



# Pomona Residential Community Association

2017 Annual Meeting



## **AGENDA**



- Call to Order
- Board and FirstService Residential Introductions
- Role of Board--Developer--Management Company--Homeowner
- Manager Update/Budget Review
- Lifestyle Update
- Guest speaker: Adam Murty with HomePro
- Guest Speaker: Melvin Collins with LandCare
- Developer Update
- Adjourn





### Pomona Residential Community Association

## **Board of Directors**



Russell Bynum President



**Brian Carlock**Vice President



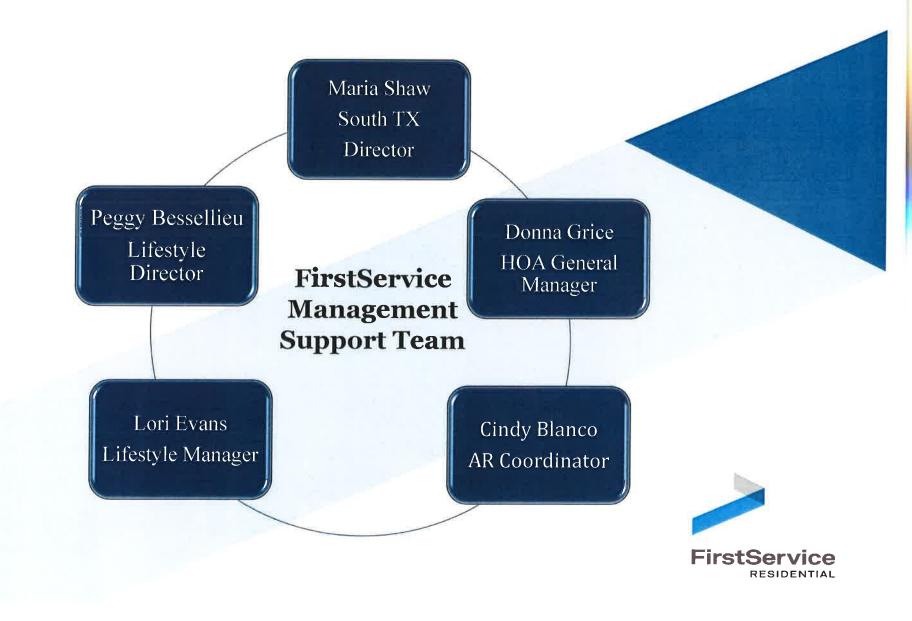
Paulina Baker Treasurer



Kim Comiskey
Director



Keith Faseler Director





# Roles and Responsibilities

- Board of Directors
- Developer
- Management Company
- Homeowner

## **Board of Directors**

#### Duty to:

- Preserve, Protect, Enhance the Value of the Assets of the Association and its Owners
- Make Policy to Maintain, Administer and Protect the Financial Well-Being of the Association
- Build Community to Foster/Develop the Quality of Life

## "Fiduciary" ResponsibilityPosition of Trust

- Exercise Care in All Matters
- Loyalty to Association and Owners
- Act in the "Best Interest" of the Community

#### Must Act per Governing Documents

- Perform Duties
- **Exercise Discretion**

#### Must Act in Good Faith

- Avoid Conflicts of Interest
- No Personal Agendas

#### Must Meet "Business Judgment Rule"

- Exercise Reasonable Care in all Matters
- **Protect Against Mismanagement**

Must Serve Best Interests of the Community



## Developer

#### As Declarant

- Conceives, Creates Community
- Prepares Documents, Files of Record
- Develops the Community
- Markets the Association

### As Owner

- Subject to Covenants
- Sells Lots

#### As Board Member

- Subject to all Board Obligations
- Sets Policy

## As Manager

Implements Board Decisions





# **Management Company**



# Provide Services & Solutions That Enhance Property Values and Lifestyles

Perform Research as to Obligations, Needs, Desires Administer Daily Operations or Functions of Association

- Facilities Operation/Maintenance
- Maintain Sound Financial Records

Guide and Advise the board in Performance of its Duties/Functions

- Create Board Packets
- Make Recommendations
- Obtain Proposals

Implement Decisions of the Board

- Enforcement
- Organization
- Communication
- Monitoring Contracts



## Who is FirstService Residential?



#### **OUR MISSION**

Deliver exceptional service and solutions that enhance the value of every property and the lifestyle of every resident in the communities we manage.

- ■FirstService Residential is the leading property management company in North America. A rock solid company with a 95% retention rate.
- ■We oversee more than 6,500 residential and commercial associations including 1.5 million residential units and over 50 million square feet of commercial space in more than 21 U.S. states and three provinces in Canada.
- ■FirstService Residential employs more than 14,000 associates driving local market expertise.

## Homeowner

### Rights

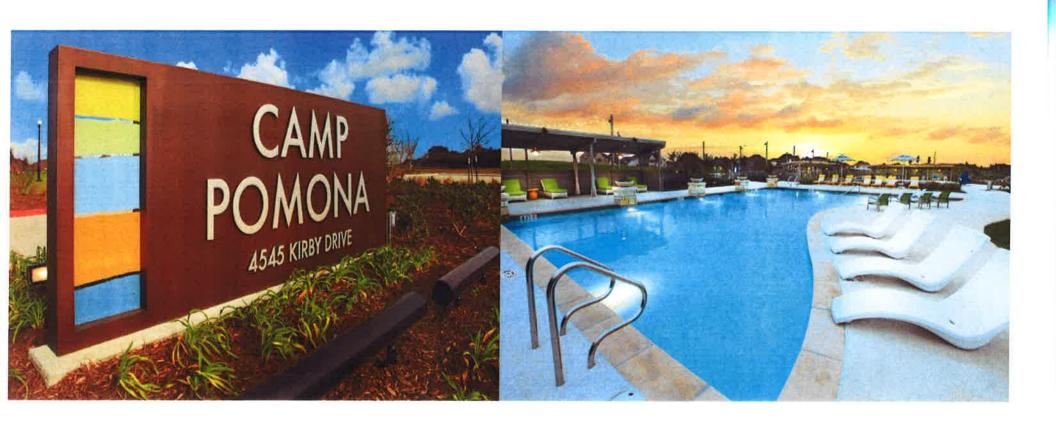
- Use of Common Facilities
- Benefits of Common Services
- Have Association Operated per Governing Documents
- "Carefree Way of Life"
- Inspect Association Records

### **Obligations**

- Pay Assessments
- Comply with Governing Documents
- Accept Rules & Regulations
- Support Association
- Register Email Address\*



# 2017 Manager's Update



## Pomona at a Glance

#### **Occupied Homes**

2016 - 55 2017\* - 145

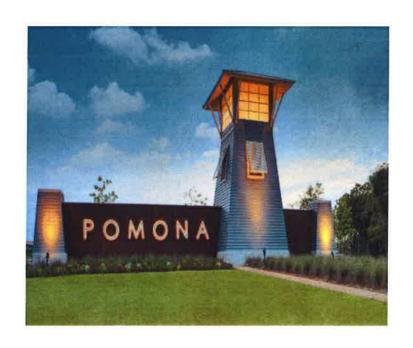
#### **Architectural Modification Requests**

2016 - 3 2017\*-18

#### **Violations**

2016 - 5 2017\* - 25

\* As of 9/30/17





## 2018 Annual Assessment

Annual dues for 2018 will remain \$1,164

## Free HOA Dues

Free HOA dues earned through the referral program will be paid by the Developer





## **ACHIEVEMENTS**

- Opened Camp Pomona, which includes our two beautiful resort style pools.
- Made decision to keep pools open year round.
- Eliminated parking on Pomona Parkway by adding "No Parking" signs near park.
- Welcomed nearly 2,000 visitors at our fabulous Pomona Ultimate Block Party.
- Maintained Assessment Rate of \$1,164 for 3<sup>rd</sup> year.
- Increased communication with residents.
- Installed additional cameras to address vandalism/trespassing.
- Increased police presence in neighborhood.
- Continued growth of community.
- Outstanding drainage during Harvey!



## **CHALLENGES**

- Vandalism of entrance monument signage (April 2017)
- Trespassing in pool area (April 2017)
- Parking on Pomona Parkway by park (pre May 2017)
- Deed violations throughout the community: exposed trash cans, lawns, flowerbeds, etc.
- Maturing the preservation areas
- Construction noise and trash
- Consistency with trash pickup service



## **OPPORTUNITIES**

- Continue to balance the budget and maximize assessment values.
- Continue to partner with Brazoria County Sherriff's Office.
- Continue to address deed violations.
- Continue to seed the preservation areas.
- Continue monitoring construction areas and communicating noise and trash issues to builders.



# **Pomona HOA Budget**





#### **INCOME**

- Homeowner Assessments/Contribution
- Builder Assessments/Contribution
- Developer Subsidy
- MUD Contribution / Other

# 2017 OPERATING INCOME

\*Budgeted

\$733,170

Includes \$125,000
Developer Subsidy



#### **EXPENSES**

- Utilities
- Landscape Maintenance
- Common Area Maintenance
- Amenity Center/Pool Maintenance
- General & Administrative
- Lifestyle Services & Activities
- Alarm Monitoring
- Insurance & Taxes
- Staff

2017 EXPENSES

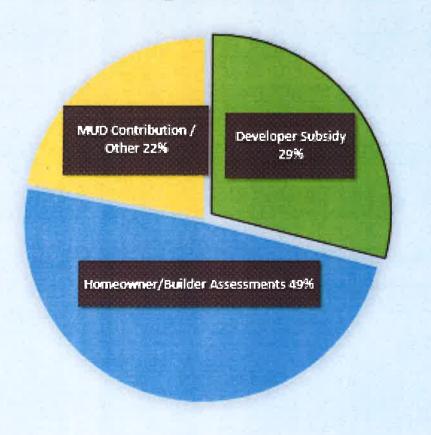
\*Budgeted

\$828,698

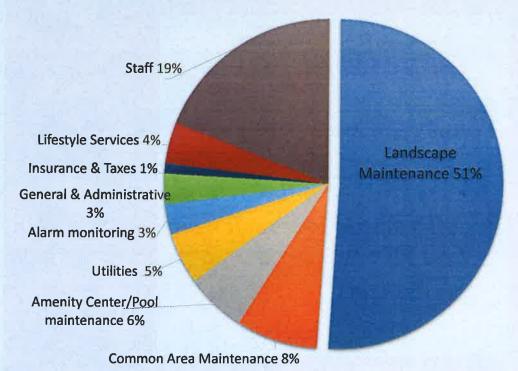


Description	2017 Budget		2017 Projected	Actual
Homeowner/Builder Assessments/Contribution	\$	401,250	\$	458,535
Developer Subsidy	\$	125,000	\$	275,000
Non Owner – MUD contribution / other	\$	206,920	\$	207,151
Total Operating Revenue	\$	733,170	\$	940,686
Utilities	\$	52,300	\$	48,425
Landscape Maintenance	\$	412,753	\$	480,800
Common Area Maintenance	\$	45,796	\$	77,367
Alarm Monitoring	\$	27,764	\$	28,662
Amenity Center/Pool Maintenance	\$	25,377	\$	52,755
General & Administrative	\$	25,335	\$	26,005
Lifestyle Services & Activities	\$	47,000	\$	40,829
Insurance & Taxes	\$	6,550	\$	8,721
Staff	\$	185,823	\$	177,122
Total Operating Expenses	\$	828,698	\$	940,686

## 2017 Projected Income



## 2017 Projected Expenses



#### **INCOME**

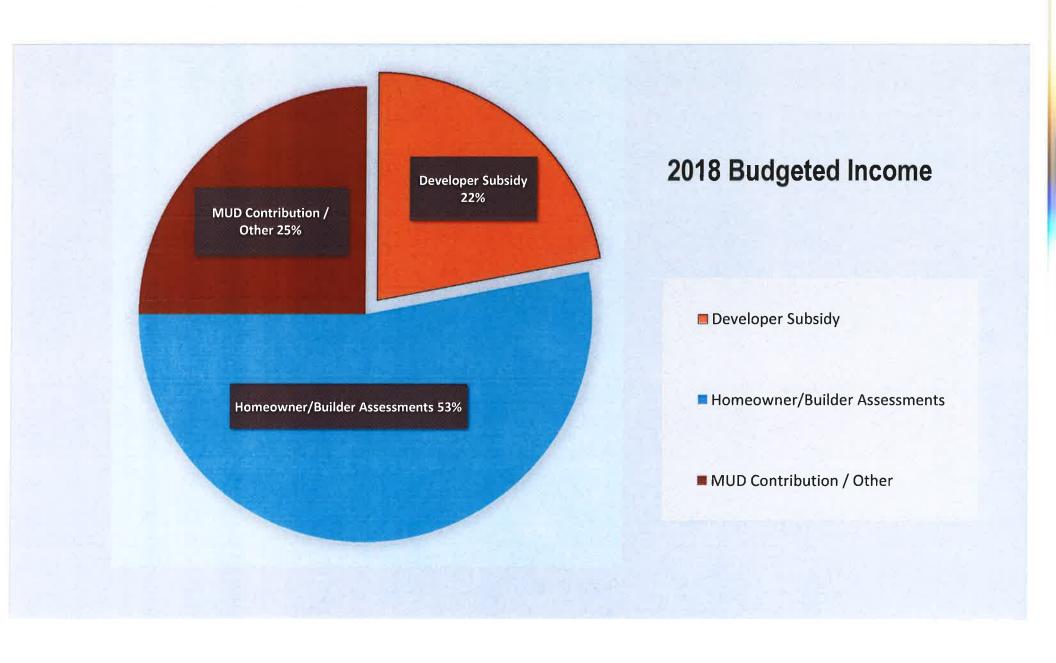
- Homeowner
   Assessments/Contribution
- Builder Assessments/Contribution
- Developer Subsidy
- MUD Contribution / Other

# 2018 BUDGETED OPERATING INCOME

\$1,046,550

Includes \$225,000
Developer Subsidy





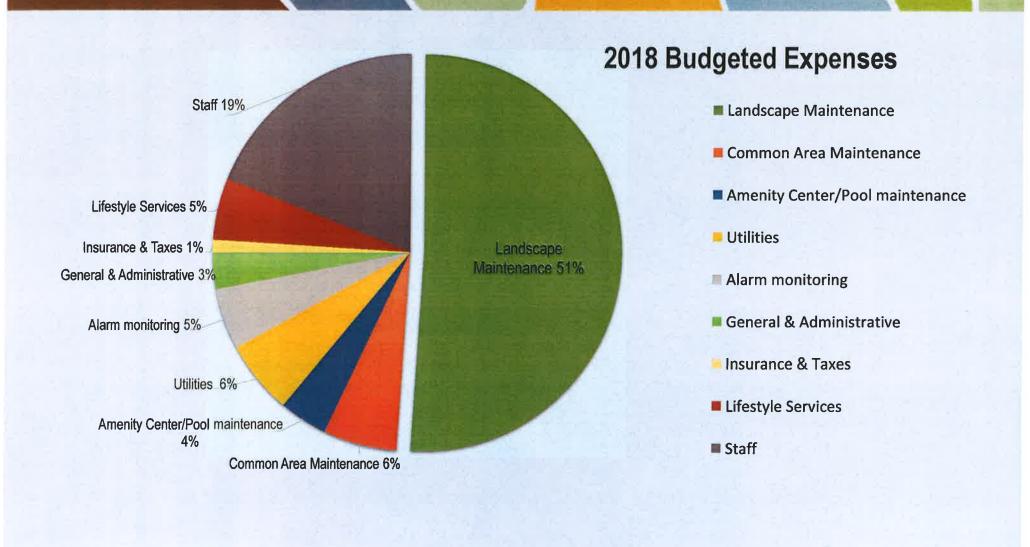
#### **EXPENSES**

- Utilities
- Landscape Maintenance
- Common Area Maintenance
- Amenity Center/Pool Maintenance
- General & Administrative
- Lifestyle Services & Activities
- Alarm Monitoring
- Insurance & Taxes
- Staff

## 2018 BUDGETED EXPENSES

\$1,046,550





Description	2017 Bud <b>get</b>	201 Projected		20 <sup>.</sup> Bud	
Homeowner /Builder Assessments/Contribution	\$ 401,2	250 \$	458,535	\$	554,880
Developer Subsidy	\$ 125,0				225,000
Non Owner – MUD Contribution / Other	\$ 206,9	920 \$	207,151	\$	266,670
Total Operating Revenue	\$ 733,1	<b> 70</b>	940,686	\$	1,046,550
Utilities	\$ 52,3	\$00 \$	48,425	\$	60,000
Landscape Maintenance	\$ 412,7	<b>'</b> 53 \$	480,800	\$	538,038
Common Area Maintenance	\$ 45,7	'96 \$	77,367	\$	67,930
Amenity Center/Pool Maintenance	\$ 25,3	\$77 \$	52,755	\$	45,800
General & Administrative	\$ 25,3	\$35	26,005	\$	33,450
Lifestyle Services & Activities	\$ 47,0	000 \$	40,829	\$	48,000
Alarm Monitoring	\$ 27,7	64 \$	28,662	\$	49,368
Insurance & Taxes	\$ 6,5	\$50 \$	8,721	\$	8,850
Staff	\$ 185,8	23 \$	177,122	\$	195,114
Total Operating Expenses	\$ 828,6	98 \$	940,686	\$	1,046, <b>550</b>

Walter St.

# **LIFESTYLE at Pomona**



# 2017 Community Accomplishments

- PTAB (Pomona Teen Advisory Board)
  - Polar Bear Plunge
  - First Annual Fishing Tournament
    - Pomona Block Party
    - Tree Planting Ceremony AND...
      - -Hurricane HARVEY



# Lifestyle at Pomona #PerfectlyPomona #WeCreateCommunity

Kelly James







Pomona Men's Basketball: Last Sunday was greal. We had a group of about 10 guys that rotated out 3-on-3. We will be playing again today at Pomona Elementary from 5:30pm to 7:00pm. If anyone else wants to be added to the text message group for Men's Basketball, just send me a note with name and phone number... My cell is 832-443-4701









# **Community Philanthropy**



# **Upcoming Events**

-Trail of Treats: October 28

-Pure Barre: November 4

-Gumbo Cook-off: November 11

- -Teen Flag Football with Pros: November 18
  - Tree Lighting Ceremony: November 30

# **Guest Speaker:**



**Statistics and Security** 



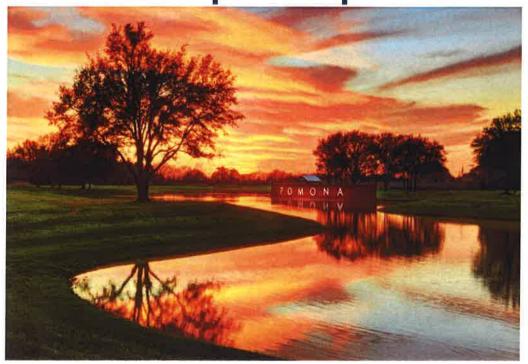
# **Guest Speaker:**

# LandCare

Common Area Maintenance & Wildflowers

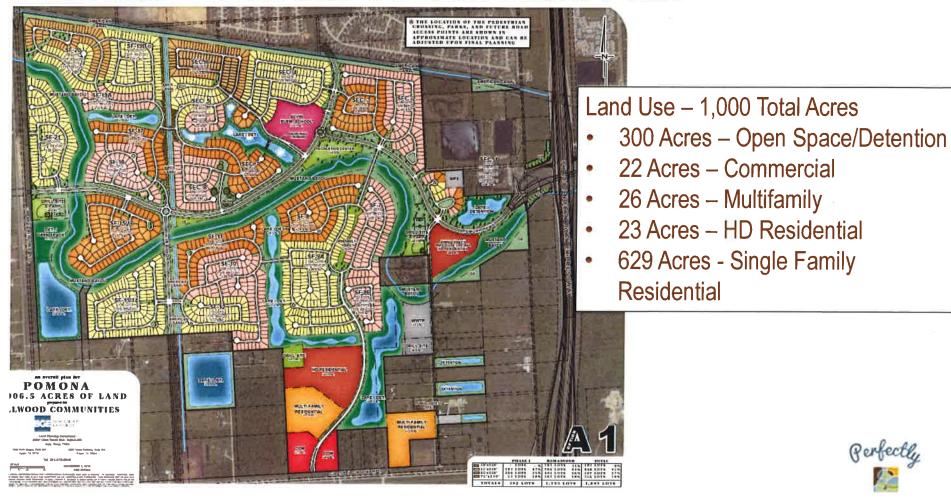


# **Developer's Update**





## Pomona – Current Overall Land Plan





#### Pomona – Sales/Closings/Statistics

- 230 Sales Project to Date
- 145 Closings Project to Date
- 116 homes under construction
- Average Sales Price \$352,000
- Average Home Size 3,200 SF
- 490 lots delivered to date
- 1,500,000+ square feet landscaped
- 1,080 Trees planted



#### Pomona – Phase 1 and 2





#### Pomona – December 2014







Image # 141231 6244 Apr Date : 12.31.2014 Par 888.542.0231



#### Pomona – December 2015







Image # 151223 6086 Date : 12.23.2015



#### Pomona – December 2016







Image # 0 Date : 12.28.2016 888.542.0231



# Pomona – September 2017



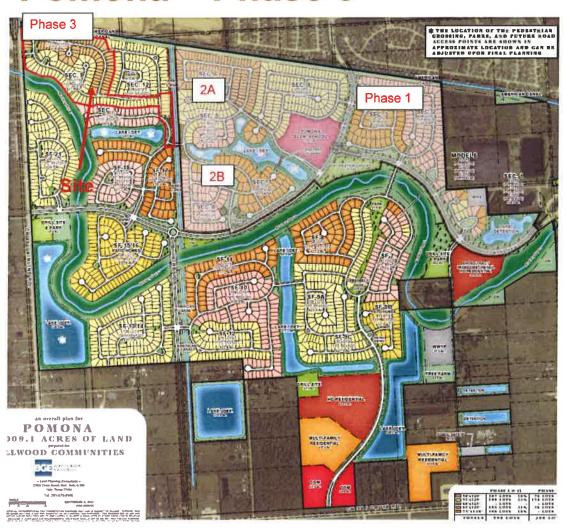




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#### Pomona – Phase 3



Phase 3 – 152 Lots



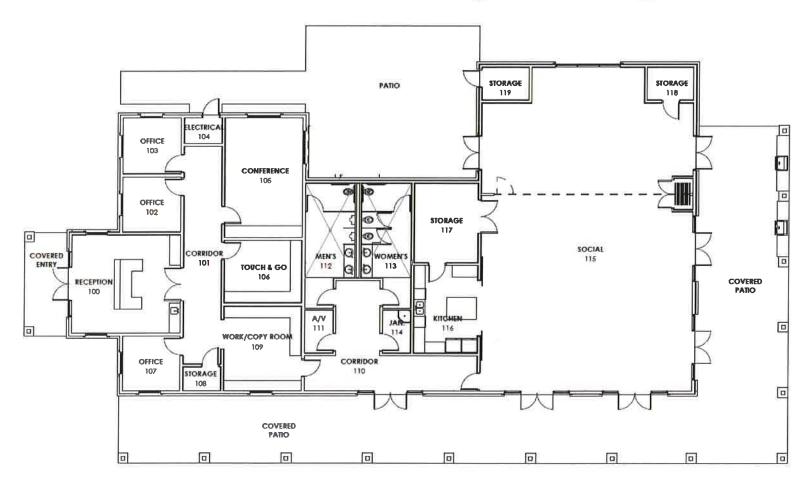
#### Pomona – Phase 3



- Phase 3 152 Lots
  - 50' Lots 76
  - 55' Lots 76



## Pomona – Phase 2 Amenity Building





#### Pomona – Phase 2 Amenity Building



- 6,000 Total Square Feet
- Catering Kitchen
- 2,200 SF Social Hall
- Courtyard
- Outdoor Grills

- Firepit
- New offices
- Fitness Center
- Extended porches
- Additional restrooms



# Pomona – Heritage Park





#### Pomona – Orchard Park



#### Pomona – Tree Farm



- ~1,000 trees
- Live oaks, Cedar Elms, Texinis Red Oaks, Texas Green Ash, Bald Cypress
- Use WWTP effluent for irrigation
- Reforest bare areas
- Reduce carbon footprint

### Pomona – Tree Farm



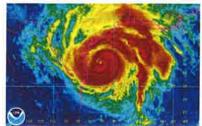


#### Pomona – Harvey: August 24th

- Met with the HOA GM and strategized on plan to protect Pomona
- Sent email out to builders to prepare for the storm
- Worked with vendors to secure all furniture
- District Operator ready with generators for WP and WWTP
- Requested the cameras point towards bayou to monitor through the weekend
- Harvey expected to make landfall August 26<sup>th</sup> as Cat 2 storm









### Pomona – Harvey: August 25<sup>th</sup>

- All Lifestyle events through the weekend were cancelled
- AISD cancelled school
- Harvey was upgraded to a Cat 2 storm
- Landfall expected late evening on Aug 25<sup>th</sup> near Corpus
- Pomona began receiving rain from the outer bands of Hurricane Harvey
- Forecast called for significant rain event for Houston
- Friday rain totals **0.39** inches



Like







### Pomona – Harvey: August 26th

- Harvey was upgraded to a Cat 4 storm during final landfall Friday evening with 130 mph winds
- Woke up to news hearing the damage at Rockport and Corpus
- Rain continued throughout the day with some flooding beginning
- Pomona holding strong
- Harvey began to backtrack to gulf
- Tornado hit Sienna Plantation
- Saturday rain totals 8.37 inches (5<sup>th</sup> highest day on record)

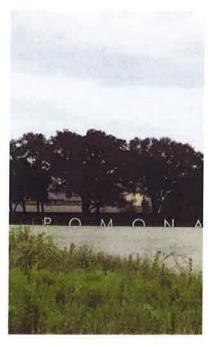






#### Pomona – Harvey: August 27<sup>th</sup> – 30<sup>th</sup>

- Flooding began through much of the Houston area
- Boat rescues began with the Cajun Navy and individuals with boats
- Pomona continues to weather the rising waters
- Power was reported to be on for over 98% of the customers
- Streams and rivers were beginning to hit record levels
- Sunday rain totals 16.7 inches (highest recorded in history), Monday rain totals – 5.8 inches

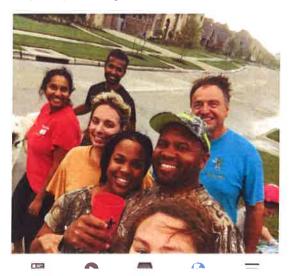






#### Pomona – Harvey: The Water Recedes

- Residents in Pomona take a sidewalk selfie to celebrate
- Waters recede but community pride is stronger than ever
- Countless efforts of neighbors helping neighbors is prevalent as areas set to rebuild
- Disasters are the great equalizers that bring people together









#### Pomona – Drainage

- Parts of Pomona at one point resided within the 100-year flood plain
- Through flood plain mitigation, we raised the elevations to allow for residential home construction
- This is achieved by preparing a LOMR or LOMR-F
- https://msc.fema.gov/portal/
- Design standards in Manvel are higher than City of Houston and Pearland
- Pomona does not use streets as detention as designed for a 100-year storm event
- Maximum allowable ponding is 9 inches above the gutter line in an extreme event (an event that exceeds 100-year storm)

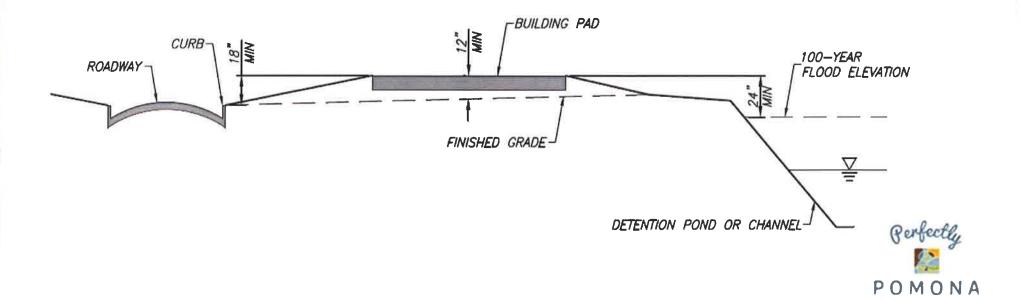
# Search Results—Products for BRAZORIA COUNTY UNINCORPORATED AREAS The flood map for the selected area is number 48039c0020H, effective on 06/05/1989 Letters of Map Change Revisions (4) Amendments (5) Revalidations (0) Locator Map





#### Pomona – Drainage

- Slab elevations are at a minimum 2' above the 100-year flood plain
- All lots within Pomona will be outside of the 100-year flood plain
- 3. THIS TRACT LIES IN ZONE "X" OF THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED JUNE 5, 1989, MAP NO. 48039C0020H. CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION.
  - ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- 10. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.



# Q&A







# Thank you for attending!