



2023 Annual Election Meeting of the Members

Tuesday, March 7th, 2023, at 6:00pm

Zoom Link: <https://us06web.zoom.us/j/86575128307>

www.remingtonfallshoa.com

Meeting Conduct

- Meeting will be conducted in an orderly manner
- Only one person should speak at a time
- Raise your hand for questions or submit them in writing on form provided at meeting
- Person or persons that are not conducting themselves in an appropriate manner will be escorted out

Thank you for attending!
Let's make this a productive meeting!

Agenda

- Establish Quorum (10%)
- Call Meeting to Order
- Proof of Notice and Explanation of Meeting Structure and Process
- Introduction of Essex Association Management, L.P. Representatives
 - Ryan Corcoran, Community Association Manager
 - Caspar Sullivan, Assistant Community Association Manager
 - Essex Support Staff
- Financial Review
 - 2022 Year End Financials
 - January 2023 Balance Sheet & Income Statement
- Community Updates
- Election/Results
 - Announce the three (3) Members Elected by Ballot
- Adjournment

Proof of Notice



February 7, 2023

Notice of Virtual Annual Election Meeting

Tuesday, March 7th, 2023, at 6:00 p.m.

Zoom Link: <https://us06web.zoom.us/j/86575128307>

Dear Homeowner(s),

As the Managing Agent for Remington Falls Homeowners Association Inc., we are pleased to announce that the Virtual Annual Election Meeting of the Members has been scheduled for **Tuesday, March 7th, 2023, at 6:00 p.m.** The purpose of this meeting is to elect three (3) members to the Board of Directors. Enclosed in this packet you will find the Draft Agenda, Proxy, Ballot, and Candidacy Statements. **You may now cast your vote Electronically on your Association's Website at www.remingtonfallshoa.com** or you may email, mail, or fax in your Ballot or Proxy using the information provided below.

The Annual Election Meeting cannot be held without the proper quorum; therefore, it is important that you complete and return the proxy in the event that you are not able to attend the meeting. **A Ballot cast electronically shall also count for quorum. If you vote online, please do not return a ballot or proxy and do not assign your proxy to another owner as it will not be counted.**

Please Note: Floor Nominations and Write-in Candidates cannot be accommodated for an election held virtually.

If you do not vote online, it is important that your Ballot or Proxy be received in our office no later than 5:00 p.m. on March 6th, 2023, for it to be counted.

There are 4 ways you can vote:

1. **You may now vote Electronically** on your Association's Website at www.remingtonfallshoa.com
2. Email your Ballot or Proxy to ryan@essexhoa.com or proxies@essexhoa.com
3. Mail the Ballot or Proxy to:

Remington Falls Homeowners Association
C/O Essex Association Management, L.P.
ATTN: Ryan Corcoran
1512 Crescent Drive, Ste. 112,
Carrollton, TX 75006

We look forward to you joining us on **Tuesday, March 7th, 2023, at 6:00 p.m.** All documentation enclosed will be posted to the Association's website. Only the Owner of record or the proxy holder may cast votes. It is very important that all documents are returned by or before the deadline mentioned above. For any questions, please contact us via the "Contact Us" tab on the Association's website.

Sincerely,

Essex Association Management, L.P., Managing Agent
On Behalf of Remington Falls Homeowners Association, Inc.

cc: Association File

Enclosures: Draft Agenda, Proxy, Ballot, and Candidacy Statements

2022 Year End Balance Sheet

Balance Sheet Report Remington Falls Homeowners Association, Inc.

As of December 31, 2022

	<u>Balance Dec 31, 2022</u>	<u>Balance Nov 30, 2022</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - CIT Bank Operating Account	27,222.25	31,516.56	(4,294.31)
Total Assets	27,222.25	31,516.56	(4,294.31)
Receivables			
1400 - Accounts Receivable	647.00	873.03	(226.03)
Total Receivables	647.00	873.03	(226.03)
Total Assets	27,869.25	32,389.59	(4,520.34)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	337.55	3,749.78	(3,412.23)
2050 - Prepaid Assessments	3,473.00	935.00	2,538.00
Total Liabilities	3,810.55	4,684.78	(874.23)
Total Liabilities	3,810.55	4,684.78	(874.23)
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings	25,795.14	25,060.14	735.00
Total Equity	25,795.14	25,060.14	735.00
Total Owners' Equity	25,795.14	25,060.14	735.00
Net Income / (Loss)	(1,736.44)	2,644.67	(4,381.11)
Total Liabilities and Equity	27,869.25	32,389.59	(4,520.34)

2022 Year End Income Statement Summary

Income Statement Summary Remington Falls Homeowners Association, Inc.

December 01, 2022 thru December 31, 2022

	Current Period			Year to Date (12 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	1.22	216.00	(214.78)	38,323.47	38,777.00	(453.53)	38,777.00
Total Income	1.22	216.00	(214.78)	38,323.47	38,777.00	(453.53)	38,777.00
Total Expenses	735.00	735.00	0.00	735.00	735.00	0.00	735.00
Total General & Administrative	861.32	1,805.00	(943.68)	11,743.47	13,042.00	(1,298.53)	13,042.00
Total Insurance	0.00	0.00	0.00	2,536.00	2,024.00	512.00	2,024.00
Total Utilities	35.55	36.00	(0.45)	439.38	432.00	7.38	432.00
Total Infrastructure & Maintenance	880.00	100.00	780.00	4,543.34	1,200.00	3,343.34	1,200.00
Total Landscaping	1,870.46	1,778.00	92.46	20,062.72	21,344.00	(1,281.28)	21,344.00
Total Expense	4,382.33	4,454.00	(71.67)	40,059.91	38,777.00	1,282.91	38,777.00
Net Income / (Loss)	(4,381.11)	(4,238.00)	(143.11)	(1,736.44)	0.00	(1,736.44)	0.00

January 2023 Balance Sheet

Balance Sheet Report Remington Falls Homeowners Association, Inc. As of January 31, 2023

	<u>Balance Jan 31, 2023</u>	<u>Balance Dec 31, 2022</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - CIT Bank Operating Account	51,580.63	27,222.25	24,358.38
1011 - CIT Bank MM-RESERVE	735.00	0.00	735.00
Total Assets	52,315.63	27,222.25	25,093.38
Receivables			
1400 - Accounts Receivable	6,182.00	647.00	5,535.00
Total Receivables	6,182.00	647.00	5,535.00
Total Assets	58,497.63	27,869.25	30,628.38
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	2,377.72	337.55	2,040.17
2050 - Prepaid Assessments	0.00	3,473.00	(3,473.00)
Total Liabilities	2,377.72	3,810.55	(1,432.83)
Total Liabilities	2,377.72	3,810.55	(1,432.83)
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings	24,058.70	24,058.70	0.00
Total Equity	24,058.70	24,058.70	0.00
Total Owners' Equity	24,058.70	24,058.70	0.00
Net Income / (Loss)	32,061.21	0.00	32,061.21
Total Liabilities and Equity	58,497.63	27,869.25	30,628.38

January 2023 Income Statement Summary

Income Statement Summary Remington Falls Homeowners Association, Inc.

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (1 month)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	35,433.81	35,508.00	(74.19)	35,433.81	35,508.00	(74.19)	38,777.00
Total Income	35,433.81	35,508.00	(74.19)	35,433.81	35,508.00	(74.19)	38,777.00
Total General & Administrative	1,257.47	965.00	292.47	1,257.47	965.00	292.47	13,042.00
Total Insurance	0.00	2,085.00	(2,085.00)	0.00	2,085.00	(2,085.00)	2,759.00
Total Utilities	49.67	36.00	13.67	49.67	36.00	13.67	432.00
Total Infrastructure & Maintenance	195.00	100.00	95.00	195.00	100.00	95.00	1,200.00
Total Landscaping	1,870.46	1,778.00	92.46	1,870.46	1,778.00	92.46	21,344.00
Total Expense	3,372.60	4,964.00	(1,591.40)	3,372.60	4,964.00	(1,591.40)	38,777.00
Net Income / (Loss)	32,061.21	30,544.00	1,517.21	32,061.21	30,544.00	1,517.21	0.00

Compliance Overview

Covenants Count Report
Remington Falls Homeowners Association, Inc.
Sat Jan 01, 2022 thru Tue Mar 07, 2023

<u>Description</u>	<u>Number</u>
Exterior Maintenance	4
Improper Storage	8
Landscaping	5
Lot Maintenance	98
ACC Request Received	6
No ACC	1
Trash Can	13
Unauthorized Parking	2
Bulk Debris / Greenery	1
Unsightly / In Disrepair	35

- ❖ Inspections Conducted Twice Monthly
- ❖ 3 Notices are Sent before a Fine is Assessed
 - 1st Courtesy Notice
 - 2nd Notice of Violation
 - 3rd Final Notice/Fine Warning (PC209)
 - 1st Fine Notice
 - Homeowner will Continue to be Fined Until Violation is Cured
- ❖ State Standard and per the 1st, 2nd, and 3rd Notices
 - 10 Days to Cure
 - If Violation of Same or Similar Nature is Observed Within 180-Day Period, Enforcement will Escalate to the Next Notice as Indicated Above

Total Number of Violations: 135

Help Keep the Community Beautiful!
Actively Seeking Volunteers in Many Capacities
Including Compliance!

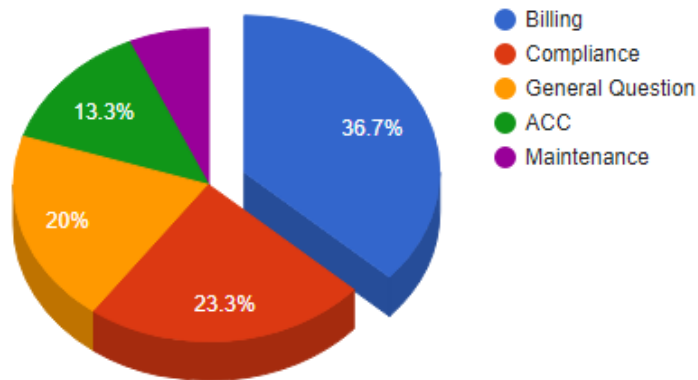
Web Submissions

Remington Falls Community Charts

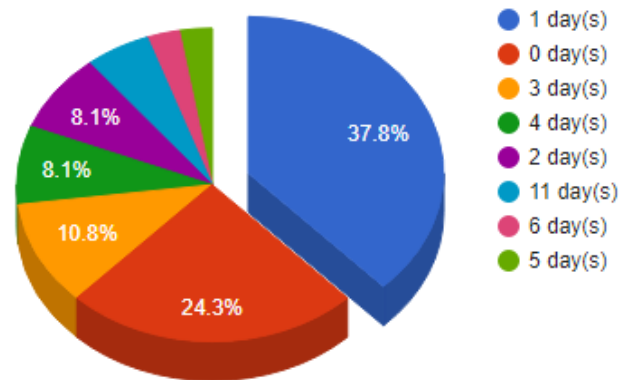
Conversation Started: 01/01/22 to 03/07/23

Total Number of Submissions for Date Range: 30

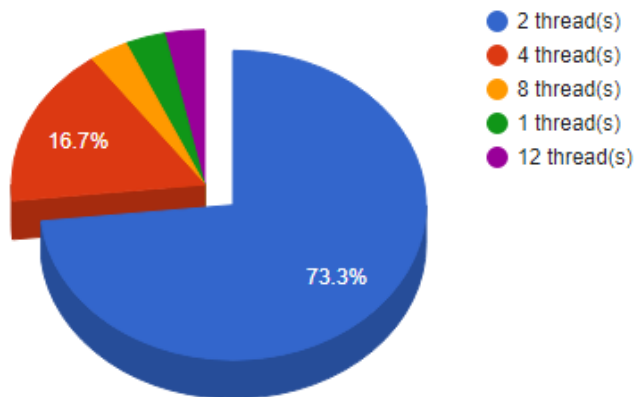
Submissions by Category



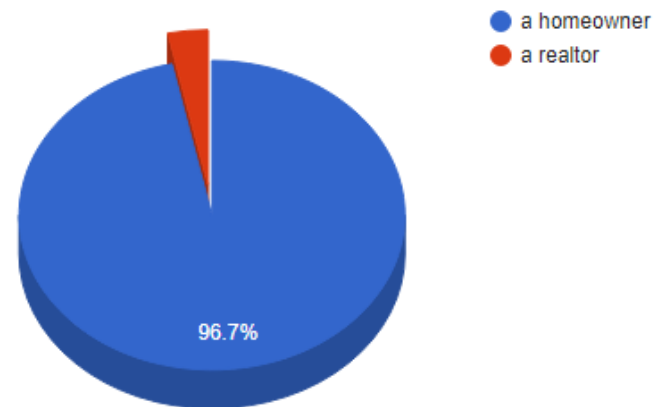
Statistics by Age



Statistics by Conversation Thread



Statistics by Submission Group



Election Results

Board Candidates & Vote Tally:

Allison Gilbert	7
Barbara Hubbard	7
James Zhang	7
Proxy for Quorum	1

Congratulations!

Newly Elected Board of Directors Members:

Allison Gilbert
Barbara Hubbard
James Zhang

REMINGTON FALLS

Homeowners Association

Office Information

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, Texas 75006
Office: (972) 428-2030
After Hours Emergency Line: (888) 740-2233

Monday - Friday
9:00 a.m. to 5:00 p.m.

www.remingtonfallshoa.com

ADJOURN

REMINGTON FALLS

Homeowners Association