

Harvest Bend The Meadow Homeowners' Association Annual Board Report for 2025

2025 Highlights include

- Our yearly maintenance fees remain at \$550 a year. As prices of products and services keep increasing and our infrastructure repairs/improvements due to the age of our subdivision are on-going, we will have to be extremely careful with expenditures this year. Four percent (4%) of the homeowners have not yet paid their 2025 maintenance fees. Appropriate legal action is 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 2024 Audit was completed by our CPA. There were no issues reported.
- Sears, Bennett & Gerdes, LLP continue as our legal counsel.
- During the year, we heard varying concerns from several homeowners and responded 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. Board meetings are held the third Tuesday of each month.
- The Architectural Control Committee (ACC) members include Nancy Nichols, Michael Aaly and Lisa Willmon. Judy Callaway continues as the board contact with the ACC. We sure could use a volunteer or two for the ACC.

Website

- HBTM HOA has a website, www.hbtm.org for homeowners to be aware of our rules and regulations, upcoming events, crime stats, monthly reports, etc.

E-blasts by ACMP

- ACMP provides an e-blast service available to all homeowners who have signed up for the e-blasts through their ACMP website. This e-blast provides real-time HOA information on garage sales, pool tags, social activities, etc. If you are interested, please contact ACMP at 281-855-9867 to get signed up.

Budget

- The budget funds are allocated as follows: 17.7% - Utility expense (lights, water, sewer, etc.); 47.8% - Contracts (pool, common area maintenance, management contract, mosquito control, etc.); 4.7% - pool expense; 4.5% - grounds expense; 0.8% - Mgt. Deed Restriction Expense; 10.3% - Professional Expenses (audits, legal, etc.); 8.9% - Administrative expense; and 5.3% - insurance and taxes.

Community Security

- We are pleased to report that Flock cameras, known as license tag readers, were installed at each of the two entrances in 2024. The cameras are accessed by the Harris County Sheriff and Pct 4 Constables. They are also connected to the Federal NCIC and JCIC databases. If you observe unwanted activity anywhere in the subdivision, you are to call 911 and file a police report. The Police will then access our Flock cameras to see if they can find the auto in question. Research shows that having Flock cameras significantly reduces crime in subdivisions.
- In addition to the Flock cameras, RRMUD#1 and RRMUD#2 provide random drive-throughs by Pct. 4 Constables each day in our subdivision.
- The constables continue to encourage homeowners to contact the constables immediately at 281-376-3472 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.
- Vacation Watch is provided by Pct 4 –To sign up, visit [www.ConstablePct4.com/ community involvement / services offered](http://www.ConstablePct4.com/community_involvement/services_offered) / vacation watch requests.

Projects (planned and unplanned) during 2025 include:

- Infrastructure repairs – due to property aging
- Repairs to the pool outdoor showers were made.
- Pump Room needed mesh wire replaced to keep out leaves and critters.
- Due to age as well as freezing weather, we lost several shrubs which have been replaced.
- Repairs were made to the sprinkler system during the season on an as needed basis.
- Pressure washed sidewalks around the pool house to remove mildew.
- Pool equipment has to be maintained.
- Gutters at pool house were cleaned.
- Pool house had to be treated for termites that were observed during repairs to bathroom wall.
- Playground privacy fence was repaired and pressure washed.

Projects planned for 2026 include

- On-going maintenance of pool, playground equipment, entrances and common areas to ensure the integrity of our community.
- Repair one seat of baby swing.
- Due to age, freeze and drought, some additional shrubs will need to be replaced
- Quotes are being collected to replace marquees at both entrances.

Community/Volunteer Efforts

- There are currently openings an ACC member and a Social Event Coordinator.
- You are invited to support the community by volunteering for these or other volunteer opportunities. These are prime opportunities for those with children to get involved to enhance the community spirit.
- Volunteer projects and efforts include volunteering for the various committees (pool, social events, decorating entrances for Christmas, etc.) 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 send an e-mail to HBTMHOA@yahoo.com.
- Event Coordinator (Vacant)
 - Community Garage Sale – Two HBTM Community garage sales each year. Both are typically quite successful with a lot of customers attending the sale.
 - Santa In the Park - Over 100 adults/children visited with Santa during our Santa In The Park event in December. Thanks to Santa and all the volunteers who make this possible.
 - Pool Pizza Party – Fun time!
 - Other events are being discussed.
- Pool Committee – (Gloria Valigura, Judy Callaway and Candy Daubin) -- HBTM had a successful 2025 pool season and look forward to a great 2026.
- Communications Committee – (Judy Callaway, Candy Daubin, and Sylvia Teague) -- Look at the marquees and posters in the community for the latest activities in the community.
- Architectural Committee – (Nancy Nichols, Michael Aaly, Lisa Willmon) Judy Callaway is the board link to the ACC and reports that many ACC requests were processed. They would like to remind all homeowners to provide an ACC request at least a month 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 as well as HBTM Rules and Regulations. 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, designated privacy fences, brick fences, wrought iron fences, and entrance monuments
- maintenance of our insurance policies
- interface with the HOA management company, the HOA CPA, the HOA lawyer, and constables as needed.
- Negotiating and maintaining pool management contract
- Negotiating and maintaining lawn care contract

On-point board contact persons for specific areas of responsibilities as follows:

- Pool & Lighting – Keith Austin
- Communications – Judy Callaway and Sylvia Teague
- Sprinkler System – Gloria Valigura
- ACC – Judy Callaway
- Event Coordinator – Vacant
- Surveillance Camera – Gloria Valigura
- Web Page – Gloria Valigura
- Access to HCFCD Right-of-Way – Gloria Valigura
-

The board wishes everyone a very healthy and happy 2026. Be well and be safe.