



THE VILLAGES OF
HURRICANE CREEK
HOMEOWNERS ASSOCIATION

Townhall Meeting of the Members

In Person with Virtual Option

Thursday, August 14th, 2025, at 6:00 p.m.

Sue Evelyn Rattan Elementary School

1221 S Ferguson Pkwy, Anna, TX 7549

(Meeting will be held in the Cafeteria)

www.villagesofhurricanehoa.com

Meeting Conduct

- The Town Hall Meeting will be conducted in an orderly manner
- Only one person should speak at a time-No interruptions please
- Please save your questions until the end of the presentation
- Individuals that are not conducting themselves in an appropriate manner will be asked to leave the meeting
- If you are attending virtually, please submit your questions through the chat and they will be answered in the order that they are received.

Thank you for attending!

Let's make this a productive meeting!



A PROFESSIONAL PROPERTY MANAGEMENT COMPANY

Agenda



- Call Meeting to Order
- Introduction of Declarant Representatives
 - Dave Kizer, Amenity Center Construction Manager
- Introduction of Essex Association Management, L.P. Reps
 - Michael Morgan, Director Of New Developments
 - Liberty Richburg, Executive Assistant to Director
 - Mike Hoptay, Senior Property Inspector
 - Donna Mascaro, Community Association Manager
 - Zeb Russell, Project Manager / I.T.
 - Holly Belvin, Account Manager
 - Essex Support Staff
- Financials
 - June 2025 Balance Sheet
 - June 2025 Income Statement
- Community Updates
 - Projects Completed
 - Projects in Progress
 - Future Projects
- Development Update
- Amenities Update
- What Do our Assessments Pay For?
- Management Services
- Vendors and Vendor Selection Process
- Homeowner Responsibilities
- Contact Info
- Adjourn
- Q&A



June 2025 Financials

Balance Sheet Report

The Villages of Hurricane Creek

As of June 30, 2025

	<u>Balance Jun 30, 2025</u>	<u>Balance Mar 31, 2025</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - FCB Bank Operating Account	201,897.72	392,947.94	(191,050.22)
1011 - FCB Bank Reserve Account	75,496.80	75,464.80	32.00
1013 - FCB Bank ICS Account	242,049.59	0.00	242,049.59
1030 - American Bank AB Dallas xxx6837	245,000.00	245,000.00	0.00
Total Assets	<u>764,444.11</u>	<u>713,412.74</u>	<u>51,031.37</u>
Receivables			
1400 - Accounts Receivable	65,722.76	95,946.15	(30,223.39)
Total Receivables	<u>65,722.76</u>	<u>95,946.15</u>	<u>(30,223.39)</u>
Total Assets	<u>830,166.87</u>	<u>809,358.89</u>	<u>20,807.98</u>
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	68,177.79	13,305.98	54,871.81
2050 - Prepaid Assessments	155,949.72	42,271.89	113,677.83
Total Liabilities	<u>224,127.51</u>	<u>55,577.87</u>	<u>168,549.64</u>
Total Liabilities	<u>224,127.51</u>	<u>55,577.87</u>	<u>168,549.64</u>

Income Statement Summary The Villages of Hurricane Creek

June 01, 2025 thru June 30, 2025

	Current Period			Year to Date (6 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	15,088.67	19,791.00	(4,702.33)	635,846.06	539,449.00	96,397.06	1,253,447.00
Total Income	15,088.67	19,791.00	(4,702.33)	635,846.06	539,449.00	96,397.06	1,253,447.00
Total Expenses	0.00	0.00	0.00	0.00	66,824.54	(66,824.54)	66,824.54
Total General & Administrative	7,798.33	5,612.00	2,186.33	44,727.42	37,563.00	7,164.42	72,885.00
Total Insurance	0.00	0.00	0.00	19,698.51	23,000.00	(3,301.49)	23,000.00
Total Utilities	52,006.55	20,949.79	31,056.76	106,476.93	125,700.00	(19,223.07)	251,400.00
Total Infrastructure & Maintenance	9,748.07	9,634.44	113.63	40,293.87	65,006.60	(24,712.73)	144,085.92
Total Pool	0.00	5,880.00	(5,880.00)	0.00	14,460.00	(14,460.00)	136,660.00
Total Landscaping	20,444.05	20,199.50	244.55	122,155.41	121,201.00	954.41	242,402.00
Total Townhome Expenses	6,216.08	20,544.50	(14,328.42)	38,989.47	85,282.42	(46,292.95)	249,365.00
Total Reserves	0.00	0.00	0.00	0.00	0.00	0.00	66,824.54
Total Expense	96,213.08	82,820.23	13,392.85	372,341.61	539,037.56	(166,695.95)	1,253,447.00
Net Income / (Loss)	(81,124.41)	(63,029.23)	(18,095.18)	263,504.45	411.44	263,093.01	0.00

Community Updates

Completed Projects

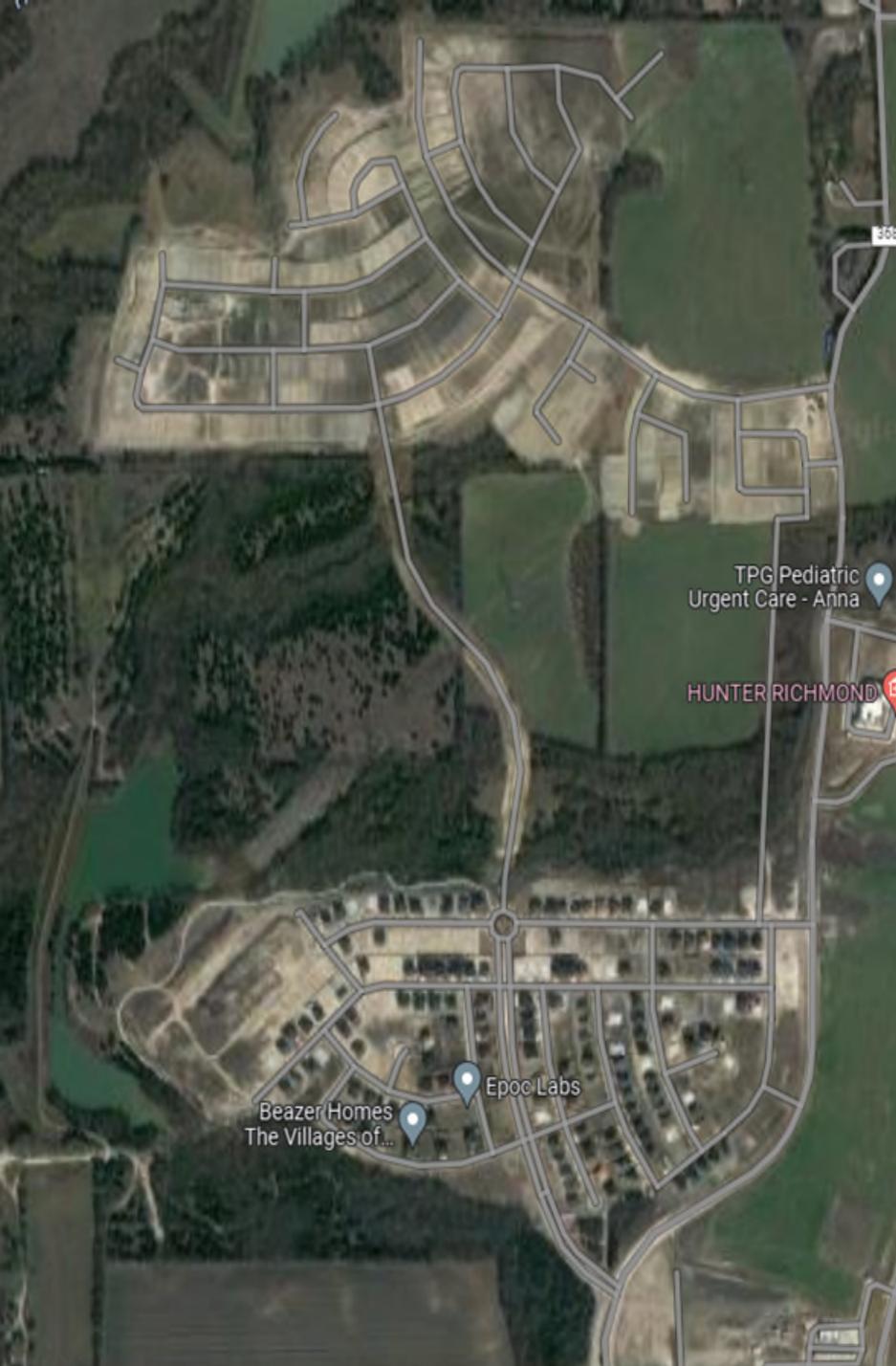
- Multiple (two dozen) trees replaced – Remainder of dead trees will be replanted this fall
- Curb repairs
- Sod install – common area improvement

In Progress

- 6 Pet Waste Stations are being installed in Still Waters – Install date 08/16/2025
- Waste Receptacles and Lighting to be installed at Cluster Mailboxes – Concrete pads will have to be poured to accommodate
- Furniture order for pool and amenity centers
- Front Monument lighting
- Internet installation at amenity centers
- 1A – Punch list is completion/obtain CO from City
- 1B – Additional dirt required for sidewalks, drain and mulch required at playground, gym equipment ordered

Future Projects

- Formation of HOA Advisory Committees – Forms available
- Walking Trails to be completed in 2026
- Monument Fountain – Freeze sensor / Wind sensor to protect surrounding sod
- Dead vegetation and trees to be replaced in the fall
- Improvements to flowerbed edging



Development Updates

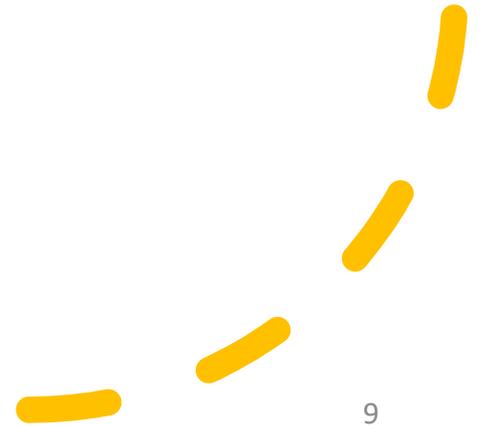
- **Total Max Units – 1794**
- **Current Homeowners – 659**
- **Current Builders – 280**
- **37% Homeowner to buildout**

Builders:

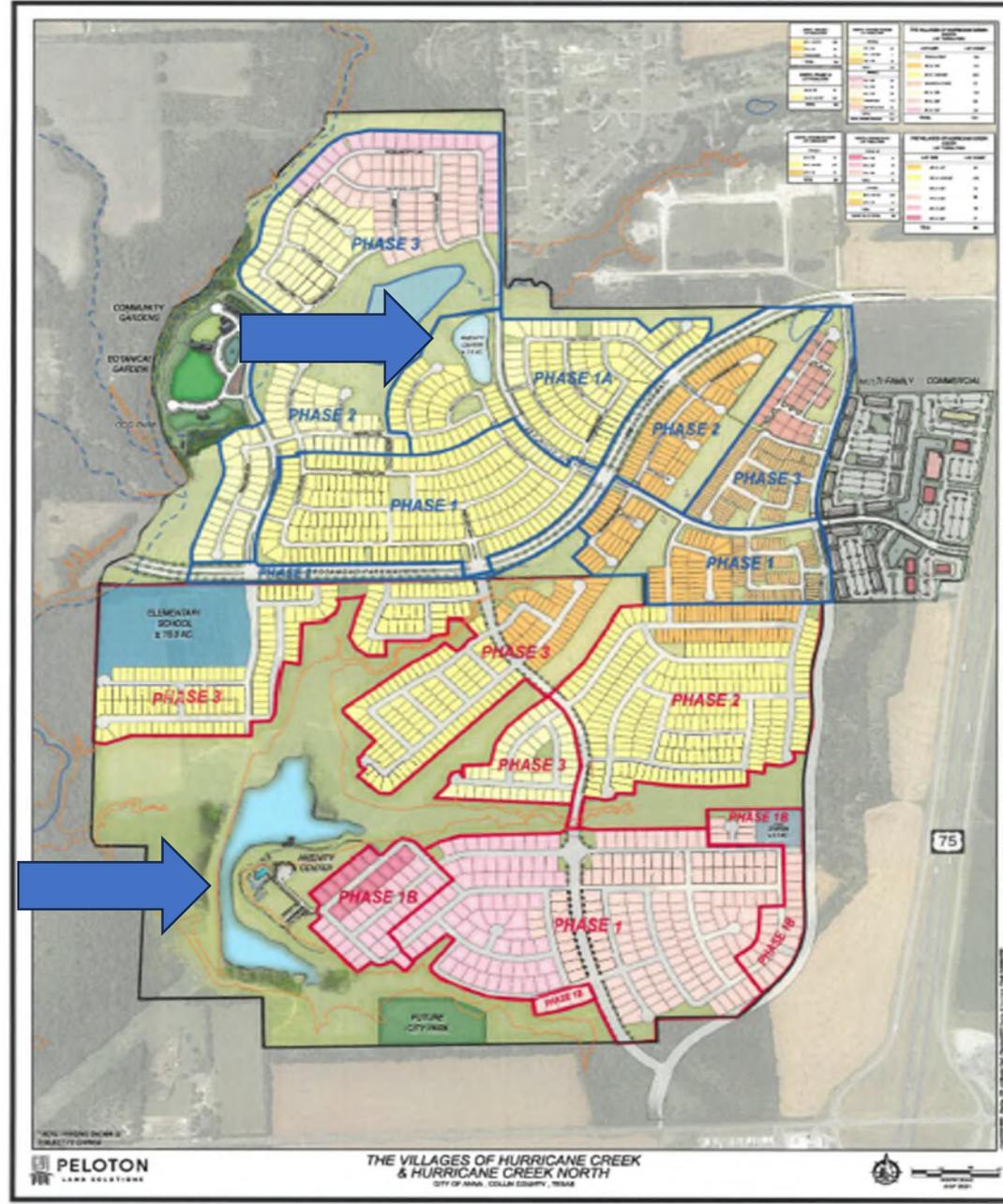
- **Beazer**
- **First Texas**
- **Lennar**
- **Mattamy**
- **DR Horton**

Villages of Hurricane Creek Amenities

- **2 Amenity Centers**
- **2 Pools**
- **2 Playgrounds**
- **Dog Park**
- **Walking Trails**



Community Concept Map





1A Amenity Center and Pool – 3325 Stockport



1B Amenity Center
and Pool – 3332
Lakeland





Product Type & Current Assessments

Single Family

\$540 Semi Annual

Leasing restrictions apply. Contact compliance@essexhoa.com for consideration.



What Do Our Assessments Pay For?

Assessments are used to pay for.....

Maintenance of Common Areas: HOA assessments contribute to the upkeep of shared spaces such as parks, landscaping, sidewalks, pools, gyms, parking lots, and community centers. This includes regular maintenance, repairs, and landscaping services.

Customer Service: 24-hour customer service

Utilities and Services: The fees may cover expenses for utilities like water, electricity, trash removal, sewer, and sometimes cable or internet services for common areas to name a few.

Reserve Funds: HOAs often allocate a portion of the assessments to reserve funds. These reserves are set aside for major repairs or replacements of community infrastructure, such as roofs, roads, or major equipment, ensuring the association has funds available for future expenses.

Insurance: The HOA typically secures insurance coverage for common areas and structures, and part of the assessment fees might go toward paying insurance premiums.

Professional Services: These fees could also cover payments to property management companies, attorneys, accountants, or other professionals hired by the HOA for administrative or legal support.

Amenities and Services: Communities often offer amenities like security services, recreational facilities (pools, gyms, playgrounds), landscaping, and community events. HOA assessments fund the operation and maintenance of these amenities.

Compliance and Enforcement: The fees help support the enforcement of community rules, architectural guidelines, and standards to maintain the aesthetics and property values within the community.

Administrative Costs: HOA assessments cover the administrative costs of running the association, including staff salaries, office expenses, and mailing or communication services.

Along with the Association Manager, Account Manager and Administrative team, we offer multiple support departments

Accounting – accountinggroup@essexhoa.com

Architectural Reviews – acc@essexhoa.com

Site Compliance – compliance@essexhoa.com

Document Compliance – exadmin@essexhoa.com

Operations – sean@essexhoa.com / robert@essexhoa.com

New Developments – mmorgan@essexhoa.com and
liberty@essexhoa.com

Pool Keys / Gate Fobs – poolkeys@essexhoa.com

New Sales – newsales@essexhoa.com

New Build Inspections/Services – services@essexhoa.com

- Web Site – Dedicated site for each community
- Customer Service - On call 24 hours -
customerservicecallcenter@essexhoa.com
- Resale Documents – resalecert@essexhoa.com
- Mailbox / CBU – barbara@essexhoa.com
- Insurance - insurance@essexhoa.com

www.essexhoa.com



Management Services



Property or Association Manager

Conducts Site Inspections
Coordinates with Vendors
Facilitates Repair & Maintenance Efforts



Accounting

Produces Monthly Statements
Facilitates Audit Process
Vendor Payment



Billing & Collections

Sends Out Homeowner Statements
Facilitates In House Payment Plans
Facilitates Fee Waiver Requests



Resales

Coordinates Resale Certificates Required by Law for Buyers & Sellers



Compliance

Facilitates Inspection Drives on Homeowner Properties to ensure Community Guidelines & Standards are Upheld
Reporting of Issues to Property Manager
Facilitates Letters & Notifications to Homeowners



ACC

Receives & Processes any Requests for Exterior Modifications to the Exterior of Homes

Common Area Maintenance



Landscaping

Mowing
Irrigation
Chemical & Fertilization
Applications
Plant Maintenance and Replacement



Common Areas

Drainage Culverts
Retention Area
Trails
Amenity Center
Pools
Parks / Open Spaces



When Areas Improve

Trash Removal
Chemical Applications
Culvert Clean Outs

Current Vendors & Contractors

Contract Landscaper - D&D Landscaping

Water - Maverick Water Group from well

Electrical - Grayson Collin Electric

Chlorinated Fountain - 5 Star Pools

Irrigation System and Controls- Water Centric

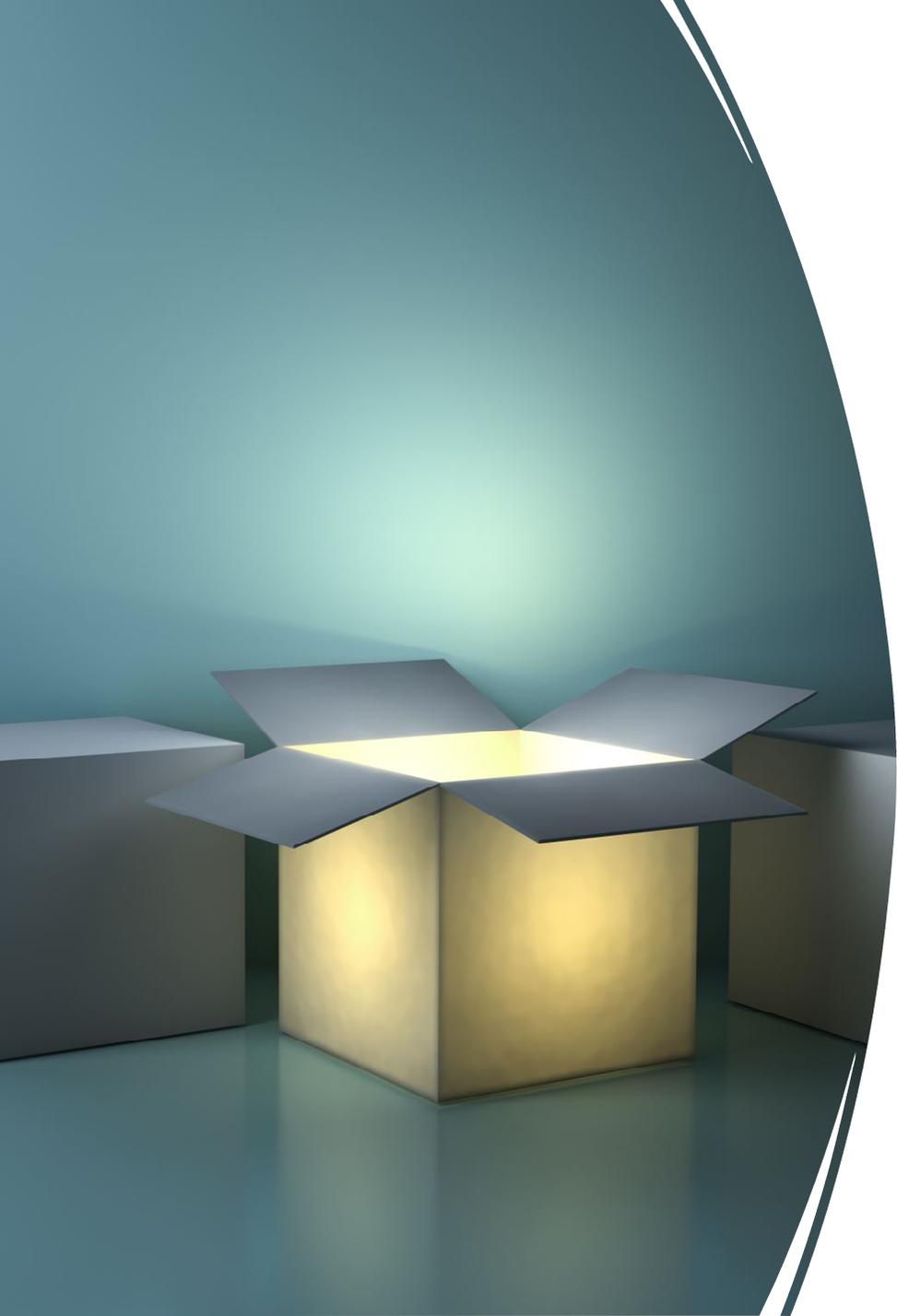
Insurance - Solidarity

Grounds Porter – R&C Construction

Pet Porter – Call of Doody

HOA Attorney – HOAF

Webmaster – Creek Bluff Digital Media



How Are Vendors Selected?



Single Family Homeowner Responsibilities

- Homeowner is responsible for the Landscaping maintenance of the front and back yard.
- Homeowner is responsible for irrigation maintenance.
- Homeowner is responsible for all aspects of maintenance of the home.
- Owner purchases and maintains insurance for their home.
- Homeowner is responsible for all utilities for their unit.
- Maintain a respectful demeanor toward all fellow residents.

Artificial Intelligence (A.I.)

There are multiple benefits surrounding the use of A.I., however, there are also many risks. As the name implies, the intelligence is “artificial” and cannot replace human to human reasoning or communication.

- **AI pros include:**

- Time management, convenience and efficiency as well as providing decision support and workplace safety protocols.

- **AI cons include:**

- Privacy risks, disinformation, manipulation, bias, and has been documented as having created potentially dangerous situations and safety hazards.

AI is not capable of human emotion and should never be used in an attempt to interpret another human’s emotions or intentions. Human-to-human communication is essential and irreplaceable.

Contact Us



WWW.VILLAGESOFHURRICANECREEKHOA.COM



- **Modification Request Forms (ACC) can be Submitted Online**
- **Monthly Income Statements and Balance Sheets**
- **Governing Documents**
- **Important Phone Numbers**
- **Community Updates / Notifications**
- **Volunteer Forms / Join A Committee**
- **Email Updates: Sign Up Now!**

****If you need help registering on the website, paying your assessments or anything else please let us know as we are here to assist – Tutorial available after the meeting if needed.**



**Essex Association
Management, L.P.**



**THE VILLAGES OF
HURRICANE CREEK**

HOMEOWNERS ASSOCIATION



A PROFESSIONAL PROPERTY MANAGEMENT COMPANY

**Monday – Friday
9:00 am – 5:00 pm
After Hours Emergency Line: (888) 740-2233**

**1512 Crescent Dr. Suite 112
Carrollton, Texas 75006
Phone: (972) 428-2030
Fax: (469) 342-8205**

WWW.VILLAGESOFHURRICANECREEKHOA.COM

Adjourn

Thank You For

A T T E N D I N G

Homeowner Q & A

