

Timbcrest HOA llc,  
Po Box 88261  
Houston, Tx 77288

# TIMBERCREST HOA NEWS

Newsletter from your Board of Directors

## EXTRA EXTRA READ ALL ABOUT IT:

**HOA Meetings will now be on Zoom, except the Annual Meeting when we vote for New Directors!!!**

**The next Meeting is scheduled for March 7, 2023 6:00pm to 7:30pm**

Zoom Link: <https://us02web.zoom.us/j/84310557792?pwd=OWZySGVBWBTdUVhZLRjkzSFovUkdtdz09>

**HOA Dues for 2023 and 2024**

**Financials & Budget (Fiscal Year October 1, 2023 - September 30, 2024)**

**Preserving the Lot Size Character of your Block - Please Review & Sign**

**Introducing Trusted Trades for Excellent Service and Fair Pricing**

**VOTE on Special Assessments for: Audit**

**Reminder of Open Board Meetings Every 2nd Thursday at 4pm**

**Hired Attorney, Shannon Lang as HOA Attorney**

**New PO Box Address for Timbercrest: PO Box 88261, Houston, Tx 77288**

**Agenda Items to Discuss at Our Next HOA Meeting:**

# TIMBERCREST HOA NEWS

Newsletter from your Board of Directors

**HOA Meeting December 7, 2023 at The Young Library (MLK & Griggs) at  
6:00pm to 7:30pm**

## Proactive Drains Cleaning: Keeping Our Neighborhood Flood-Free

As the rainy season approaches, it is crucial for us to address an important issue within our community - clogged drains. The accumulation of leaves and debris can obstruct drainage systems, leading to potential flooding.

As responsible residents, it is paramount that we adopt a mindset of looking out for one another. Some members of our community, especially the elderly, may be unable to address blocked drains themselves. By stepping up and taking the initiative to clean out clogged drains, we can prevent flooding and protect our neighbors' properties.

Remember, a little effort from each one of us can go a long way in ensuring the safety and well-being of our entire neighborhood.

## HOA Dues for 2023 and 2024 No Later Than January 1, 2024

The dues have been set at \$250 per lot. Please ensure that you list all the addresses you are paying for on a separate sheet or in the memo of your check.

We understand that transparency regarding our finances has been lacking in recent years. We have attached the proposed budget for 2024.

While we are in the process of implementing online payment systems for future dues, for this year, we kindly ask that you remit your payment via check to the Timbercrest Homeowners Association at PO Box 88008 Houston, TX 77288-0008. or mail to 3321 Prospect St. Houston, Tx 77004

A late fee of 15% will be assessed effective February 15, 2024.

This action is being taken to bring Timbercrest financial house in order and to pay for critical initiatives that are noted in our newsletter. and our last In Person HOA meeting.

We value your input and invite you to join our quarterly Homeowners Association meeting and/or Monthly Open Board Member meetings. This meeting can be attended either in person or via the following Zoom link: <https://uso2web.zoom.us/j/84310557792?pwd=OWZySGVBWWTdUVHZLRjkzSFovUkdtdzo9>

We look forward to seeing you at our upcoming meeting and thank you for your understanding, support, and dedication to making Timbercrest an even better place to call home.

### Caring for our lawns during the Winter months:

To protect lawns during the winter, homeowners can consider the following tips:

1. Remove fallen leaves regularly to prevent suffocation and disease.
2. Keep the lawn mowed at a height of around two inches.
3. Aerate the soil to improve air circulation and water absorption.
4. Fertilize with a winter-appropriate blend that encourages root growth.
5. Limit foot traffic on frozen grass to avoid damage.
6. Water minimally, as most grass types are dormant during winter.
7. Clear snow or ice promptly from the lawn to prevent compaction.
8. Avoid excess use of de-icing salts, as they can harm grass.
9. Repair bare spots by reseeding or adding sod.
10. Consult local gardening experts for specific lawn care recommendations.

### Introducing Trusted Trades for Excellent Service and Fair Pricing:

We have vetted and recommended tradesmen who provide exceptional service and fair pricing, aiming to alleviate concerns and ensure our elderly homeowners are not taken advantage of. If you have any questions or suggestions, please reach out - we value your input as we build a strong and supportive community.

Rodrigo Garcia - Welder

Iron Fences

832-782-7395

Customer Satisfaction Guaranteed

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Ramos Landscaping

Trees, Pavers, Grass, Tree Removal,

Large Projects

832-609-8947

Customer Satisfaction Guaranteed

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### Seeking Members to serve:

Here are the appointed positions open:

Secretary

Committee Positions Available:

Architectural, Security, Beautification, Caring for our Elderly

### Communication:

New PO Box Address for Timbercrest:

**PO Box 88261, Houston, Tx 77288**

We reduced the cost of the mailbox by \$136.00 a year

Communicating with our Board is easy:

[Board@TimbercrestHOA.org](mailto:Board@TimbercrestHOA.org)

# Agenda Items to Discuss at Our Next HOA Meeting:

## VOTE on Special Assessments for: Audit

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In our recent homeowners association meeting, a member suggested auditing the association's books. The Board supported the idea but emphasized that it would require approval from the homeowners association, along with a special assessment on members. Considering the potential legal expenses we could have incurred due to the recent lawsuit, implementing a property management software called the Buildium system seemed like a practical solution.

To facilitate this, we have hired a virtual assistant to input payment information into the system, allowing us to identify delinquent homeowners. While this process may be time-consuming, we believe it will provide valuable data to improve our association financial understanding today and in years to come and aid in protecting property values long term.

Please go to our website to see how the Board is addressing these concerns as well as others. Our website is [TimbercrestHOA.org](http://TimbercrestHOA.org).

## *Preserving the Lot Size Character of your Block - Please Review & Sign:*

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Over the next few weeks, we will be meeting with the Planning & Development department to submit an application in order to prevent developers from building multifamily and commercial buildings in our community.

As concerned members of our association, we understand the impact that these developments can have on our quiet and neighborly environment. In order to gather support for our cause, we have included frequently asked questions and answers on our website. We kindly request that you take a moment to review them to understand the details of this issue.

To further demonstrate our commitment, Melissa Walters, Andy Moran, or Todd Boring will be visiting your homes in the coming weeks. They will be requesting signatures for a petition supporting a minimum lot size block. By signing this petition, you are indicating your support for preventing developers from coming into our neighborhood.

Furthermore, we will be reaching out to the homes on Oakdale and Southmore, as well as those homes east and west from us, Sampson to Tierwester. Our aim is to encourage a united front against unwanted development.

Once the (6) applications are completed with at least 51% of the block signatures it will take approximately 210 days to approve assuming no protests. Together, we can protect the unique character of our neighborhood and maintain the quality of life we all enjoy.

## *The HOA as hired HOA attorney Shannon Lang:*

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We have hired Shannon Lang, attorney at law who will join our board and HOA meetings, addressing members with claims of understanding Texas property code. They will ensure our compliance, guide us through legal nuances, handle elections and update our bylaws and deed restrictions. This will promote a thriving community and increase property values over the long term.

Please find below the items scheduled for voting which the BOD will write into the bylaws at the HOA meeting on March 7, 2024 at 6 PM. In order to facilitate informed decision-making, we have provided the benefits and drawbacks of each item for your consideration.:

<https://us02web.zoom.us/j/84310557792?pwd=OWZySGVBWBTdUVhZLRjkzSFovUkdtdzo9>

### 1. Acceptance/Decline of Airbnb Operating in the Community

- Benefit: Allowing Airbnb can increase the homeowner's cash flow through additional rental income as opposed to feeling they need to sell.
- Drawback: Airbnb rentals may lead to increased transient population and potential disturbances for long-term residents.

### 2. Term of Office for Board of Directors

- Benefit: Implementing a tiered term system allows for continuity and increased expertise on the board as experienced members can mentor newer ones.
- Drawback: Shorter terms may limit the ability of board members to fully complete long-term projects and initiatives.

### 3. Conducting an Audit for the Last Three Years

- Benefit: Conducting an audit provides transparency to homeowners and ensures financial accountability of the association.
- Drawback: The cost of the audit, estimated at \$3000, might place a financial burden on homeowners, leading to potential resistance.

### 4. Two Signatories on the Checking Account

- Benefit: Having two authorized signatories offers checks and balances, reducing the risk of financial mismanagement or potential abuse of authority.
- Drawback: The process may become more time-consuming and complicated, potentially causing delays in urgent financial matters.

### 5. Approval of the 2024 Budget

- Benefit: Approving the proposed budget ensures adequate funding for community maintenance, improvements, and services.
- Drawback: If homeowners disagree with certain budget allocations, it may lead to discontent and potential conflicts within the community.

# TIMBERCREST | TIMBERCREST HOMEOWNER ASSOCIATION | FY2024

As of 1/19/2024

Account	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	FY 2024
<b>Income</b>													
Income - Association Fee	0.00	0.00	0.00	1,000.00	11,500.00	0.00	12,500.00	0.00	0.00	0.00	0.00	0.00	\$25,000.00
Late Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	1,875.00	0.00	0.00	0.00	0.00	0.00	\$1,875.00
<b>Total for Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,000.00</b>	<b>11,500.00</b>	<b>0.00</b>	<b>14,375.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$26,875.00</b>
<b>Expenses</b>													
Insurance	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	\$1,500.00
Landscaping	0.00	0.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$2,000.00
Legal and Professional Fees	0.00	0.00	0.00	2,100.00	2,000.00	500.00	0.00	100.00	500.00	100.00	0.00	500.00	\$5,800.00
Licenses and Permits													
Buildium Software	203.61	203.61	203.61	203.61	203.61	203.61	203.61	203.61	203.61	203.61	203.61	203.61	\$2,443.32
HOA Vote Services	0.00	0.00	0.00	0.00	0.00	675.00	0.00	0.00	0.00	0.00	0.00	275.00	\$950.00
Website	199.47	35.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$234.59
<b>Subtotal for Licenses and Permits</b>	<b>403.08</b>	<b>238.73</b>	<b>203.61</b>	<b>203.61</b>	<b>203.61</b>	<b>878.61</b>	<b>203.61</b>	<b>203.61</b>	<b>203.61</b>	<b>203.61</b>	<b>203.61</b>	<b>478.61</b>	<b>\$3,627.91</b>
Virtual Assistance	0.00	0.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	\$2,500.00
Other Expenses	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$400.00
Postage and Delivery	100.00	100.00	266.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	\$1,366.00
Supplies	50.00	50.00	25.00	0.00	0.00	0.00	0.00	0.00	50.00	25.00	25.00	0.00	\$225.00
<b>Total for Expenses</b>	<b>553.08</b>	<b>388.73</b>	<b>944.61</b>	<b>2,853.61</b>	<b>3,153.61</b>	<b>3,428.61</b>	<b>753.61</b>	<b>853.61</b>	<b>1,303.61</b>	<b>878.61</b>	<b>778.61</b>	<b>1,528.61</b>	<b>\$17,418.91</b>
<b>Net Operating Income</b>	<b>-553.08</b>	<b>-388.73</b>	<b>-944.61</b>	<b>-1,853.61</b>	<b>8,346.39</b>	<b>-3,428.61</b>	<b>13,621.39</b>	<b>-853.61</b>	<b>-1,303.61</b>	<b>-878.61</b>	<b>-778.61</b>	<b>-1,528.61</b>	<b>\$9,456.09</b>
<b>Non-operating Income</b>													
Advertising Income	100.00	0.00	0.00	325.00	0.00	0.00	300.00	0.00	0.00	300.00	0.00	0.00	\$1,025.00
<b>Total for Non-operating Income</b>	<b>100.00</b>	<b>0.00</b>	<b>0.00</b>	<b>325.00</b>	<b>0.00</b>	<b>0.00</b>	<b>300.00</b>	<b>0.00</b>	<b>0.00</b>	<b>300.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$1,025.00</b>
<b>Non-operating Expenses</b>													
Security Patrol Expense	0.00	0.00	1,550.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	\$5,150.00
<b>Total for Non-operating Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>1,550.00</b>	<b>400.00</b>	<b>400.00</b>	<b>400.00</b>	<b>400.00</b>	<b>400.00</b>	<b>400.00</b>	<b>400.00</b>	<b>400.00</b>	<b>400.00</b>	<b>\$5,150.00</b>
<b>Net Non-operating Income</b>	<b>100.00</b>	<b>0.00</b>	<b>-1,550.00</b>	<b>-75.00</b>	<b>-400.00</b>	<b>-400.00</b>	<b>-100.00</b>	<b>-400.00</b>	<b>-400.00</b>	<b>-100.00</b>	<b>-400.00</b>	<b>-400.00</b>	<b>(\$4,125.00)</b>
<b>Net Income</b>	<b>-453.08</b>	<b>-388.73</b>	<b>-2,494.61</b>	<b>-1,928.61</b>	<b>7,946.39</b>	<b>-3,828.61</b>	<b>13,521.39</b>	<b>-1,253.61</b>	<b>-1,703.61</b>	<b>-978.61</b>	<b>-1,178.61</b>	<b>-1,928.61</b>	<b>\$5,331.09</b>