

# The Springs At Stone Oak

October 2007

## Message from the Association President

It's amazing how things change from year to year. In 2006 Springs residents endured severe water restrictions due to a continuing drought. In 2007 Springs residents have hardly had to water their yards, as we exceeded our average annual rainfall by July.

There were also several significant changes in your Owners Association in 2007:

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- Hiring of Association Management Services (AMS) as the Springs HOA Management Company. Our employment of AMS and their professional, credentialed employees in April had an immediate and positive impact on The Springs and its governing Board of Directors. This full-service professional management company has brought numerous enhancements to our HOA and its residents, and we look forward to working with AMS and our specific manager, Joanna Johnson, in 2008.
- Hiring of a full service contractor as The Springs landscape, mowing, and irrigation system management company. Those services include mowing, edging, and cleanup 43 weeks a year of The Springs common areas (weekly March-October, bi-weekly November-February) and seasonal flowers twice a year.
- Hiring of Quality Access Control Systems as The Springs access gate management company. Unlike previous years, when our access gates were inoperable many more times than anyone wanted, 2007 has shown very, very few outages, and when those do occur, they are of very short duration. Besides performing preventive maintenance on the gates and gate control systems every other month, Quality Access has upgraded our gate's components by replacing several major items that had failed or were in failure mode. They also installed electrical surge protection on the gate controllers, a capability whose absence in the past resulted in numerous outages and expensive repairs due to "fried" gate components.

Obtaining the services of AMS, Texas Landscape, and Quality Access has allowed the Board of Directors to concentrate on HOA business, and not on obtaining piecemeal and expensive solutions to equipment outages or substandard performance by contractors temporarily hired by the HOA. As such, the HOA/Springs residents are enjoying a suite of affordable and professional services provided by high quality organizations.

We look forward to 2008 and a continuing, strengthened relationship with our contractors, while concentrating on our primary focus – the preservation and enhancement of The Springs, its environment, its facilities, and – most importantly – the enjoyment of living here by all Springs residents. 🏡

*Jack Sheffield*

President, Springs At Stone Oak Owners Association

## 2007 Board of Directors and Committees

### Board of Directors:

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*Please note the need for additional/new volunteers for Board of Director positions becoming vacant in January 2008.*

*Contact any Director, the respective current Committee chairperson, the Association Manager, or send an e-mail to the Springs Website Coordinator if you desire to volunteer for any of these positions or committees!*

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President	Jack Shuffield (term expires Jan 2009)
1 <sup>st</sup> Vice President	Brian Moore (Jan 2008)
2 <sup>nd</sup> Vice President	Troy West (Jan 2008)
Secretary	Greg Gutke (Jan 2009)
Treasurer	Gary Bushover (Jan 2008)
Advisory Director, Voting Issues	Jerry Zimmerman
Stone Oak POA Advisory Committee Rep	Joan Kaufman

### Committees/Contacts:

#### Architectural Review Committee:

[VACANT], Chairperson  
Anita Bassett  
Lori Dullnig-Warlen  
Greg Lowder  
Brian Moore

#### Deed/CCR Violation:

Association Management Services  
[http://ams04.homestead.com/complaint\\_form.html](http://ams04.homestead.com/complaint_form.html) or 829-7202

#### Gate Contact:

Association Management Services  
<http://ams04.homestead.com/gates.html> or 829-7202

#### Landscape Committee:

Jack Shuffield, Chairperson  
Kyle & Pat Alvoet  
Carolyn Clark  
Greg Lowder  
Elena & Mike Wellman

#### Marquee Contact:

Darrell Ethridge

#### New Resident Welcome:

Emily Gutke

#### Resident Directory:

Greg & Emily Gutke

#### Website Coordinator ([springsatstoneoak@att.net](mailto:springsatstoneoak@att.net)):

Gary Bushover

### Association Manager

Joanna Johnson  
Association Management Services  
1600 N.E. Loop 410, Suite 202  
<http://ams04.homestead.com/index.html>  
829-7202



## Association Finances

The Springs financial assets continue to be adequate to meet our recurring expenses (utility bills, minor repair and replacement, etc.). Unfortunately, there were several expensive items addressed in The Springs Reserve Study that needed early replacement (gate and sprinkler system components), requiring an early withdrawal of \$11,720 from our Reserve/Replacement Fund to pay for those replacements. Even though that Fund does continue to exceed the amount recommended in our Reserve Study for 2007, in order to help avoid Special Assessments a few years from now, the HOA annual assessment/dues amount increases \$16 to \$500 in 2008, the first increase since 2003.

Our monetary assets, as of September 30, 2007, include:

Checking account:	\$30,055
Reserve/Replacement Fund:	\$62,218
<b>Total</b>	<b>\$92,273</b>

Our major expenditures during January – September 2007 included:

Admin (Management, postage, copies, website)	\$ 5,351
Grounds (mowing, landscaping, sprinkler sys)	\$14,028
Gate (Contract, repair, telephone)	\$ 8,710
Committees (ARC, Social, Landscape, Special)	\$ 429
Taxes/Permits/Insurance	\$ 3,163
Utilities (Electric, water, SAWS storm water fee)	\$ 4,150
<b>Total</b>	<b>\$35,831</b>



## Annual General Member Meeting – Tuesday, January 22, 2007

The Springs At Stone Oak Owners Association's Annual General Member Meeting will be conducted at 7pm on Tuesday, January 22, 2008, at the Falcon Bank on Stone Oak Parkway (pending confirmation from the Bank).

The agenda for the AGMM is available on our website's Community Calendar. The official, mailed notice of the meeting will also include a proxy form that can be completed and signed by those owners who are unable to physically attend the meeting. **Because the proxy form will include the ability to vote for announced candidates for the 2008 vacancies on the Board of Directors, we ask that if you are interested in serving on the Board, please notify any current Board member or the Association Manager, so that your name can be included on the proxy vote.** As you might suspect, those candidates on the proxy form likely have a better chance of being elected than those nominated at the meeting itself.

Because the Association Bylaws require at least 51% of the Owners in good standing to be present either physically or by proxy in order for the meeting and its actions to be official, it's imperative that owners either attend the meeting or provide their signed proxy to any Association Director or other Owner in good standing as their voting representative at the meeting. Members will vote at the 2008 in person or by proxy to elect 3 owners to the Board of Directors to fill the vacancies occurring in 2008.

**Please note that, like 2007's AGMM, as an incentive to attend the meeting physically or by valid proxy, one Springs owner will receive a credit of \$100 for their 2008 HOA assessment/dues through a random drawing to an owner who is either at the meeting or has provided a valid, signed proxy designating an Association Director or other Springs owner as their voting representative. Joan Kaufman was the winner of the 2007 drawing. *The credit will be awarded only if the January 22, 2008 meeting achieves a quorum.***

## Notes From The Association Manager

On behalf of the rest of the professionals at Association Management Services, it's indeed our honor and pleasure to serve as your Association Manager. The transition to AMS went quite smoothly, and it has been quite rewarding to work with the residents of the Springs At Stone Oak and its Board of Directors in ensuring The Springs remains a pleasant community to live in and come home to. Many of you took advantage of the opportunity to pay your 2007 HOA assessment/dues electronically, and we look forward to expanding that capability in 2008 to allow you to pay that assessment electronically or by check in one lump sum on January 1, 2008, or to split the payments equally on January 1 and July 1, 2008.

As part of our responsibilities as your HOA Manager, we visit The Springs at least twice a month to ensure that your CCRs are being followed consistently and correctly. The most common violations that we've identified this year include: (1) Failure to submit an Improvement Request Form for Architecture Review Committee decision **prior** to beginning an improvement (CCR Article IV), (2) Trash/recycle placed at curbside before the night before a scheduled trash/recycle day (XVI), (3) boats/trailers/RVs parked on property longer than 24 hours (X, XIV), (4) yard maintenance (XII), (5) pets roaming free/not on leash/defecating on other residence property with no pickup by owner (Art XV, XVII). In many cases of noted violations, a "courtesy" notice of violation is first mailed to the resident, with a formal Violation Notice mailed if the violation(s) were not corrected. Of course, we hope that the number and types of violations continue to reduce or become nonexistent altogether, for the benefit of all Springs neighbors.

Again, it's a pleasure to serve you as your Association Manager, and we look forward to seeing you at the Annual Members Meeting in January. If you have any questions or comments for me concerning your neighborhood, please contact us at 829-7202. You can also contact us through our website at <http://ams04.homestead.com>, which includes the capability to:

- report a gate problem or to request a temporary or permanent gate code
- download and submit an Improvement Request Form
- report property concerns, suggestions, or issues
- or pay your HOA assessment/dues

*Joanna Johnson*, CMCA<sup>®</sup>, AMS<sup>®</sup>

## 2007 Changes to The Springs ByLaws and CCRs

There were no formal revisions submitted for approval by Association members in 2007 for either the ByLaws or the CCRs (Covenants, Conditions, and Restrictions). The Board of Directors did approve a resolution to provide additional details and procedures for Article XI(A), Dues, of the Bylaws. The Resolution states that Springs owners delinquent in annual or special assessments after 90 days will be provided a final written notice of their debt and a deadline to pay that debt, after which the HOA will refer the debt to legal counsel for proceedings, including payment demand, lien filling, and commencement of lawsuit for foreclosure. The current versions of both documents, with all approved changes, are available on our website or from our Association Manager.

## Springs Website and E-mail List

Our Springs website, <http://www.TheSpringsHOA.com>, provides convenient and easy access to Springs information, to the current versions of the Association ByLaws and CCRs, and to other forms for anyone with Internet access,

The Springs e-mail list provides infrequent, but time-sensitive information to those residents who have an e-mail address and desire to receive such e-mails. If you're currently not on the Springs e-mail list, but desire to be, please send an e-mail to the Springs Web Coordinator, [SpringsAtStoneOak@att.net](mailto:SpringsAtStoneOak@att.net), requesting your inclusion. Please note that our e-mail address changed in October, 2007, which may require members to update their e-mail program's address book.

If you're currently on the e-mail list, please make sure your spam-blocker recognizes that e-mail address as a valid one, otherwise the important information we provide to you through the e-mails will end up in your inaccessible spam or "Junk Mail" folder. To ensure delivery of Springs At Stone Oak HOA email to your inbox, simply add **[springsatstoneoak@att.net](mailto:springsatstoneoak@att.net)** to your email address book. And, of course, if you change your e-mail address, please send an e-mail providing your new e-mail address.