



Annual Meeting 2017
Wednesday June 14, 2017
6:30pm
Hughes Elementary School Cafeteria
1551 Prestwick Hollow Drive
McKinney, TX 75071

Agenda

1. Call Meeting to Order
 2. Establish Quorum 30%
 3. Review Annual Meeting Minutes from 8.29.2016
 4. Financials
 1. 2016 Year End Summary
 2. 2017 Year to Date (April)
 5. Community Updates
 6. Projects in Progress
 7. Developer Updates
 8. Compliance
 9. Web Submissions
 10. Committee Updates
 11. Adjournment
1. Introducing Homeowner Board Members
 1. John Authers, Vice President
 2. Erica Marohonic, Member 1
 2. Introduce Management Company
 1. Michael Morgan, Director of Association Management
 2. Matt Janes, Assistant Association Manager
 3. Suzanne Henry, Essex Support

Prestwyck

2016 Year End Summary

Income Statement Summary

Prestwyck Homeowner's Association, Inc.

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	8,055.77	10,961.18	(2,905.41)	253,686.49	300,492.00	(46,805.51)	300,492.00
Total Income	8,055.77	10,961.18	(2,905.41)	253,686.49	300,492.00	(46,805.51)	300,492.00
Reserve Contribution	0.00	48,394.00	(48,394.00)	0.00	48,394.00	(48,394.00)	48,394.00
Total General & Administrative	9,843.22	2,632.00	7,211.22	46,161.16	32,100.00	14,061.16	32,100.00
Total Taxes	0.00	0.00	0.00	408.39	0.00	408.39	0.00
Total Insurance	307.74	238.00	69.74	4,198.55	4,250.00	(51.45)	4,250.00
Total Utilities	2,784.75	2,190.00	594.75	52,978.39	30,680.00	22,298.39	30,680.00
Total Infrastructure & Maintenance	3,142.78	2,583.00	559.78	12,865.05	9,000.00	3,865.05	9,000.00
Total Pool	1,203.74	2,092.00	(888.26)	49,360.26	38,200.00	11,160.26	38,200.00
Total Landscaping	27,744.92	10,739.00	17,005.92	145,730.50	137,868.00	7,862.50	137,868.00
Total Expense	45,027.15	68,868.00	(23,840.85)	311,702.30	300,492.00	11,210.30	300,492.00
Net Income / (Loss)	(36,971.38)	(57,906.82)	20,935.44	(58,015.81)	0.00	(58,015.81)	0.00

Prestwyck

2017 Year to Date (April)

Income Statement Summary

Prestwyck Homeowner's Association, Inc.

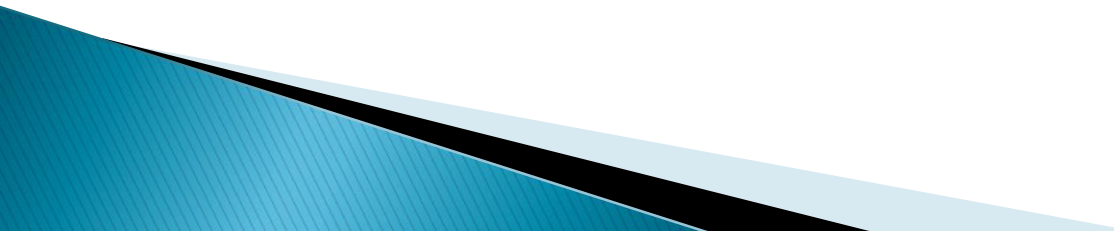
April 01, 2017 thru April 30, 2017

	Current Period			Year to Date (4 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	71,544.31	70,316.00	1,228.31	226,550.71	147,104.00	79,446.71	307,146.00
Total Income	71,544.31	70,316.00	1,228.31	226,550.71	147,104.00	79,446.71	307,146.00
Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	24,394.00
Total General & Administrative	4,942.46	2,759.00	2,183.46	16,688.78	10,900.00	5,788.78	46,990.00
Total Taxes	0.00	0.00	0.00	101.70	450.00	(348.30)	450.00
Total Insurance	306.16	333.00	(26.84)	1,265.31	1,333.00	(67.69)	5,350.00
Total Utilities	2,079.75	3,634.00	(1,554.25)	7,845.53	14,534.00	(6,688.47)	43,600.00
Total Infrastructure & Maintenance	769.45	630.00	139.45	1,426.85	3,146.00	(1,719.15)	8,012.00
Total Pool	3,071.43	3,933.00	(861.57)	6,479.14	6,433.00	46.14	32,850.00
Total Landscaping	38,041.30	13,167.00	24,874.30	80,787.70	48,917.00	31,870.70	145,500.00
Total Expense	49,210.55	24,456.00	24,754.55	114,595.01	85,713.00	28,882.01	307,146.00
Net Income / (Loss)	22,333.76	45,860.00	(23,526.24)	111,955.70	61,391.00	50,564.70	0.00

Community Updates

- Removed overgrown grass on Breckton.
- Removed tree in front of pool that blew down.
- Replaced entrance flower pots.
- Common area along Coit, flooding/drainage repair.
- Pool card reader at the pool. Code no longer used.
- Removal of pool monitors.
- Improved landscaping on Jessie, Prestwick Hollow and Coit.
- Playground installation, bench and trash can.
- Bid out landscaping contract, new landscaper.
- Alexandria grading/drainage repair.
- Mowed behind Blanco Lane.
- Replaced broken water meter lids.
- Silt fencing removed around amenity center.
- Removed trash in common areas and banks of all channels.
- Mulched flower beds and trees, added color in May.
- Installed signage at entrances.

Projects in Progress

- Replace dead trees and bushes and missing trees and bushes along Prestwick Hollow and entrances.
 - Reworking drainage channel to be completed in 30 days.
 - Dead trees in the pool area. (8)
 - Pool opening and repairs under warranty.
 - Holiday lighting contracts.
 - City park dedication.
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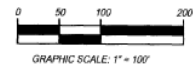
L72	N61°06'17"E	85.19
L73	N03°26'25"E	67.33
L74	N71°42'39"E	32.20
L75	S24°04'03"E	119.99
L76	S21°06'17"W	67.12
L77	S15°18'58"W	86.01
L78	S30°49'22"W	75.74
L79	S71°54'36"E	52.43
L80	S18°05'24"W	72.35
L81	S70°35'33"W	21.36
L82	N44°23'39"E	116.87
L83	S09°51'57"W	34.45

**WILLIAM McCARTY SURVEY,
ABSTRACT NUMBER 575**

POINT OF BEGINNING
N=7129805.88
E=2500980.71

PARCEL 1709 and 1710A
Called 16.039 acres
Volume 2013, Page 31, PRCCCT

PARCEL 1707
Volume 2014, Page 388
PRCCCT

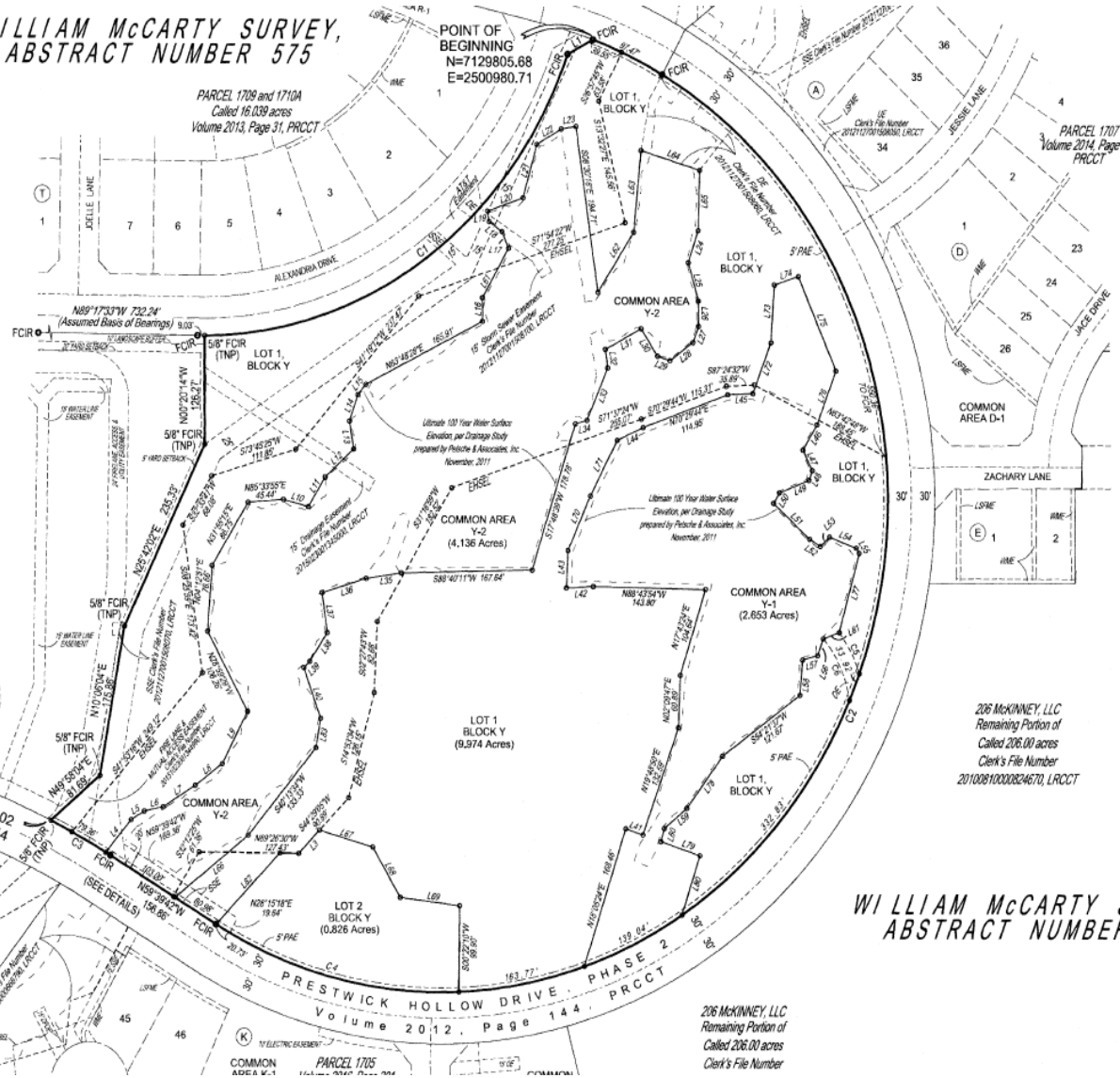


Legend

- PARCEL BOUNDARY
- SET 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.)
- FCIR FOUND 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.) OR AS NOTED
- FIP FOUND IRON PIPE (AS NOTED)
- FIR FOUND IRON REBAR (AS NOTED)
- SND ○ SET NAIL IN BRASS DISC (PETSCH & ASSOC., INC.)
- CA COMMON AREA
- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- EHSEL EROSION HAZARD SETBACK EASEMENT LINE
- LRCCCT LAND RECORDS OF COLLIN COUNTY, TEXAS
- PRCCCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
- WME 5' WALL MAINTENANCE EASEMENT
- LSFME 5' HOA LANDSCAPE AND SCREEN FENCE MAINTENANCE EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- DPOE DRAINAGE & POSITIVE OVERFLOW EASEMENT
- SSE SANITARY SEWER EASEMENT
- PAE 5' PEDESTRIAN ACCESS EASEMENT
- WLE WATER LINE EASEMENT
- VE VISIBILITY EASEMENT
- TTE TEMPORARY TURNAROUND ACCESS EASEMENT
- TAE TEMPORARY ACCESS EASEMENT

N = 1000000.00 STATE PLANE COORDINATES
E = 1000000.00
◆ ROAD NAME CHANGE

RECORD PLAT



**WILLIAM McCARTY SURVEY,
ABSTRACT NUMBER 575**

Common areas (drainage areas) will remain under the HOA.
 Remaining Lot 1 Block Y will eventually become City park property.
 The developer is currently working with the Engineering Dept to resolve drainage issues.
 Once it comes under city ownership, the design plans for the park will begin.

PARCEL 1704
Called 16.948 acres
Volume 2013, Page 361, PRCCCT

LOT 1, BLOCK A
PARCEL 1702 ADDITION
Volume 2015, Page 46, PRCCCT

206 MCKINNEY, LLC
Remaining Portion of
Called 206.00 acres
Clerk's File Number
20100810000824670, LRCCCT

206 MCKINNEY, LLC
Remaining Portion of
Called 206.00 acres
Clerk's File Number

PARCEL 1705
Volume 2012, Page 144, PRCCCT

Yellow/Blue Common Area – Reg. Maintenance 36x

Red – Natural Area Field Mow 10x



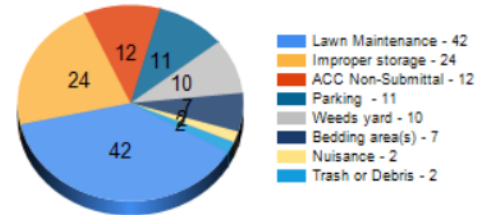
Compliance Overview

1/1/2017 to 6/12/2017

Violations

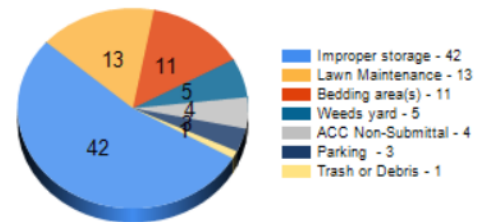
Entered:

Type	Count
Lawn Maintenance	42
Improper storage	24
ACC Non-Submittal	12
Parking	11
Weeds yard	10
Bedding area(s)	7
Nuisance	2
Trash or Debris	2



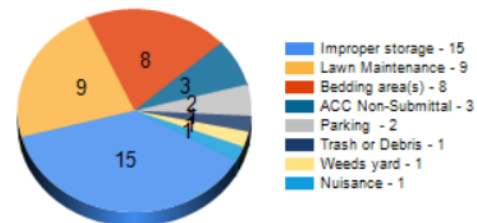
Reinspections:

Type	Count
Improper storage	42
Lawn Maintenance	13
Bedding area(s)	11
Weeds yard	5
ACC Non-Submittal	4
Parking	3
Trash or Debris	1

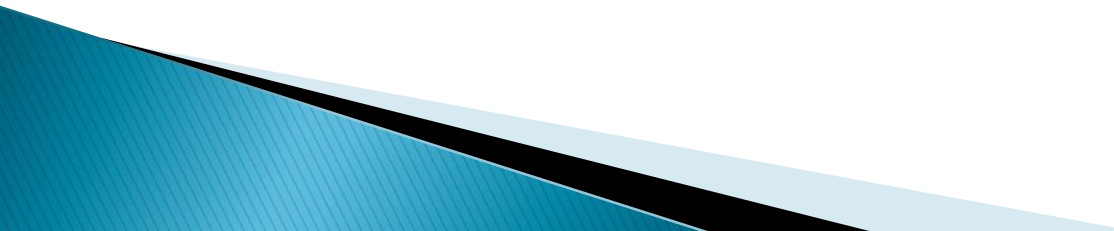


Closed:

Type	Count
Improper storage	15
Lawn Maintenance	9
Bedding area(s)	8
ACC Non-Submittal	3
Parking	2
Trash or Debris	1
Weeds yard	1
Nuisance	1



Compliance Drives

- 2 times a month
 - 1st notice, 2nd notice, 3rd notice, first fine notice
 - Fines: \$50, \$75, \$100
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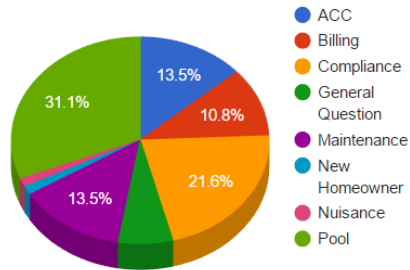
Web Submissions



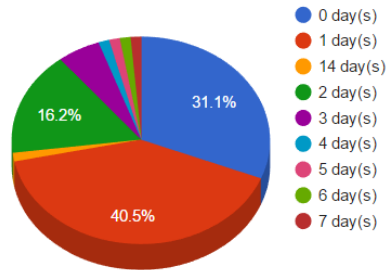
Prestwyck HOA Community Charts

Conversation Started: 04/03/17 to 06/12/17

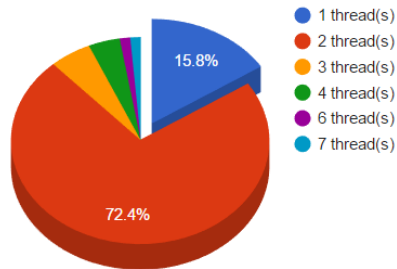
Statistics by Category



Statistics by Age

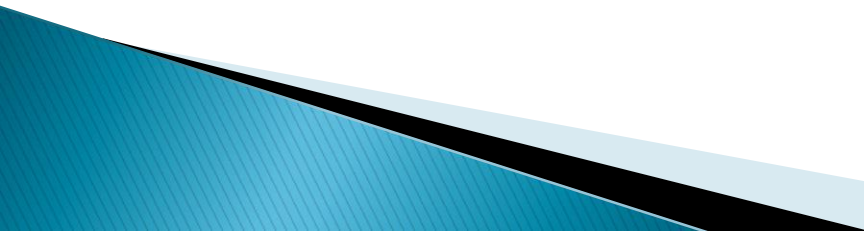


Statistics by Conversation Thread




The Role of Essex Association Management L.P.

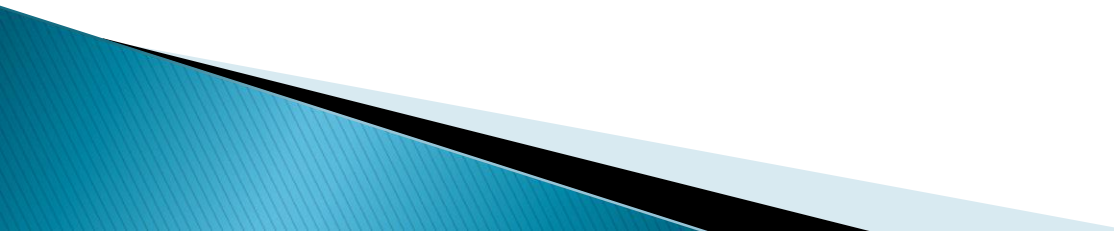
Essex Association Management LP was selected by the Board of Directors to provide the professional management services for Prestwyck Homeowners Association, Inc. These services include collecting association assessments, maintaining the association's books and records, enforcing the deed and use restrictions in the CC&R and performing regular inspections of the common areas and individual homes.



What your assessments pay for

- The cost of repairs and general maintenance of the association assets, including the swimming pool facilities, the park areas and ponds.
 - The general maintenance of all common area landscaping and irrigation.
 - The cost of electricity for common areas and street lights.
 - The cost of water for the swimming pool and irrigation system.
 - Miscellaneous common area maintenance and repairs (as needed).
 - Legal services that may be required to enforce the association's restrictive covenants and/or collection of assessments.
 - Insurance premiums.
 - All corporate tax obligations.
 - The cost of correspondence with homeowners'; postage, copies and so on.
 - The cost of professional management services, including a dedicated staff.
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www.prestwyckhoa.com

- Modification Request Forms
 - Financials
 - Governing Documents
 - Pool Rules
 - Important Phone Numbers
 - Bulletin Board
 - Email updates: Sign up Now!
 - Important Log on using your email address; Update your contact info so we can email meeting notices and important community information
 - Web submissions may be now be sent through your community website under 'contact us'.
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Volunteer for YOUR Community!

Your HOA is looking for volunteers.

- Social Committee
- Newsletter Committee
- Welcome Committee
- Crime Watch Committee
- Landscaping Committee

To volunteer complete the Volunteer Form online!



Office Information

- Monday–Friday
- 9:00AM–5:00PM
- Essex Association Management L.P.
 - 1512 Crescent Dr. Suite 112
 - Carrollton, Texas 75006
 - 972-428-2030
 - 469-342-8205 Fax
- www.prestwyckhoa.com *to enter a web submission*

After Hours Emergency Line: 1-888-740-2233

Adjourn



2016

Q & A



2016