



**Annual Meeting of the Members of
Jamestown Colony Homeowner Association, Inc.
Tuesday, May 24, 2005
7:00PM**

www.jamestowncolony.com

Agenda



- 7:00 ESTABLISH QUORUM
- 7:05 CALL MEETING TO ORDER: INTRODUCTION OF BOARD
- 7:10 NOMINATING CHAIR APPOINTS ELECTION JUDGES
- 7:15 CALL FOR NOMINATIONS FROM THE FLOOR
- 7:25 CLOSE NOMINATIONS FROM THE FLOOR
- 7:35 NOMINEE PRESENTATIONS
- 7:40 CALL FOR BALLOTS
- 7:45 COUNTING OF BALLOTS
 - **PRESENTATION**
 - **(Hold Questions, Comments & Complaints to End)**
- 8:30 ELECTION RESULTS
- 8:35 APPOINT 2005 NOMINATING COMMITTEE
- 8:40 QUESTIONS
- 9:00 ADJOURN ANNUAL MEETING OF THE MEMBERS

Your Volunteer Board



Rick Moore
Board President- Section III



Wes Lenamond
ACMP Jamestown Colony Rep



Ryan Haas
Vice President- Section I



Craig Boulet
Vice President- Section II



Beverly Franklin
Vice President- Section III



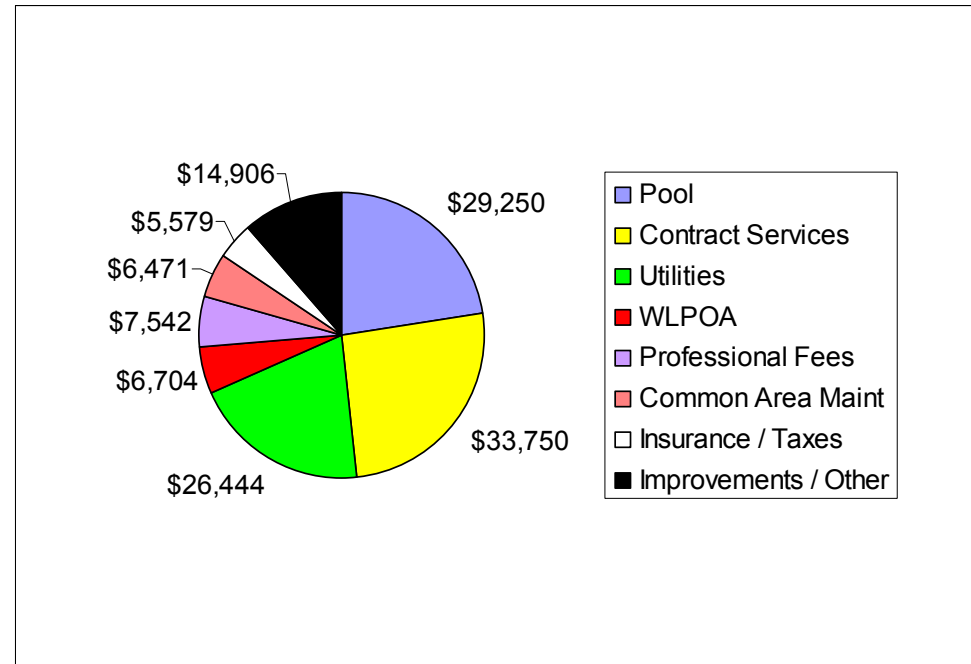
Steve Villarreal
Treasurer & Secretary – Section III

Financial Review



• Major Expense Allocation

- 22% Pool
- 26% Contracts
- 20% Utilities
- 6% Professional
- 11% *Improvements & Other



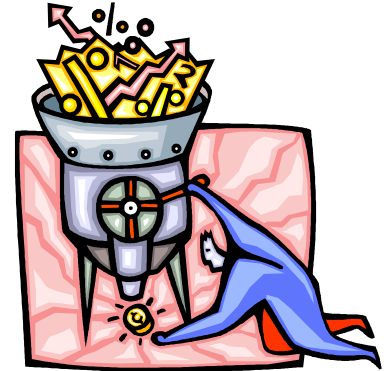
* Details on Financial Statement

Financial Review



- Number of Delinquencies
- Financial Impact

Compliance Statistics



- ACC Requests
 - Received : 55
 - Approved : 75
 - Denied : 7
- Deed Restriction / ACC Violations
 - Total : 56
 - 2nd Letters: 18
 - Most Common Violations
 - 1) Yard Mow and Edge
 - 2) Home Maintenance (ie. Mildew, fence pickets, paint and trim)
 - ACC Approval Required



2004 Objectives

(21 Objectives for the Year) 70% Completed	
Complete annual Review of Architectural Control Committee guidelines	✓
Complete Process definitions for Management company to follow	
Complete definition of roles and responsibilities for each volunteer board member	✓
Complete website redesign	
Complete landscape enhancements to all entrances	✓
Measure and Map Neighborhood	✓
Map Sprinkler System	✓
Map Street Light Numbers and Locations	
Complete power washing and resealing of park equipment in Section I.	
Complete power washing and resealing of park equipment in Section III.	✓
Sign new contract for landscape maintenance	✓
Renew contract with JC Management company	✓
Acquire sewer drainage report from County (Section 1)	
Sprinkler System Repair	✓
Perimeter Fence Study	✓
Install 30' flagpoles in each section entrance	✓
Install concrete pads for flagpole lighting	✓
Bore and install 250MH flagpole lamps	
Install Jamestown Colony placard at Huffmeister and Coveseville	✓
Install street light at Tilley and Addicks Satsuma	✓
Create 3 Year Plan for improvements to Jamestown Colony	



2004 Objectives Outstanding

- Complete power washing and resealing of park equipment in Section I.
- Acquire sewer drainage report from County (Section 1)
- Create 3 Year Plan for improvements to Jamestown Colony
- Complete Process definitions for Management company to follow
- Complete website redesign
- Map Sprinkler System
- Map Street Light Numbers and Locations





Neighborhood Center

- Pool is Open
- Accessible to residents whose assessment fees are current
- ID Cards required
- Contact ACMP for forms if you have not applied. 281-855-9867



Jamestown Colony Website

- Board Member Contact Information
- Yard of the Month
- Neighborhood Center Information
- Deed Restrictions
- ACC Guidelines
- ACC Approval Forms
- Suggestions/Complaints
- Email HOA Board
- (133 Hits / Month)



*** Residents Only ***
For Hire & Help Wanted
Or
For Sale

The Jamestown Colony Board is urgently seeking residents with the following skills to volunteer for various projects:

- Electrical
- Concrete and Masonry
- Landscaping

Please contact us. Thank You!

WELCOME TO JAMESTOWN COLONY

BOARD MEMBERS
YARD OF THE MONTH
NEIGHBORHOOD CENTER
ANNUAL MEETING RECAP
SPECIAL EVENTS
MERCHANT SITES

HOA INFORMATION

[Articles of Incorporation](#)

[Homeowners Association By-Laws](#)

[Deed Restrictions](#)

[Architectural Control Committee Guidelines](#)

[Click Here for ACC Request Form](#)

QUESTIONS & ANSWERS

STOP SOLICITORS

Attention!!
HOA Dues Deadline January 31, 2005

HOA MEETING SCHEDULE

**EMAIL
HOA**

**EMERGENCY
SERVICES**



Click Sign My GuestBook to add suggestions or complaints.

[Sign My GuestBook](#) [View My GuestBook](#)

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Email Us
Your Ideas!

2005 Common Objectives

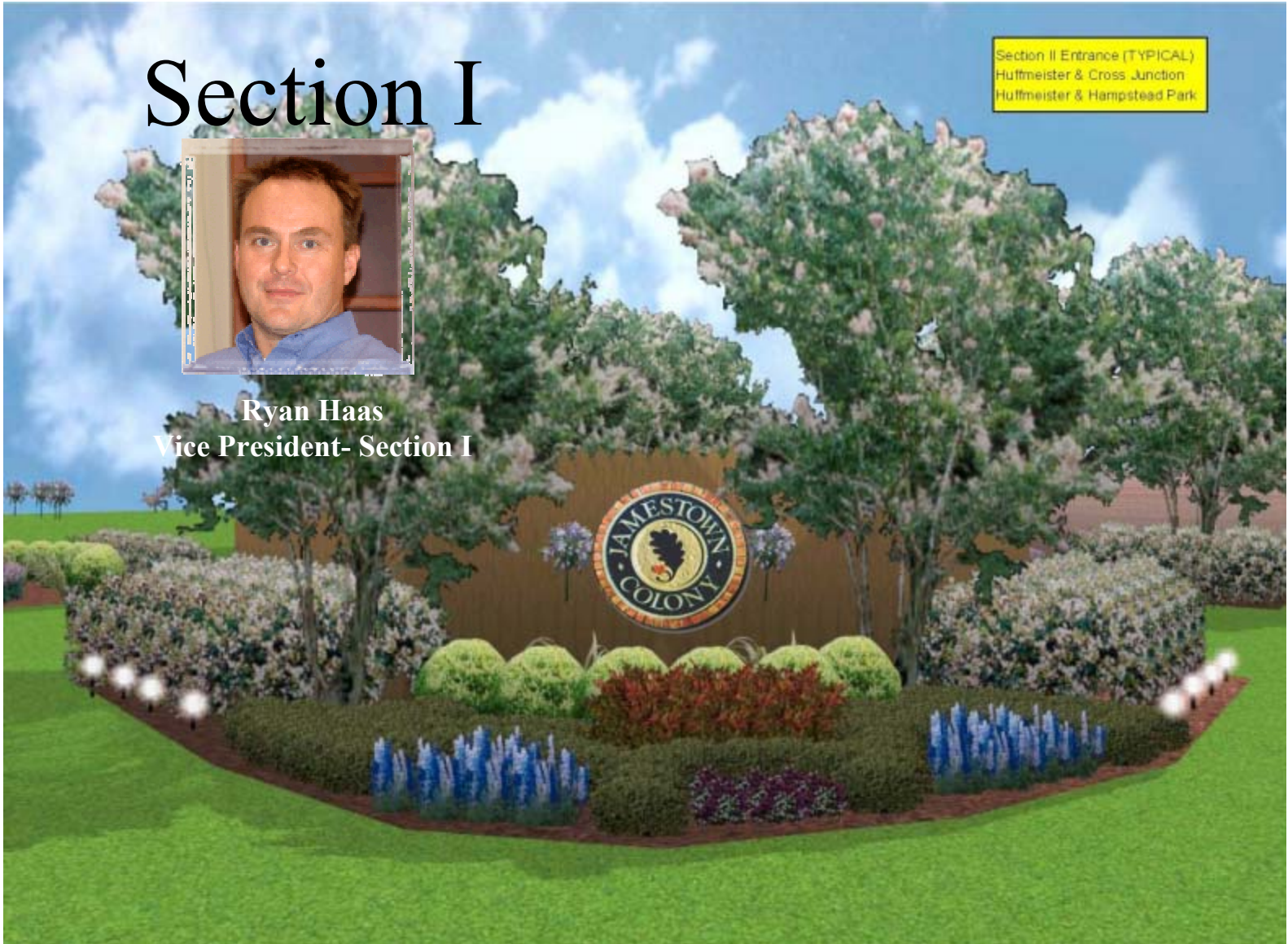
Description of Improvement or Repair	Est. Cost
ACC Guidelines Review & feedback (Annual)	\$ 0
Install water faucets at each entrance and parks	\$ 1,360
Install lighting for flagpoles	\$ 4,950
Install rain sensors for all sections (6)	\$ 630
Create 3 Year Plan for improvements to Jamestown Colony	\$ 0
Complete “more” detail process definitions for Management company to follow	\$ 0
Map Sprinkler System	\$ 0
Map Street Light Numbers and Locations	\$ 0
Total:	\$ 6,940

Section I



Ryan Haas
Vice President- Section I

Section II Entrance (TYPICAL)
Huffmeister & Cross Junction
Huffmeister & Hampstead Park



2005 Planned Improvements

2005 Section I Objectives

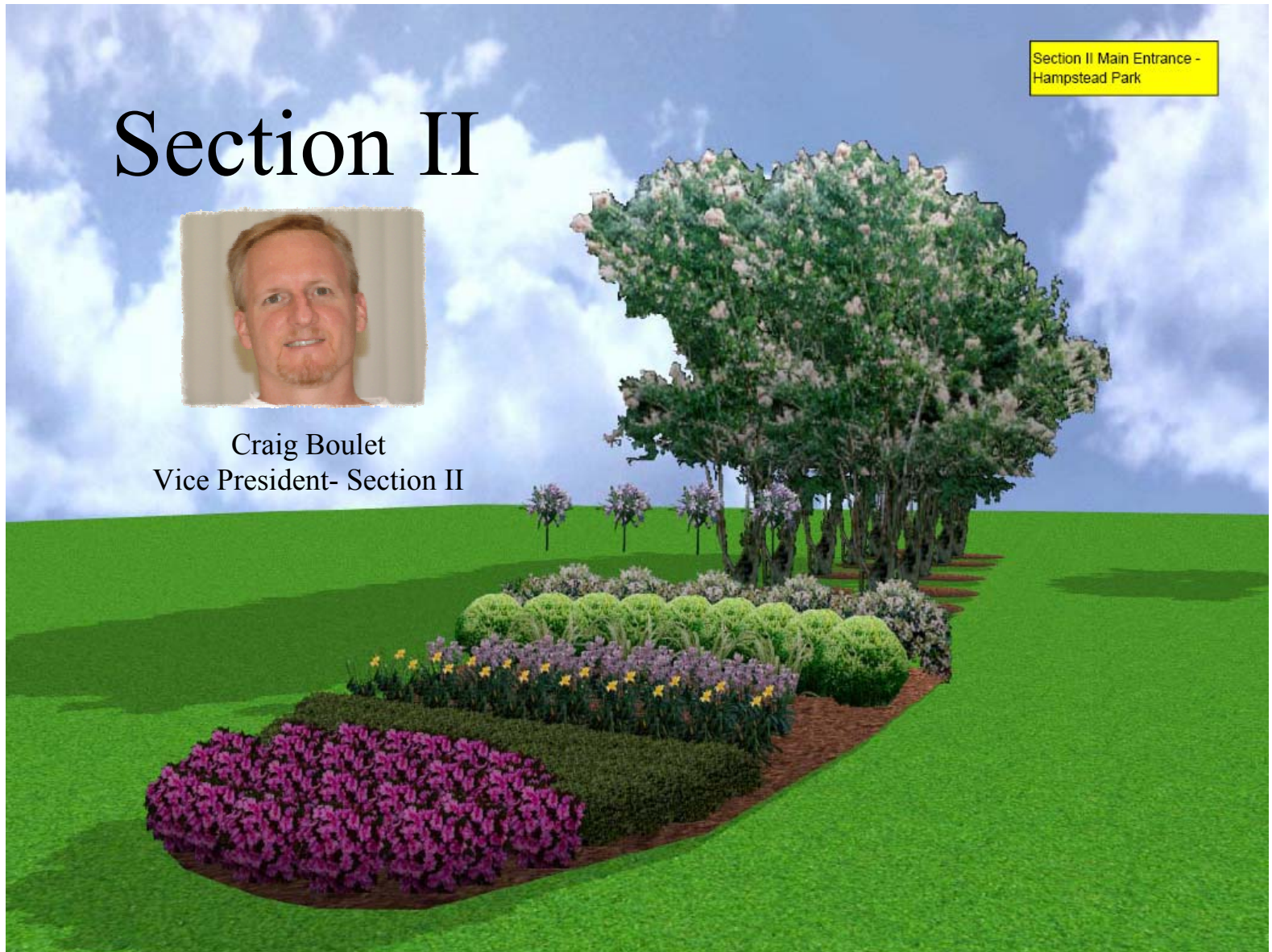
Description of Improvement or Repair	Est. Cost
Replace brick ledge at Section I Entrance	\$ 1775
Modify landscape timbers Park I to prevent gravel disbursement	??
Prune trees and Remove 1 Tallow and 1 Holly from Park I and Entrance	\$ 1,600
Acquire sewer drainage report from County (Section 1)	\$ 0
Repair & Replace Lamp Post covers and lights in Section I Park	\$ 240
Complete power wash and staining of Park equipment	\$ 0
Remove asian jasmine and replace with Society garlic in front of flagpole	\$ 150
Total:	\$ 3,765

Section II Main Entrance -
Hampstead Park

Section II



Craig Boulet
Vice President- Section II



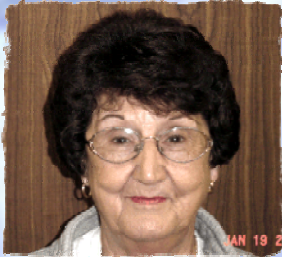
2005 Planned Improvements

2005 Section II Objectives

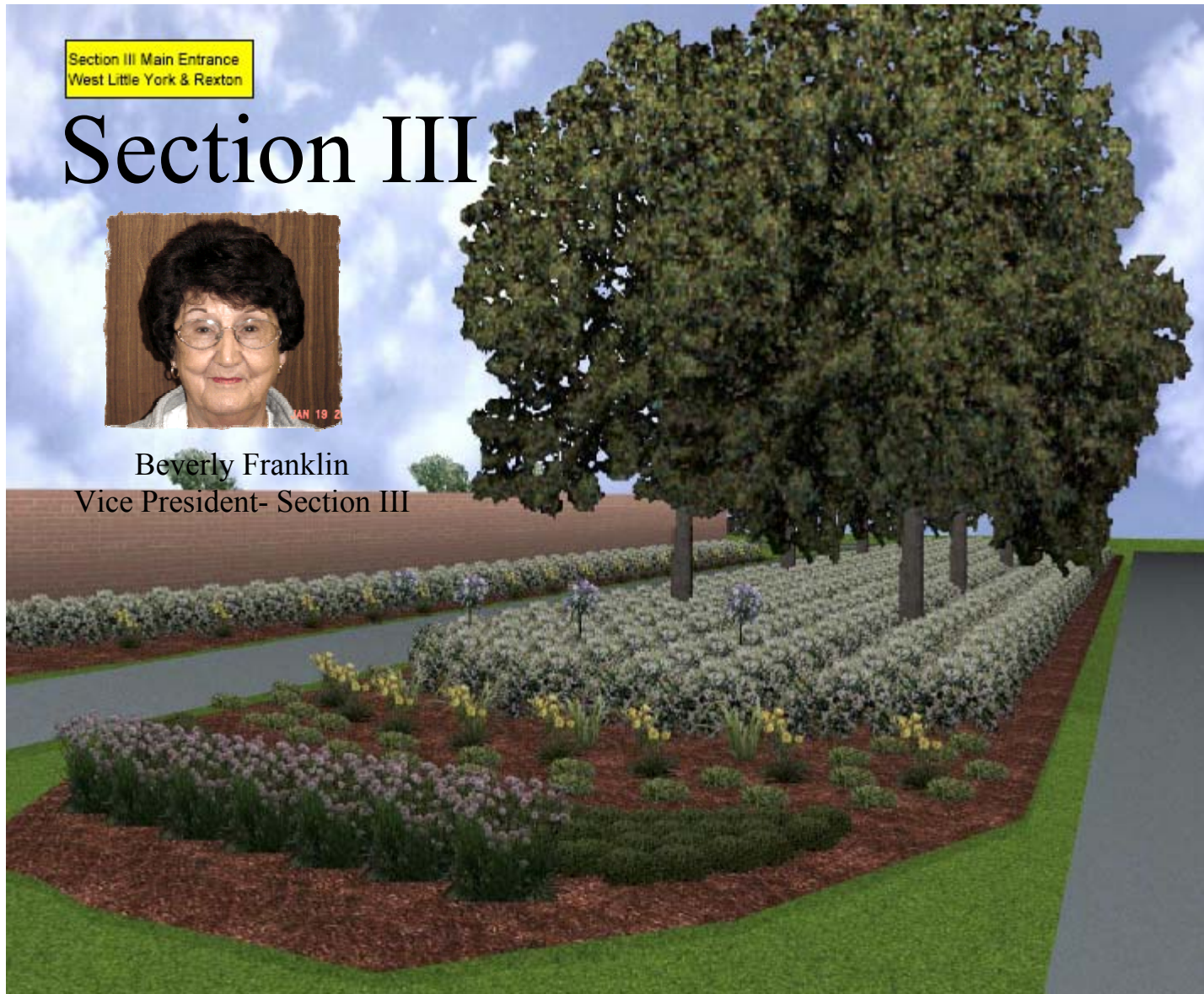
Description of Improvement or Repair	Est. Cost
Raise all light fixtures for Section II	\$ 335
Install additional landscape lighting for Section II Esplanade (Crepe Myrtles)	\$ 960
Remove Jack Ryan hawthorns and replace with Clara hawthorns	\$ 800
Total:	\$ 2095

Section III Main Entrance
West Little York & Rexton

Section III



Beverly Franklin
Vice President- Section III



2005 Planned Improvements

2005 Section III Objectives

Description of Improvement or Repair	Est. Cost
Raise all light fixtures for Section III	\$ 335
Repair Brick Wall East Side Huffmeister Section III	??
Raise landscape beds Section III East/West corners Huffmeister	??
Replace landscape timbers Park III	\$ 430
Install additional landscape lighting for III esplanades	\$ 640
Prune trees and canopy Esplanade and Park	\$ 900
Remove lirioppe from rear island, relocate in front of new hawthorns	\$ 180
Remove 1st row of hawthorns around entire rear esplanade Section III	\$ 620
Install Lamp Post lighting in Section III Park	\$1490
	Total: \$ 4,595

2005 Objective Totals

Common Objectives	\$ 6,940
Section I Objectives	\$ 3,765
Section II Objectives	\$ 2,095
Section III Objectives	\$ 4,595
Total	\$ 17,395.00

2004 Special Issues



- Perimeter Fence
 - Definition, Ownership and responsibility
 - Fence Study (Clean & Repair, Replace, Funds)
- Residents Annual Assessment Fee Strategy
 - Capital Reserve, Emergency, Improvement Funds
 - Financial Loans
- Remedies for Non-payment of Assessment Fees
 - Foreclose on delinquencies
 - Cost burden threshold before initiating foreclosure proceedings
- Swimming Pool Contract
 - Contract is expiring. Renew, Renegotiate, Cancel

Perimeter Fence Definition

- Managed by the HOA
 - Constructed with a metal support post and capped
 - Finish is outward facing away from the resident dwelling
 - Deeded to the HOA for right-of-way authority
- Managed by the Resident
 - Constructed with 4x4 support post and un-capped
 - Finish is inward facing to the resident dwelling
 - Not deeded. Built to define the individual property lines between dwellings

Ownership and Responsibility

- **Property Owners – Ownership and responsibility for fence (maintain, repair and replacement)**
- All Resident properties that backup to Georgetown
- All Resident properties that backup to Charleston
- All Resident properties that backup to Savannah Estates
- All Resident properties that backup to Apartment / Townhome Complex at Tilley
- All Resident properties that backup to the Industrial warehouse on Addicks Satsuma
- All Resident properties that backup to Bradford
- All Resident properties that backup to Horsepen Bayou
- All fence line along Horne Elementary and Truitt Jr High
- *** Home Owners Association – Ownership and responsibility for fence (maintain, repair and replacement)**
- All fence line along West Little York (North and South Sides)
- All fence line along Addicks Satsuma (East Side)
- All fence line along Huffmeister (East and West Sides)
- All fence line along Covesville (South)
- All fence line of bordering Common Areas (Parks I and III)
- All fence line and brick monuments for each Section entrance and corners at Rexton, Concorde Grove, Hampstead Park, Jamestown Colony Drive, Tilley, Corner of Covesville and Huffmeister, Corner of West Little York and Huffmeister (East and West), Corner of West Little York and Addicks Satsuma.

* Per Covenants and Deed Restrictions for each Section

HOA Fence Study

Options	Avg Cost per linear ft (Total 8,900)	Total	Cost / House (389)
Clean Fence	\$3.35	\$29,848	\$76.73
Repair Fence	\$7.50	\$66,825	\$171.79
Replace Fence Wood	\$19.50	\$173,745	\$446.65
Pre-cast Wall System	\$45.00	\$400,950	\$1,030.72
Brick	\$92.00	\$819,720	\$2,107.25



Sources:

Houston Fence Company

Fencecrete America Inc

Concrete Systems

Aber Fence

Alamo Fence

Griffin Fence

<http://www.jamestowncolony.com>

Colonies Neighborhood Center Contract

- Annual cost is \$29,250.00 or 25% of budget
- Two payments of \$14,625.00
- Approximately \$75.00 per house of \$295.00
 - Same for all CNC Member Neighborhoods
- Used by 114 of 389 JC resident households
- Expires April 2006
- Renews automatically for 5 years
- 60 day advance written notice required to cancel if desired

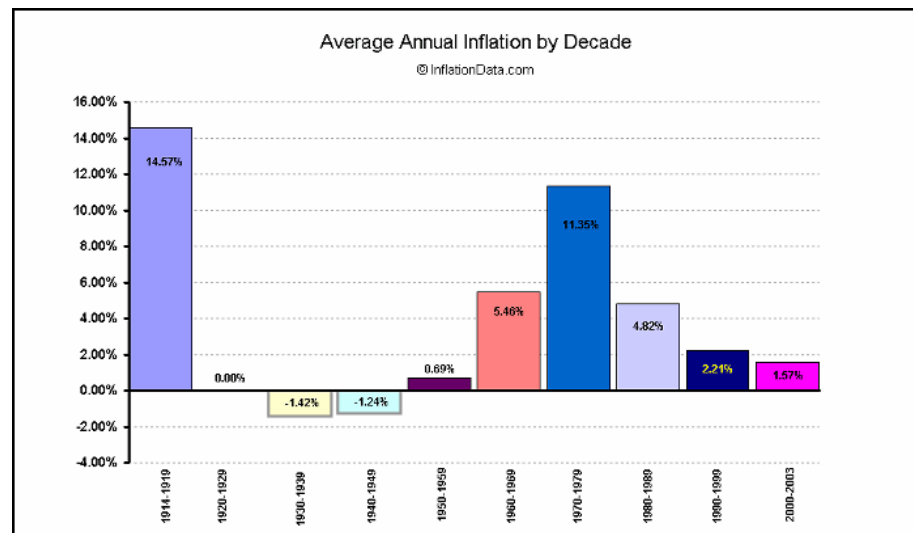
Colonies Neighborhood Center Contract

- Benefits
 - Enhances buyer perceptions at resale
 - Total community involvement
- Risks
 - Cost
 - Actual use by households compared to total size community is small

Assessment Facts



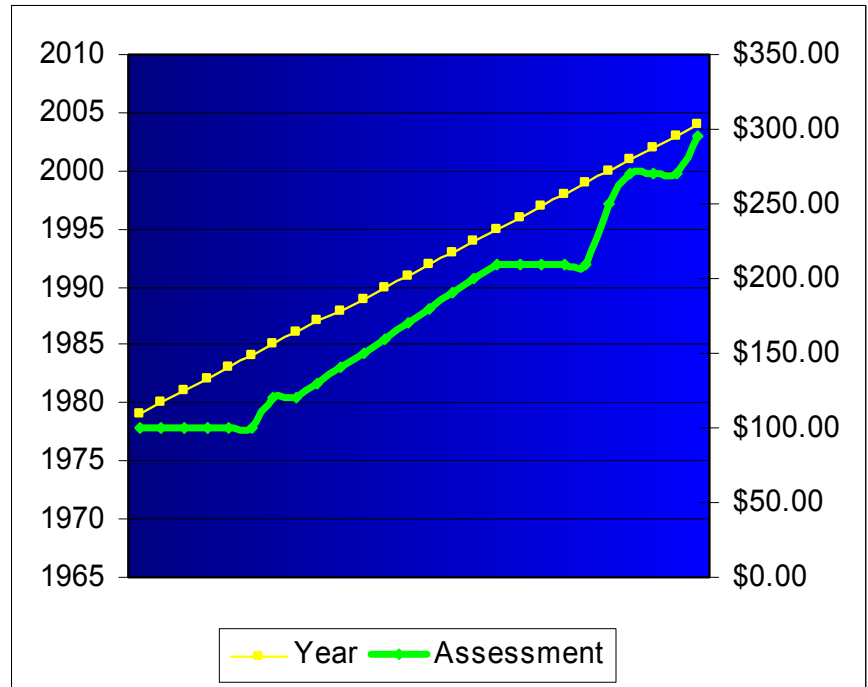
- Three Types of Assessments
 - Annual
 - Special
 - Reimbursement
- Assessments for Section I, II and III based on CPI (1967=100)
- Based on CPI Formula per covenants, rate could be \$568.00
- Historical Rate of Inflation 1979-2004 is 4.6625%
- Target reserve should be 50% of our Annual budget



Annual Assessment History

Actual

- We are playing catch-up
- From 1999 – 2004 we are deficit (\$144.91) on average per household
- Our reserve from 1979-Present is only \$6,400.00



Annual Assessment History

So What does this mean?

We must take action to build our capital reserves and reduce probability of future budget deficits. We have several options:

Action	Consequence
Do nothing	Assets continue to deteriorate Future replacement costs increase Future annual or special assessment could be as high as replacement costs + annual assessment.
Increase annual assessment each year by the maximum until we reach the target reserve.	Base annual assessment rate will be significantly higher than today's rate.
Impose a one-time special assessment that will establish a sizable reserve immediately and defer future increase for a specified period.	Homeowner budget expectations can be set. Base annual assessment rate remains low.

2005 Residents Survey Results

Results are being compiled and will be posted on the Jamestown Colony Website.

Discussion

