

THE ATASCOCITA FOREST COMMUNITY GAZETTE

VOL 2 ISSUE 1 | January 2018



THE OFFICIAL MONTHLY NEWSLETTER OF THE ATASCOCITA FOREST COMMUNITY ASSOCIATION

HOA Dues and Budget

DUES

Happy New Year! We hope that all of our neighbors enjoyed a happy and healthy holiday season!

Just a reminder that HOA dues for 2018 are due no later than January 31st. If you have not yet received your dues statement in the mail, please contact Pam with CAM at (281) 852-1155, or by email at pvalentine@cam-texas.com.

Dues payment options are detailed on the Association's website (www.AtascocitaForest.org) on the Dues & Payment Options page, under "About Atascocita Forest." Please note that this page is only visible to registered, logged-in users on the website. There are several different payment options, including paying online. If you have any questions or run into any problems with dues payments, please contact Pam with CAM.

When you review your statement, you will notice that dues increased from \$369 to \$390 – a 6% increase. This is the first increase in several years, as the board is committed to keeping dues affordable for residents; however, the costs of many of the services for the neighborhood have increased recently. The dues increase provides an additional \$30,000 to be used to maintain and improve our community.

BUDGET

We often hear from residents inquiring where and how dues money is spent, and with the dues increase, you may be wondering the same. We would like to take this opportunity to review the Association's annual budget and offer explanation on some of the line items. Please note that the annual budgets for the Association are available on www.AtascocitaForest.org under "About Atascocita Forest" > "Dues & Payment Options" > "Budgets & Financial Info".

The Revenue section details the Association's projected income from various sources, primarily Maintenance Fees (Dues). Additionally, we project income from sources including: late fees on dues payments, interest on investment accounts that the association holds, recovered legal fees (attorney's fees that the association must pay up front, but are later repaid by residents), recovered mowing fees (charges for performing "forced mows" on properties on which the homeowner has allowed the yard to grow excessively – these fees are paid by the association up front, but are later repaid by the resident), DRV Cost Recovery fees (the \$8 charge for certified letters for deed restriction violations), Pool Band (ID) revenue (cost residents pay

for pool bands in the summer), and Fob revenue (cost residents pay for park and tennis court fobs).

The Expense section outlines the various expenses that the Association pays in order to maintain and operate the neighborhood and HOA. Please note that line items listed below are from the 2017 budget; line items are often the same from one year to the next, but there may be special items that

- Management – the contract cost for Community Asset Management to perform the various administrative tasks for the Association.
- Legal Fees & Services – the budgeted amount for attorney's fees that we project to pay up front. Note that in many cases the majority of these fees are recovered, although it may not be until several years later.
- Bad Debt / Foreclosures – the projected dollar amount of unpaid dues.
- Accounting (Audit) – the budgeted amount for the Association's annual accounting audit to ensure financial compliance, due to the HOA's non-profit status.
- Security Contract – the contract amount for the neighborhood security patrol provided by off-duty law enforcement officers. This service is separate from the MUD's contract with Precinct 4 Constables, which is paid on your water bill each month.
- Security Supplement – this is a budgeted amount the board sets aside to provide additional security patrols in the neighborhood if and when needed (hopefully not!). During periods when there is a pattern of crime (such as during December before Christmas), the board will elect to increase the frequency and length of patrol shifts throughout the neighborhood to deter and detect crime.
- Community Events – the budgeted amount for neighborhood events throughout the year, including Halloween Bash, the summer Pool Party, and National Night Out.
- Community Website – the contract cost for the Association's website service
- Pool Contract – the contract cost for the pool management company's services, including weekly pool cleaning and maintenance throughout the year, as well as lifeguard services during pool season.
- Pool Chemicals/Supplies – additional budgeted amount for

(Continued on Page 3)

IMPORTANT NUMBERS

EMERGENCY NUMBERS

EMERGENCY911
Harris County Animal Control 281-999-3191
Poison Control 800-222-1222

NON-EMERGENCY NUMBERS

Pct 4 Constable Non-Emergency Dispatch..... 281-376-3472
Atascocita Volunteer Fire Dept. 281-852-2181
Harris County Precinct 4 281-376-3472
Texas No Call List Registration 866-TXN-OCAL
Emergency Roadside Assistance..... 800-525-5555

SCHOOLS

Humble ISD 281-540-1775
Whispering Pines Elementary..... 281-641-2500
Humble Middle School..... 281-641-2500
Humble High School 281-641-6300

UTILITY NUMBERS

Report Power Outage - Centerpoint..... 713-207-7777
Report Street Light Outage - Centerpoint 713-207-2222
Report Gas Leak - Centerpoint 713-659-2111
Centerpoint (Gas) 713-659-2111
Call Before You Dig 811
Water - SiEnvironmental..... 832-490-1600
Emergency Number 832-490-1601
Electricity - Multiple Providers..... www.powertochoose.org
Trash - RR&R of Texas..... 866-516-9805
MUD District www.TrailoftheLakesMUD.com

PUBLIC SERVICES

Humble Post Office..... 281-540-1775
DPS Office..... 281-446-3391
Harris County Clerk (Will Clayton Pkwy.) 281-540-1173

NEIGHBORHOOD MANAGEMENT

Community Asset Management
www.CommunityAssetManagement.com
Pam Valentine..... pvalentine@cam-texas.com

ATASCOCITA FOREST COMMUNITY ASSOC.

Email the Board board@atascocitaforest.org
Website Questions/Problems..... website@atascocitaforest.org
Newsletter questions..... newsletter@atascocitaforest.org

HOA BOARD MEMBERS

Bill Wisenbaker - President billw@atascocitaforest.org
Norman Laskie - Vice President..... norman@atascocitaforest.org
Troy King - Treasurer..... troy@atascocitaforest.org
Lauren Shwartz - Secretary lauren@atascocitaforest.org
JoAnn Buehler - Director joann@atascocitaforest.org

NEWSLETTER INFO

PUBLISHER

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Road and Traffic Control Changes in Atascocita Forest

The Woodland Hills Dr. expansion project is nearing completion, and according to the Pct. 4 County Commissioner's website, is scheduled to open by April 9; however, it is likely that the project will be completed ahead of schedule and will open sooner.

In anticipation of the additional traffic on Woodland Hills Dr., the county has begun to implement additional traffic control plans. In mid-December, a 4-way stop sign was added to Woodland Hills Dr. and Liles Ln.

Additionally, the county will be installing a traffic signal at Woodland Hills Dr. and Wells Mark Dr. According to the county commissioner's website, the signal is schedule to be installed and operational in the first quarter of 2018 (barring unforeseen circumstances). This signal will provide additional safety for children crossing Woodland Hills Dr. and Wells Mark Dr. to travel between their home and school.

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(Continued from Cover)

chemicals, supplies, and equipment for the pool outside of the pool management company contract.

- Pool Maintenance – this is the budgeted amount for any needed repairs to the pool structure itself, or to pump or filtration equipment, which are not included in the pool management company's contract.
- Pool Tags – the cost of purchasing the pool bands for each season
- Pool Furniture – the budgeted amount for any necessary pool furniture maintenance or replacement (due to damage or breakage). This is not an annual budget item, but was included in the 2017 budget to purchase additional pool furniture for the covered pool area.
- Splash Pad Expenses – the budgeted amount for any maintenance or repairs to the splash pad and associated equipment
- Tennis Court Equipment – the budgeted amount for any replacement equipment for the tennis courts, such as nets, brooms, etc.
- Tennis Court Maintenance – the budgeted amount for any necessary maintenance or repairs of the tennis court itself, including the surface, windscreens, fencing, etc.
- Recreation Center Maintenance – the budgeted amount for any necessary maintenance or repairs of the structures of the recreation center (park and pool, collectively), such as the restrooms in the pool area, fencing, gates, playground equipment, etc.
- Street Lights – the annual cost for electricity to run the streetlights throughout the neighborhood. The streetlights themselves are owned and maintained by CenterPoint, but the Association must pay the electricity costs for them.
- Electricity – the budgeted amount for electricity to the pool area, park, tennis courts, and lighted signs (at Timber Forest & Atascocita Rd.)
- Water – the budgeted amount for water on Association property, including irrigation and the pool.
- Telephone – the budgeted annual cost of telephone and internet service at the recreation center (internet service is required for the security camera system).
- Grounds Maintenance – the contract cost for the landscaping service, which performs all of the mowing and landscaping in the recreation center, medians, and other Association-owned property.
- Property Mowing – the budgeted amount for “forced mows” on properties on which the residents have neglected the yard. The Association pays these fees up-front and attempts to recover them from the residents whose properties were mowed.
- Irrigation System – the budgeted amount for maintenance and repairs to the irrigation system in the recreation center and on medians (broken spray heads, leaking pipes and lines, etc.).
- General Grounds Maintenance – this is a “general” budgeted

amount that is used to pay for grounds maintenance tasks that are not covered under the Grounds Maintenance contract, such as tree trimming or removal, replacing dead trees in medians, etc.

- Pest Control Contract – the contract cost for the mosquito spraying performed in the neighborhood during mosquito season
- Insurance – the annual cost of property and liability insurance for the Association
- Property Tax – the budgeted amount for property taxes paid by the Association for HOA-owned properties
- Bank Service Charges – the budgeted amount for service fees charged by the Association's bank
- Postage – the budgeted amount for postage to send mail correspondence, including letters, statements, etc.
- Photocopying – the budgeted amount for photocopies not covered under the Management contract
- Fax Charges – the budgeted amount for faxes sent on the Association's behalf by CAM
- Meeting Expense – the budgeted amount for CAM to attend and administrate HOA meetings and the annual meeting
- Invoicing – the budgeted amount for generating annual dues statements and other invoices as needed
- Manager Demand Letters – the budgeted amount for generating and sending letters for deed restriction violations. These letters are outsourced to a service company, who generates, prints, and sends the letters.
- Plastering Pool – the budgeted amount in 2017 for replastering the community swimming pool
- Capital Improvements – the budgeted amount for any significant improvements or repairs to community amenities and structures, such as the pool area, playground, walking trail, etc.

IMPORTANT NOTES

In many cases, the dollar amounts listed for line items on the budget are projected costs based on estimates or prior years' services. We may not necessarily spend all of the money in a particular budget item, or the costs may be higher than we projected. Homeowners are welcome to review the Association's financial statements, which show the year-to-date expenditures, by requesting a copy from Pam with CAM.

As a general practice, any remaining funds that the association has at the end of the year are placed in the Capital Improvements line item for the next year. We do not take out loans or other debt to fund projects or improvements, so we must often build up the Capital Improvements budget item over several years to be able to pay for those improvements.

Finally, we would like to clarify that the Association's board members are volunteers who receive no financial compensation of any kind for serving on the board of trustees.

ATASCOCITA FOREST



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“scoop the poop”**

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AtascocitaForest.org (official website)



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HOA Board Projects

The HOA board is currently working on several projects for the community:

1. **Pool Improvements:** We are in the process of finalizing the planning and bid selection for replastering the neighborhood pool and refurbishing the concrete decking surrounding the pool. Neither the pool nor the decking surrounding it have been updated in decades, and both are in serious need of improvement. Additionally, we are planning to install both a water slide and a diving board for residents' enjoyment. We are doing our best to make sure this project will be complete by the 2018 pool season.
2. **Splash Pad Access from the Park:** We are working on having a gate installed that would allow year-round access to the splash pad from the park when the pool is closed. This gate would be locked during days / times when the pool is open, but would be unlocked when the pool is closed (including during the off-season) to allow residents to enjoy the splash pad. Our goal is for this project to be complete by the summer, barring unforeseen circumstances.
3. **Restroom Access from the Park:** Per frequent resident request, we are in the process of soliciting bids for creating a single-user restroom that would be accessible from the park. We are looking at turning the storage closet on the end of the pool building (next to the women's restroom) into the facility. We are still in the early planning phase and do not have an estimated completion time frame, but we will provide updates when we have new information.
4. **Tennis Court Updates:** We are exploring ideas and options to change the function of one of the three tennis courts. Several residents have suggested a basketball court, since Whispering Pines has removed the basketball rims from the covered basketball pavilion on school property. We welcome ideas and suggestions from residents; please feel free to email the board at board@atascocitaforest.org.

5. **Consolidating & Updating Deed Restrictions:** We are beginning the long process of consolidating and updating the deed restrictions for the community. The neighborhood is divided into 21 different sections (Sections 1-18 of Atascocita Forest, and 1-3 of The Park), and each section has its own set of deed restrictions, each with slight variations. This division of the deed restrictions creates unnecessary confusion and complication for residents and homeowners, as the deed restrictions vary slightly by section. Our goal is to have one set of deed restrictions for the entire neighborhood, ensuring that all homes are subject to the same rules and that homeowners can more easily access and understand the restrictions.

In addition to consolidating the restrictions, we would also like to update some aspects of the older restrictions, as they have not been modified since their original filing (in some cases, more than 40 years ago). This will be a long and involved process, however, and we will need your help, as updating the deed restrictions will require the input and approval of homeowners.

In order to legally change the deed restrictions, we must obtain the approval of 2/3 of the homeowners of each section – meaning 2/3 of the homeowners in each of the sections in the neighborhood must vote in favor of the changes. We welcome and encourage homeowners' ideas and input throughout this process.

We encourage you to carefully review the restrictions for your section (available on the Association's website, www.AtascocitaForest.org, under Policies & Official Documents on the Deed Restrictions Documents page) and let us know what (if anything) you would like to see changed – please feel free to email the board at board@atascocitaforest.org. We want to assure you that we are committed to involving homeowners in every stage of this process and will provide ample time and opportunity for input, ideas, feedback, and discussion.



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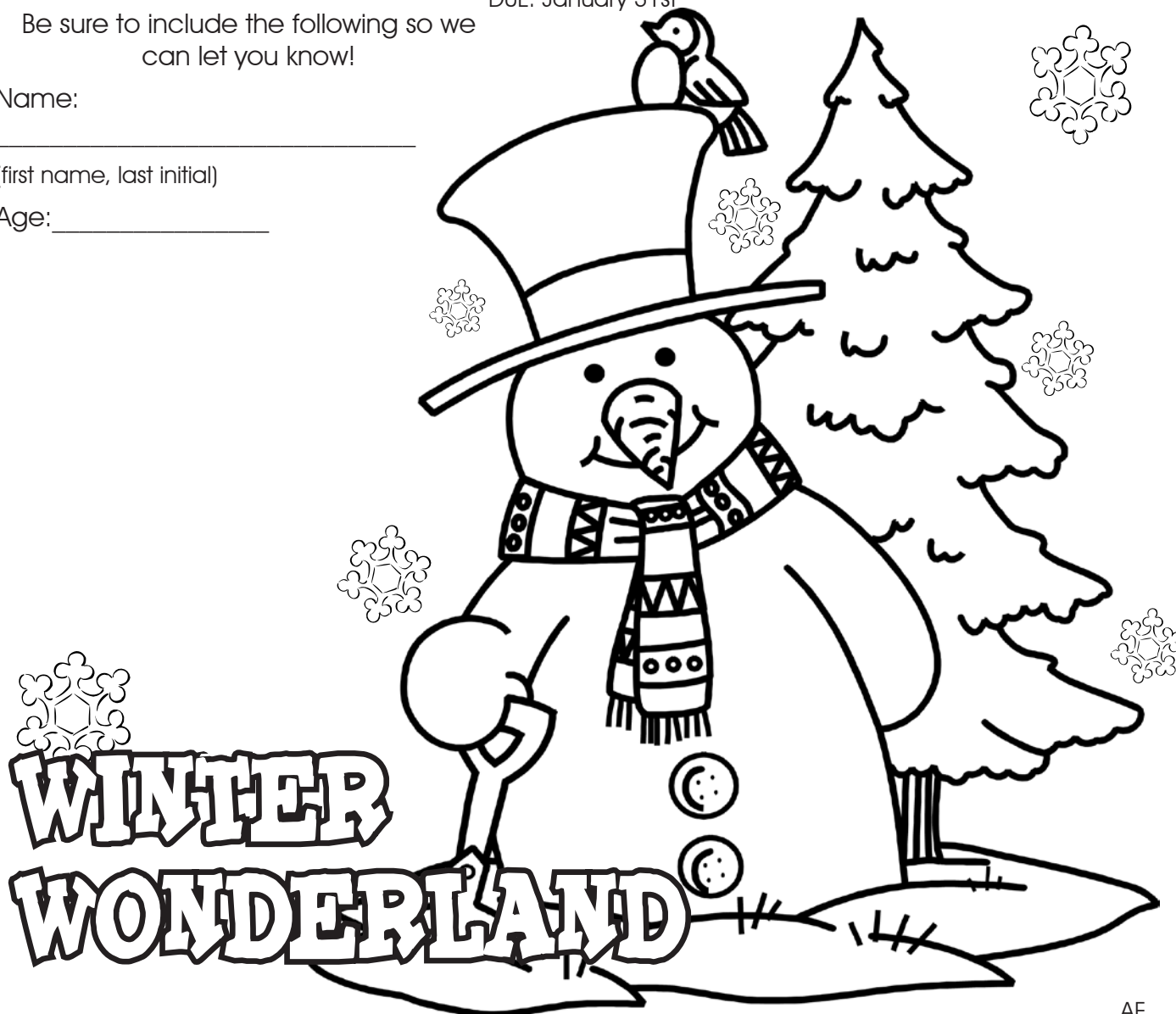
DUE: January 31st

Be sure to include the following so we
can let you know!

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(first name, last initial)

Age: _____



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