



Shadow Creek Ranch
Village of Emerald Bay
Members Annual Meeting

Wednesday, October 20, 2021 at 6:30 PM

URL Location: <https://zoom.us/j/88298641065>



SHADOW
CREEK
RANCH

2021 Annual Meeting of the Members

Agenda

- I. Call to Order · Introduction
- II. Guest Speakers
- III. Approval of the 2020 Annual Meeting Minutes
- IV. President's Report
- V. Financial Status
- VI. Election Introduction of Candidates
- VII. Community Updates
- VIII. Adjournment
- IX. Member Forum

Move item VII to II

BOARD OF DIRECTORS



Matt Mickle
President



Norma Johnson
Secretary



Angela Robinson
Vice President



James Moore
Homeowner Director



Marie Ferguson
Treasurer

Chris Williams
General Manager

Cherish Dunford
Assistant General Manager

Javier Ortiz
Operations Manager



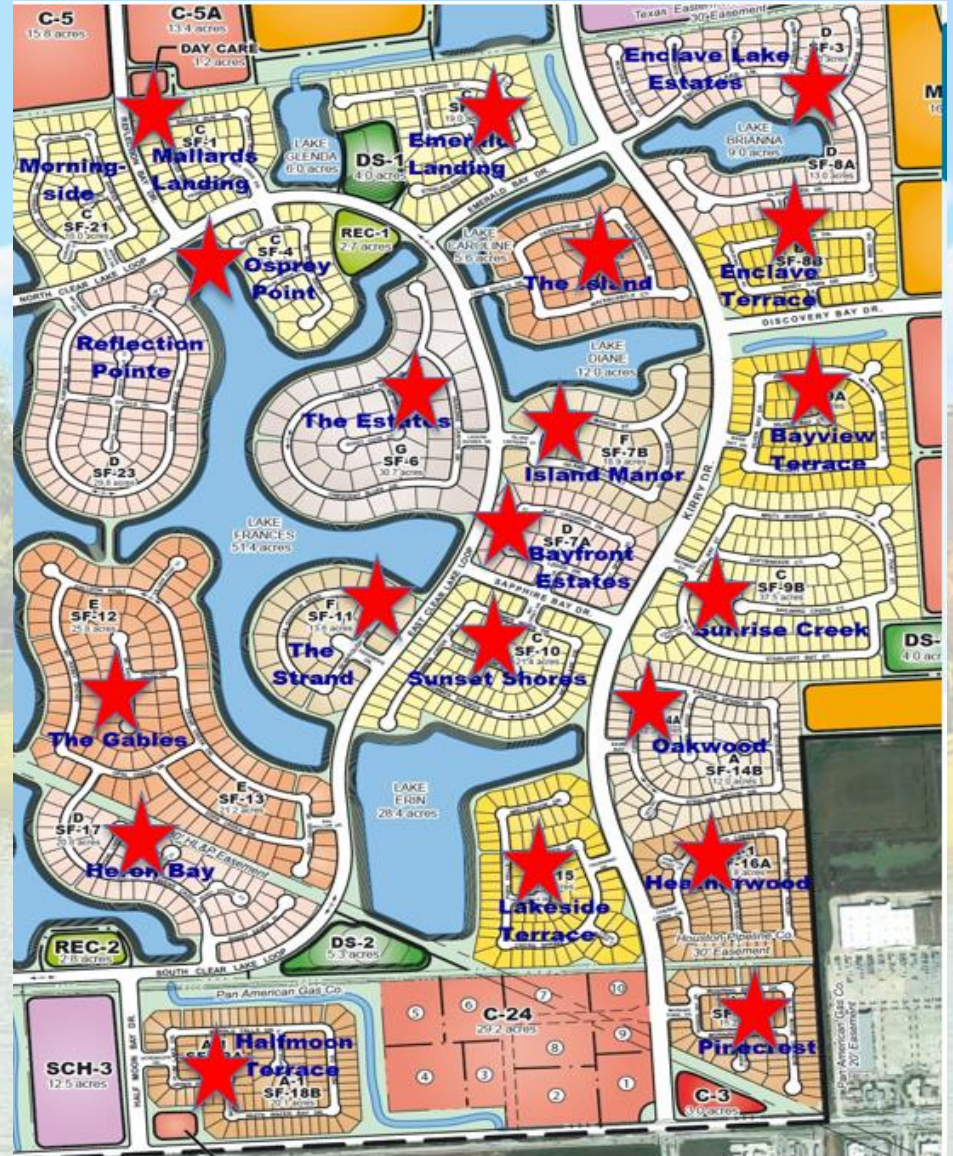
Eva Mariduen
Property Administrator

Brittany Liescheski
Property Administrator

Zachary McWilliams
Property Administrator

Where is the Village of Emerald Bay?

Bay Front Estates
Bay View Terrace
Emerald Landing
Enclave Lake Estates
Enclave Terrace
Halfmoon Terrace
Heatherwood
Heron Bay
Island Manor
Lakeside Terrace
Mallards Landing
Oakwood Terrace
Osprey Point
Pinecrest
Sunrise Creek
Sunset Shores
The Estates
The Gables
The Island
The Strand



RELATIONSHIP BETWEEN SHADOW CREEK RANCH MAINTENANCE ASSOCIATION & VILLAGE OF EMERALD BAY

SHADOW CREEK RANCH
MAINTENANCE ASSOCIATION

COMMERCIAL
OWNERS
ASSOCIATION

VILLAGE OF
REFLECTION BAY

VILLAGE OF
BISCAYNE BAY

VILLAGE OF
DIAMOND BAY

VILLAGE OF
EMERALD BAY

Assessments · Rec Centers/ Pools · Common Area ·
ARC Guidelines · Governing Documents

Election Candidates

A scenic view of a golf course. In the foreground, there is a lush green lawn. A pond occupies the middle ground, with a fountain spraying water upwards from its center. The background features a line of trees and a large, dark-colored building with a chimney. The sky is clear and blue.



Marie Ferguson



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Christopher Hankins



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RANCH



Matthew Mickle



SHADOW
CREEK
RANCH



John Okewunmi



SHADOW
CREEK
RANCH

Guest Speaker

Officer N. Lucas

Pearland Police Department



Guest Speaker



Martin Griggs, AICP
City of Pearland Planning Manager





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RANCH

Approval of 2020 Annual Meeting of the Members Meeting Minutes



President's Report

Matt Mickle

2021 Community Highlights

SCRMA has been working with the Brazoria-Fort Bend County Municipal Utility District No. 1, (“BFBCMUD 1”) and the Brazoria Municipal Utility District No. 26 (“BCMUD 26”) Boards on project improvements throughout the community. The Playground refurbishment is anticipated to be completed by the end of October and Walking Trail refurbishment has been complete as of May 2021.

The winter freeze brought significant damage to SCR landscaping. As a result, the estimated cost of damage was 2.7M. The horticulturist for SCR Dr Robert E Moon advised the SCRMA board to start removing landscaping after the summer months. The tree removal process has currently started and is anticipated to be completed throughout the end of the year.

The following community updates took place in 2021:

- Biscayne Bay Pool Replaster
- Pool furniture refurbishment
- Diamond Bay slide and slide structure refurbishment
- New holiday Decor

New Holiday Décor



Combination 1

Red box with Silver Bow
Gold box with Green Bow

Combination 3

Red box with Gold Bow
Silver box with Green bow

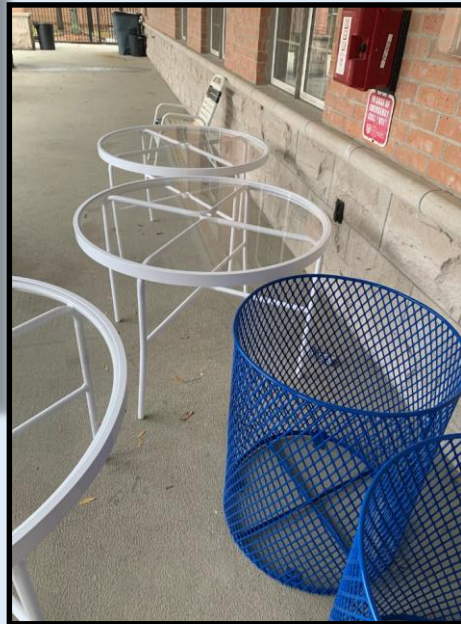
Combination 2

Green Box with Silver Bow
Gold Box with Red Bow

Combination 4

Green Box with Gold Bow
Silver Box with Red Bow

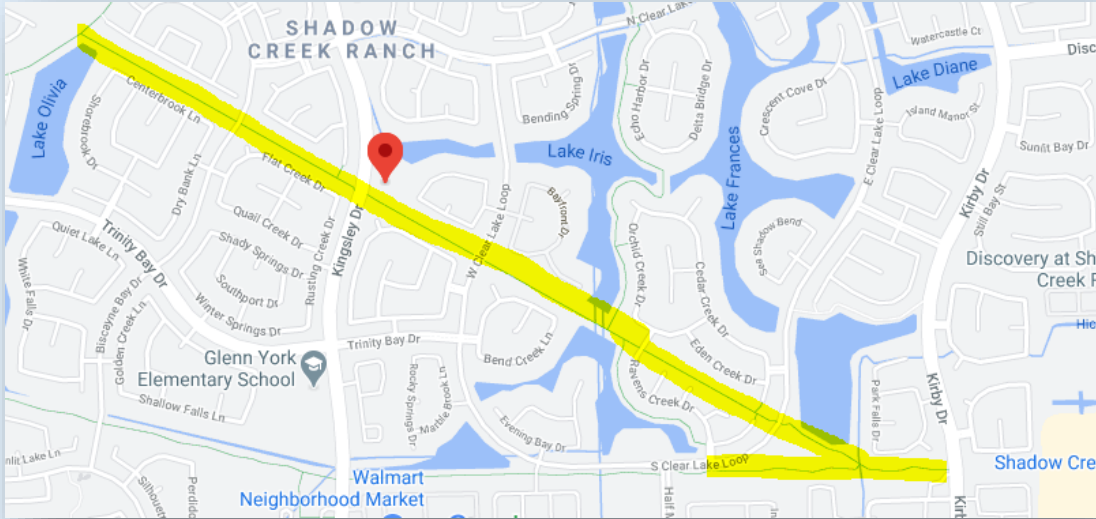
Pool Furniture



Project Photos



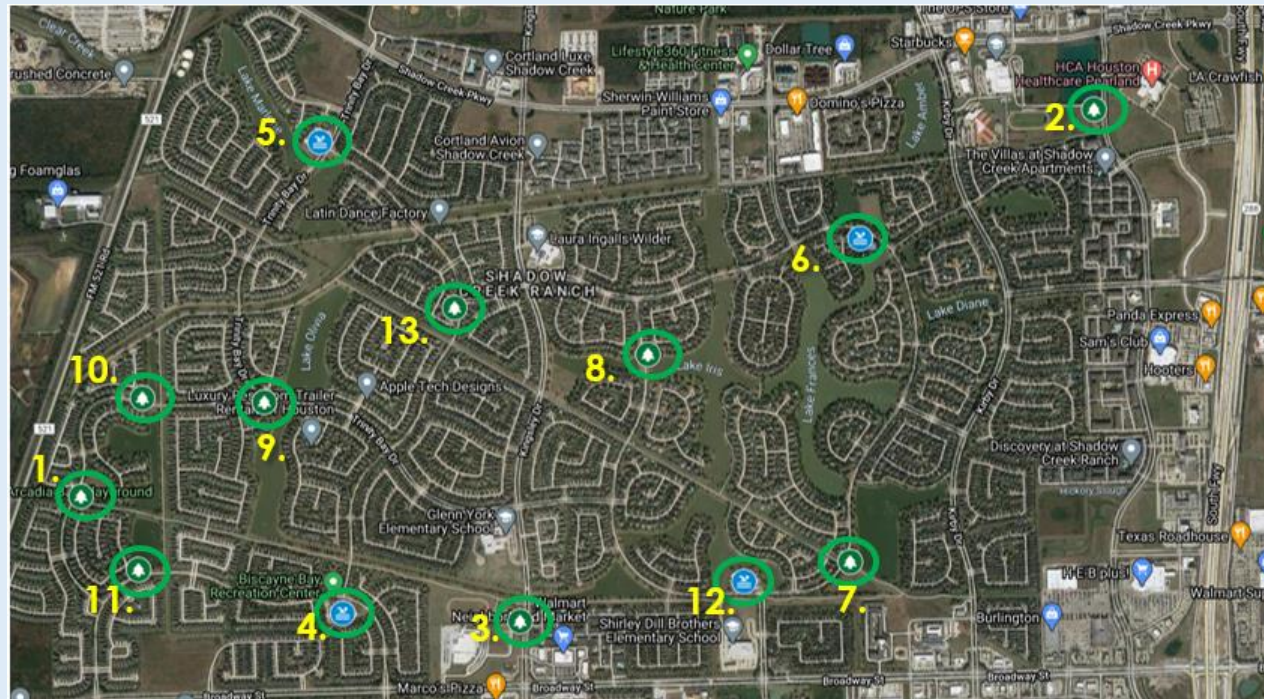
Walking Trails



Parks within Shadow Creek Ranch

Identifying Names:

1. 1400 Arcadia Bay
2. 2000 Business Center
3. 2900 Kingsley
4. Biscayne Bay Rec Center
5. Diamond Bay Rec Center
6. Emerald Bay Rec Center
7. Lake Erin
8. Lake Iris & Jasmine
9. Lake Paige
10. Lake Quintessa
11. Lake Sarah
12. Reflection Bay Rec Center
13. Regents Bay & Biscayne Bay Dr



Biscayne Bay Rec Center



Diamond Bay Rec Center



Emerald Bay Rec Center



Reflection Bay Rec Center



Reflection Bay Fitness Area

Pocket Parks

Pocket Park Locations:

1. 1400 Arcadia Bay
2. 2000 Business Center
3. 2900 Kingsley
4. Lake Erin
5. Lake Iris & Jasmine
6. Lake Paige
7. Lake Quintessa
8. Lake Sarah
9. Regents Bay & Biscayne Bay Dr





FINANCIALS

2020 Operations

2021 YTD Income & Expenses

2022 Budget

2020 Financial Results

Reserve Account - Village

| | |
|---------------|---|
| Start of 2020 | \$49,187 |
| End of 2020 | \$56,245 |
| Increase | \$7,045 (\$7K annual contribution plus interest) |

Reserve Account - Gated

| | |
|---------------|---|
| Start of 2020 | \$155,779 |
| End of 2020 | \$179,940 |
| Increase | \$23,965 (\$23K annual contribution plus interest) |

2020 Village Financial Results

Actual Versus Plan

| | |
|-------------------|-----------|
| Income | (\$8,000) |
| Expenses | \$31,000 |
| Surplus/(Deficit) | \$23,000 |

- IN 2020 OPERATING INCOME WAS **OVER BUDGET \$8K** DUE TO SCRMA CAP FEE , LATE FEES, AND FINANCE CHARGES.
- 2020 OPERATING EXPENSES **UNDER BUDGET \$31K** DUE TO HOLIDAY DÉCOR, LS REPLACEMENT AND COLOR

2020 Gated Financial Results

Gated OPERATING

| | |
|-------------------|----------|
| Income | \$28,000 |
| Expenses | \$27,417 |
| Surplus/(Deficit) | \$583 |

2021 Financial Results

YTD OPERATING as of 8.31.2021

| | |
|-------------------|----------|
| Income | \$2,699 |
| Expenses | \$26,773 |
| Surplus/(Deficit) | \$29,473 |

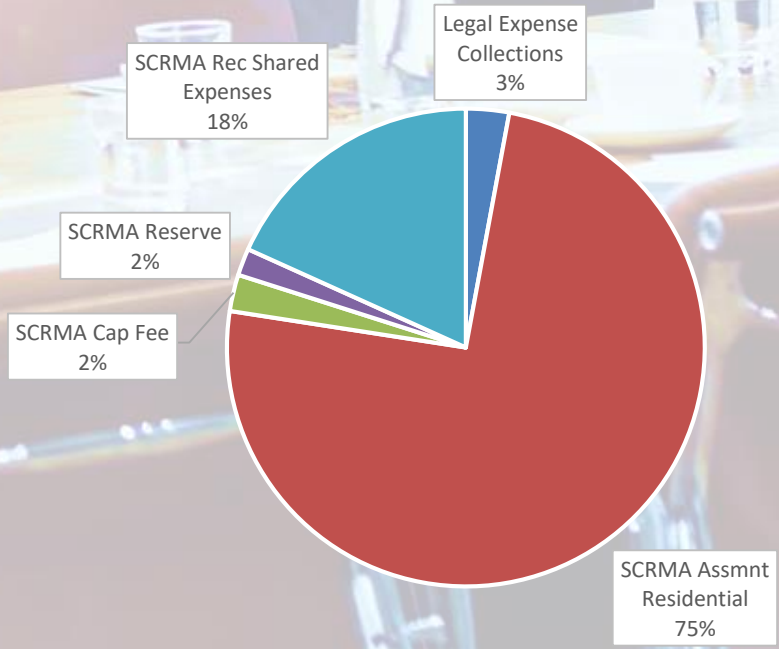
**OPERATING INCOME WAS OVER BUDGET \$3K
DUE TO ARC REVIEW FEES**

**OPERATING EXPENSES UNDER BUDGET \$27K
DUE TO LEGAL EXPENSE COLLECTIONS**

VILLAGE OF EMERALD BAY 2021 INCOME

INCOME

| | |
|--------------------------------|------------------|
| Owner Asmt- Residential Asmt | \$416,208 |
| Owner Asmt- Gated | \$28,000 |
| Owner Asmt- SCRMA | \$1,090,284 |
| Capitalization Fees SCRMA | \$36,192 |
| Capitalization Fees Emerald Ba | \$9,048 |
| Finance Charge | \$9,000 |
| Late Fees | \$16,000 |
| Other Fees ARC Review | \$2,969 |
| TOTAL INCOME | 1,607,701 |



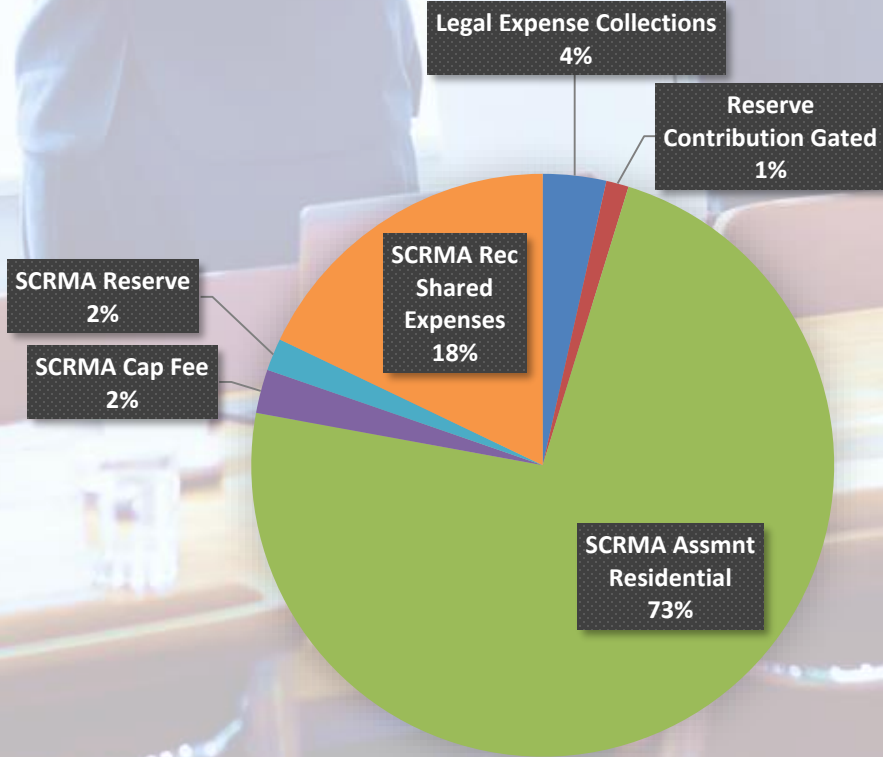
VILLAGE OF EMERALD BAY

2021 EXPENSES

EXPENSES

| | |
|-------------------------------|-------------|
| Administrative Exp. Other | \$2,255 |
| Bad Debt Expense | \$3,000 |
| Bank Charges | \$100 |
| Holiday Expense Gated | \$800 |
| Landscape Force Mow | \$500 |
| Legal Expense Collections | \$52,360 |
| Legal Expense Corporate | \$2,000 |
| Maint & Repairs Gates | \$6,600 |
| Misc. Expense Gated Community | \$1,000 |
| Reserve Contribution | \$5,000 |
| Reserve Contribution Gated | \$18,600 |
| SCRMA Assmnt Residential | \$1,090,284 |
| SCRMA Cap Fee | \$36,192 |
| SCRMA Reserve | \$26,692 |
| SCRMA Rec Shared Expenses | \$266,916 |
| Telecomm-Gate Phone | \$1,000 |

Total Operating Expense \$1,513,298



2022 BUDGET

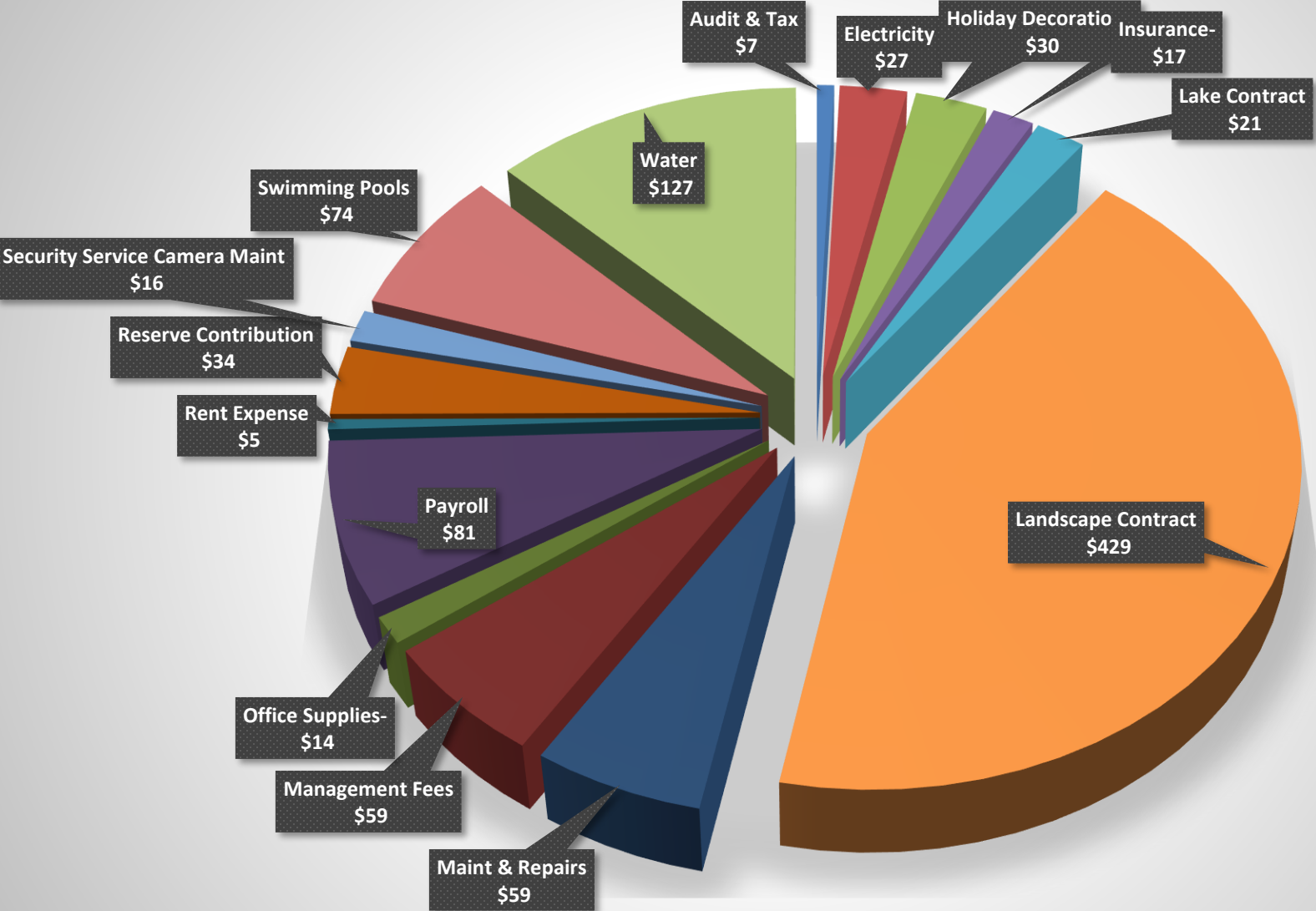
INCOME

| | |
|--------------------------------|--------------------|
| Owner Asmt- Residential Asmt | \$416,208 |
| Owner Asmt- Gated | \$28,000 |
| Owner Asmt- SCRMA | \$1,090,284 |
| Capitalization Fees SCRMA | \$36,192 |
| Capitalization Fees Emerald Ba | \$15,066 |
| Finance Charge | \$9,000 |
| Late Fees | \$16,000 |
| Other Fees ARC Review | \$2,969 |
| TOTAL INCOME | \$1,613,719 |

EXPENSES

| | |
|---------------------------------|--------------------|
| Administrative Exp. Other | \$3,607 |
| Bad Debt Expense | \$3,000 |
| Bank Charges | \$100 |
| Holiday Expense Gated | \$800 |
| Landscape Force Mow | \$500 |
| Legal Expense Collections | \$63,000 |
| Legal Expense Corporate | \$10,000 |
| Maint & Repairs Gates | \$6,600 |
| Misc. Expense Gated Community | \$1,000 |
| Reserve Contribution Gated | \$18,600 |
| SCRMA Assmnt Residential | \$1,090,284 |
| SCRMA Cap Fee | \$36,192 |
| SCRMA Reserve | \$27,144 |
| SCRMA Rec Shared Expenses | \$224,692 |
| Telecomm-Gate Phone | \$1,000 |
| TOTAL OPERATING EXPENSES | \$1,486,519 |

What does \$999 pay for?

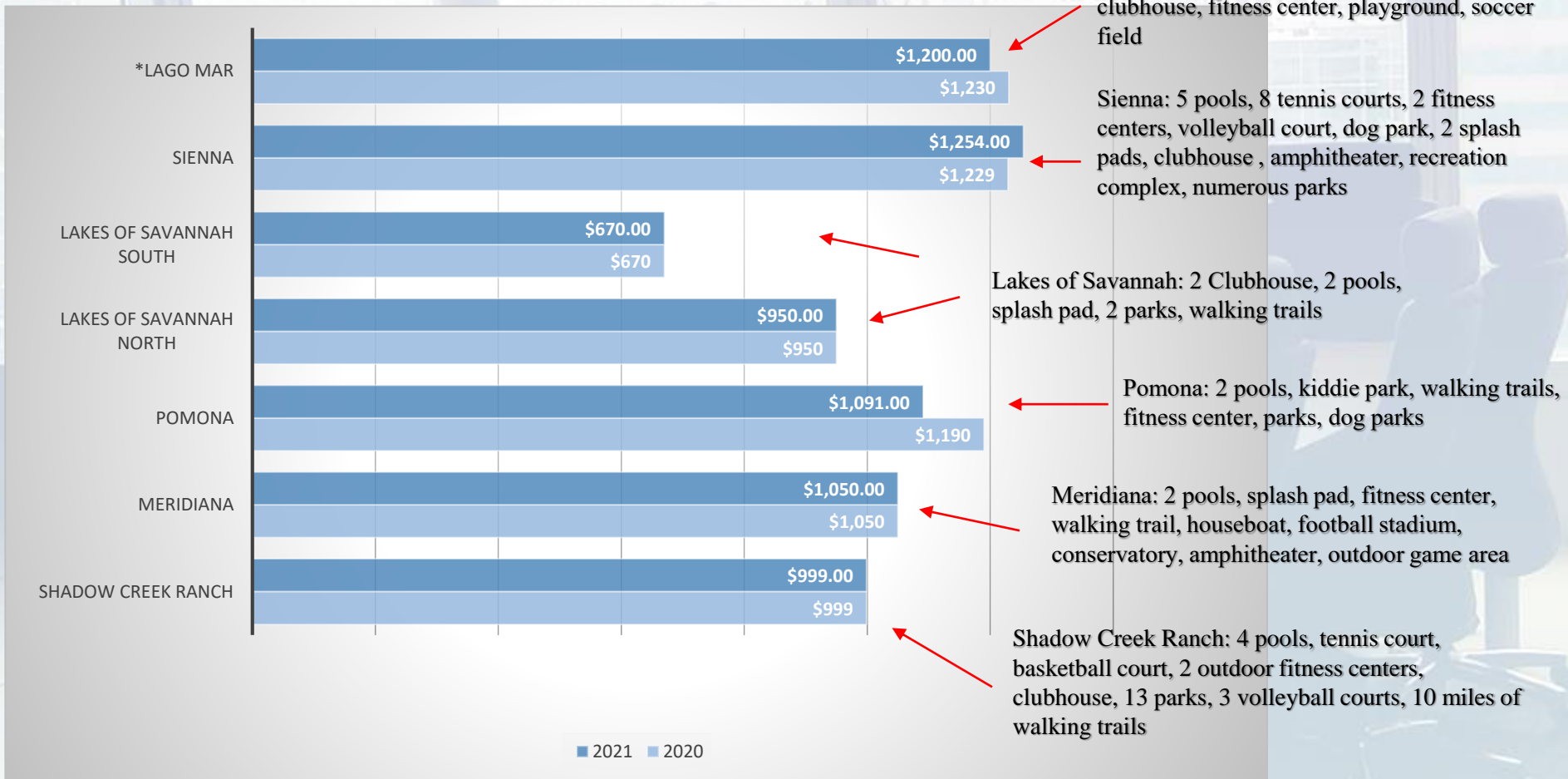


Historical & Future Assessment Dues 2012 - 2022

EMERALD BAY - V100

| YEAR | TOTAL | SCRMA | VOEB |
|------|----------|-------|------|
| 2012 | \$860.00 | 550 | 310 |
| 2013 | \$860.00 | 550 | 310 |
| 2014 | \$860.00 | 550 | 310 |
| 2015 | \$925.00 | 540 | 385 |
| 2016 | \$925.00 | 540 | 385 |
| 2017 | \$925.00 | 540 | 385 |
| 2018 | \$925.00 | 556 | 369 |
| 2019 | \$925.00 | 556 | 369 |
| 2020 | \$995.00 | 556 | 439 |
| 2021 | \$999.00 | 723 | 276 |
| 2022 | \$999.00 | 723 | 276 |

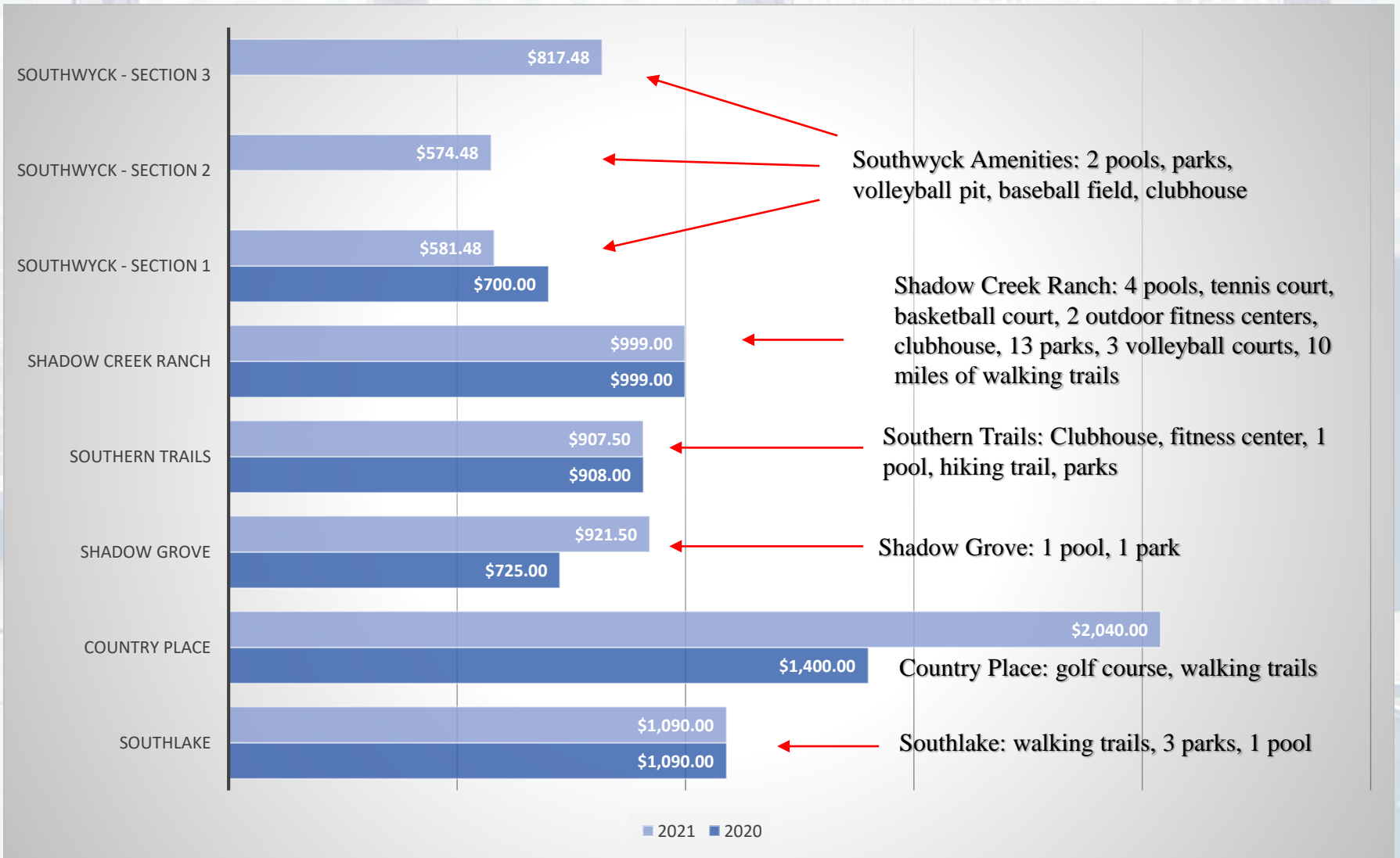
COMPARISON TO OTHER MASTER PLAN COMMUNITIES IN SIZE



**Annual gated maintenance fee (after section reaches 85% completion) will increase \$200*



COMPARISON TO OTHER MASTER PLAN COMMUNITIES IN AREA



Assessment Pre-payment Option

The 2022 assessment dues of \$999.00 for your community is due in full on January 1, 2022 and becomes delinquent on January 31, 2022. Payment received after January 31, 2022 will incur a late fee of One Hundred Dollars (\$100.00) and a monthly interest finance charge of 18% per annum until paid in full.

Using the Pre-payment Plan option to pay your HOA dues offers many benefits.

1. Your dues are split up into more manageable, monthly payments.
2. Avoid receiving one large statement during the holidays.
3. The earlier you sign up, the lower the monthly payment. Therefore, by the time 2022's bill is due you will only owe a small amount, for any increase in the new year's fees.

No matter how you look at it, it is a wise choice to make. So simply go to www.shadowcreekranchoa.com, login to the Pay Online tab using ClickPay, then look for the "Auto Pay" option and follow the prompts.



Community Updates

Holiday Decorations will be installed through November 15th

The SCRMA Board of Directors has approved a trial run of a Winter S.A.Y.O.R (Swim At Your Own Risk) season. The anticipated dates for this winter season are from November 8 to January 31st. As the SCRMA board has the opportunity to evaluate the traffic this season will help determine if the Winter S.A.Y.O.R will be available to homeowners every year moving forward.

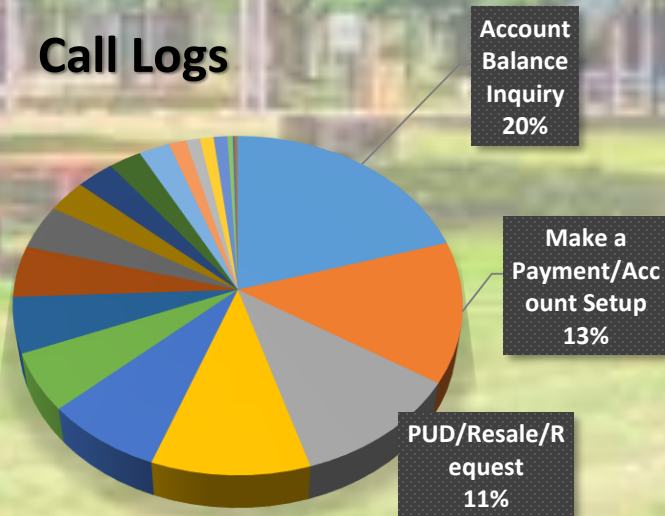
The landscaping company will be removing dead landscaping through the end of 2021 throughout the community as a result of Tropical Storm Nicholas and the winter freeze.

PROPERTY FACILITY REPORT

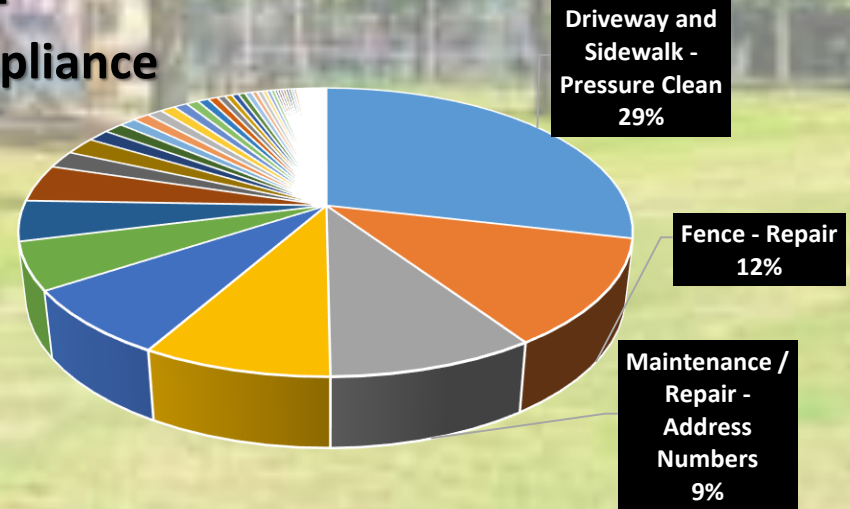
YTD the Village of Emerald Bay had 1,170 Non-Compliance Violations, 111 ARC applications and 736 resident calls.

One of the focuses for our community this year is improving Non-Compliance Deed Violations which means that repeat offenders could be turned over to legal and be responsible for the costs incurred.

Call Logs



Non-Compliance





WHO TO CONTACT?

The Village of Emerald Bay HOA offers a web-based service that utilizes proprietary software to give you real-time information about your community and your homeowner account. By logging on to <https://villageofemeralddbay.connectresident.com/> you will be able to, when available:

- View your account balance and history
- Be the first to know the latest news in your neighborhood
- See your community calendar
- Access the governing documents for your association
- Search frequently asked questions
- Read current and archived newsletters
- View account information, such as mailing address, phone numbers and email addresses registered to your account

CLUBHOUSE:

The Village of Emerald Bay Clubhouse is located at: 11814 N. Clear Lake Loop.

Deposit is \$130.00

Contact the HOA office at 713.436.4563 or Help@shadowcreekranchhoa.com for reservation availability

COMMUNITY LIGHTING:

Report streetlight outages to <https://slo.centerpointenergy.com/>

Monument light outages should be reported to the HOA by submitting a work order through the portal or emailing Help@shadowcreekranchhoa.com or calling 713.436.4563

MOSQUITO CONTROL: (Handled by counties)

Brazoria: 979.864.1532 · Fort Bend: 281.342.0508

DOGGIE BUSINESS:

Attention dog owners: Please make sure your pet does its "business" in the privacy of its own home and not in your neighbor's yard. Pets must always be restrained.

REGISTER YOUR PET All residents who reside in the city limits must register their pets with the City of Pearland. Only five pets are allowed per household. There is an annual fee of \$10 if your animal is sterilized and \$30 if your animal is not sterilized. Proof of current rabies vaccination must be provided. The licensing documents (to register your pet) can be found at all local veterinarian offices or the Animal Control office or you can register your pet online.

PEARLAND ANIMAL CONTROL

2002 Old Alvin Rd. Pearland, Texas 77584

IS IT BROKEN?

Please report Common Area Work Orders to the HOA by visiting the website at:

www.ShadowCreekRanchHOA.com (log-in required) or contacting the HOA office by calling 713.436.4563 or by email Help@shadowcreekranchoa.com

ARC REQUIREMENTS:

All exterior change requests must be submitted to the Architectural Review Committee for review and written approval must be obtained prior to commencement of work.

There is a \$25.00 administrative fee, and \$25.00 post inspection fee for each application made payable by check or money order to the FirstService Residential.

Pool applications have a \$125.00 (Pool) administrative fee for each application made payable by check or money order to the FirstService Residential.

A copy of the lot survey is required for any home modifications excluding paint, in which case paint samples are required at the time of application. Include a building list of materials, color/paint samples, color photos, and (if applicable) drawings.

CHANGE OF ADDRESS?

Remember to notify the Homeowners Association office in writing of address changes. If you are leasing your home, the HOA needs to know. The HOA mails important information to the address on record unless notified otherwise.

STREET PARKING:

For the safety of our children and neighbors, if you have multiple vehicles, please park them in your driveway. Street Parking is not prohibited in Shadow Creek Ranch or the City of Pearland.

Report illegal parking or safety issues to:

Pearland Police Dept. Non-Emergency **281.652.1100**

City of Pearland Code of Compliance **281.652.1766**

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 26

<http://www.bcmud26.com/>

The District generally meets on the first Tuesday of the month at 11:00 a.m. at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027. In addition to the website, agendas for each meeting are posted at the Recreation Center at 14210 Windward Bay Drive, Pearland, TX 77584, and at the Brazoria and Fort Bend County Courthouses at least 72 hours before every meeting, and the Board of Directors invites all members of the public to attend its meetings. Please contact the District through the Contact Us page if you need confirmation of a Board meeting.

As a reminder, the City of Pearland operates our water and sewer system and provides garbage collection services. If you have any questions about your service, please call the City of Pearland at (281) 652-1603 or visit the following link: <https://www.pearlandtx.gov/departments/public-works/water-production>

COME JOIN OUR COMMITTEE!



The Architectural Review Committee (ARC) is a team of Shadow Creek Ranch residents who generously volunteer their time to maintain and enhance our wonderful community. The purpose of the Architectural Review Committee is to insure specific design criteria is followed. The Architectural Review Committee uses Architectural Guidelines in reviewing each proposal to insure conformance with overall community design objectives. It is the intent of these Architectural Guidelines to establish a consistent architectural theme for Shadow Creek Ranch, while allowing for flexibility of design expression.

INTERESTED?

Fill out a SCR Committee application form and submit it to the HOA office at 12234 Shadow Creek Pkwy. Suite 3112, Pearland TX 77584 or scan and email to committees@shadowcreekranchhoa.com.

For more information, contact Shadow Creek Ranch
Email: committees@shadowcreekranchhoa.com | Phone: 713.436.4563
www.shadowcreekranchhoa.com





Thank you for your continued support!

Meeting Adjourned

MEMBER FORUM

The Board values the insight and input of all owners, to ensure that everyone has the opportunity for resolution, please email QUESTIONS & SUGGESTIONS to the HOA at:

EMAIL: help@shadowcreekranchhoa.com