

Community Educational Series – September 2022



Welcome back to our monthly Community Educational Series! If you haven't had a chance to read our previous articles, please click [April](#), [May](#), [June](#), and [July](#) for more valuable information towards better understanding your homeowners association.

Our topic this month is the **Board of Directors**.

There is no better place to go for information about how the Board of Directors serves you and the community than the Bylaws of your community's [Governing Documents](#). Anything you want to know about how Board members are selected, how the Board meets, and what decision they make on your behalf is in contained therein. Our goal here, though, is to help spread knowledge, so please read on for some key points to get you started.

First, let's note that **there is more than one Board of Directors for Shadow Creek Ranch** residential associations. You have a Board of Directors for your respective Village HOA's (ergo Village of Biscayne Bay Homeowners Association, and so on...). The President of each Village Board of Directors is elected by the other members of the Board, and is automatically seated on the Shadow Creek Ranch Maintenance Association (SCRMA) Board of Directors. We'll get into the general functions of both Boards, but, simply put, the Village Boards govern the Villages and SCRMA governs common concerns for the Shadow Creek Ranch community as a whole.

Who can serve as a director on a Board, and how does one get on it? In short, Directors are fellow owners. "The director shall be Owners...or spouses of such Owners; provided, however, no person and his or her spouse may serve on the Board at the same time. In the case of an Owner which is a corporation or partnership, the person designated in writing to the Secretary of the Association as the representative of such corporation or partnership, shall be eligible to serve as a director." All association Bylaws mandate between 3-5 directors serving staggered terms with elections held annually. Currently, all Boards maintain 5 directors with officers elected by the directors. Officer positions are typically President, Vice President, Treasurer and Secretary.

What are their governing powers? Per the Bylaws, "The Board of Director shall be responsible for the affairs of the Association and shall have all of the powers and duties necessary for the administration of the Association's affairs and, as provided by law, may do or cause to be done all acts and things as they are not by the Declaration, Articles, or these Bylaws directed to be done and exercised exclusively by the Voting Members or the membership generally." In practical terms, the Boards presides over all legal, financial, administrative, procedural, and asset management matters unless the Governing Documents, code or Statutes say otherwise.

How do they make decisions and provide direction for the community? Your Boards typically meet every two months or based on need at the time. Here at Shadow Creek Ranch notices are posted at the Clubhouses, on the HOA website, and by mass email. Occasionally, Boards will also hold Workshops or call Special Meetings to address pressing matters. The Board can conduct business outside of a meeting as well, BUT decisions requiring a vote must be ratified in a duly noticed meeting. Meeting minutes outlining the decisions of the Board are customarily approved at the following meeting with signed minutes posted to the Village resident portal, FSR Connect. If you haven't already registered with your Village's Connect portal, you can access the login page by using the "Owner Login" drop down at www.shadowcreekranchhoa.com

One last thing...Board members do all of this without compensation! So, the next time you meet a member of the Board of Directors, please be sure to thank them for their untiring service.

Fall Events

Fall is here...finally! While it may not be cool, yet, it's not as hot, and that's good enough for us. To celebrate, we have some great community events coming up for you to enjoy!

Our next big event is [National Night Out](#). Come join us from 4p-7p on Tuesday, October 4 at the Biscayne Bay Recreational Center (14210 E. Windward Bay Drive). There will be complimentary pizza and ice cream along with a bounce house, face painting, and balloon animals! There will be special [ARI] guest appearances from the Pearland Police and Fire Departments, and more!

Check out our [Calendar of Events](#) for the rest of 2022. You won't want to miss out on the fun!



GARDENING BY THE MOON



[Click here](#) to view custom monthly Landscaping Newsletters from our very own Shadow Creek Ranch horticulturalist, Dr. R.E. Moon, offering valuable and simple insights to make you look like an expert, too! Check out Dr. Moon's latest newsletter "Fall is Here!" for some critical plant, tree, and turf preparation advice for this change in season!

In September Shadow Creek Ranch hosted an in-person Landscaping Seminar with Dr. Moon at our new library, Westside library! We received great feedback from the attendees and plan to host another seminar in January 2023. There will be a door prize! Please keep an eye out for our invitation by email, website, and Facebook.

Garbage Can Storage

The property management office continues to receive reports about trash cans being left out in the open for long periods of time in all neighborhoods. Please remember that [ARI] the Deed Restriction for all Shadow Creek Ranch Villages do not permit storage of trash cans on the street or anywhere in view from the front of the house. Please note a few simple guidelines:

- Receptacles may only be on the street from 6pm the day prior to pick up until midnight the day of pickup
- Receptacles must be stored out of view from the front of the home

Visit The City of Pearland's [website](#) for more information on waste disposal guidelines, comments, or questions.