCE	\$ 43,700.00

Administrative	
Tax Preparation/Audit	\$ 1,850.00
Legal Fees	\$ 5,500.00
Management Fee	\$ 37,800.00
Postage	\$ 6,400.00
Telephone	\$ 7,680.00
Copies	\$ 7,300.00
Pool Tags	\$ 1,100.00
Misc. Admin.	<u>\$ 16,000.00</u>
TOTAL ADMINISTRATIVE	\$ 83,630.00

Committees

Newsletter	\$ 500.00
Social	\$ 5,000.00
Golf Tournament	\$ 0.00
Yard of the Month	\$ 3,150.00
Swim Team	\$ 12,000.00
Block Captain	<u>\$ 2,500.00</u>
TOTAL COMMITTEE	\$ 23,150.00

Insurance & Taxes

TCP	\$ 14,970.00	
D & O	\$ 2,800.00	
Loan for Fence	\$ 49,000.00	FULL AMT!
Property Tax	\$ 500.00	
Federal Tax	\$ 500.00	
Sales Tax	<u>\$ 350.00</u>	
TOTAL INSURANCE & TAXES	\$ 68,120.00	

PAYROLL

Administrative Assistant	<u>\$ 13,300.00</u>
	\$ 13,300.00

TOTAL OPERATING EXPENSE \$ 541,240.00

BALANCE \$ 116,375.00

Proposed 2005 Capital Project Cost

Equipment

Exercise Equipment	
(Dumbbells \$1100.00)	<u>\$ 2,000.00</u>
Total	\$ 2,000.00

Facilities

Replace Cypresswood Pool deck, coping, tile, state code other misc. items	\$ 43,810.00
Rehab Cypresswood Facility	\$ 43,940.00
Resurface Tennis/Basketball Court	\$ 4,800.00
Pool Furniture - tables	<u>\$ 2,500.00</u>
Total	\$ 95,050.00

Landscape

Remove 97 trees @ \$85+ per tree	\$ 8,925.00
Install 32 trees @ \$300+ per tree	<u>\$ 10,400.00</u>
Total	\$ 19,325.00

Total 2005 Capital Projects \$ 116,375.00

2005 PROFIT/<LOSS> \$ -0-

CYPRESS MILL

Cypress Mill HOA, Inc. - 2005 Preliminary Budget

NOTE: This budget does not take into consideration cash on hand. This budget represents only a projection of operating and reserve expenses. Estimates included in this budget should not be interpreted as a commitment to future expenditures.

AS OF 10/25/04: 1344 Homeowner Lots
175 Builder/Developer Lots
1519 TOTAL LOTS

INCOME BASED ON \$430.00/215.00

BASED ON 1380 HOMEOWNER LOTS @ \$430.00 \$593,400

139 DEV/BLDR. LOTS @ \$215.00	\$ 29,885
Closings @ 15 per mo.	\$ 19,330
Miscellaneous Income	\$ 15,000

\$657,615

EXPENSES:

Electric - Recreation Center: Electricity for both recreation areas.

Electric - Entryway: Electricity for entryway.

Electric - Street Lights: Based on 459 poles @ \$16.30 per pole,

per month.

Water - Recreation Center: Water service for both Recreation areas.

Water - Entryway: Water service for irrigation system.

Alarm System: Miscellaneous expenses for maintaining Alarm system at Fitness Center, including Annual Alarm Permit (\$35.00)

Not monitored.

Clubhouse Cleaning: Cleaning expenses for both recreation areas on a weekly basis from May thru September at a cost of \$110 per trip and bi-weekly October thru April at a cost of \$125 per trip plus miscellaneous cleaning supplies and carpet cleaning.

Pest Control: Mosquito spraying on an as needed basis only.

Landscape Contract: Maintenance of the common areas based on 43 trips per year. Increase based on increase in services.

Pool Contract: Includes pool maintenance and lifeguard service for two pools. Includes 4% increase over 2004 contract.

Courtesy Patrol: Constable contract shared by builders, MUD, and Association. (No shared cost to the Association for 2005.) Includes funds to hire one additional constable just for the Association. Includes funds for extra coverage for community events, if necessary.

(Continued on Page 12)

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CYPRESS MILL

Budget - (Continued from Page 11)

Pool Supplies/Repairs: Miscellaneous repairs or supplies needed at the pool. Includes \$2000 to bring the Park pool and \$5700 to bring the Cypresswood pool into compliance with new State Codes.

Grounds Improvement: Extras not included in the contract, replacement of plant materials and other improvements. Includes \$1400.00 to install two live oak trees next to tennis courts.

Deed Restriction Mowing: This amount is reimbursed by the property owner.

Access Card System: Miscellaneous expenses for access card system at Fitness Center, including 400 access cards (100 cards @\$460.00)

Club/Fitness Room: Misc. repairs and preventive maintenance, including air freshening contract.

Sprinkler Repairs: Cost to maintain irrigation system.

Tennis Court: Cost to maintain courts - i.e. nets, windscreens.

General Repairs: Cost for any misc. repairs to common area - i.e. playground, signs, brick walls. Includes \$1,020 to relocate the flag pole.

Audit: Cost to prepare annual audit, and Federal tax return.

Legal Fees: Expense for collection of maintenance fees, and enforcement of deed restrictions. Costs are billed back to homeowners account.

Management Fee: Based on a full management contract. Includes an increase based on additional owners.

Postage: At cost.

Telephone: Cost for 911 and pay phones at both recreation areas and, office phone and fax line, guard phones, and DSL service. Includes adding one additional 911 phone at the Cypresswood pool as required by State Law.

Copies: Cost for photocopying.

Newsletter Committee: Funds for committee functions (\$1,000). Monthly newsletters are printed and mailed at no cost to the Association.

Social Committee: Funds for committee functions. Various community parties, annual party, Easter egg hunt, Fourth of July, Back to School party, Halloween party, Christmas party.

Yard of the Month: Five Yard of the Month awards @ \$50 per month (March through November) with the exception of December which will be \$100.

Pool Tags: Based on approximately 2600 pool tags at a cost of \$0.32 and pool registration expense.

Swim Team: Funds for swim team.

Block Captain Committee: Funds for committee functions.

Misc. Admin.: Cost for any misc. administrative expenses such as website, storage of records, computer repairs donations, demand letters. Some costs are off set by misc. income.

TCPP: Insurance coverage for the property. Includes an increase of 10%.

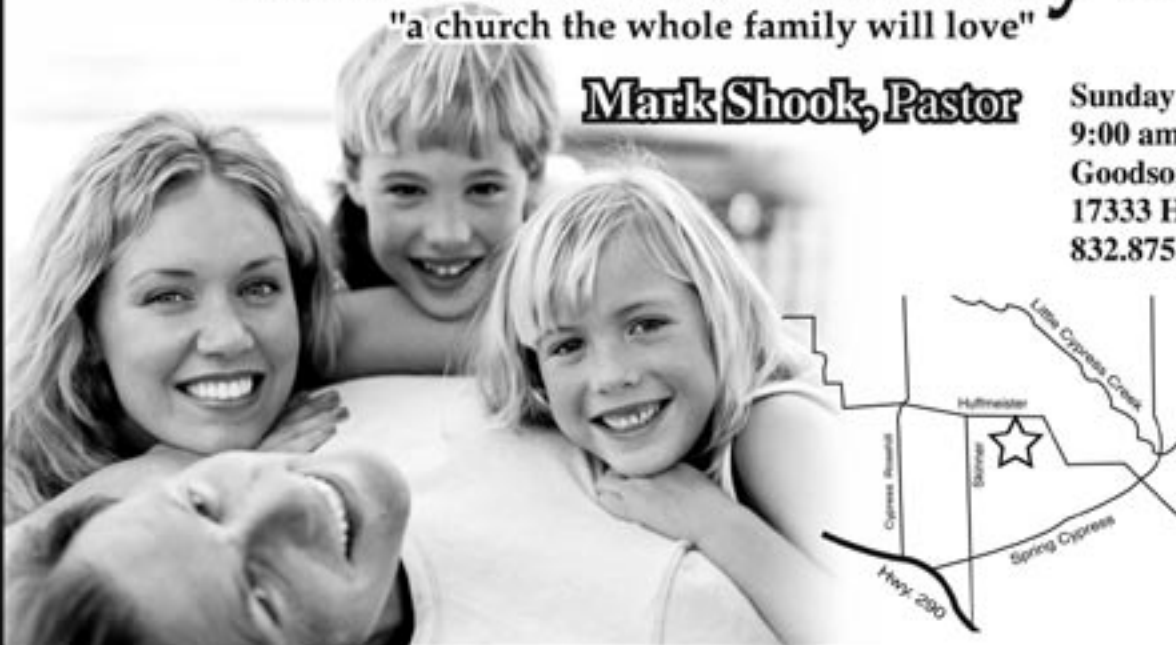
(Continued on Page 13)

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CYPRESS MILL

Budget - (Continued from Page 12)

D & O: Insurance for the Directors and Officers. Includes and increase of 10%.

Loan for fence: Repayment of Loan at Sterling Bank based on 6.75% for years one (1) through three (3) then 7.00% for years four (4) through five (5).

Property Taxes: Taxes due on common areas.

Federal Taxes: Taxes due on any income other than maintenance fees.

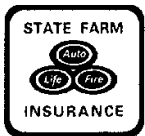
Sales Tax: The State Comptroller's office is now requiring management companies to collect sales tax on the copies we make for communities. This is an estimate based on the total amount

2004 CAPITAL PROJECTS COMPLETED

Exercise Equipment -	\$ 16,000
(Dev. Donation)	<u>8,515</u>
	\$ 7,485
Mats for Weights	\$ 275
Pool Furniture - Tables	\$ -0-
(Put in 05 Budget)	
Park Landscaping & Equipment -	\$ -0-
Pool Equipment -	\$ -0-
(\$5000 Put on Hold)	
Replace CW Pool Fence -	\$ -0-
(\$2900 Included in CW Facility Rehab Bid)	
Finish Sidewalk Est. Park -	\$ 3,750
2 Light Poles Est. Park -	\$ 6,485
(Dev. Donation)	<u>6,485</u>
	\$ -0-

Replaced Fencing, stone on columns and signs on CW	<u>\$243,250</u>
TOTAL:	\$269,760
LESS DEV. DONATION:	<u>\$ 15,000</u>
	\$254,760

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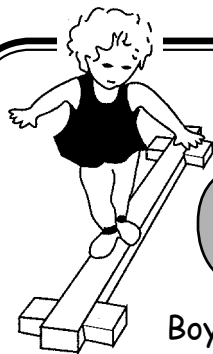
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CYPRESS MILL

Good Shepherd United Methodist Church

ATIME FOR REFLECTION AND VISION

As January begins it is a time for both reflection and vision. On the reflection side, what an exciting year we have had. 2004 saw continued growth in ministry and the ability to be a servant to the community for Good Shepherd. From "fun" programs to those deeply spiritual it is our vision as a body to match the excitement of our members and to reach into the community to be a presence for Christ. What a blessing to be able to allow all to know that Christ loves them and is there for them at all times. This spirit saw our fellowship grow dynamically in so many different respects - Studies, Youth Groups, KidSpirit, UMARMY, Fourth of July, local mission weekends, Easter Egg Hunt, our first international mission trip, Pumpkin Patch were all chances to reach out. Of course the most immediate reflection is upon the Christmas season just finishing. The tree lighting and related festivities - annual hayride Sights, Sounds and Smells of Christmas were great celebrations of fun. But the most important, and really most fulfilling, were those that celebrated the "Spirit" of the season.

Camp for Christ Highlights - Of special note, and with great thanks to all of the neighboring communities the junior and senior high groups marshaled their resources to meet the needs of those in our community with Camp for Christ. The participation of 57 youth plus

sponsors over a month, under girded by your generosity, wrapped up with the complete filling of a 17 foot truck with clothes, blankets, and other necessities for the Star of Hope Mission. A tremendous experience for all who participated.

Then, the real excitement of worship, both in music at the childrens and adult Christmas programs, and with the celebration of the miracle of Christs birth on Christmas Eve in four services. But with reflection also comes vision where are we going in the New Year and how can we further minister in the community. There are many ways:

Bible Study: We have several studies meeting virtually every day of the week. They range from womens, mens, couples, and youth. We also have contacts for many other studies throughout the community. More are on there way here at Good Shepherd. Join or call us for details on any of these.

Prayer: We strongly believe in the power of prayer and encourage an active prayer life within our fellowship. Prayer chains, prayer groups, and prayer lists including on line at www.cypressgs.net/ and a prayer time in each worship service help draw us closer to our Lord.

Service and Mission: We have groups active in many areas such as very active Women and Mens groups, CAM, Habitat for Humanity, (Continued on Page 15)

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New Year

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Podiatric Sports Medicine
*Diplomate, American Board
of Podiatric Orthopedics*

CYPRESS MILL

Good Shepherd - (Continued from Page 14)

and many more. Of special note here are the mission trips our youth will be taking next summer. Senior high can participate in U.M.Army, the annual camp that provides youth the ability to help repair the homes of those in need, in July. Junior high students are set to go to JUMMP in June, which is a less intense version of U.M.Army. Registration for all three starts in January so contact our youth group or the church office for more information on where you can get involved. Adults another mission trip is on the drawing boards. Stay tuned for details.



Small Groups: We currently have over 15 groups meeting and are ready to start more. This is a great way to cut through the clutter of insincerity that exists around us and truly get to know and serve with what quickly become a committed group of friends. Contact Rick for more details.

WORSHIP: We meet in 3 very different and special services each week. On Saturday evening at 5:55 we have a very informal "coffee house" and worship gathering called Common Grounds. A great opportunity to meet and worship that actively includes music and drama. On Sunday two services first a more traditional service at 8:31 that features the time-honored music and liturgy that we continue to cherish today. Then at 10:59 a Contemporary Praise service featuring a time of community praise and contemporary Christian music. These

services offer a place for all find one that is your style and join in. God wants to meet with you!

For that is really what the vision is for each of us in 2005. Find a place where you can serve, worship, and fellowship. God truly wants to be a part of your life and looks to meet with you in Study, Prayer, Service and Worship. We encourage you to find a place for yourself and your family this year.

Good Shepherd is located on Cypresswood, two blocks east of Mason Rd. Call 281 373-CARE (2273) for more information. Find more information on the web at www.cypressgs.net/!



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Fountain of Life Fellowship Non Denominational Spirit Filled

Starting January 9, 2005

We are starting the New Year off with an exciting series of messages from Pastor John LaLonde, called "Family 101, Learning Gods Way." This series of messages focuses on todays family and Gods plan for their success.

Messages include:

- Marriage: "A Marriage Made Where?"
- Husbands: "Gods Man For The Hour"
- Wives: "Gods Plan For Completion"
- Parenting: "Raising Lights In The Darkness"
- Children: "Gods Leaders For The Next Generation"
- Family Finances: "Gods Plan For Financial Freedom"
- "Get out of Debt Quick"

WEEKLY SERVICE TIMES AND CONTEXT

We offer Saturday night services, which are perfect for anyone wanting to sleep in at least one day out of the week. Come join us at 6:30 p.m. on Saturday evening for an uplifting time of praise and worship, followed by a life-enrichment sermon. A nursery is provided for this service.

We offer Sunday worship services and Childrens Church, which are available for those who traditionally worship on Sunday mornings.

Come join us at 10:45 a.m. for this service. A nursery is provided for this service,

The Word of God is taught, not preached, to those who are striving to have more in life then just "stuff." We, at *Fountain of Life Fellowship*, put our primary focus on "transforming families; transforming lives." Jesus Christ died on the cross to give us life. Come experience the abundant life, through the power of His Word.

MIDWEEK BIBLE STUDY

We study the Word together in small groups called "Mid Week Connection (MWC)." This is a great time to pause in the middle of a busy week and be re-energized by fellowship, praise and worship, prayer and study of Gods Word. MWC groups meet in the home of each group leader and are available on Tuesday and Wednesday nights. MWC groups are comprised of singles; young married couples; adults; and mature adults. In addition, we have a vibrant and exciting Kids Group and Youth Group which meet separately at the church on Wednesday nights. MWC groups allow everyone to be aligned with their particular marital status and age group. MWC groups allow relationships with God and Gods people to grow through strong ministry in a more intimate setting. A nursery is provided for

(Continued on Page 17)



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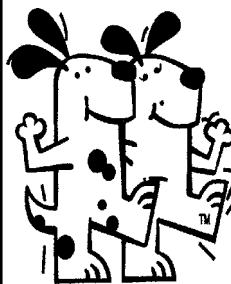
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Fountain of Life - (Continued from Page 16)

the MWC groups that meet on Wednesday evening.

PRAYER

We are Gods people, called by Gods name and we come together to pray each Sunday evening at 6:30 p.m. We also have a monthly "prayer vigil" to lift up prayer requests and concerns. When you have a prayer need of any kind, we are here to pray with you and for you. If you can not join us for prayer, please call our church office and leave your prayer request with us. We will convey your request to our Pastors, our Prayer Warriors and our Mid Week Connection leaders. Prayer will be lifted up in your behalf.

ABOUT US

- We are located just 1.5 miles off Hwy 290 at 15010 Mueschke Road.
- A nursery is provided during all services.
- For more details, please contact us at 281.373.9337

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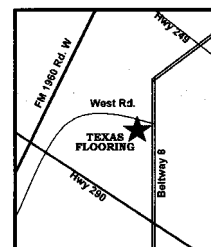


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CYPRESS MILL

Fairfield Baptist Church

Upcoming Events

Welcome to 2005. On January 9 we will implement our new Sunday Worship Schedule. Worship Service and Sunday School will be held at 9:00 and 11:05 am. Kidstuf Family Ministry and Student Ministry Bible Study will be held at 10:15 am. Come and join us in worship.

God's Little Angel's MDO Fall Registration will begin in January for currently enrolled families. Open Enrollment will begin February 2 and continue until all classes are complete. God's Little Angel's MDO is a Tuesday/Thursday program which runs from 9 am to 2 pm and follows the Cy-Fair calendar. For more information concerning our program, contact Director, Jenny Cunningham, at 281-373-5446 or jenny.cunningham@fairfieldbaptist.com.

Join Student Ministry for Winter Camp on February 25-27, 2005 in Trinity Pines TX. Master's Commission, a Disciple/Drama group will be the Special Guest, along with Rodney Ring and the Big E. Cost will be \$100. Our regular worship times are Wednesday night "Halftime", from 6:45-9:00 pm. Sunday morning small groups at 10:15 am, Sunday evening "Free Shipping" from 5:00-7:00 pm. If you would like to be added to weekly e-mail updates, please e-mail vickie.brummett@fairfieldbaptist.com. Events and schedule updates are also available on our website.

Financial Peace University is a Dave Ramsey video based financial planning class meeting on Sunday nights. Orientation is Sunday,

January 2 and 9 at 5:00 pm. New classes will begin Sunday, January 16, 2005 at 5:00 pm and Monday, January 17 at 6:30 pm. Join us to learn how to better manage your finances and become debt free. Visit www.fairfieldfpu.com for more information.

Make plans to join us for the Ladies Bible Study Coffee, January 5 at 9:30 am. Classes begin January 19, 2005 at 10:00 am and include Precepts Philippians, Believing God by Beth Moore and Seasons of a Woman's Life by Laurie Cole. Evening Bible Studies will also be available beginning Wednesday night January 19 at 6:45 pm and Thursday night beginning January 20 at 7:00 pm. Check our website for more information.

Services: Fairfield Baptist Church has Worship Services and Bible Study at 9:00 and 11:05 am with Kidstuf Family Ministry and Student Ministry classes at 10:15. Adult Community Groups meet on Sundays and throughout the week for Bible study and fellowship in numerous locations throughout the area. "First Wednesday", is our unique casual, interactive service that we offer the first Wednesday of each month at 6:45 pm.

Location: We are located at 27240 Hwy 290 between Mueschke and Mason Roads. For more information call us at 281-373-5446 or email us at info@fairfieldbaptist.com. Visit our website for current information on all activities and events and schedule updates at www.fairfieldbaptist.com. Come check us out!



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 - Mom & Tots: 18-36 months
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Happy New Year



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The Park Section

Lorraine Aguilar		B	281-304-8050
Kathryne Andreo	13	B, P	281-304-9876
Jimmy Born	14	Y	281-304-9319
Lance Brooks	14	B, P, Y	281-304-8077
Lauren Bryant	15	B	281-304-8873
Michelle Bryant	13	B	281-304-8873
Katie Colvin	15	B, P	281-256-3158
Krissy Conroy	15	B	281-256-1484
Brittany Hammett	15	B, P	281-304-7460
Katherine Ingram	15	B	281-304-4406
Leana Kelley	15	B, P	281-373-4053
Heather Koehn	12	B	281-373-4231, 281-304-0612
Teri Lyles	13	B	281-304-0359
Toni Lyles	17	B	281-304-0359
Tori Lyles	16	B	281-304-0359
Amanda Mooney	14	B, P, VW	281-304-1327
Megan Mullins	16	B	281-304-0487
Kayla Schewe	13	P	281-304-8873
Chris White	13	B, Y, VW	281-373-5084

The Place Section

Eleanor Bender	16	B, P	281-373-4397
Nicky Burgess	15	B, P, Y	281-373-4070
Allison Diaz	16	B	281-373-0550
Kayley Pavlock	15	B, P	281-304-7079
Abigail Givens	13	B	281-373-9735
Elizabeth Givens	12	B	281-373-9735

The Estates Section

Angelica Butler	12	B, Y, VW	281-304-6075
Cinjin Casillas	14	B, P, VW	281-256-0837
Amanda Dinbali	14	B, P	281-304-0985
Brittanie Hammer	13	B	281-304-0592
Megan Michelletti+	13	B, P	281-256-0131
Merissa Micheletti+	15	B	281-256-0131
Annisa Wilson	18	B, P	281-304-0982

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To update your information or be added to the directory, please contact Geneva Fritch, 281-304-1255 or e-mail Cypressmillmessenger@yahoo.com.

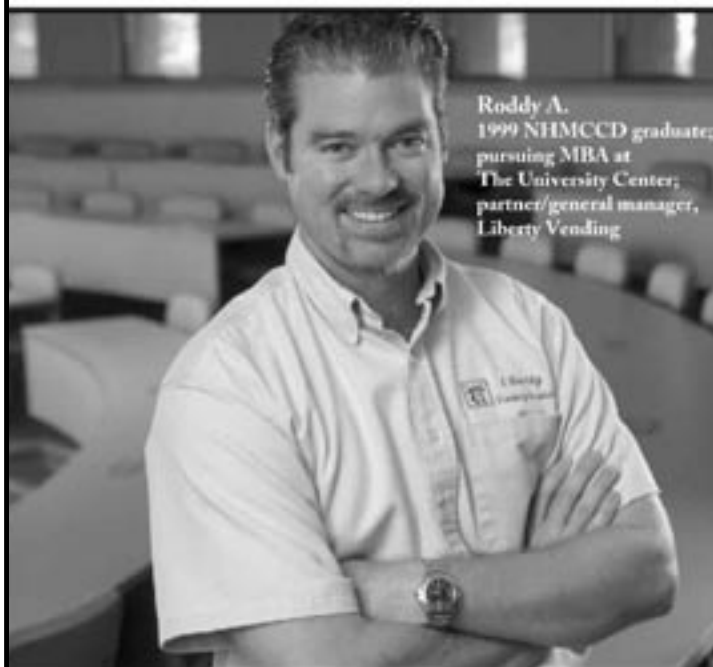
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Cypress Mill Mako Sharks Swim Team NEEDS YOUR HELP!!!

We are currently recruiting adults for some of the numerous volunteer positions that are necessary to run the swim meets. The children of Cypress Mill will not be able to participate without your help!

Contact: Maureen Powell 281-304-6958 mdjpowell@yahoo.com

Tina Strautman 281-213-9732 strautman5@ev1.net

No previous experience required

- **Stroke and Turn Officials:** Free training required. This is one of the most important positions needed. The team will need approximately 7 officials. This position will watch the swimmers and look for violations in swim stroke and turns.
- **Starter:** Free training required. The starter will be responsible for the beginning of each swim heat.
- **Referee:** Free training required. Referees will be in charge of the swim meet.
- **Clerks/Computer:** Free training required. These persons will enter swim times throughout the meet. 2-3 persons are needed.
- **Announcer:** This person should be energetic and will be announcing the meet events.
- **Timers and Scribes:** The Timers will time the swimmers and the Scribes will record the times. Several persons are needed per meet.

- **Concessions:** These people must be reliable and can handle money. Two persons are needed per home meet.

Committee Members Desperately Needed

- **Fundraising**
- **Treasurer**
- **Events (Sign-up Rally/Pep Rallies)**
- **Head Concessions**



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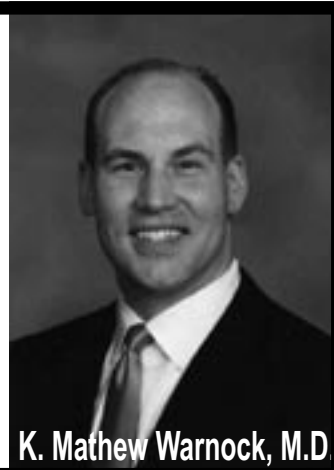
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Vacation Watch

Vacation Watch

Office of
Ron Hickman, Constable
Precinct 4, Harris County
8831 Cypresswood Drive
Spring Texas 77379-7706
(281)376-3472

Date of Report _____ Time: _____ Subdivision: _____

Name: _____ Address: _____

Phone number: _____

Date leaving: _____ Date Returning: _____

Lights left on? ☐ yes ☐ no Timers? ☐ yes ☐ no If yes, where: _____

Any autos left at location? ☐ yes ☐ no If yes, where? ☐ Driveway ☐ Garage ☐ other _____

Description of cars: _____

Authorized persons allowed on property: _____

Phone Numbers: _____ Do they have a key? ☐ yes ☐ no

Your phone number at destination in case of an emergency: _____

Is there an alarm system? ☐ yes ☐ no If yes, monitored by: _____ phone #: _____

Any animals left at the house? ☐ yes ☐ no If yes, what kind? _____ where _____

Remarks

Vacation Watch taken by: _____

Please fill out this form even if you are going to go away for the weekend and mail or fax it to Ron Hickman, Constable 281-401-6290. They will ensure that Officer Hudgens receives it and keeps an eye on your house!



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20311 Peach Mountain,
4/2.5/2, 2145 SqFt, \$128,500



20311 Bent Aspen Ct.,
4/2/2, 2326 SqFt, \$149,900



20334 Peach Mountain Lane,
4/3.5/2, 3030 SqFt, \$169,900

Dawn Fore's Cypress Mill Market Report

Neighborhood	3 rd Quarter			Current	
	Sold	\$ per SqFt	DOM	Avail	Pending
Cypress Mill Sec 1	0	-	-	8	2
Cypress Mill Sec 2	2	\$60.80	62	5	1
Cypress Mill Sec 3	7	\$63.30	64	3	1
Cypress Mill Park Sec 1	3	\$76.42	73	8	0
Cypress Mill Park Sec 2	4	\$70.99	38	7	0
Cypress Mill Park Sec 3	1	\$58.59	5	0	1
Cypress Mill Park Sec 4	0	-	-	4	0
Cypress Mill Park Sec 5	0	-	-	0	0
Cypress Mill Estates 1	2	\$67.45	58	8	1
Cypress Mill Estates 2	4	\$72.08	67	6	0
Cypress Mill Estates 3	1	\$76.56	97	0	0
Cypress Mill Estates 4	0	-	-	0	0

These numbers for resale homes were obtained from the Houston Multiple Listing Service. While we have no reason to doubt the accuracy of this information, we cannot guarantee it. This is not a solicitation of currently listed properties.

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