



Pomona Residential Community Association Inc. 2023 Annual Review



POMONA

AGENDA

- Call to Order
- Approve 2022 Annual Meeting Minutes
- Board and FirstService Residential Introductions
- Role of Board--Developer--Management Company--Homeowner
- General Manager Update / Budget Review
- HOA Transition Plan
- Resident Committee Updates
- Lifestyle Update
- Developer Update
- Guest Speakers
- Q & A
- Adjourn

Pomona Residential Community Association
Current Board of Directors



Russell Bynum
President



Bailey Cuadra
Vice President



Paulina Baker
Treasurer



Lori Evans
Director



Celina Rodriguez
Director

FirstService Residential Management Support Team



Tanya Mendenhall
Vice President,
Developer Relations



Donna Grice
HOA General
Manager



Javier Ortiz
HOA Assistant
General Manager



Amy Hooper
Lifestyle Manager



Kelly Gardner
Assistant Community
Manager

Who is FirstService Residential?



FirstService Residential is the leading property management company in North America. A rock solid company with a 95% retention rate.

We manage over 8,600 Associations in North America; over 1,000 Associations in Texas; and over 300 Association in the Houston area.

We manage over 1.7 million homes in North America; over 300,000 homes in Texas; and over 100,000 homes in the Houston area

Our Mission Statement:

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

What Is A HOA?

- Non-profit corporation
- Formed by the Developer
- Governed by a Board of Directors



What Are The Benefits of HOA?

- Protects property values by enforcement of CCR's
- Provides certainty that the community will remain attractive over time
- Maintains the amenities and common areas



Roles and Responsibilities

- Board of Directors
- Developer
- Management Company
- Homeowner



Who Does What?

Who is the Developer?

- Plans the layout and design elements
- Installs infrastructure
- Forms the Association
- Works with legal counsel to create governing rules and guidelines
- Deficit funds the Association

Who is on the Board and What is their role?

- Representatives of the Development Team
- Approval of budgets & contracts
- Determines assessment rates
- Establishes committees
- Initially serves as the ACC

What is Management Company's role?

- Carry out decisions made by the board
- Provides information, training and leadership on the Association's operations to the Board and the community
- Resident liaison
- Accounts payable and receivable
- Budget preparation for Board approval
- Meeting facilitation
- Coordination with vendors
- CC&R enforcement
- Stay informed of legislative changes and industry advances

Responsibilities as a 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*



2023 General Manager Update

2024 Rate of Assessment

The HOA Board has determined the 2024 assessment amount will remain \$1300.



Annual assessments are due by January 31st each year. Annual dues cover home security alarm monitoring for every homeowner and helps pay for maintenance of the common area facilities, such as fitness center, swimming pools, parks, The Grove, The Dock, Fish Camp pavilion/pier, common area landscaping, lifestyle activities each month and onsite property management.

Annual Assessment History

Since inception, annual dues have only increased 11.7% or \$136.

- 2023 assessment was \$1300.
 - 2020 - 2022 assessment amount was \$1,190.
 - 2015 - 2019 assessment amount was \$1,164.
-
- We are building the HOA reserve fund. A healthy reserve fund will be necessary before the transition from Developer to Resident Board occurs.
 - There will be zero deficit funding from the Developer in 2024. To date, the Developer has deficit funded \$570,000 to help the HOA function.



Pomona at a Glance

Occupied Homes:

2016 – 55 2017 – 170 2018 – 389
2019 – 590 2020 – 800 2021 – 1015
2022 – 1137

2023 - 1385 as of 10/1/2023

Architectural Change Requests:

2016 – 3 2017 – 25 2018 – 69
2019 – 56 2020 – 104 2021 – 132
2022 – 95

2023 - 73 as of 10/1/2023

Violations:

2016 – 5 2017 – 25 2018 – 90
2019 – 145 2020 – 205 2021 – 324
2022 – 505

2023 - 1188 as of 10/1/2023



- Most requested ACC items in 2023 were pools and solar panels.
- Top two violations continue to be trash can storage & yard maintenance

2023 Review

ACHIEVEMENTS

- Major repairs at the pool: replacing/refurbishing pool furniture, pool columns and adding palm trees
- Addition of third Constable
- Ongoing construction on The Grove
- Continue planning for The Zone
- Ongoing Construction on Kirby Drive Bridge
- Opening of Montessori School
- Addition of Flock Cameras at entrance/exits
- Replaced several vendors (Landscape & Pool Company) to enhance the overall look of the community.
- Installed three AEDs in the community
- Started four resident committees

OPPORTUNITIES

- Continue to address deed violations throughout the community: exposed trash cans, poorly maintained lawns, weeds in flowerbeds, etc.
- Continue to improve consistency with trash pickup service
- Continue to balance the budget and maximize assessment values
- Opening of more great amenities

Developer Paid Infrastructure & Amenities

All amenities and infrastructure for the community are built and paid for by the Developer. Homeowner annual assessments help pay for maintenance of the facilities.

Below amounts are some of the approximate costs paid for by the Developer:

- Camp Pomona: over \$7,000,000
- The Grove: \$2,300,000
- The Dock & Fish Camp: \$1,000,000
- Playgrounds (Backyard, Exploration Zone, The Hive): \$3,000,000
- Pomona Parkway Bridge (decorative items): \$250,000
- Orchard Park Lane Bridge (decorative items): \$250,000
- Kirby Drive Bridge (decorative items): \$250,000
- Lake Fountains (current): \$200,000
- Entrance Signage/Columns and Monuments: \$2,000,000
- Common Area Fences: \$1,500,000

Maintenance / Repairs

There were some major projects/repairs completed this year. YTD the association has undertaken over \$200,000 in repairs.

Pool Column Refurbishment

- Removed all 10 planters and caps
- Installed new caps with hole cutouts for planting.
- Replaced the planters with palm trees that are recessed into the columns.
- Upgraded irrigation to support new palms.



Maintenance / Repairs

Pool furniture refurbishment

- Old chaises were torn and broken. Old chair fabric was faded from sun. Bottom of umbrella bases were rusted and staining deck.
- Pool furniture was refurbished with custom fabric and powder coated finish.
- In total, 11 sling chaises, 10 small sling chairs and 6 umbrella bases were refurbished.



Maintenance / Repairs

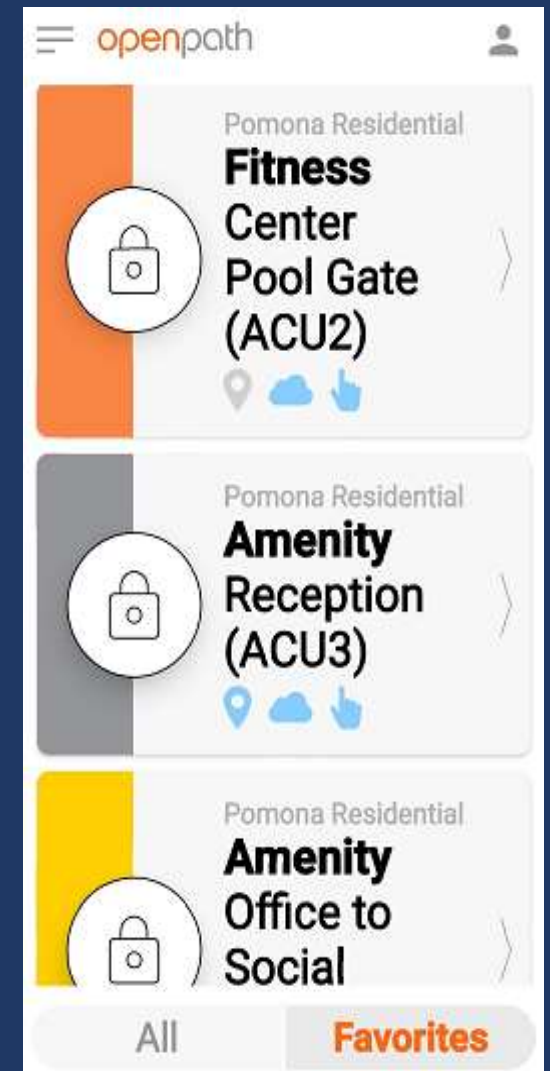
Other major projects/repairs completed in 2023 include:

- Lawn/courtyard post replacement
- Peloton tread replacements
- Broken gym mirror replacements
- Full overhaul of irrigation system
- All five pool pumps replaced
- Lake Algae treatments and manual cleanup

Amenity Access Control - Openpath

Openpath is a mobile app allowing you to access all amenities using your phone.

- To activate access, your email address must be on file with the HOA. Every user needs a unique email address. If you and your spouse share a family email, one of you will need to provide the HOA with a new email address.
- If you do NOT download the Openpath app, you will NOT be able to access the amenities.
- New residents are added to Openpath upon completion of the Amenity Access form. All residents with emails on file as of November 2020, were sent a setup email from Openpath in November 2020. Your original email has expired. You can request a new setup email.



How to Get Started with Openpath

- You must first download the Openpath mobile app on your phone.
- On the same phone, look for the Openpath Setup email and follow steps in email.
- Click on orange Setup box. It's that simple.
- After setup, you will be routed back to Openpath app.
- Make sure your bluetooth and location settings are ON. Choose always ON, otherwise you will need to open the app each time you want to access a door.
- You do NOT need to open the app to select a specific door to access. Simply waive your hand or phone in front of access reader.
- Your access does not work at office reception door. Only HOA staff can unlock the reception door.

How Openpath works for you

- Fastest, most reliable touchless access control system.
- Readers support mobile, keycards, fobs, RFID and Apple Watch
- Intuitive, open software platform with remote management, dynamic access permissions, and real-time reporting
- Enhanced safety features including occupancy tracking and emergency lockdown scenarios
- Scalable hardware and software that can secure a single door or an entire enterprise
- End-to-end encryption with multi-level security and compliances
- Hardware and software fully integrate with your existing technology



Pomona Life Overview

- Event Calendar
- Builder Guidelines
- Amenity Information
- Latest HOA Communication
- Important Community Information
- Helpful Resources as a Homeowner
- Dr. Moon approved Plant Lists
- ARC Forms
- And so much more!!!



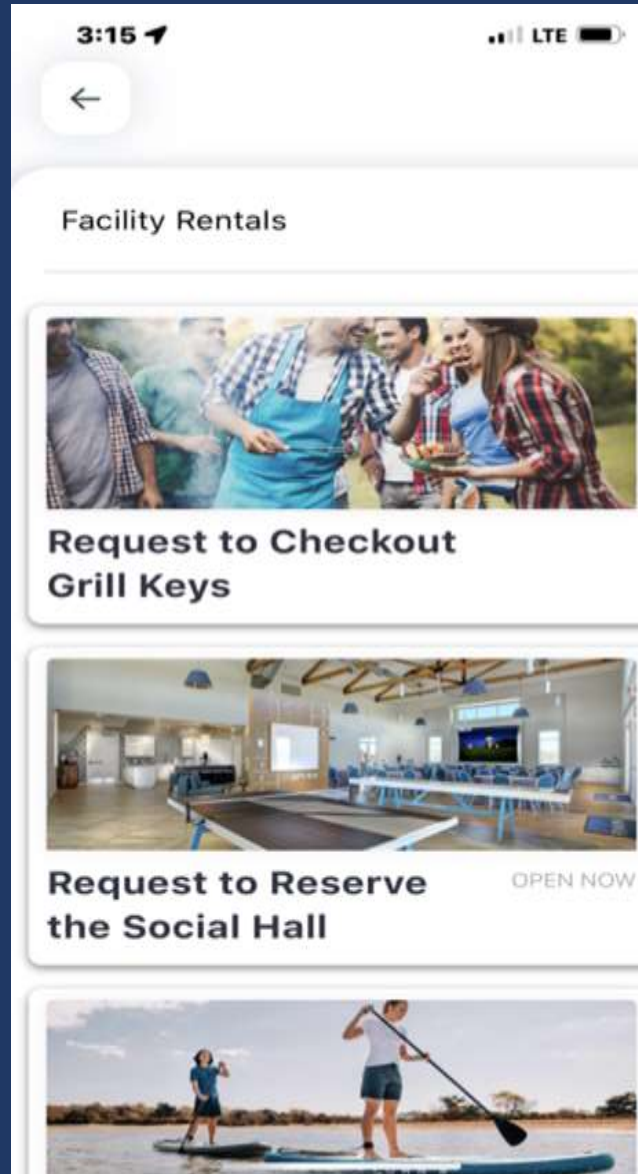
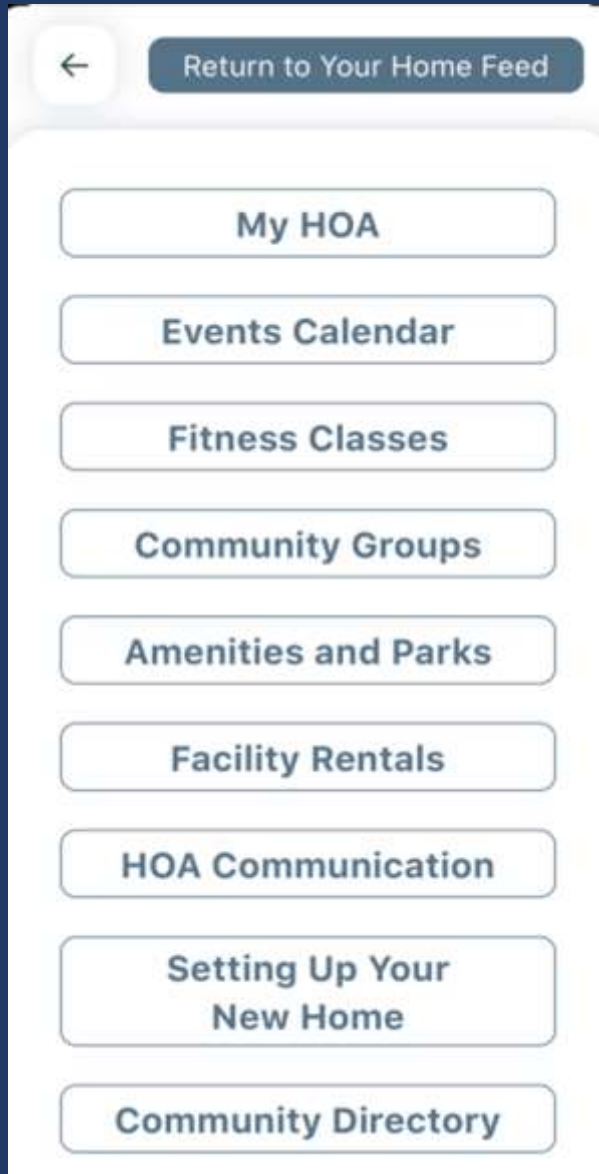
Requesting Access to the Pomona Life App

- 1 Select "View as a Guest" on the app home screen
- 2 Click "Request Resident Access" at the top of the home page
- 3 Complete the form with your information, click "Sign Up"
- 4 Please allow 72 hours for your request to be processed
- 5 Explore Pomona Life from the palm of your hand

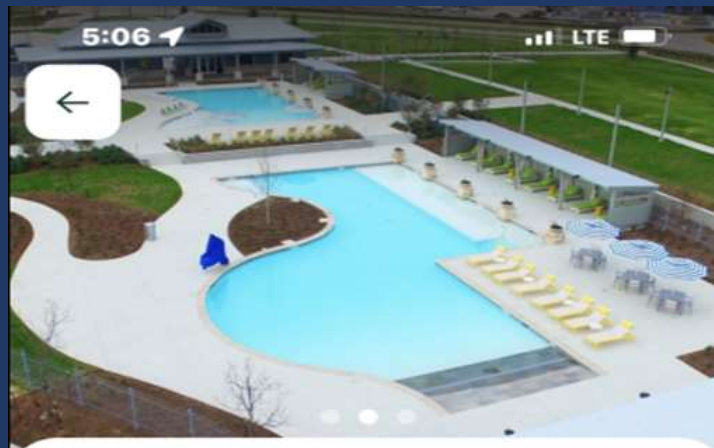


The bottom section of the slide shows three smartphone screens illustrating the request process. The first screen shows the home screen with the "Visit as a Guest" button highlighted. The second screen shows the "Request Resident Access" form. The third screen shows the "Sign Up" button.

All Reservations are initiated on Pomona Life



All Reservations are initiated on Pomona Life



The Resort Style Pool

OPEN NOW

A **completed** contract must be submitted along with the requested day and time to reserve The Pool before the HOA team will approve the request.

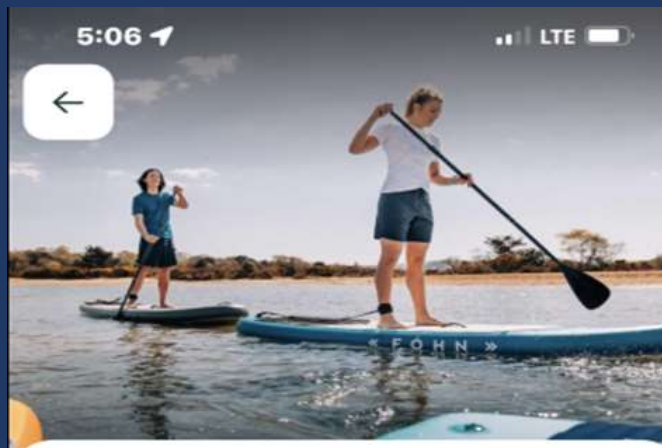
To reserve a Pool party, you **MUST** complete both the date selection and the contract. Failure to complete both will result in the cancelation of your request.

Please follow these steps:

1. Tap "Request to Reserve the Pool"

Request to Reserve the Pool

Pool Party Contract



Reserve the Paddleboards and Kayaks

Residents may request to reserve the Paddleboards and Kayaks by tapping below.

To reserve the Paddleboards and Kayaks, you **MUST** complete both the date selection and the contract. Failure to complete both will result in cancelation of your request.

Please follow these steps:

1. Tap "Request the Paddleboards and Kayaks Contract"

Paddleboards and Kayaks Contract



Grill Key Checkout

Click below to view the Grill Key Checkout Form.

Grill Key Checkout Form

Amenity Center Availability

- The Social Hall is currently open for residents to enjoy from 8am – 5pm Monday - Friday. The Social Hall will not be available to other residents, when reserved for a private party.
- **Reservations are made via the Pomona Life app. You MUST complete both tabs to complete request.**
- Reservation calendar on app shows availability. Request will be denied, if a Lifestyle Event is scheduled on requested date.
- Reservation is not confirmed until signed contract and rental fees have been received in the HOA office.
- Reservations will be accepted up to 8 weeks prior to rental date.
- The maximum capacity of the Social Hall is 150 people. Only residents in good standing with the HOA will be able to rent the Social Hall. Renter must be present during entire event.
- There are two rental times available: 10am-4pm or 6pm-midnight.



Social Hall Rental Cost

- The fee to rent the Social Hall for a private event is \$600 on weekends (Fridays, Saturdays or Sundays).
- The rental fee is \$450 on weekdays (Monday - Thursday).
- The rental fee includes a mandatory cleaning fee.
- A portion of the usage fee will cover utilities, wear and tear and administration.
- There will be an additional \$400 refundable deposit required. This must be paid with a separate check.
- Renting the Social Hall does NOT reserve the back porch or courtyard.
- There will be no rental fee required for HOA approved resident events, such as Poker Club, Bourbon Club or Line Dancing Club.

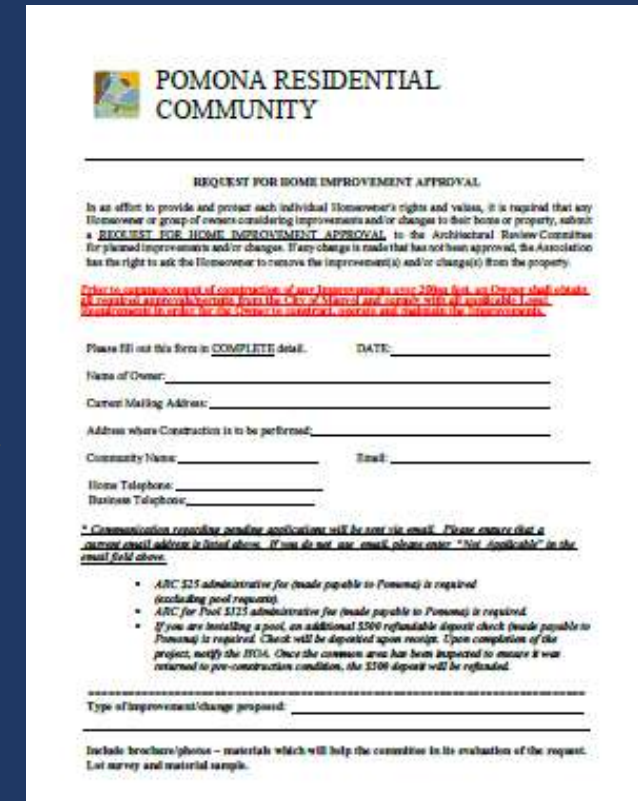
Amenity Center Outdoor Space

There will be no rental fees associated with using the Back Porch or Courtyard Areas.

- The Courtyard will be available for residents to enjoy from 6am – 9pm every day (including Saturday & Sunday). The Courtyard will be available on a first come first serve basis. Residents will need amenity access to enter the Courtyard gate.
- The Back Porch Grills will be available for resident use on a first come first serve basis. However, residents will need to submit a request via Pomona Life to reserve a grill key. There is a \$50 refundable deposit required to reserve the grill key. Reserving the grill key does not reserve the back porch seating space.
- Residents **MUST** clean up after themselves. Leave the area better than you found it.

Architectural Change Submission Process

- All improvements to the exterior of a property **must** get prior Architectural Control Committee approval **before** commencing. This includes such projects as: decks, patio extensions, patio enclosures, playsets, pools, pergolas, sheds, sidewalk tiles, solar panels, etc.
- ACC applications can be submitted from the Pomona Life app. They are also available online at pomonahoa.com.
- All pool and solar panel requests require a permit from the City of Manvel.
- Any modification over 200 sq feet requires a permit from the City of Manvel.
- The board is allowed up to **30 days to review** applications. If submission is incomplete, the 30 days starts when missing information is received.
- If you have any questions on whether or not your project requires approval, please contact the HOA prior to making any changes.



POMONA RESIDENTIAL COMMUNITY

REQUEST FOR HOME IMPROVEMENT APPROVAL

In an effort to provide and protect each individual Homeowner's rights and values, it is required that any Homeowner or group of owners considering improvements and/or changes to their home or property, submit a **REQUEST FOR HOME IMPROVEMENT APPROVAL** to the Architectural Review Committee for planned improvements and/or changes. If any change is made that has not been approved, the Association has the right to ask the Homeowner to remove the improvement(s) and/or change(s) from the property.

Prior to construction of construction of your improvements you MUST first get a permit from the City of Manvel. All improvements require a permit from the City of Manvel. All improvements require a permit from the City of Manvel.

Please fill out this form in **COMPLETE** detail. DATE: _____

Name of Owner: _____

Current Mailing Address: _____

Address where Construction is to be performed: _____

Community Name: _____ Email: _____

Home Telephone: _____

Business Telephone: _____

* Communication regarding pending applications will be sent via email. Please ensure that a correct email address is listed above. If you do not use email please enter "Not Applicable" in the email field above.

- ARC \$25 administrative fee (made payable to Pomona) is required (excluding pool requests).
- ARC for Pool \$125 administrative fee (made payable to Pomona) is required.
- If you are installing a pool, an additional \$500 refundable deposit check (made payable to Pomona) is required. Check will be deposited upon receipt. Upon completion of the project, notify the ARC. Once the common area has been inspected to ensure it was returned to pre-construction condition, the \$500 deposit will be refunded.



Type of Improvement/Change Proposed: _____

Include brochure/photos – materials which will help the committee in its evaluation of the request. List survey and material samples.

Dedicated Security Patrol

September Activity Summary

- Pomona has three full time dedicated Brazoria County Deputies to patrol Pomona. Deputy Koy, Deputy Kwitoski and Deputy Reed each work 40 hours per week in Pomona.
- Any calls for service from the community should go through the Sheriff's Office dispatch @979-864-2392 or 911 for an emergency. If a Pomona Deputy is on duty, they will be dispatched. If not, a Brazoria County Sheriff's Deputy will respond.

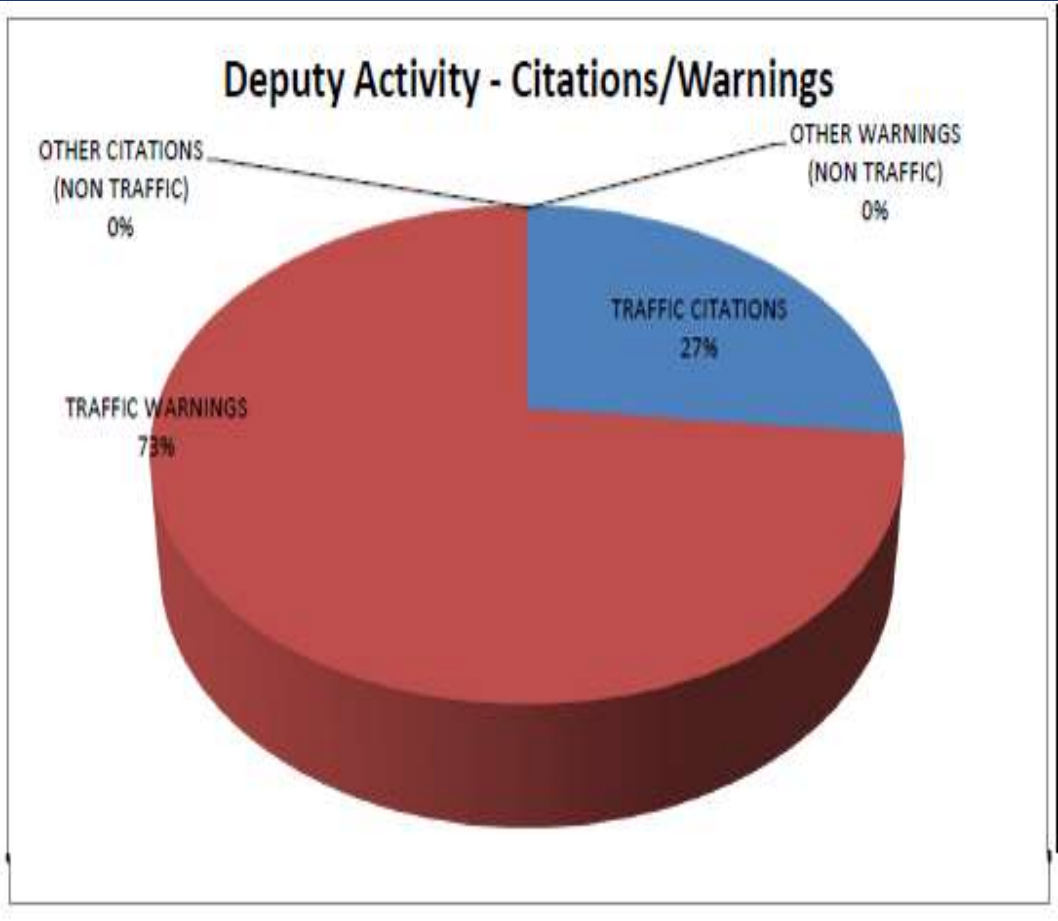
 	
Brazoria County Constable's Office, Precinct 4 Constable James Brawner Pomona - Monthly Deputy Activity Summary September 2023	
CALLS FOR SERVICE (OIA or dispatched)	Activity
911 HANG-UPS	2
AGENCY ASSIST	8
ALARMS	51
ANIMAL COMPLAINT	0
ASSAULTS	0
BURGLARY (HAB/MOT VEH)	0
BUSINESS CONTACTS	94
CITIZEN CONTACTS	0
CLOSE PATROL - POMONA EAST	182
CLOSE PATROL - POMONA CENTRAL	180
CLOSE PATROL - POMONA NORTH	26
CLOSE PATROL - POMONA WEST	167
CLOSE PATROL - POMONA SOUTHEAST	81
CLOSE PATROL - POMONA SOUTHWEST	85
CLOSE PATROL - PARKS/POOLS	1044
CRIMINAL MISCHIEF	0
DISTURBANCE	14
EMS/FIRE/MVA	11
LOUD MUSIC/NOISE	2
MISC CALLS(WRRT SVC, FLAG DOWN, INFO CALLS)	52
MOTORIST ASSIST	3
ROBBERY	1
SUSPICIOUS P/V/C	17
CITATIONS & WARNINGS	
TRAFFIC CITATIONS	26
TRAFFIC WARNINGS	72
OTHER CITATIONS (NON TRAFFIC)	0
OTHER WARNINGS (NON TRAFFIC)	0
ARRESTS	
JUVENILE	0
ADULT MISDEMEANOR	1
ADULT FELONY	0
WARRANT ATTEMPTS	0
WARRANT SERVED	0

Dedicated Security Patrol

Below is the September 2023 activity summary report compared to September 2022. The counts are higher in 2023 but percentages are the same:

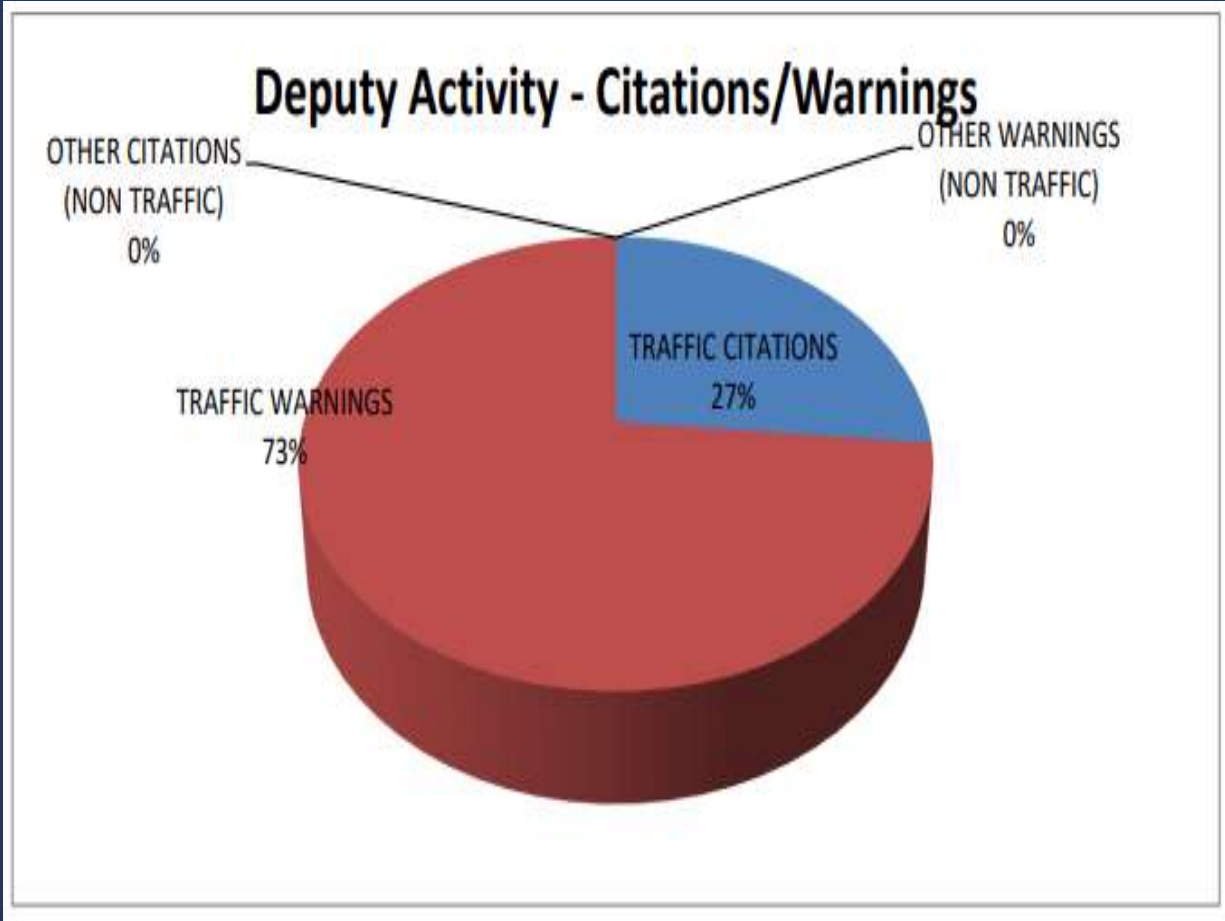
September 2022

12 citations/33 warnings



September 2023

26 citations/72 warnings





HOA Budget

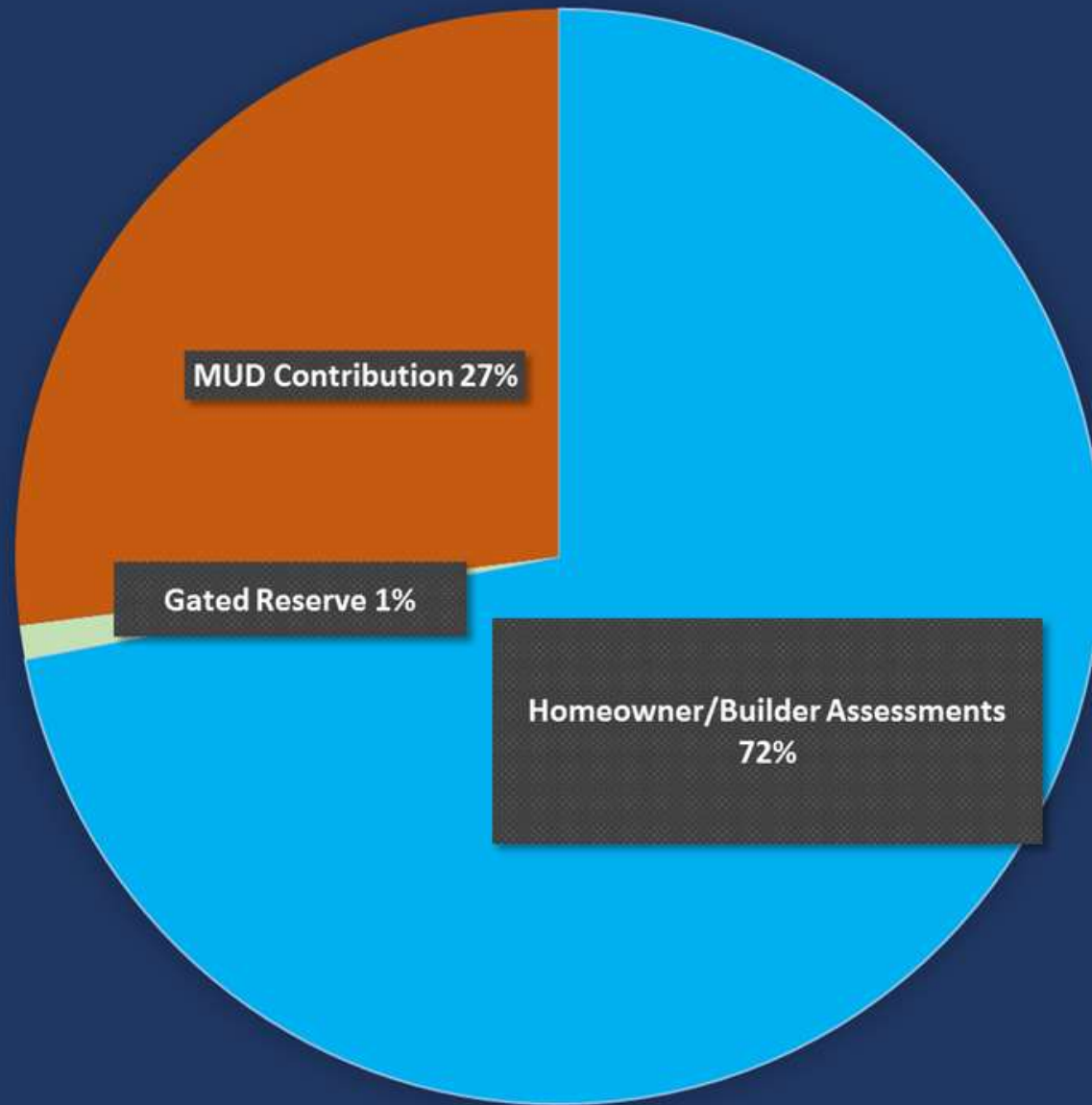


POMONA

2023 Budgeted Income ^{*}

\$3,097,055*

*Includes \$31,875
Gated Reserve*



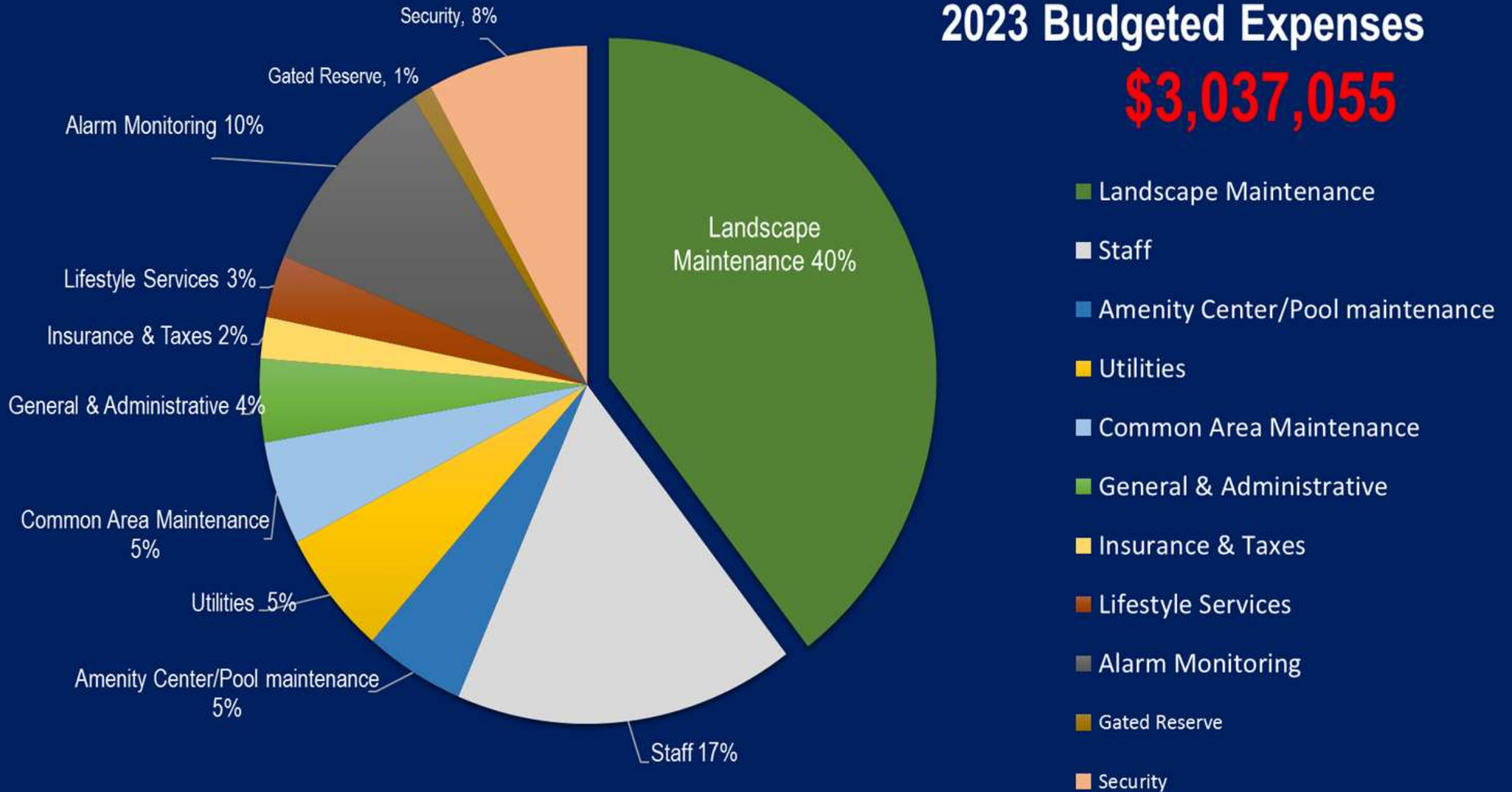
■ Homeowner/Builder Assessments

■ Gated Reserve

■ MUD Contribution

2023 Budgeted Expenses

\$3,037,055

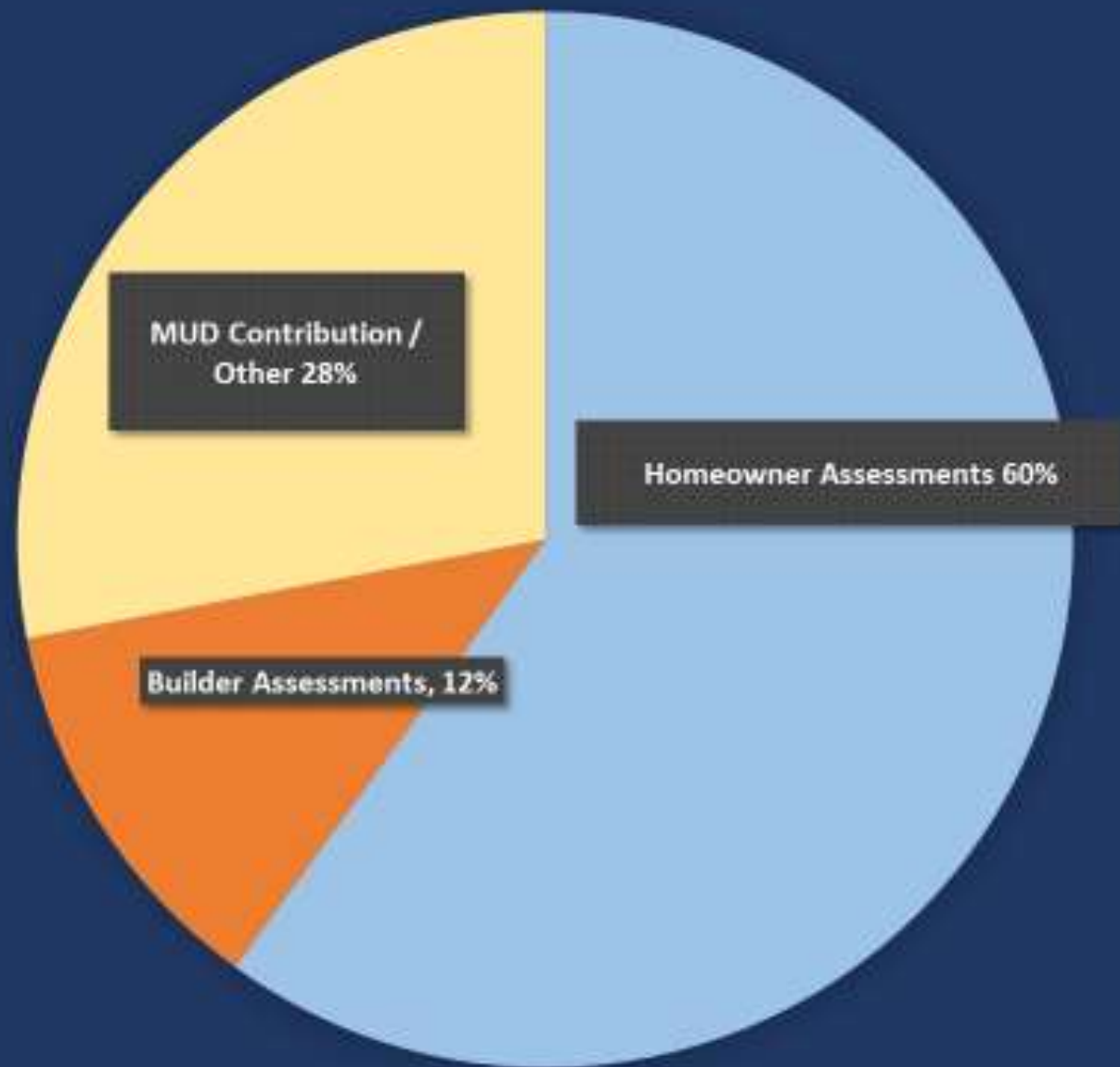


Description	2023 Budget	2023 Projected Actual
Homeowner/Builder Assessments/Contribution	\$ 2,245,100	\$ 2,278,914
Non Owner – MUD contribution / other	\$ 820,080	\$ 959,455
Prepaid 2024 owner assessments		\$ -58,230
Homeowner Gated Assessment	\$ 31,875	\$ 29,539
Total Operating Revenue	\$ 3,097,055	\$ 3,209,678
Utilities	\$ 170,770	\$ 198,436
Landscape Maintenance	\$ 1,213,980	\$ 1,176,025
Common Area Maintenance	\$ 148,815	\$ 211,704
Amenity Center/Gym/Pool Maintenance	\$ 145,903	\$ 168,292
General & Administrative	\$ 113,628	\$ 117,602
Lifestyle Services & Activities	\$ 95,000	\$ 95,000
Alarm Monitoring	\$ 309,740	\$ 294,068
Insurance & Taxes	\$ 59,166	\$ 45,149
Onsite Staff (salaries, benefits, insurance, taxes)	\$ 513,308	\$ 464,142
Security (includes Deputies & Flock Cameras)	\$ 234,870	\$ 324,721
Gated Expenses	\$ 12,800	\$ 11,238
Gated Reserve (Plum Creek)	\$ 19,075	\$ 18,301
Surplus / Reserve	\$ 60,000	\$ 85,000
Total Operating Expenses	\$ 3,097,055	\$ 3,209,678

2024 Operating Income

**Budgeted*

\$3,461,623



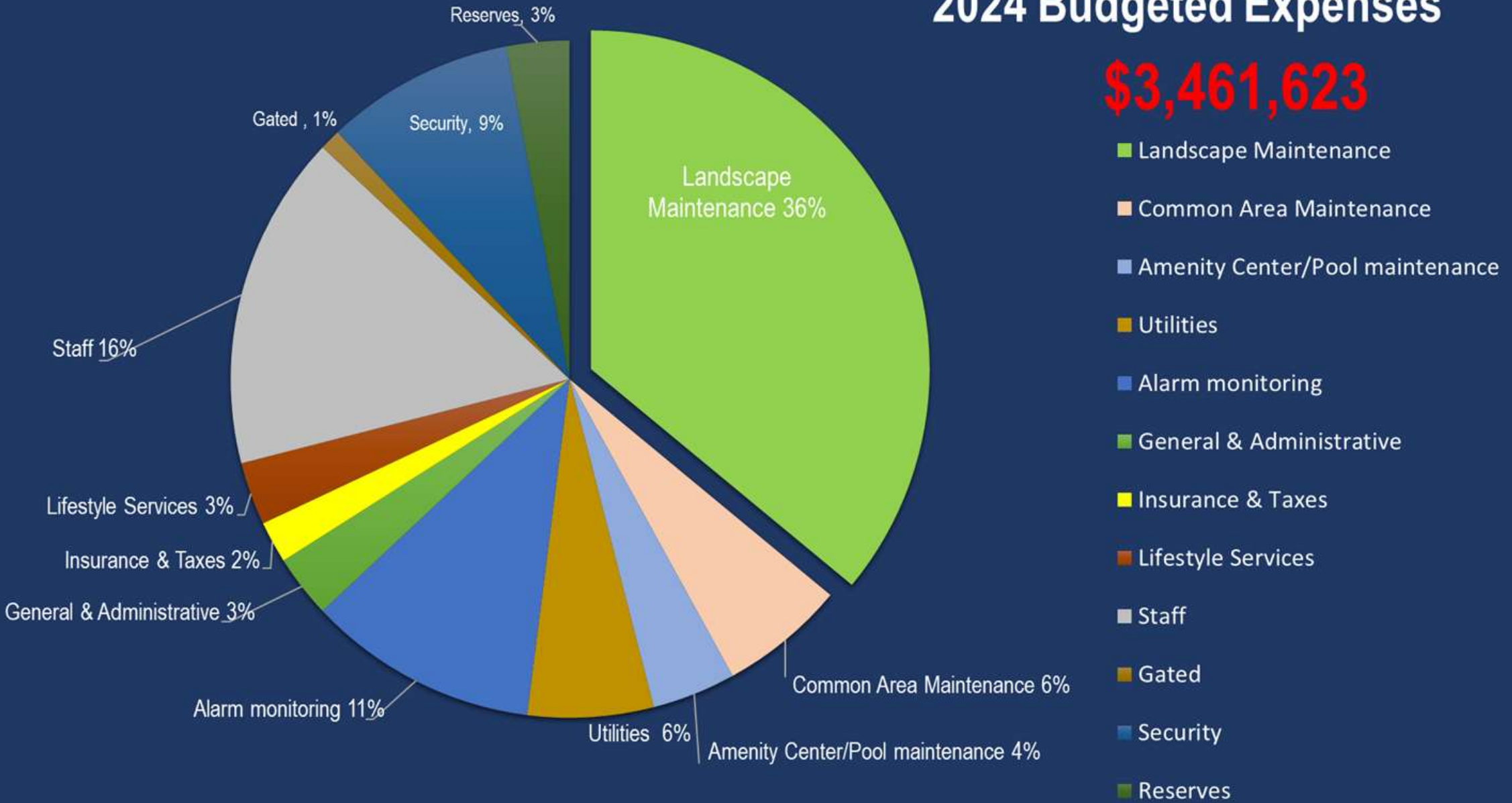
■ Homeowner Assessments

■ Builder Assessments

■ MUD Contribution / Other

2024 Budgeted Expenses

\$3,461,623



Description	2023 Budget	2023 Projected Actual	2024 Budget
Homeowner/Builder Assessments/Contribution	\$ 2,245,100	\$ 2,278,914	\$ 2,523,200
Non Owner – MUD contribution / other	\$ 820,080	\$ 959,455	\$ 938,423
Prepaid 2024 Owner Assessments		\$ -58,230	
Homeowner Gated Assessment	\$ 31,875	\$ 29,539	-
Total Operating Revenue	\$ 3,097,055	\$ 3,209,678	\$ 3,461,623
Utilities	\$ 170,770	\$ 198,436	\$ 194,000
Landscape Maintenance	\$ 1,213,980	\$ 1,176,025	\$ 1,275,243
Common Area Maintenance	\$ 148,815	\$ 211,704	\$ 208,304
Amenity Center/Gym/Pool Maintenance	\$ 145,903	\$ 168,292	\$ 152,683
General & Administrative	\$ 113,628	\$ 117,602	\$ 123,630
Lifestyle Services & Activities	\$ 95,000	\$ 95,000	\$ 95,000
Alarm Monitoring	\$ 309,740	\$ 294,068	\$ 371,760
Insurance & Taxes	\$ 59,166	\$ 45,149	\$ 70,207
Onsite Staff (salaries, benefits, insurance, taxes)	\$ 513,308	\$ 464,142	\$ 564,802
Security (includes Deputies & Flock Cameras)	\$ 234,870	\$ 324,721	\$ 305,994
Gated Expense	\$ 12,800	\$ 11,238	-
Gated Reserve	\$ 19,075	\$ 18,301	-
Surplus / Reserve	\$ 60,000	\$ 85,000	\$ 100,000
Total Operating Expenses	\$ 3,097,055	\$ 3,209,678	\$ 3,461,623



HOA Budget - Reserve at Plum Creek & Orchard Creek



POMONA

Reserve at Plum Creek Gate Reserve History

01/20/2022
9:07 AM

413 Pomona Residential Community Association, Inc.
Statement of Income and Expenses
12/31/2021

1330 Enclave Pkwy, Suite 425
Houston TX 77077

	M-T-D ACTUAL	M-T-D BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET
OPERATING INCOME					
40000 010 Owner Asmt- Residential Asmt	87,298.34	84,288	3,010.34	996,659.64	1,011,500
40000 043 Owner Asmt- Builder	34,364.05	18,750	15,614.05	364,946.93	225,000
40000 045 Owner Asmt- Gated	1,736.07	538	1,198.07	10,907.65	6,500

01/20/2023
1:22 PM

413 Pomona Residential Community Association, Inc.
Statement of Income and Expenses
12/31/2022

1330 Enclave Pkwy, Suite 425
Houston TX 77077

	M-T-D ACTUAL	M-T-D BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET
OPERATING INCOME					
40000 010 Owner Asmt- Residential Asmt	107,610.09	99,163	8,447.09	1,256,717.96	1,190,000
40000 043 Owner Asmt- Builder	36,949.08	18,750	18,199.08	348,967.94	225,000
40000 045 Owner Asmt- Gated	2,152.93	1,962	190.93	21,696.58	23,500

Reserve at Plum Creek Gate Reserve History

Description	2021 Gate Assessment	2022 Gate Assessment	Total
Financials received as of 12/31	\$ 10,908	\$ 21,696	\$ 32,604
Less Gated Expenses	\$ -4,526	\$ -7,679	\$ -12,205
Incorrect Reserve calculation (bad formula - added expenses)	\$ 15,433	\$ 29,376	\$ 44,809
Corrected amount available for Reserve as of 1/1/2023	\$ 6,442	\$ 14,030	\$ 20,472

Incorrect reserve amount of \$44,809 was communicated at quarterly Board meeting. Spreadsheet formula incorrectly subtracted a negative, creating a positive.

Corrected current Plum Creek reserve balance is \$20,472.

2023 Reserve at Plum Creek Gate Budget

Description	2023 Budget	2023 Projected Actual
Homeowner Plum Creek Gate Assessments	\$ 31,875	\$ 29,539
Total Operating Revenue	\$ 31,875	\$ 29,539
Gated Expenses	\$ 12,800	\$ 11,238
Gated Reserve	\$ 19,075	\$ 18,301
Total Operating Expenses	\$ 31,875	\$ 29,539

Corrected reserve balance of \$20,472 plus 2023 estimated reserve of \$18,301 will total \$38,773 reserve balance as of 12/31/2023.

Gated Reserve at Plum Creek

Current Owner Lots (projected to 12/31)	64			
Remaining 2024 Closings	6	70		
Current Annual Gated Assessment	\$ 500.00			
2024 Owner Gated Assessment	\$ 500.00			
		Proposed 2024 Budget		
		Year	Per Lot	% of
		2024	Per Year	Total
OPERATING INCOME				
40000 045	Owner Assessment Gated	\$32,000.00	500.00	92.75%
40000 045	Other Owner Assessments	\$2,500.00	500.00	7.25%
	TOTAL INCOME	\$34,500.00		100.00%
OPERATING EXPENSES				
59800 020	Gated Holiday Expense	\$750.00	\$10.71	5.02%
61800 360	Gate Maint & Repairs	\$13,000.00	\$185.71	86.96%
68200 020	Telecom for gates	\$1,200.00	\$17.14	8.03%
	TOTAL EXPENSES	\$14,950.00		100.00%
66300 265	Surplus / Reserve Contrib	\$19,550.00	\$279.29	130.77%

2024 Reserve at Plum Creek Budget / Reserve

Description	2023 Budget	2023 Projected Actual	2024 Budget
Homeowner Plum Creek Gate Assessments	\$ 31,875	\$ 29,539	\$ 34,500
Total Operating Revenue	\$ 31,875	\$ 29,539	\$ 34,500
Gated Expenses	\$ 12,800	\$ 11,238	\$ 14,950
Gated Reserve	\$ 19,075	\$ 18,301	\$ 19,550
Total Operating Expenses	\$ 31,875	\$ 29,539	\$ 34,500

2024 Reserve at Orchard Creek Gate Budget

Description	2024 Budget
Homeowner Plum Creek Gate Assessments	\$ 8,375
Total Operating Revenue	\$ 8,375
Gated Expenses	\$ 3,450
Gated Reserve	\$ 4,925
Total Operating Expenses	\$ 8,375

Cash Management Report as of October 11, 2023

Account Description	Bank Description	Ending Balance
Pomona Residential	41320	584,386.84
Pomona Residential Reserve		25,000.00*
Pomona Debit Card	41321	2,814.39
Reserve at Plum Creek Reserve	41322	20,472.26**
Pomona Residential Total		632,673.49

*HOA reserve funds are designated sums of money set aside for future expenses, such as building repairs or replacements. It is important for HOAs to have a healthy reserve fund in order to prevent unexpected financial burdens on individual homeowners. A healthy reserve fund will be necessary before transition from Developer to Resident Board occurs. The budget is on target to move at least \$60,000 to the HOA reserve account in 2023.

**The Plum Creek reserve funds are for any major repairs needed to the gates, sidewalks or streets behind the gates. The budget is on target to move \$18,300 to the Reserve at Plum Creek reserves for 2023.



HOA Transition Plan

HOA Transition Plan

- Current Closed Homes: approximately 1385 rooftops
 - Estimated Rooftops at buildout: 2258
 - Assuming 200 closings/year, will be at 75% in 2025
-
- *Declarant is required to hold a “transition meeting” to allow the election of two new homeowners to the board 60 days after the required 75% of homes are sold.*
 - *The recommended time to start transition is about 4-6 months before the official developer turnover.*

HOA Transition Plan Shared in 2022

- Year 2023: Create HOA Committees & Hold Quarterly Board Meetings
- Year 2024: Continue HOA Committees, Quarterly Board Meetings, and other board functions to get residents ready for the board
- Year 2025: Continue HOA Committees, Quarterly Board Meetings, and voting of two residents onto the Board
- Year 2026: 2 selected residents join the HOA Board with the three Developer Appointed Board Members
- Year 2027: Transition to a Resident Only Board

- *As the declarant, Developer maintains control over the Board until all of the homes are sold in the community and development has been completed. At that time, 3 additional resident board members will be voted onto the board.*

Resident Committee Updates

- Safety Committee
- Parks Committee
- Lakes Committee
- Trails Committee

Safety Committee

Safety Committee:

Patrick Gill

C.V. Hansen

Gary Sitler

The Safety Committee utilizes public engagement to encourage residents to work constructively with their neighbors and key external organizations to ensure all feel safe, secure and welcome to the community.


Contact them at
Pomonasafetycommittee@gmail.com

The mission of the Pomona Safety Committee is to promote the safety and well-being of Pomona and its residents by engaging with residents on issues within the community, discussing concerns with law enforcement, emergency medical services, and other stakeholders, and coordinating with the Pomona HOA.

Safety Committee Updates

- AED Installation Completed (3 locations: pool, social hall, Dock)
- Flock Camera Installation (12 total)
- School Pickup/dropoff concerns
- ESD Update


AED123 ensures AEDs are compliant and ready for use



AED123 Services Include:


- Installation of Cabinet, AED, Fast Response Kit, and Signage
- Monthly, In-Person Device Inspections *
- Monthly Inspection Reports
- Replacement of Batteries and Pads
- Software Updates *
- AED Loaners
- Physician Oversight *
- Post-Use Support *
- Comprehensive Insurance (Product Liability and General Liability)
- 24/7 Customer Service
- Discounts on Purchase of AEDs

*Required by state law




LIFEPAK CR2


- Fully Automatic
- Built-in Child Mode
- Increasing Shocks




Fast Response Kit



Indoor Cabinet



Outdoor Cabinet



Wall Sign

Time-Stamped

Pads & Batteries are included, so Pomona never has to order these



Parks Committee

Parks Committee:

Sunny Bhakta

Sohil Alam

Emily Lucas

Debbie Sitler

The Parks Committee was started to support the maintenance and improvement of our Pomona Parks.

Contact them at
parkscommitteepomona@gmail.com

Parks Committee Updates

Q.1. Who does the upkeep on the parks? How often/when?

A.1. Repairs, cleaning: The landscape porter checks the parks daily to straighten furniture and check trash. The HOA schedules repairs to play equipment and pressure washing if needed.

Q.2. How will residents access the Fishing Camp now that a house is being built over path? Parking?

A.2. The current DG parking will remain. Residents will have to access Fish Camp from the walking trail that goes around the back of the model homes from the corner (see map below).

Q.3. Large holes in blue safety rubber surface.

A.3. HOA is aware. We are trying to get a qualified vendor approved to make repairs.

Q.4. Requests to provide shade over some parts of park (Backyard swings & park by pool mentioned).

A.4. Adding shade structure at Exploration Zone has been a topic in the past. This is something that the committee can address with the MUD board to get funding.

Lakes Committee

Lakes Committee:

David Smoot

Rondell Joseph

Matthew Bishop

Ronnie Arp

Kendra Bauer

The Lakes Committee are a group of volunteers who agreed to help with the management of the lakes and ponds at Pomona. Our job is to keep the lakes clean, healthy, and fun for all the residents.

Contact them at
pomonalakescommittee@googlegroups.com

Lakes Committee Updates

- Algae issue at Big Island
- Fountain Concerns at The Dock



Trails Committee

Trails Committee:

Susan James

Jen Gill

Jace Bauer

Stephen Bonczek

The Trails Committee was started to support the maintenance and improvement of our trails in the community.

Contact them at
trailspomona@gmail.com

Trails Committee Updates

MUSTANG BAYOU TRAIL



- Proposed adding 4 new trees along trails. Black arrows mark proposed locations for additional trees.
- HOA/Board will scope costs with landscaper.

Trails Committee Updates

MUSTANG BAYOU TRAIL



- Black arrows mark locations of existing benches.
- Yellow arrows mark proposed locations of new benches.
- HOA/Board will scope costs then regroup to discuss budget. We may have to add changes in phases.



Lifestyle at Pomona

2023 Community Highlights

- Annual Mardi Gras Celebration
- Annual Spring Carnival
- 2nd Holi Celebration
- 3rd Annual Juneteenth celebration
- Foam Fun
- 3rd annual Dinosaurs in the Park
- Planning 3rd Annual Diwali celebration
- Planning 4th Annual End of Year Fireworks



Lifestyle - Cultural Events

The HOA plans events and activities that everyone can attend. We represent the whole community. We cannot be the face for specific cultural events.

The HOA welcomes the opportunity to partner with residents who wish to plan cultural events, such as Lunar New Year, Juneteenth, Diwali and Holi. All cultural events must be celebrated commercially, no religion involved.

Our community is diverse and we would love to celebrate with you! We encourage residents to gather and plan events that support their culture or background. Once the event has been approved by the Board, the HOA will help advertise the event and let you use the Social Hall space. The HOA requests at least 60 days notice to ensure proper event advertising and execution.





Upcoming Events

- Fall Garage Sale - October 14th
- Fall Festival - October 28th
- Tree Lighting Ceremony - December 1st
- Holiday Market - December 9th
- End of Year Celebration - December 29th



Cheers to creating more smiles in 2024!!



Cheers to creating more smiles in 2024!!







Developer Update Hillwood Communities



POMONA™

Sales Activity

- 189 Sales in 2023 YTD
- 44% increase YOY
- Prices have come down from the peak
- Interest rates having little effect with Builders buying down rates

POMONA HOME SALES AND CLOSINGS
10/2/2023

Phase Filter

All

MTD View
QTD View
YTD View
Custom View

Product	Home Sales				TTM Trailing Twelve Mths			Home Closings and Avail. Spec									
	ITD Sales	ITD Sale Price	ITD % Spec	LYTD Sales	LYTD Price	YTD Sales	YTD Price	YTD Realtor%	LM Sales	MTD Sales	TTM Home Sales	TTM Price	TTM Ppft	ITD Closed	LY Closed	YTD Closed	Available Specs
50' Lot	349	\$370,282	60%	30	\$514,021	46	\$473,263	80%	1		59	\$474,779	\$195	329	31	44	5
Highland Homes	182	\$375,468	55%	19	\$527,330	25	\$484,834	100%	1		34	\$482,833	\$194	165	17	21	5
Perry Homes	167	\$364,609	66%	11	\$491,033	23	\$461,693	61%			25	\$463,825	\$196	164	14	23	
50' Value Lot	91	\$377,945	56%	23	\$435,312	17	\$397,301	76%	1		18	\$399,062	\$199	83	28	11	2
Coventry Homes	91	\$377,945	56%	23	\$435,312	17	\$397,301	76%	1		18	\$399,062	\$199	83	28	11	2
55' Lot	379	\$416,027	51%	17	\$573,226	47	\$522,861	81%	2		54	\$520,809	\$186	357	32	34	4
Coventry Homes	174	\$429,520	34%	11	\$567,655	28	\$516,284	82%	2		28	\$516,284	\$191	156	15	17	3
David Weekly Homes	60	\$347,140	58%											60			
Lennar	2	\$610,085	100%			2	\$610,085	100%			2	\$610,085	\$180	1		1	1
Perry Homes	145	\$425,799	67%	6	\$583,438	17	\$523,433	76%			24	\$518,650	\$182	140	17	16	
60' Lot	203	\$627,918	40%	32	\$676,643	58	\$618,002	84%	1		65	\$619,501	\$192	171	59	42	16
Coventry Homes	49	\$670,374	31%	7	\$712,782	16	\$660,943	69%			19	\$669,701	\$199	37	11	11	5
Highland Homes	36	\$655,650	31%	10	\$673,345	3	\$606,993	100%			5	\$604,796	\$202	34	20	4	2
Perry Homes	55	\$588,827	71%	9	\$655,740	32	\$589,365	88%	1		34	\$586,204	\$185	40	11	18	5
Toll Brothers	63	\$613,177	25%	6	\$671,330	7	\$655,461	100%			7	\$655,461	\$192	60	17	8	4
65' Lot	217	\$467,056	43%	4	\$621,639	1	\$719,990	100%			2	\$659,995	\$201	216	7		
Coventry Homes	65	\$506,459	34%											65			
Highland Homes	100	\$453,695	40%	4	\$621,639	1	\$719,990	100%			2	\$659,995	\$201	99	7		
Builder	49	\$499,190	63%											49			
70' Lot	66	\$776,224	24%	11	\$825,409	11	\$776,173	73%			12	\$794,825	\$204	57	13	12	1
Coventry Homes	33	\$774,583	30%	6	\$808,769	6	\$829,105	67%			7	\$853,519	\$207	28	3	5	
Toll Brothers	33	\$777,666	18%	5	\$845,378	5	\$712,654	80%			5	\$712,654	\$198	29	10	7	1
75' Lot	105	\$595,564	31%											105			
Coventry Homes	86	\$627,103	29%											86			
Highland Homes	19	\$452,811	42%											19			
80' Lot	62	\$943,288	10%	14	\$1,016,181	9	\$926,314	78%			9	\$926,314	\$200	53	6	20	1
Coventry Homes	33	\$900,075	12%	5	\$1,043,606	5	\$919,109	100%			5	\$919,109	\$224	31	1	14	
Toll Brothers	29	\$992,461	7%	9	\$1,000,944	4	\$935,519	50%			4	\$935,519	\$177	22	5	6	1
Total	1472	\$490,736	46%	131	\$630,709	189	\$563,690	81%	5		219	\$560,644	\$193	1371	176	163	29

0

MTD Sales

0

MTD Closed

189

YTD Sales

163

YTD Closed

1472

ITD Sales

1371

ITD Closed

\$561K

TTM Price

\$193

TTM Ppft

16.4%

TTM Con %

79%

TTM Realtor%

Lot Development

- 2,258 lots at build-out
- 1,801 lots delivered
- Phase 6 – 263 lots delivered in 2023
- Kirby Drive Bridge now open
- Completion of sections (25, 26, & 29) in Phase 6 set to deliver by Dec. 2024
- Specialty Product - Deliver in June 2024



Amenities and Parks

- Fish Camp - 2016
- Exploration Zone - 2016
- HOA Offices/Pool - 2017
- Camp Pomona - 2019
- The Backyard - 2020
- Fitness Center - 2020
- The Hive - 2021
- The Dock - 2021
- The Grove - 2023
- The Zone - 2024
- Butterfly Park - 2025



Fish Camp - 2016



Exploration Zone - 2016



Resort Style Pools - 2017



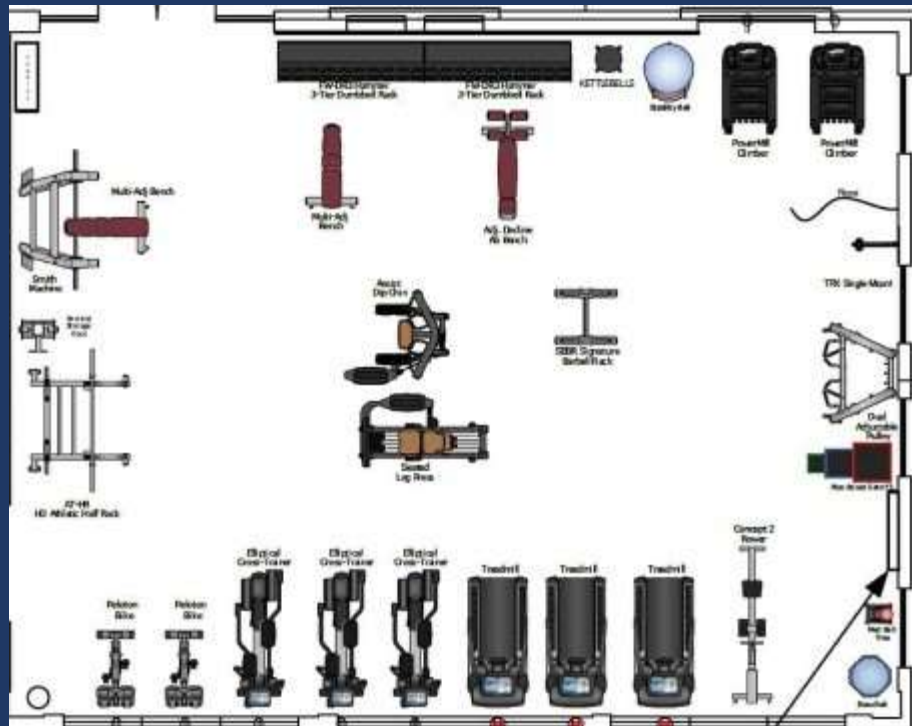
Camp Pomona - 2019



The Backyard - 2020



The Gym - 2020



The Hive – Spring 2021



- Located in Section 12
- Bee themed pocket park
- Swings
- Climbing structures
- Tike Track
- Benches
- Slides

The Dock – November 2021



- 18-acre lake
- Dock
- Fishing Pier
- Boat Ramp
- Parking Lot
- Trail connection
- Kayaks and Paddle board rentals through openpath
- E-Boats
- Private docks for residents

The Grove - Winter 2023

- Dog Parks - large & small
- Open air pavilion
- Half Court Basketball
- Event lawn
- Orchard Grove
- Trail connection
- Food truck area
- Bayou overlook
- Restrooms
- Opens in 2023



The Zone - Winter 2024

- Pickleball Courts (2)
- Tennis Court
- Full Court Basketball
- Sand Volleyball
- Splash pad area
- Event Lawn
- Seating area with picnic tables
- Bayou overlook
- Restrooms
- Trail Connection
- Opens in 2024



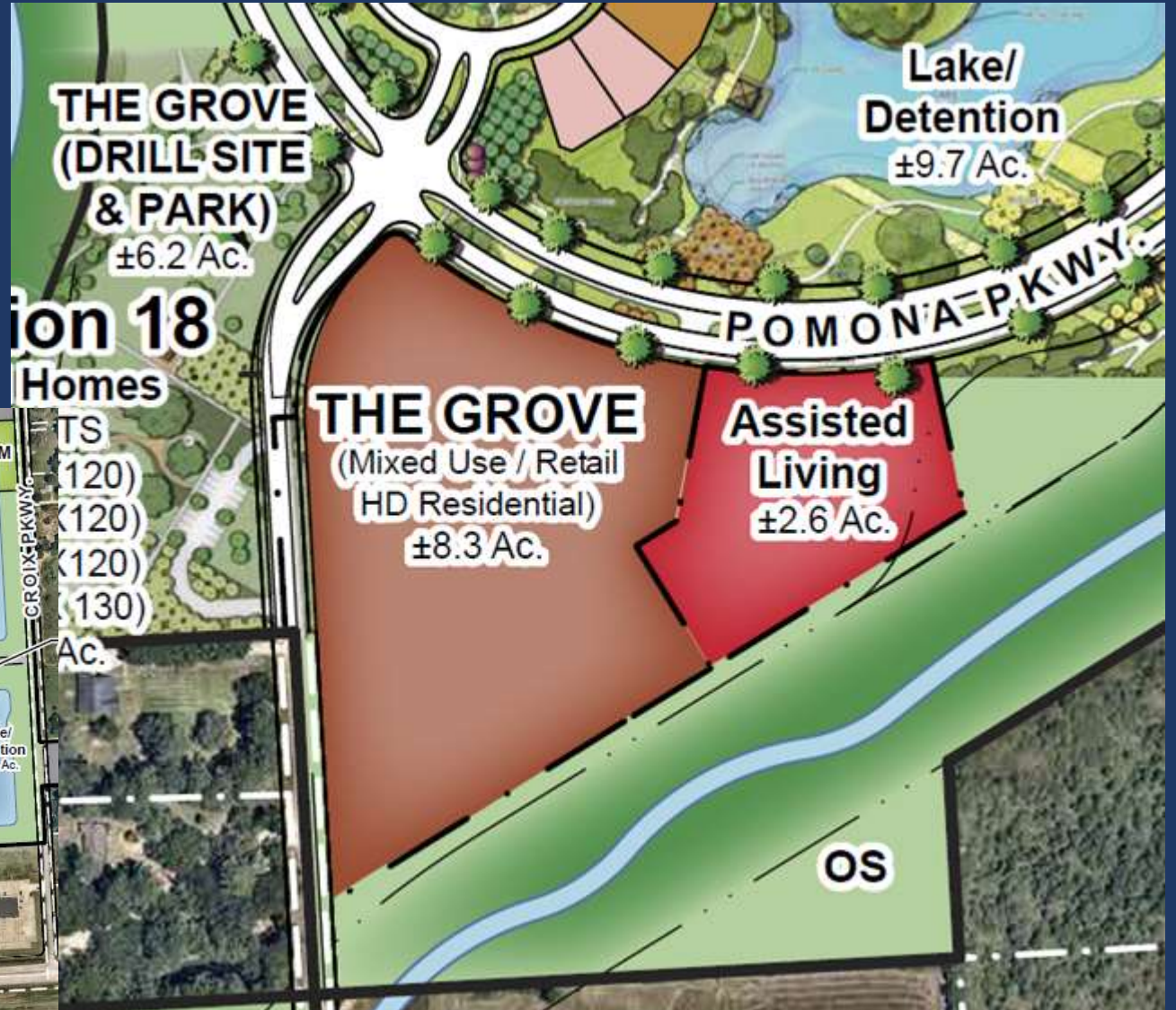
Butterfly Park - Spring 2025

- HD Section of Pomona
- Geared toward ages 3-9
- Concrete Slide
- Outdoor Covered Shade Structure
- Grill
- Festoon Lighting
- Swing Set
- Seating areas
- Family Style Farmhouse Table
- Open Lawn



Commercial Activity

- Gas Station and Retail - 23/24
- Montessori School opened in 2023
- 20 Acres remain available to purchase





Guest Speakers

- Lake Management - Allen Shine
- Constable's Office - Levi Squyres
- Texas Pride - Aimee Ordeneaux-Raley
- HomePro - Megan Murry
- Silversand Services - John Vanderburg
- Moon Consulting - Dr. Moon





Q & A



Thank You for Attending!