

The Springs At Stone Oak

November 2015

Message from the Association President

It's amazing how things change from year to year and sometimes month to month:

There were several significant changes in our Owners Association in 2015:

- Hiring of FirstService Residential as the Springs HOA Management Company, effective May 1, 2015. Our employment of FirstService and their professional, credentialed employees 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 FirstService and our manager.
- Our initial FirstService manager, Joanna Johnson, was actually our previous manager, expertly guiding the Board of Directors and homeowners in 2007-2009 when FirstService was known as Association Management Services (AMS). In October Joanna announced that she was departing FirstService and we heartily wish her the best in retirement or whatever her next step may be. Joanna's replacement, also a highly qualified and experienced Association Manager, is Lysa Afflitto, available at (210) 829-7202, ext.102 or e-mail lysa.afflitto@fsresidential.com.
- Transfer of the HOA's Reserve Fund from a USAA Money Market fund to an insured account at Community Association Bank (CAB). While the Money Market fund earned some decent dividends prior to the Great Recession, it has earned less than \$5 a year the past 4-5 years, even with balances exceeding \$60,000. The Board allocated \$50,000 of the Reserve Funds at CAB to a certificate of deposit that will earn over \$1,300 in interest over its 28-month term.

Obtaining the services of FirstService and retaining the expert services of Texas Landscape Maintenance (common area mowing and irrigation system maintenance) and Quality Access Control (access gate system) has allowed the Board of Directors to concentrate on HOA business. As such, the HOA/Springs residents are enjoying a suite of affordable and professional services provided by high quality organizations.

We look forward to 2016 and the continuing concentration 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.⌘

Gary Bushover

President, The Springs At Stone Oak Owners Association

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2015 Board of Directors and Committees

Board of Directors:

Please note the need for volunteers for Board of Director positions becoming vacant in January 2016 and for HOA Committees/Contacts. Contact any Director, the respective current Committee chairperson, or the Association Manager, if you desire to be a candidate for the Board of Directors or to volunteer for any of the committee/contact positions!

President	Gary Bushover (term expires Jan 2016)
1 st Vice President	Howard Van Winkle (Jan 2016)
2 nd Vice President	Jesse Ramon (Jan 2017)
Secretary	Mike Tijerina (Jan 2017)
Treasurer	Blake Stephens (Jan 2016)

Committees/Contacts:

Architectural Review Committee:

Lori Warlen, Chairperson
 Jesse Ramon
 Mike Tijerina
[VACANT]
[VACANT]

CCR & Bylaws Revision Committee

Tom Ryan, Chairperson
 Mike Jennings
 Jesse Ramon

Manager Action Request:

FirstService Residential
<http://www.ams1.org/Form/21447-103882>
 or 829-7202 ext 102

Gate Contact:

FirstService Residential
<http://www.ams1.org/Form/21447~107105/Gates-and-Community-Access>
 or 829-7202, ext 143

Landscape Liaison:

[VACANT]

Social Event Coordinator/Holiday Decorator:

[VACANT]

Marquee Manager:

Gary Bushover

Stone Oak POA Neighborhood Committee Representative:

[VACANT]

Website and E-Mail List Manager (TheSpringsHOA@att.net):

Gary Bushover

Association Manager

Lysa Afflitto
 FirstService Residential
 1600 N.E. Loop 410, Suite 202
lysa.afflitto@fsresidential.com
 829-7202 ext 102



Association Finances

The HOA's financial assets are currently adequate to meet our recurring expenses. However, in order to have sufficient operational funds to accommodate increases in 2016 by our service providers (management, access gates, landscape maintenance) and to support improvement projects, *the HOA annual assessment/dues will increase \$5 a month in 2016 to \$780*. The increase also funds the new \$1820 annual increase in the HOA's Federal Stormwater Fee, and supports the repairs and improvements for common area assets not supported by our Reserve Study/Funds. 2016's budgeted common area improvements include the repainting of the access gates, front entrance/Granite Spring landscaping redesign, and tree pruning,

The HOA's Reserve Fund has gradually increased from a low of 48% of the Reserve Study's Ideal Ending level on January 1, 2012 to 65% on January 1, 2016 as a result of consistent transfers of funds to that account since 2013. Like 2014 and 2015, \$12,000 is dedicated in 2016 for transfer to our Reserve Fund.



Our monetary assets, as of September 30, 2015, include:

Checking account:	\$17,504
Reserve Fund:	\$88,052
Total	\$107,980

Our major expenditures during January – September 2015 included:

Grounds (Mowing, mulch, irrigation system)	\$11,449
Admin (Management, postage, copies, website)	\$ 8,339
Utilities (Electricity, water, Federal storm water fee)	\$ 8,329
Gate (Contract, repair, telephone)	\$ 4,544
Insurance	\$ 3,235
Total	\$35,896

Annual General Member Meeting – Wednesday, January 27, 2016

The Springs At Stone Oak Owners Association's Annual General Member Meeting will be conducted at 6pm on Wednesday, January 27, 2016, at the new Encino Branch Library, 2515 E. Evans Road (sign-in begins at 5:30pm).

The agenda for the AGMM is available on our [website's Calendar tab](#). The mailed notice of the meeting will include the agenda and a proxy form that can be completed and signed by those owners who are unable to physically attend the meeting. **Members will vote at the meeting to elect 3 homeowners to the Board of Directors (see below), vote on proposed revisions to our Bylaws generated by the CCR & Bylaws Revision Committee in 2015, and provide guidance to the Board on (1) whether our access gates should be temporarily opened in the morning and late afternoon on work days, and (2) whether our current 14MPH speed limit signs should be removed or replaced by signs with a different speed limit.**

Because the Association Bylaws require at least 20% of the Owners 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 the Association Manager or to an attending homeowner as their voting representative at the meeting.

Critical for the HOA is the election of 3 homeowners to the Board of Directors at the 2016 AGMM. None of the 3 incumbent Directors whose 2-year term in office are expiring will be candidates for the election. **Because the Notice of the AGMM will be mailed in early January and will include information on the candidates for the Board of Directors, we ask that if you are interested in serving on the Board, please notify the Association Manager or any current Board member by December 31, 2015, so that your name can be included in the Notice.**

HOA's Are Powered By Volunteers

The above title is a common refrain by the Community Associations Institute, and applies to all HOA's, large and small. Unfortunately, our "power" source currently suffers from a significant absence of volunteers to perform those important functions needed to maintain and improve our community. The lengthy list of current vacant positions listed on page 2 of this newsletter displays the myriad opportunities awaiting a volunteer – most of the positions require less than a couple of hours a month!

As indicated on page 3, the 2016 annual member meeting provides additional opportunities for Springs homeowners to contribute to our neighborhood – we need at least 3 homeowners to volunteer to be candidates for election to the Board of Directors to fill the positions being vacated by 3 current Board members whose 2-year term of office expires at the annual meeting. None of the incumbents (Gary Bushover, Blake Stephens, Howard Van Winkle) are candidates for the election. Our revised Bylaws require that the Board be composed of 5 members. The vote at the annual member meeting elects homeowners to the Board, but not to a specific officer position. Following the election, the Board will meet and vote each member to a specific position (President, Treasurer, etc.). *Please submit your interest in being a candidate for the Board election to the Association Manager or to any current Board member by December 31, 2015.*

In addition to the above volunteer opportunities, the Marquee Manager and the HOA Website/E-Mail List Manager positions will be available to homeowners as a result of the incumbent volunteer relinquishing those duties following the 2016 annual member meeting. In 2016 a Landscape Redesign Committee will also be needed to provide initial guidance to landscape design contractors, receive and analyze redesign proposals, and present the proposals to the membership for possible special assessment approval and project implementation for the front entrance, marquee island, and Granite Spring middle island common area landscaping redesign.

None of the HOA volunteer positions – from member of the Board of Directors to the Stone Oak POA Neighborhood Representative contact require an inordinate amount of time, effort, or prior knowledge of the position's responsibilities.

2015 Changes to The Springs Bylaws and CCRs

There were no formal revisions submitted to Association members for approval in 2015 for either the HOA Bylaws or the CCRs (Covenants, Conditions, and Restrictions). However, there were several HOA-related laws adopted by the State Legislature during their 2015 session – those changes are reflected in the Consolidated CCRs and Bylaws, available on our website's Pages & Links tab. In addition, the Board of Directors adopted a Resolution that reduces from 120 days to 90 days delinquent homeowners have to eliminate their delinquency or establish an approved payment plan before the account is referred to the HOA attorney for collection actions, lien filing, and possible initiation of foreclosure proceedings.

Springs Website and E-mail List

Our Springs website, <http://www.TheSpringsHOA.com>, provides convenient and easy access to Springs information, to the consolidated versions of the Association ByLaws and CCRs, and to other local and State information. The website includes areas that anyone with internet access can view, and other restricted areas that contain HOA-specific information. You must be a registered website member to view the "Meet Your Neighbors" tab, the "Discussions" tab, and certain documents – such as HOA Financial Reports – in the Pages & Links tab. Registration is easy and free, and will also add you to the Springs HOA e-mail list if you're not already a member of that list. Registration is accomplished by clicking on the link on the right side of the homepage.

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. The e-mails are addressed using "blind carbon copy" (bcc) for each addressee, which displays only the individual recipient's e-mail address, thereby helping to prevent your e-mail address from being "harvested" for use other than its intended purpose. If you're currently not on the Springs e-mail list, but desire to be, please send an e-mail to the Springs Website Manager, SpringsAtStoneOak@att.net, requesting your inclusion.

If you're currently on the e-mail list, and you change your e-mail address, please send an e-mail providing your new address.