

List of Timbercrest Accomplishments in 2023-2024 completed by the Board of Directors

Volunteer Work

Goal & Objective: Automate and Streamline the HOA so it operates like a business, while being effective and efficient. Be transparent with homeowners.

1. Set up our legal paperwork that was expired with the state of Texas
2. Created, Amended & Adopted a new set of bylaws that was created by counsel
3. Created quarterly newsletters, detailing all updates, projects, and announcements.
 1. Vendors paid for the cost of the newsletters
4. Installed the Buildium portal, which provides access to account information and financials going back more than 4 years per the member(s) request.
 1. Entered data on income and expenses from 2006-2016
 2. Allows us to connect mail outs with a click of a button
5. Created Timbercrest official website where members can access governing docs and other pertinent docs like ACC requests, etc.
6. Open board meetings where all financial expenses are discussed, and member queries are addressed.
7. Removed approximately \$133,000 of uncollectible debt (Bad Debt) from homeowners who did not pay
8. Implemented measures preventing the construction of townhomes, preserving the character of our neighborhood. (We still need signatures for the 3400 block of Binz and Prospect.)
9. Updated the Timbercrest logo
10. We even got part of Oakdale, Prospect and Binz completed by working with others.
11. Undertaken maintenance projects such as pressure washing community pillars, trimming of shrubs and ensuring cleanliness,
12. Contacting City on getting streets lights on that were dark for years and no one did anything about it. I personally pick up trash when I walk my dog.
13. Cleaning drains to ensure the neighborhood or our homes don't experience flooding.
14. Added new signage throughout the community.
15. Addressed concerns in collaboration with city services. (the cleanup of killed possums on our streets)
16. Updated legal and governing documentation to facilitate real estate transactions within Timbercrest. (Bylaws, Management Certificate, Guidelines, etc.)
 1. Created a Transfer Application to submit to Title companies
17. Created payment plans for our elderly

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18. Introduced a Yard of the Month program to recognize and encourage pride in our community's appearance.
19. Assisted homeowners with property improvements through bids for tree cutting and recommendations for trades.
20. Maintained consistent communication during power outages, acting as a conduit for essential information.
21. Working on installing speed bumps along Burkett.
22. Implementing and completing ACC documents.
23. Collected more assessments than any board has ever done in 20+ years
24. Going to the post office to pick up mail
25. Entering HOA payments into the system
26. Answering Homeowner questions
27. Paying vendors
28. Overseeing projects such as the pillars, signage install, etc
29. Sending Notices to the community
30. Responding to Homeowner emails
31. Sent out notices to homeowners to maintain homes and yards
32. Established an ACC committee
33. ACC established a set of guidelines for the community
34. Responded to community questions
35. Reduced for cost of the PO Box
36. Interviewed several attorneys to represent Timbercrest