

## Manager's Recap for the Month of January 2023

- Still waiting on outdoor cameras at tennis courts, pool, playground and sand volleyball courts. Must do a hard re-set. Technicians scheduled for February 6<sup>th</sup> to take care of this.
- Still unable to update Section 25/26 contacts and devices. Requested final options available: do we need to replace entire system or is there an upgrade for the system we have. Waiting on a response.

### Deed Restriction drive of the community: January 2023

This Month: Trash Cans	138
Trailers/Campers/RV	7
Tree Swings	8
ARC APP	12
Denied ARC APP	3
Certified Letters	4
Attorney	3
Lack of Landscaping/Yards	1
Debris	2
Fences	1
Basketball Goals	4
Halloween decorations	3

**Did not address Christmas Decorations - removal deadline was January 15<sup>th</sup>.**

- **MAILED APPROXIAMTELY 56 VIOLATION LETTERS THIS MONTH**
- Currently \$57K under budget year to date on electricity. To date based on budget have saved \$49k on streetlights and \$8k on electricity.
- December Invoices: 59 processed – 54 paid by check – avg 15 days to clear as opposed to 3 days to clear with Virtual Card Payment. Invoices Received, 14% by mail and 86% electronically entered by HOA.

- All Christmas lights and decorations have been removed from HOA properties.
- Had graffiti removed from “Big Playground”. Someone used spray paint on several pieces of equipment.
- Gate at Blinkwood Park and S Firethorne re-welded on after falling off.
- Meet with (2) generator representatives from (Lowe’s) to obtain quote for generators for the Developer’s Bldg. and the Clubhouse.
- Cell Tower – rep had an environmental site assessment done on the Crested Butte drill site location.
- Held first “FOOD TRUCK FRIDAY” for the year on January 13<sup>th</sup>. Reported that had a large crowd and the music was great!
- Annual Meeting well attended. Gave out 160 ballots that night, total absentee and night of totaling 211 ballots cast out of 3344 properties. Just over 6% of the resident voted.
- Repaired 3-armed playground piece at “Big Playground”. Reported to be wobbly.
- All gates for the 5 courts, sand volleyball and restroom gates are now operational. Court 5 poles for gate had to be properly anchored as it had too much flex when opening the gate.
- Power washed Developer’s Building and had all of the electrical outside plugs replaced to have locking covers. A gaming truck had plugged-in at the front of the building. This will eliminate theft of electricity from
- Pajama Ram well attended at the Developer’s Building in December. Put the large rug back down and cleaned for the event.
- Met with DSS to provide quote on outside cameras for the Developer’s Bldg. Waiting on proposal.
- Requested credit from Ft Bend County for the time Deputy Atkins was out on voluntary medical leave – September 30 thru January 18.
- Responded to over 620 emails in the first 25 days of January.
- Chubb performed Risk Control for loss prevention on the Community Center and the Competition Pool – no recommendations were developed
- Generator at the Community Center has been great – power off in the community on Tuesday for several hour and we were able to remain open and servicing the community.

**NEW BUSINESS:**

- 1. After Agenda was posted received the RFQ (Request for Quote) for the Perimeter Fence – Would someone make a motion to review and approve RFQ for Perimeter Fence?**
- 2. Quiddity (formerly Jones & Carter) rates for pool inspections have increased. Currently charging \$125 need to increase to \$150. Would someone make a motion to approve rate increase effective March 2023 to \$150 for Pool Review?**