



2021 Annual Report

Annual Meeting of Members

February 8, 2022

Crown Colony Country Club



Agenda

Introduction of Board Members

Welcome and Announcements

HOA Website

Financial Summary

Sources of Income

Operational Expense

Swimming Pool Usage

Neighborhood Crime Report

2021 Improvement Projects

2022 Planned Improvement Initiatives

HOA Board Members

Hunter Haglund, President -2023

Buford Abeldt, Vice President -2023

Veronica Luce- Secretary-Treasurer - 2023

Jim Barrett - 2024

Cooper Castleberry - 2024

Stephen Raley - 2024

Terra Fidone - 2022

Scotty West - 2022

Nathan Gann -2022

HOA Website

- The 2021 Annual Report will be posted to:

www.lufkinrowncolony.com

Financial Summary – Operating Funds

SouthSide Bank Business Checking Account

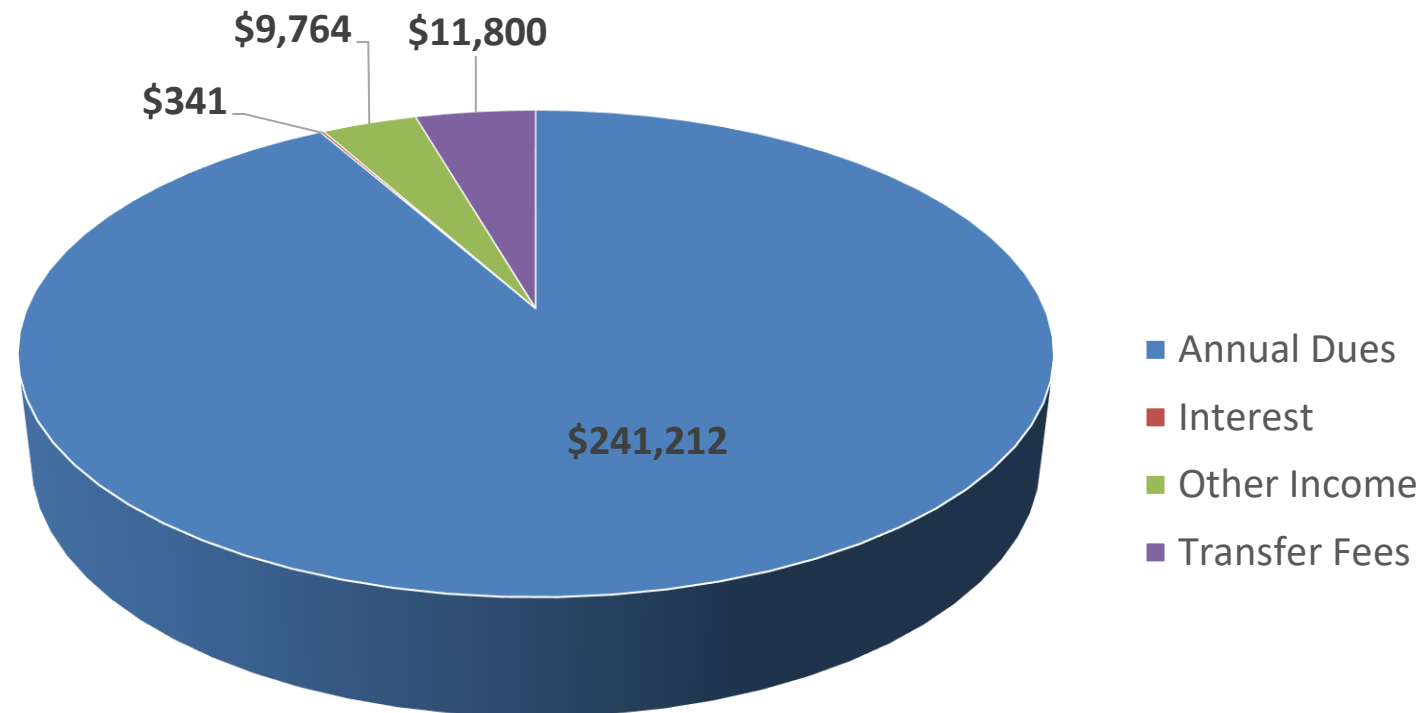
| | |
|---------------------------------|----------------|
| Beginning Balance 1/1/2021..... | \$53,591.33 |
| Deposits..... | \$263,116.66 |
| Interest..... | \$184.91 |
| Withdrawals..... | (\$247,355.85) |
| Ending Balance 12/31/2021..... | \$69,837.05 |

Financial Summary – Reserve Funds

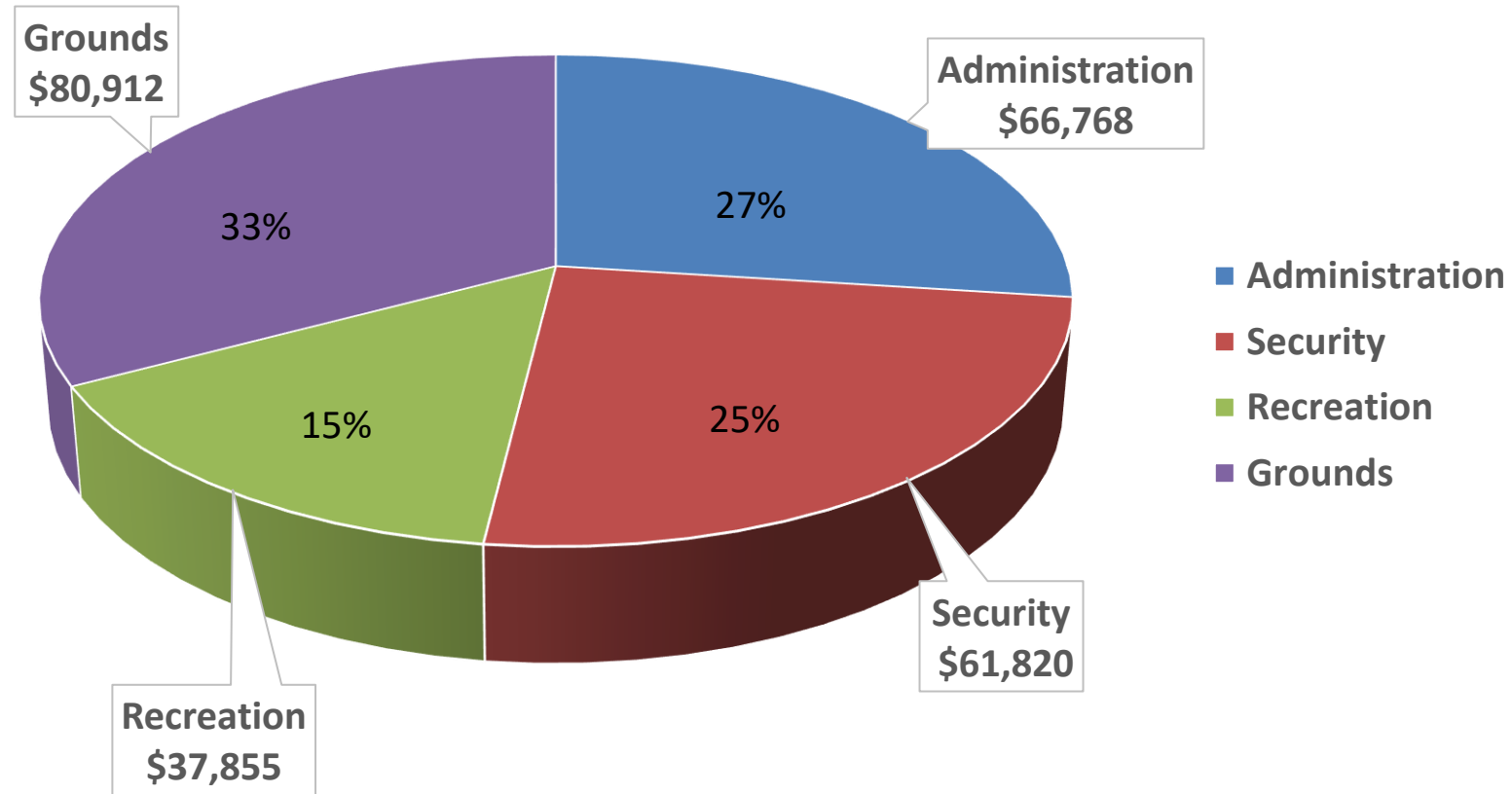
SouthSide Bank Certificate of Deposit Account

| | |
|-----------------------------------|--------------|
| Beginning Balance 1/1/2021..... | \$102,891.35 |
| Deposits (Transfer from MMA)..... | \$16,150.46 |
| Interest..... | \$227.32 |
| Withdrawals..... | \$0.00 |
| Ending Balance 12/31/2021..... | \$119,269.13 |

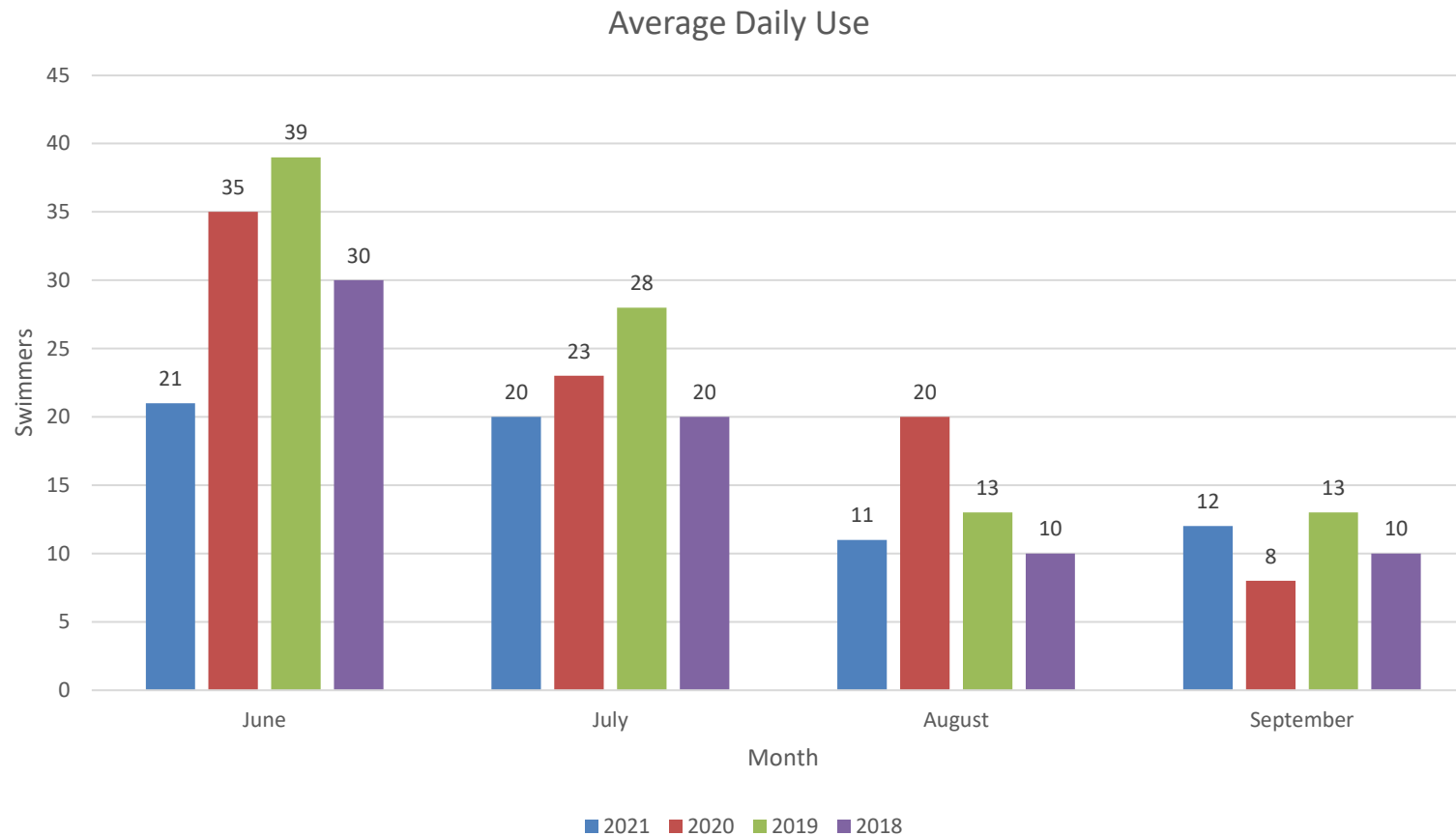
Sources of Income - \$263,117



Operating Expense - \$247,356



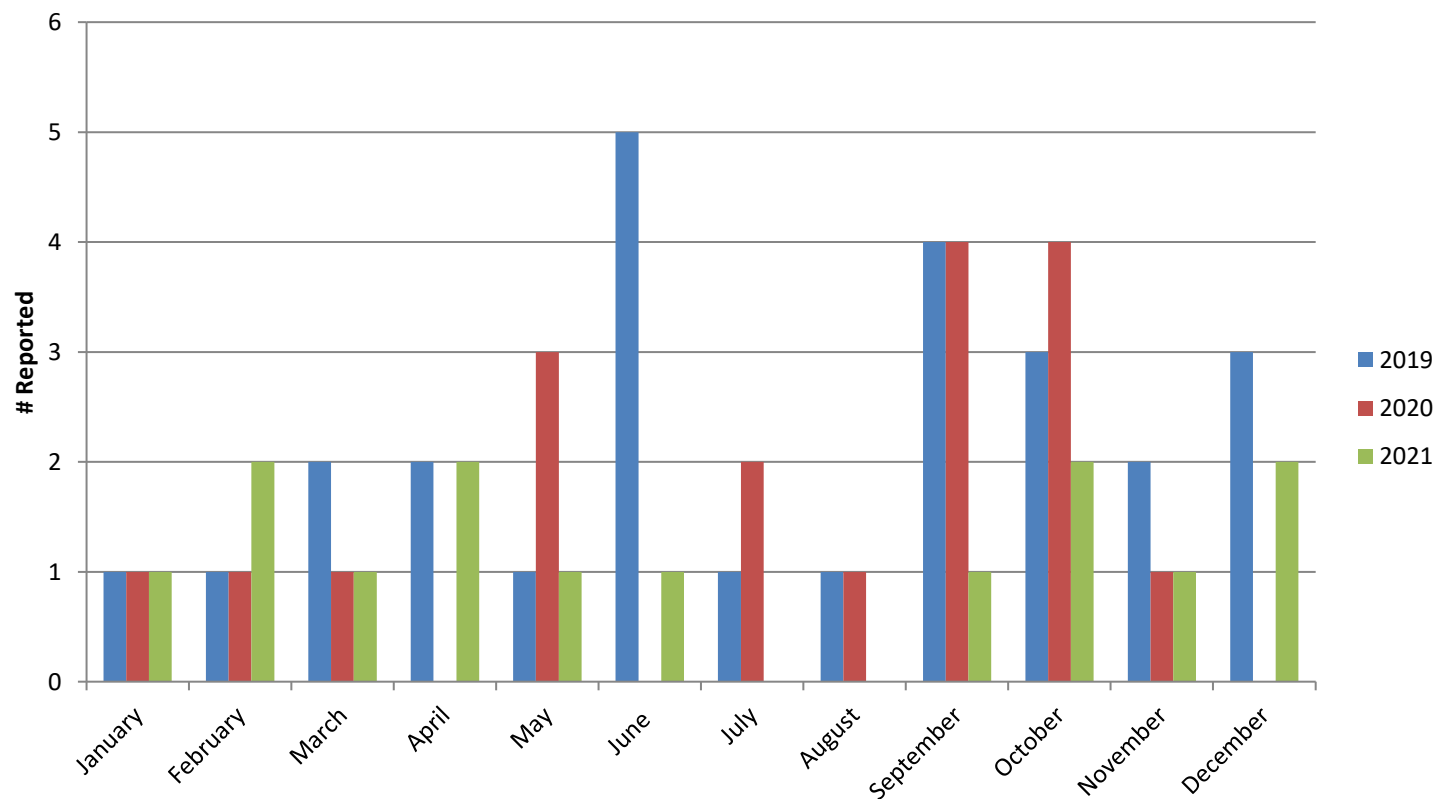
Swimming Pool Usage



- Trended downward
- Average usage 18 swimmers per day
- Weather driven results
- Chlorine shortage

Neighborhood Crime Report

Neighborhood Crime Report



- Averaged 1.2 crimes reported per month.
- Most common crime reported was vehicular entry. 100% of vehicles were unlocked.
- Not all crimes being reported

Delinquent Member List

- 43 – Delinquent (as of EOY)
- 17 – Chronic
- \$15,000 dues & other outstanding fees
- Liens filed

| Property Owner | Address |
|--|--------------------------|
| Chala, Nicole & Colin | 713 Pine Valley Dr. |
| Cole, James & Alexandra | 2208 Champions Drive |
| Collins, Derek & Kelli | 601 Crown Colony Drive |
| Dunbar, James M. | 105 Castle Pines Ct. |
| Ealand, David | 120 Westchester |
| Ealand, David & Regina | 106 Westchester |
| Emery, Andrew & Molly | 106 Riviera Drive |
| Grissett, Glenn & Sue | 309 Winged Foot Drive |
| Guest, Steffan | 201 Spyglass |
| Havard, Shayne & Mollie Ann | 301 Crown Colony Drive |
| Jones, Erin Diane. | 4407 Champions Drive |
| Leal, Sylvia | 1516 Champions Drive |
| Mathews, Lloyd & Jessica M. | 535 Augusta Dr. |
| Pate, Lillian Paige | 305 Winged Foot Drive |
| Patton, Bren E. | 103 Spyglass |
| Prunes, Jon & Deanna | 2107 Champions Drive |
| Sanchez, Kevin | 4504 Champions Dr. |
| Saska, Gladys J. | 5434 Champions Dr. |
| Scott, Blanca | 1001 Champions Drive |
| Sigler, Zackery | 15 Runyan Court |
| Simpson, William E. & Karen | 110 Castle Pines Ct. |
| Squyres, Rodney & Reba | 104 Augusta Dr. |
| Tiffin, Kenneth & Johniece | 103 Winged Foot Drive |
| Andypolo (O.W. Williams Estate) | 5314 Champions |
| Andypolo (O.W. Williams Estate) | 4203 Champions Dr. |
| Walker, Clinton Wayne & Amber Kathleen | 607 Crown Colony Drive |
| Watson, John C. & Tori | #5 Deerwood Circle |
| Johnson, Margaret A. | 1101 Augusta Dr. |
| Dean, Dr. Odell Jr. M.D. & Debra F. | 5105-5107 Champions Dr. |
| Baldrige, Christopher M. & Ashli Y. | 206 Mission Hills |
| Brown, Chase & Krista | 112 Southern Hills Drive |
| Cheshire, Cary | 4411 Champions Dr. |
| Clark, Carla Streeter | 5516 Champions Dr. |
| Levens, Richard A. | 508 Winged Foot Drive |
| Noble, Kimberlee | 102 Spyglass |
| Phillips, Sarah | 207 Westchester |
| Smith, Bradley W. and Toni | 6 Glenview Court |
| Dixon, Joshua & Stephanie | 203 Crown Colony Drive |
| Ruckman, Deborah Oshann | 208 Cascade Court |
| Stripling, John & Kimberly | 5430 Champions Dr. |
| LeMaster, Theresa Rudy | 912 Augusta Dr. |
| Jeffery, Charles and Barbara | 105 Rancho Mirage |
| Sullivan, Wade & Vida | 103 Deerfield Dr. |

2021 Initiatives and Improvements

- Landscape renovation to Temple Blvd. entry - flower beds, removed pampas grass, added ornamental trees, shrubs, flowing plants, and sod.
- Repaired damaged brick column and gate at Temple Blvd. entry paid by insurance company
- Replaced over 100 landscaping plants (mainly Indian hawthorns) and trees killed by the February freeze.
- Replaced all lawn irrigation system backflow valves to meet City code requirements.
- Continued to add/updated HOA database to include email addresses to make communication with members more efficient.
- Continued sending “Welcome to the neighborhood” emails to all new residents and renters.
- Continued “Please Slow Down” sign (green) initiative.
- Upgraded security camera internet upload speed to 100 GB
- Worked with DENWARA to add recently platted lots on Champions Dr into the HOA.

2022 Initiatives

- Revise Covenants and Restrictions and Bylaws to meet Senate Bill 1588 requirements for HOAs.
- Add flag night spotlights to old fountain flags.
- Updates and refresh HOA website
- Repair old and add new landscape lighting at main entrance.
- Continue to encourage delinquent members to settle overdue accounts.

Future Improvements Under Consideration

- Key Fob Access Control System on swimming pool entry gate.
- Resurface Tennis Courts and net post replacement.
- Digital Radar Speed Sign on Champions Drive.
- Playground for children in recreation common area.
- New HOA Office.

Outgoing Board Members

Terra Fidone

Nathan Gann

Incoming New Board Members

Scott West

Joyce Johnson-Bemus

Dr. Matt Lowe



QUESTIONS?