

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING OF MEMBERS
FEBRUARY 22, 2011

GENERAL DISCUSSION – Q&A REPORT

Budget Questions:

- 1) What does the increase in the budget for professional services include?
The Management Contract increases as new lots (new development) come on board. There is new development anticipated to come on in 2011. In addition, the Association has now taken over the cost for the on-site management. The Developer provides some monetary assistance, as the Developer utilizes some of the on-site management time.
- 2) Why are gate maintenance / repairs funded out of the general operating fund?
These expenses come out of the general fund, but are funded by the Neighborhood Assessment that is collected on all lots within these section(s). They are not funded by the Base Maintenance Fee. For 2011 (and future years) we will be performing a simple bookkeeping reclassification to properly show the income / expenses incurred for the gated section(s).
- 3) Please explain the vandalism variance.
The Association performed a proactive action with regards to the above ground PVB Vacuum Breakers. The Association installed new PVBs with small brass components (less valuable than the previous PVBs) and placed cages / locks around to prevent theft.
- 4) Does the Shell Houston Open generate or provide any revenue to the Association?
No.

Contractual / Maintenance Questions:

- 5) Residents located in MUD 49 are paying double for trash service.
This statement was clarified to the membership during the meeting.
Fall Creek H.O.A. is comprised of two MUD's (Municipal Utility Districts). 1.-WCID 96 (Wilson Rd. / Mesa Rd. area) and 2.-MUD 49 (East Fall Creek Development).

Fall Creek H.O.A. has a contract with Waste Management, which is comprised of the homes within WCID 96. WCID 96 provides monetary assistance to Fall Creek H.O.A. for 100% of the cost of the trash collection contract. Therefore, the expense is a "wash" and does not affect the overall HOA expenses.

MUD49 has a contract with Aggressive Waste Disposal, and is paid for by members of MUD49 through their water bill.

WCID 96 Trash Days – Wed & Sat
MUD 49 Trash Days – Mon & Thur
- 6) Landscaping Concerns:
 - a) Flowers at village entrances
In an effort to decrease costs, the Association will install flowers at the main entry focal points. Over the next few years, we will look to install perennials and hardscape at the village entrances, which will not require multiple changeouts throughout the year.
 - b) Grass overseeding (commonly referred to as "rye-grass")
In an effort to decrease costs, the Association removed the overseed application from the landscape contract along with the 10 additional mowings.
 - c) Tree pruning
Per Landscape Maintenance Contract – trees with less than 6" caliper receive one (1) tree pruning per year. Trees in excess of this size are pruned as needed.
- 7) Pool #2 hours of operation during the pool season:
2010 Pool Season
Hours of Operation – 4pm-8pm
Limited hours due to cost

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2011 Pool Season

Hours of Operation – 4pm-8pm

Limited hours due to cost

PCMI / Board of Directors will look into a Swim At Your Own Risk program for Pool #2, what is required for insurance purposes, and the cost involved for maintaining a premium / using guards / etc.

- 8) Who is responsible for maintenance of the gas pipeline behind Maple Creek / Pinecrest?
PCMI / Johnson Development will research the specific area and found out the frequency of maintenance. Currently the Association maintains a setback as needed throughout the year.
- 9) Community newspapers seem to litter our streets. Can we ask someone to stop delivering these papers?
The Association cannot ask the newsletter distributor to discontinue delivery on a property without the owners consent.

Deed Restriction / By-Laws Questions:

- 10) Shared Fences – fences that are between neighboring properties. Will the HOA work to coordinate repairs / replacement of these fences?
Maintenance / repair of shared fences does not fall under the responsibility of the H.O.A., and therefore we will not be coordinating a project of this nature with residents. Should your shared fence need attention, it becomes the owners responsibility to handle any necessary maintenance / repairs and contact the effected neighbor to determine the plan of action.
- 11) Enforcement of Deed Restrictions.
PCMI performs monthly property inspections of the community per the contract with the HOA. Any violations occurring during the inspections are cited and followed up. The deed restriction pursuit process can be lengthy, so just because it may *appear* nothing is being done, does not necessarily mean action is not occurring. In addition, we are *only* out once per month. We may miss the trash can that is out for 3 weeks at a time, due to the schedule when we are out. If you have any questions or concerns, please contact PCMI at customercare@pcmi-us.com or 281-870-0585 and we can research the situation.
- 12) Overnight parking / Parking in the street.
It is difficult for the Association to pursue street parking within the community as the streets are owned and maintained by the county. Therefore, our jurisdiction is limited. We do attempt to inform and educate the residents regarding street parking, and send out courtesy notices advising such. However, it is difficult to pursue legally since we have limited jurisdiction.

Harris County representatives informed the members that abandoned vehicles, or vehicles parked illegally, can be tagged and ticketed. Please report any vehicles that appear abandoned.
- 13) Does the Developer / Builder contribute financially to the Homeowners Association?
Builder – Yes; per the CCRs they contribute 50% of the base assessment to the HOA each year for each lot they own
Developer – They are not required to pay an Annual Assessment to the HOA as they deficit fund the Association during development as needed.
- 14) Are there rules against multiple families living in one house? The indicator is that there are 6-8 vehicles parked in the street and driveway.
The Association is comprised of single family residential dwellings, and any form of subleasing or using as a college dorm is prohibited. It is difficult for an Association to pursue multiple families living in a household unless there is factual documented evidence that this is occurring. Multiple vehicles in a driveway does not constitute evidence.

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- 15) How does the Association enforce pet noise / nuisance / disturbance?
Suggestion – Pet nuisance and disturbance is indeed a violation of the restrictions, however we are a community and these are your neighbors. Take a moment to try and visit with your neighbor. He/she may not know the barking is a nuisance. Leave an anonymous note to let him/her know there may be a problem during certain hours of the day.

The Association will send a courtesy notice to the alleged violator upon receipt of a concern. However, if the violation is not corrected, we will attempt other approaches such as setting up mediation. It is difficult for an Association to legally pursue a dog barking / nuisance violation.

Development Questions:

- 16) Many builders are now building homes that do not meet Fall Creek building guidelines (East Fall Creek).
The Developer informed the membership that the homes (primary concern was Centex Homes) constructed meet the guidelines as set forth for that specific section within Fall Creek. This section is comprised of 45' Lots, which have different set of building guidelines than homes in sections with larger lot sizes. The Developer reviews building site and elevation plans prior to approval and construction, and everything has been built to compliance.
- 17) Autumn Falls and surrounding neighborhoods do not have monuments or Fall Creek signage.
The Developer informed the membership that this section was originally developed by Pulte Homes (land / street development and sewer installation), and was then purchased by Fall Creek Development for continuation of development. The land plan for what is now considered "Autumn Falls" does not have adequate land area for installation of a monument.

On a side note, PCMI / Board advised the members that they are requesting proposals for light installation at the Fall Creek monument off of Eagle Shore Trail Ln. Originally there was a delay with Centerpoint Energy with receiving power at this location. This has been resolved, and we can move forward with obtaining costs for getting power / lights to this location.
- 18) Status of empty lots in Laurel Oaks.
Vacant lots were previously owned by Wilshire Homes. The bank foreclosed on the properties and they now hold ownership. PCMI mows a 5-10 ft setback on the vacant lots on a 30 day basis and bills the expense to the owners account.
- 19) Status of Sports and Recreation Park.
The Sports and Recreation Park is currently under construction, and the Grand Opening is scheduled for Summer 2011.
- 20) Status of development in Eagle Creek.
Builders are currently purchasing lots and building as constructed lots are sold. The Developer plans to develop a new section in 2011. In addition, a residential thoroughfare is planned to be constructed to connect Wilson Rd to Fall Creek Bend.
- 21) How long will the MUD Tax remain in effect? Why do they not offer a senior citizen discount, or other incentives?
The MUD Tax will remain in effect until the area is annexed by the City of Houston. The tax rate has been going down and will continue to go down as bonds are paid off. The MUD Tax has a maintenance portion that pays for water, storm sewer and sanitary sewer maintenance, repairs and improvements. The MUD reviews on an annual basis if it is feasible to allow a senior citizen discount but has not passed a discount to date.
- 22) Are there intentions to install a fence in front of the ravine in Piney Point? If so, when?
No.

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Safety / Security Questions:

- 23) Security / Safety must be a priority for the HOA Board, without the addition of security officers.
Members of Fall Creek H.O.A. have founded the Neighborhood Watch Committee to help assist with protecting the neighborhood, strengthen neighborhood ties, increase personal safety, security, and awareness through volunteer participation (Block Watchers), education and communication (Meetings / Seminars). If you would like more information on FCNWC or how you can help volunteer, please contact HeatherGlenNCW@aol.com.
- 24) What is the procedure to install security gates at the entrance of a non-gated section?
Streets within non-gated sections of Fall Creek are not eligible to become gated sections. The streets within the non-gated sections are under the jurisdiction of the county, and cannot be transferred to private streets.
- 25) Concerns of speeding in the community.
Harris County representatives gathered information and locations where speeding occurs. They are within the community and do catch speeders. *However*, speeding is not necessarily occurring from non-residents, and they are not always teenagers. Please be cognizant of your surroundings and that you are driving through an active community. Speeding will only get you home 5 seconds quicker, and that 5 seconds could be detrimental to others should an accident occur. **PLEASE SLOW DOWN, BUCKLE, AND CHECK YOUR MIRRORS.**
- a) Speed Bump Requests
Association cannot install speed bumps on public roads (non-gated sections) because the roads are under the jurisdiction of the county
- b) Slow Down / We Love Our Children / Traffic Control Devices / Speed Limit Reduction
Association cannot install signage or traffic control devices (stop signs / street lights) on public roads (non-gated sections) because the roads are under jurisdiction of the county
- **Individuals can petition the County through their County Commissioners Court if they feel traffic control devices, speed bumps, etc. are necessary. This is the proper channel to follow if you have concerns regarding items under the Counties jurisdiction. The Association is in no way indicating that a petition to the Commissioners Court means a request will be done.*
- 26) Concern of increased traffic on Stonebridge Creek Ln during school transportation (7-7:30am and 3-3:30pm).
Harris County representative made a note of the times to try and deter parking in front of driveways and in the wrong direction. They cannot prevent parents from picking up their children at this location. PCMI advised membership to speak to the school principal and Humble ISD School Board. PCMI will make contact with school principal to attempt a resolve.