

# FALL CREEK

## 2023 Annual Meeting

### Q&A

#### **Topic: ARC Process**

**Q:** *Why do we have to get ARC approval for repairing/replacing an item on our property?*

**A:** This is to ensure your improvement adheres to the Association's governing documents and is harmonious with the community. Typically, if it is a like-for-like replacement, the process is fairly easy and quickly approved. Obtaining approval before construction ensures that your improvement meets the guidelines before you have invested all that time, energy, and money. In general, all exterior replacements, additions, and modifications require approval. You can submit your improvement request online by logging into the SpectrumAM.com website.

#### **Topic: Capital Improvements & Projects**

**Q:** *Are there any plans to install the pocket parks? In 2021, I saw on the Fall Creek website plans to install new pocket parks with more natural play structures (nature inspired).*

**A:** We do not have any immediate plans to install additional pocket parks, but it is something that the Board is willing to consider for the future.

**Q:** *What is the current situation concerning the construction of an entrance monument on Fall Creek Preserve Dr. now that the water line project is complete?*

**A:** The Board has selected a monument design for this entrance. We are currently awaiting pricing and looking to the next steps.

**Q:** *Any further development on the construction of a pedestrian bridge to link both ends of Fall Creek Preserve Dr.?*

**A:** Yes, the Board has approved construction of the bridge. We are currently awaiting approval from the county on the construction plans. We do not have an exact start date yet but are optimistic for spring 2024.

**Q:** *Any update on the Mesa Dr expansion?*

**A:** We have recently been informed that the county has put the project on an indefinite hold. The project was initially approved by Harris County Precinct 4, but Fall Creek has since been redistricted into Precinct 1 and the project no longer holds the same priority. Residents can contact Precinct 1 Constituent Services at 346-286-2125.

# FALL CREEK

## **Topic: Crime/Deputies**

**Q:** *Where do I report suspicious activity or individuals?*

**A:** Suspicious activity should be reported directly to the Harris County Sheriff's (HCSO) non-emergency number at 713-221-6000 (option 1). To report a crime in progress or serious emergency, dial 911.

## **Topic: Deed Restrictions**

**Q:** *What can be done about violations for cars parked in the street, like on Fall Creek Bend?*

**A:** Most of the streets in Fall Creek are public, therefore the Association has limited jurisdiction over most roads. We are unable to tag or tow vehicles on public streets. Additionally, we are unable to run license plates to verify ownership of vehicles. If a vehicle is parked illegally, is inoperable or abandoned, residents can report this to the Harris County Sheriff's office non-emergency number at 713-221-6000 (option 1).

The community's petition to the county to prohibit overnight commercial vehicle parking has been approved by the county. We are waiting for the county to install signage for this to take effect. Signs should be up shortly. Enforcement will be handled by HCSO.

**Q:** *I have sent in a complaint about a neighbor's violation, but nothing has been done. Why has nothing been done?*

**A:** We understand that this can be frustrating. We are not allowed to discuss another homeowner's account or enforcement actions that have been taken, but please know we are addressing any violations through the Association's deed restriction enforcement procedures. A copy of this policy is available on our website at <https://fallcreekhouston.com/document-library/> We must rely on the homeowners' compliance to cure violations, so while it may seem that the Association is not doing anything, that is often not the case. We are fortunate here in Fall Creek to have many wonderful homeowners that are very responsive to our notices and seek to comply with the restrictions quickly. When the violation is not cured by the homeowner, our recourse is to continue with our violation procedures which include fines and can eventually include attorney escalation. Additionally, the community is inspected twice a month for violations.

## **Topic: Landscaping**

**Q:** *Are there any plans to install new landscaping at every village entrance? In comparison to Summerwood and Eagle Springs our village entrance's landscaping is looking old and dated. I know we have many villages, so my suggestion is to renovate 5 villages over 5 years, starting with the oldest.*

# FALL CREEK

**A:** There is an ongoing project for all the islands throughout Fall Creek. Annually there are funds allocated to renovate 15-20 islands. The islands are evaluated each year for their condition and the “worst” islands are given priority. The plan is to continue this each year until all the islands are completed. Once this project has been completed, the Board may consider starting a similar project for the village entrances.

## **Topic: Reserve Fund**

**Q:** *What does the emergency fund go towards and why do we set aside so much for it?*

**A:** This is likely referring to the Association’s Reserve Fund. The purpose of the Reserve Fund is to ensure that the Association has enough funds in the future to make major repairs and replace assets as they age (ex. replacing the Clubhouse roof or replacing playground equipment). We determine how much is needed for the Reserve Fund by having a reserve study completed every few years. The reserve study is a long-term capital budgeting tool that provides a financial plan for the reserve fund and is completed by an independent consultant that specializes in these studies. The consultant looks at all the assets owned by our community and factors in their lifespan, future interest gained by investment, inflation, and depreciation to provide a savings plan. The reserve study is available online at FallCreekHouston.com in the Document Library.

**Q:** *When was the last emergency, and how much did it cost us?*

We most recently used the Association’s Reserve Fund to replace the fountain at East Lake, which was due for replacement as it was about 15 years old. The cost was approximately \$17,000.

**Q:** *What type of account is the emergency fund in? Is it an interest-bearing account? If not, why not?*

It is in ICS and CDARS accounts which accrue interest, which are also insured under FDIC.

**Q:** *Who does the interest go to? I have never seen the interest on any of the association’s accounting forms. What do we use it for?*

The interest stays in the Reserve Fund for future use by the Association for repairs and replacements. The reserve study accounts for estimated interest earned from invested funds. The interest for the Reserve Fund can be found on the Income Statement for the Reserve on the financials posted to FallCreekHouston.com

## **Topic: Tennis & Pickleball**

**Q:** *I’d like to see the results of the survey RE: Tennis Courts/Pickleball. My concern is the Pickleballers are adding lots of wear and tear on the nets when they add/remove their straps, as well as there seems to be*

# FALL CREEK

*a lot more pickleballers playing on the courts, which is wonderful...I'd love to see pickleball courts built and remove the lines from the tennis courts.*

**A:** Survey results are included in the Tennis Report of the annual meeting. There were 330 submissions, of those, 28.2% play tennis only, 14.8% play Pickleball only, and 12.4% play both (remaining respondents do not play at all or would use courts if there were more availability). About 66% said they would be in favor of a project to add dedicated Pickleball courts and an additional tennis court. In 2024, the tennis committee will be sending out a second survey to the original respondents with more specific questions to gather information for the HOA's consideration on this matter.

## **Topic: Other**

**Q:** *To the WCID 96, why the increasing tax? Are our WCID 96 taxes all going to water and sewer? If not, where to and why? Have all outside expenditures been approved by homeowners?*

**A:** The HOA is unable to answer on behalf of WCID-96. Questions for the District can be submitted through their contact page at <https://www.hcwcid96.com/>

**Q:** *Does a homeowner have any other recourse other than legal action when the HOA fails to perform?*

**A:** We encourage homeowners to attend our monthly board meetings on the second Tuesday of each month at 6:30 p.m. at the Clubhouse. Homeowners will have an opportunity to express any thoughts and concerns directly to the Board. You are also welcome to contact the Clubhouse at 281-458-8000 or [FallCreekTeam@SpectrumAM.com](mailto:FallCreekTeam@SpectrumAM.com) so we can better assist you. The HOA Board is comprised of volunteers living in Fall Creek. Your participation in the annual board election is important. Lastly, please note that since the Association is membership funded, legal action by homeowners is essentially paid by homeowners. Legal action towards the HOA increases the costs for the entire community, through legal fees and substantial insurance premium increases (and even the potential to be dropped by our insurance carriers).