



# ACIA

## Happenings

*Ivy Point, Pinehurst, Club Point, Golf Villas, The Shores, The Pines and Estates of Pinehurst*

November 2017

Official Newsletter of the Atascocita Community Improvement Association

Volume 7, Issue 11

## MESSAGE FROM THE BOARD

Fall time but the weather doesn't feel like it. The year has flown by and the fall and winter Holidays are here. Your volunteer Board has been busy working on many things including working on the damages from Harvey. Working the past few years on compliance, finances and common property repairs has been a challenge. Forming committees with professionals pertinent to the need of said committee has been a huge positive to the community. The Contract and Compliance Review committee has introduced a Master Service agreement that ensures proper insurance for any company that wants to bid on our work. Found errors in our Declaration and bylaws along with policies that have not properly been recorded. The Projects and Construction Review committee finding repair work from past contractor's substandard and having to repairing it right and not put a band aid as an investment for the future. ADA Compliance in

working to bring our common properties to compliance with plans as funds become available. ACC committee with a newer system has stayed on top of the projects in the community. The newest committee, Ad Hoc committee comprised of Financial professionals and a business attorney, taking on the biggest challenge of all. Researching the inevitable, Maintenance Fees. Do or can we raise them? Do we cut back on services? Do we cut back on amenities? Do we repair the common area amenities and how are we going pay to repair them? The ACIA has 2480 homes and many amenities, some not available in common communities next to us that have rates of \$800 or more per year. Come to the monthly meetings to find out first hand what's going on in your community, don't rely on 2nd hand information.



## COMMUNITY CONTACTS

### BOARD MEMBERS

Ric Halbrook, President ..... rich@aciaadmin.com  
Edwin D'Artois, V.P. .... edwin@aciaadmin.com  
Ron Jones, Treasurer..... ron@aciaadmin.com  
Bob Garlington, Trustee ..... bob@aciaadmin.com  
Dr. Adam Bauserman, Secretary..... adam@aciaadmin.com  
Community Asset Mgmt, (CAM) ..... 281.852.1155

### SOCIAL COMMITTEE

Robert Comstock ..... rcomstock1@comcast.net  
Susan Bergquist ..... ms.susan.sb@gmail.com

### TENNIS COMMITTEE

Sue Raymond..... sueboazraymond@comcast.net  
Pam Hailey, Chair ..... pamelagenehailey@yahoo.com

### CONTRACT / PROJECT REVIEW

Gregg Mielke, Chair..... mielkehome@comcast.net  
Bob Garlington, ..... bob@aciaadmin.com

### ARCHITECTURAL CONTROL COMMITTEE

Ed D'Artois, BOT..... edwin@aciaadmin.com  
Robert Comstock, Chair ..... rcomstock1@comcast.net  
Bob Abrahamsen ..... abetex281@gmail.com  
Jeremy Williams..... jeremy@sunpacking.com  
Ken Hemby..... khemby@ccfnv.com  
Chris Peck..... chris67200@aol.com

### EMERGENCY INFORMATION

**Fire, Medical or Life Threatening Emergency ..... 9-1-1**  
P-4 Constable Dispatch..... 281-376-3472  
Humble ISD Police (Schools)..... 281-641-7900  
Atascocita Volunteer Fire Dept (AVFD)  
    *Non-Emergency Number* ..... 281-852-2181  
Harris County Animal Control ..... 281-999-3191  
Texas Poison Control Center ..... 800-222-1222

### UTILITIES

Electric, (multiple providers) ..... www.powertochoose.org  
    *Power Outages* ..... 713-207-7777  
    *Street Light Outages* ..... 713-207-2222  
Gas, Centerpoint Energy..... 713-659-2111  
    *Gas Leaks* ..... 713-659-2111  
Water, Severn Trent ..... 281-579-4500  
    *24 Hour Emergency Number* ..... 281-209-2100  
Telephone, Centurylink..... 877-290-5458  
Trash, Waste Management..... 888-964-9734  
Humble Post Office..... 281-540-1775  
Harris County MUD #132 ..... www.hcmud132.com  
Harris County MUD #151 ..... www.hcmud151.org

### SCHOOLS

Humble ISD ..... 281-641-1000  
    *Website*..... www.humble.k12.tx.us  
Pine Forest Elementary..... 281-641-2100  
Maplebrook Elementary..... 281-641-2900  
Atascocita Middle School ..... 281-641-1000  
Atascocita High School ..... 281-641-7500

### NEWSLETTER INFORMATION

Editor..... OPEN  
Advertising..... advertising@PEELinc.com

## MAINTENANCE FEE ISSUES

In 1974 the original maintenance fee for the ACIA budget was capped at \$300.00 per lot. Over the years that maintenance fee cap was increased twice by \$100 based on action voted on by qualified (maintenance fees up to date) homeowners to bring it to its current level of \$500.00.

While these actions were necessary to continue basic services of the ACIA, they fall short of keeping up with the cost of maintaining our common facilities and paying for contracted services including garbage pickup, security services, management services, legal fees, landscaping common areas, water and electric services. Most of these budget items are subject to inflation. Furthermore, our common facilities, pools, tennis courts, the Marina and parks/playground areas, are aging and some in need of costly improvements.

The US Inflation Calculator measures the buying power of the US Dollar over time. According to the US Inflation Calculator it takes nearly \$1500.00 to buy what \$300.00 bought in 1974. This does not dictate that the ACIA needs \$1500.00 per year per homeowner to operate now, but it does help explain why the current \$500.00 per year is falling short of the needed funds to continue providing quality services to our community.

As an example, garbage pickup service alone makes up approximately 30% of our operating budget and these costs are continuing to increase. Also, our Reserve Funds are critically short in terms of our ability to adequately address the maintenance needs of the common areas. Without adequate maintenance of these areas there will be a negative effect on homeowner's property values.

If we are to adequately address the maintenance and service needs of our community the structure for setting the maintenance fee cap must be addressed or the quality of our aging community will suffer. Because of these the ACIA Board is considering the available options to address these needs. A part of that process is to document the needed maintenance needs of our common assets (pools, marina, common areas, etc.) and the cost to address these needs. The Board is also considering options to contain the costs of services that are continuing to increase such as garbage pickup cost.

However, even with any adjustment in services provided, some adjustment in revenue to address these needs will be inevitable. Of course, any action to increase ACIA revenue whether by addressing the cap on maintenance fees or by way of special assessment will require an approval vote by homeowners. The Board will be providing documentation to homeowners regarding options to address funding needs in the near future.



# ACIA HAPPENINGS

## ATASCOCITA COMMUNITY IMPROVEMENT ASSOCIATION CASH ACCOUNTING REPORT as of AUGUST 31, 2017

**BEGINNING CASH BALANCE** as of July 31, 2017 \$ 634,077.88

### SOURCES OF CASH:

#### FROM DEPOSITS:

2017 MAINTENANCE FEES COLLECTED	\$12,537.42
2016 MAINTENANCE FEES COLLECTED	\$1,437.55
PRIOR YEARS' MAINTENANCE FEES COLLECTED	\$1,145.93
PAYMENTS RECEIVED IN ADVANCE	\$715.92
INTEREST ON MAINTENANCE FEES	\$1,380.22
LEGAL FEES COLLECTED	\$2,526.50
MARINA REVENUE	\$525.00
PAYMENT PLAN FEE COLLECTED	\$214.40
TENNIS COURT REVENUE	\$120.00
FOB REVENUE	\$175.00
A/R MISCELLANEOUS REVENUE	\$19.50

\$20,797.44

#### INTEREST ON ASSETS:

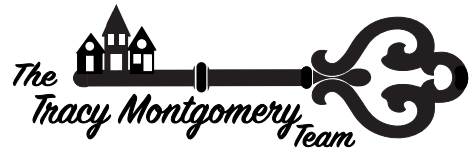
INVESTED FUNDS

\$146.81

(Continued on Page 5)

## Tips & Tricks to get your home ready for the Winter!

- Clean out gutters and downspouts.
- Check windows and doors for drafts and properly seal as needed.
- Inspect the roof and ensure that no trees or branches are hanging over your home.
- Clean out dryer vent.
- Get furnace serviced.
- Prune plants and fertilize lawn.
- Clean out fireplace and chimney.



Tracy Montgomery  
Cell: 713.825.5905

Sandy Brabham  
Cell: 713.503.8110

Lisa Hughes  
Cell: 281.323.5894

Melissa Nelson  
Cell: 832.527.4989

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# ACIA HAPPENINGS

10/1/2017

10.2.118.224/iba/patrol/monthly\_stats/printer/printer.php?index=6098



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#### Monthly Contract Stats

## ACIA - ATASCOCITA COMMUNITY IMPROVEMENT ASSOCIATIO

For September 2017

#### Categories

Burglary Habitation: 1	Burglary Vehicle: 1	Theft Habitation: 3
Theft Vehicle: 0	Theft Other: 0	Robbery: 0
Assault: 1	Sexual Assault: 0	Criminal Mischief: 0
Disturbance Family: 2	Disturbance Juvenile: 1	Disturbance Other: 5
Alarms: 26	Suspicious Vehicles: 18	Suspicious Persons: 9
Runaways: 0	Phone Harrassment: 1	Other Calls: 365

#### Detailed Statistics By Deputy

Unit Number	Contract Calls	District Calls	Reports Taken	Felony Arrests	Misd Arrests	Tickets Issued	Recovered Property	Charges Filed	Mileage Driven	Days Worked
228	42	7	6	0	0	7	0	0	461	17
E80	51	6	8	1	2	37	0	2	1071	20
E81	56	28	7	0	0	37	0	0	969	20
E82	123	20	14	0	0	29	0	0	950	19
E84	55	7	6	1	1	20	0	3	1031	16
TOTAL	327	68	41	2	3	130	0	5	4482	92

#### Summary of Events

##### Alarms:

Deputies responded to 26 residential alarms that were cleared as false alarms.

##### Traffic Enforcement:

Deputy conducted numerous traffic stops and traffic initiatives throughout the contract during the month in the interest of public safety and in an attempt to reduce the risk of motor vehicle accidents.

##### Contract Checks & Park Checks:

Deputies conducted 144 combined contract checks and park checks during the month.

##### Burglary Habitation:

[http://10.2.118.224/iba/patrol/monthly\\_stats/printer/printer.php?index=6098](http://10.2.118.224/iba/patrol/monthly_stats/printer/printer.php?index=6098)

1/3

# ACIA HAPPENINGS

(Continued from Page 3)

## TOTAL SOURCES OF CASH

\$20,944.25

## USES OF CASH:

### CASH DISBURSEMENTS-UNION BANK

\$65,380.77

## TOTAL USES OF CASH

\$65,380.77

## ENDING CASH BALANCE

\$ 589,641.36

	Current Month Aug 2017	Prior Month Jul 2017
<b>CASH</b>		
MUFG Union Bank-Operating	379,755.68	424,339.01
Mint National Bank - MM 1.00%	173,806.76	173,659.95
C/D-Mint National Bank 1.35%	36,078.92	36,078.92
<b>Total Cash on Hand</b>	<b>589,641.36</b>	<b>634,077.88</b>
<b>Total Cash</b>	<b>589,641.36</b>	<b>634,077.88</b>
<b>Accounts Receivable</b>		
Beginning Balances	12,540.89	12,540.89
A/R Interest	26,939.96	27,066.85
A/R Legal Fees	71,945.66	70,972.10
A/R Mowing Fees	1,267.50	1,202.50
A/R Returned Check Fee	913.58	913.58
A/R Miscellaneous	43.45	43.45
A/R Payment Plan Fees	868.76	1,038.16
A/R CAM Transfer Fee	175.00	175.00
A/R City of Houston	12,912.00	12,912.00
A/R-2013 Assessments	4,783.64	4,783.64
A/R 2014 Assessments	8,142.49	8,617.49
A/R-2015 Assessments	14,687.22	15,358.15
A/R-2016 Assessments	31,993.40	33,430.95
A/R-2017 Assessments	86,108.73	98,646.15
A/R DRV Cost Recovery	589.37	589.37
Allowance for Doubtful Account	(18,400.00)	(18,400.00)

(Continued on Page 6)



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# ACIA HAPPENINGS

(Continued from Page 5)

Total Accounts Receivable	255,511.65	269,890.28
<b>***Pre Paid Expenses***</b>		
Prepaid Expenses	13,464.31	13,464.31
<b>Total Pre Paid Expenses</b>	<b>13,464.31</b>	<b>13,464.31</b>
<b>Total Current Assets</b>	<b>858,617.32</b>	<b>917,432.47</b>
<b>Property and Equipment</b>		
Entrance Sign	5,908.68	5,908.68
Land	73,000.00	73,000.00
Land - Pinehurst & Lots	160,000.00	160,000.00
Marina	130,402.00	130,402.00
Lighting	11,623.00	11,623.00
Furniture	32,607.32	32,607.32
Pool Facilities	593,031.00	593,031.00
Playground Equipment	150,221.88	150,221.88
Irrigation	3,800.00	3,800.00
Tennis Courts	145,952.41	145,952.41
Accumulated Depreciation	(1,015,363.24)	(1,015,363.24)
<b>Total Property &amp; Equipment</b>	<b>291,183.05</b>	<b>291,183.05</b>

(Continued on Page 8)

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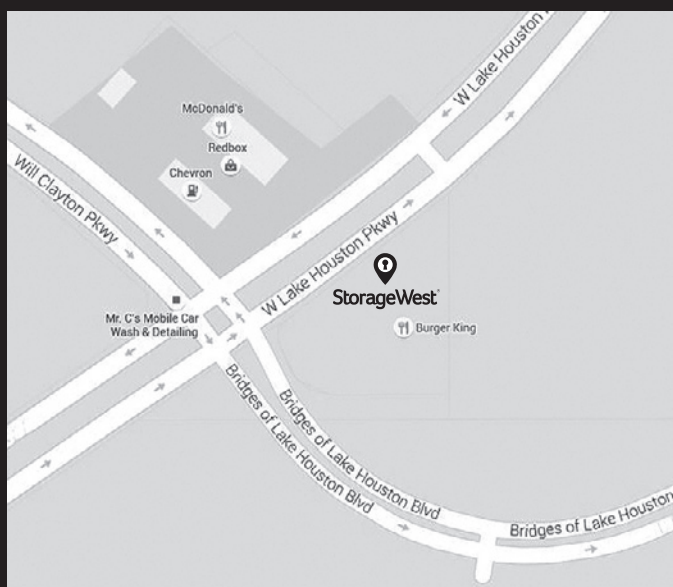


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# ACIA HAPPENINGS

(Continued from Page 6)

TOTAL ASSETS	1,149,800.37	1,208,615.52
	Current Month Aug 2017	Prior Month Jul 2017
<b>***LIABILITIES***</b>		
<b>Current Liabilities</b>		
City of Houston-Rebates	13,710.00	13,710.00
Accounts Payable	80,797.58	39,808.17
<b>Total Current Liabilities</b>	<b>94,507.58</b>	<b>53,518.17</b>
<b>Other Liabilities</b>		
Payments Received in Advance	15,513.30	14,797.38
Tennis Key Deposits	15.00	15.00
Unapplied Trash Rebate	72.00	72.00
Unearned Assessments	415,466.68	519,333.35
<b>Total Other Liabilities</b>	<b>431,066.98</b>	<b>534,217.73</b>
<b>**Property Owner's Equity**</b>		
<b>Reserve</b>		
Reserve Contribution	35,237.32	35,237.32

(Continued on Page 9)

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# ACIA HAPPENINGS

(Continued from Page 8)

Reserve-Interest Income	841.60	841.60
<b>Total Reserve</b>	<b>36,078.92</b>	<b>36,078.92</b>
Prior Year's Net Income/(Loss)	546,538.32	546,538.32
Year-to-Date Earnings	41,608.57	38,262.38
<b>Total Property Owner's Equity</b>	<b>624,225.81</b>	<b>620,879.62</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,149,800.37</b>	<b>1,208,615.52</b>

	Aug 2017 ACTUAL	Aug 2017 BUDGET	Y-T-D ACTUAL	Y-T-D BUDGET	ANNUAL BUDGET
<b>REVENUE</b>					
Maintenance Fee Revenue	103,867	96,100	828,142	768,800	1,153,200
Interest and Late Fees	1,253	2,083	14,317	16,664	25,000
Legal Fees Recovered	3,500	4,167	26,955	33,336	50,000
Returned Checks Recovered	0	0	175	0	0
Marina Revenue	525	475	8,355	6,720	7,000
Mowing Fees Recovered	65	190	(555)	360	500
DRV Cost Recovery	0	10	(125)	40	50
FOB Revenue	175	200	2,999	400	400
Tennis Court Revenue	120	0	1,645	0	0
Miscellaneous Revenue	20	0	20	0	0

(Continued on Page 11)



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# ACIA HAPPENINGS

(Continued from Page 9)

Total Association Revenue	109,525	103,225	881,927	826,320	1,236,150
Other Revenue					
Interest-Investment	147	167	654	1,336	2,000
<b>TOTAL REVENUE</b>	<b><u>109,671</u></b>	<b><u>103,392</u></b>	<b><u>882,581</u></b>	<b><u>827,656</u></b>	<b><u>1,238,150</u></b>
<b>TOTAL EXPENSES</b>	<b><u>106,325</u></b>	<b><u>118,701</u></b>	<b><u>840,972</u></b>	<b><u>798,515</u></b>	<b><u>1,207,820</u></b>
<b>NET PROFIT / (LOSS)</b>	<b><u>3,346</u></b>	<b><u>(15,309)</u></b>	<b><u>41,609</u></b>	<b><u>29,141</u></b>	<b><u>30,330</u></b>

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