

**Harvest Bend The Meadow Homeowners' Association
Annual Board Report for 2017**

2017 Highlights include

- Our yearly maintenance fees will increase by \$10 to \$460.00 a year based on various contract and service cost increases. Three percent (3%) of the homeowners have not yet paid their 2017 maintenance fees. Appropriate legal action will be taken on these properties. Unfortunately, non-payment by these homeowners directly affects (increases) your yearly maintenance fees.
- Ransom Daly and his team at ACMP, Inc., 15840 FM 529 RD, Ste 104, Houston, TX 77095 continue as our management company. We have been pleased with their professionalism and the attention they have given our community. If you need any assistance, give them a call at 281-855-9867 or send an e-mail address to ransom@acmpinc.com.
- ACMP and the board continue to use cost savings practices by fiercely soliciting new vendors and negotiating contracts to try to avoid increases in our maintenance fees.
- The 2016 Audit was completed by our CPA. There were no major issues reported.
- During the year, we heard varying concerns from several homeowners and respond within the guidelines of HBTM Rules and Regulations. Homeowners are always encouraged to attend board meetings and/or to express their concerns to the board and our management company. By working together we will continue to maintain the integrity of this community.

Community Security

- Fortunately, we've seen very little vandalism or home robberies in the subdivision during 2017. Monthly Pct. 4 constable reports can be seen at www.hbtm.org.
- The board provided random constable coverage during times of potentially higher crime activity.
- The constables continue to encourage homeowners to contact the constables immediately if you see anything or anyone suspicious! We cannot stress how important it is that you report all suspicious activities and crimes to the Constables. We encourage you to get to know your neighbors and look out for one another.
- HBTM HOA continues to offer a \$50 reward to the first person who correctly identifies any person(s) who are tagging/vandalizing common public areas of HBTM. For further information see the Safety folder in our website www.hbtm.org.

Projects (planned and unplanned) during 2017 include

- For those homeowners who wish to continue using the HCFCFCD for exercise purposes, we have installed a self-locking gate in the new fence at the pool/playground as well as at the Goodspring and Perry Road cut-throughs. If you'd like a key to this gate to continue your exercise routine, please send an e-mail to HBTMHOA@yahoo.com
- Gutters at pool house were cleaned.
- Spraying of poison ivy along the common area privacy fence south of the playground/pool area. This is now an on-going process.
- Chairs and chaise loungers at the pool were re-straped. The frames of the chairs were still in great shape and we found a company to re-strap the chairs at a reasonable cost.
- Four new benches have been added to the playground area to replace the two swings that were broken. The benches have been placed so that parents can easily watch their children playing on the various playground equipment. Repairs were made to the child rides and a replacement ride added. The mulch was also refreshed.
- Repairs were made to the sprinkler system as a result of damage caused by the extensive freeze.
- New marquee letters were purchased.
- Joined with HB The Village to share the cost of water for the Fallbrook esplanade between Perry and Stockwood to maintain the shrubs and lawn in this area. This is an on-going project to maintain the community.

Projects planned for 2018 include

- Archiving all HBTM HOA previous records in e-format following the State of Texas and HBTM HOA Retention Policies.
- Several of the overhead lights on poles need to be replaced. We will be replacing all the overhead lights with LED lights and appropriate fixtures.
- On-going maintenance to continue to ensure the integrity of our community.

Community/Volunteer Efforts

- We invite you to volunteer. Volunteer projects and efforts include volunteering for the various committees, cleaning up entrances and the park/pool area, graffiti removal, decorating entrances for Christmas and planting plants at our entrances. A great deal of effort is provided by volunteers to organize Santa in the Park and other community projects. If you are interested in volunteering, please contact Ransom Daly at ACMP.
- The board organized two HBTM HOA Community garage sales. Both were quite successful with a lot of customers in the subdivision. A special thanks to RRMUD#1 for providing a constable for each of the sales.
- Pool Committee – (vacant) -- HBTM had a successful 2017 pool season and look forward to a great 2018.
- Communications Committee – (Judy Callaway, Sylvia Teague, and Patty Hodges) -- Look at the marquees and posters in the community for the latest in the community.
- Recreation Committee – (vacant) -- Over 100 adults/children visited with Santa during our Santa In The Park event in December. Thanks to all the volunteers who made this possible.
- Architectural Committee – Nancy Nichols, Paul Behrend and Alvin Hodges report that many ACC requests were processed. They would like to remind all homeowners to provide an ACC request approximately two weeks PRIOR to beginning outside home repairs (paint, roofs, etc.) so that a proper review of your request can be performed. Please see the HBTM HOA website for ACC request form and guidelines.
- The HBTM HOA website (www.hbtm.org) is a great place to go to obtain *current* information about our subdivision activities. We're quite proud of our website as it contains a lot of information that was previously not readily available to you.

Board official management activities include

- maintaining street and pool lighting; using energy saving light bulbs where appropriate
- mowing and landscaping (pool and playground areas, esplanades, and entrances)
- maintaining park and pool equipment
- maintaining surveillance cameras in the park and pool area
- maintenance of sprinkler systems and other plumbing concerns in common areas
- deed restriction compliance
- common area security and trash collection issues, including interface with RRMUD#1 and #2.
- maintenance of signs, privacy fences, brick fences, wrought iron fences, and entrance monuments
- maintenance of our insurance policies
- interface with the management company, the HOA CPA, the HOA lawyer, and constables as needed.
- On-oint contact persons for specific areas of responsibilities as follows:
 - Pool & Lighting – Keith Austin
 - Board Briefs –Gloria Valigura/Judy Callaway
 - Communications – Judy Callaway and Sylvia Teague
 - Sprinkler System – Gloria Valigura
 - Surveillance Camera – Alvin Hodges
 - Web Page – Gloria Valigura/Sylvia Teague
 - ACC – Alvin Hodges

The board wishes everyone a very healthy and happy 2018. Be well and be safe.