



## *Trails I Homeowners' Association*

Garland, Texas

May 2020

### TRAILS I HOMEOWNERS ANNUAL MEETING

Our Association documents set the Annual Homeowner's Meeting as the first Monday in June. In the middle of a pandemic, the like of which none of us has faced in our lifetime, the Board voted: *the Annual Meeting of the Association, ordinarily held on the first Monday of June, be delayed until face-to-face gatherings are again deemed to be safe by public health officials; that the reports that would have been given at the Annual Meeting be distributed both by email and regular U.S. Mail; and that election of Board members be delayed until there can be a face-to-face meeting, with the Board filling any vacancies, if and as they occur.*

By action of the Board, a special edition of the newsletter be sent as letter announcing the delay of the Annual Association Meeting and include abbreviated Annual Reports. This is that newsletter!

### FINANCIAL REPORT

The financial report was submitted by Slaton Financial Services, and is summarized as follows: Year-to-date income is \$121,858.50, while expenses are \$119,227.55, resulting in a *positive* cash flow of \$2,630.95. Our year-to-date report is also the year-end report. Most expenditures were aligned with budget. It might be noted that our budget called for a *negative* cash flow of (\$23,489). So our budget has again proven to be realistic, given prior experience. May 1 was the beginning of the new fiscal year. The Board voted that the existing budget remain in place through July, for review at the August Board meeting. Because of this experience, *the dues will remain the same for yet another year.*

Our Association Documents do not give the Board any authority to forgive dues, and as is generally true, some 95% of our homeowners remain current. If an owner's income has been and seriously affected by Covid-19, *upon credible evidence to the Board*, collection efforts will be delayed and late payment charges will be waived for May, June, and July. The balance of dues owed will still continue to accrue.

### ASSOCIATION PAYMENT INFORMATION

Checks are payable to **Trails 1 HOA**. You may mail checks to: **12989 Jupiter Rd. #101, Dallas, TX. 75238.**

You might find that **auto pay** is the most convenient way to keep your dues current. You may download a form at <http://fs.com/slatonfinancialservices>.

### PRESIDENT'S REPORT

Our year, which runs from May 1st - April 30th. Has been a fairly quiet one in our Association. I remind our homeowners each year that the authority of the Association and thus the authority and responsibility of the Board begins and end in our Association documents. All owners are entitled to a copy of these. If you do not have a copy, you may contact Slaton Financial Services, who can provide you an electronic copy of them. For many years, there has also been a *working document* entitled *Trails I Rules and Regulations* which is an interpretation of the Board's understanding of the practical application of the intent of the official documents. The Board will reaffirm these at its June meeting. A copy of them is attached to this newsletter.

The financial report shows that we have again lived within our means as an association and the dues remain at \$100 (\$65 Association, \$35 Rec Club) another year.

Our Documents set the number of the Board at a minimum of 5 and a maximum of 7. A couple of our Board members feel they are "aging out" of their service, and **we could use a couple of new volunteers.** The meetings are monthly and they have been generally brief. The meeting day is the second Monday of each month (except June, when it is the first Monday) at 7:00 p.m. We have a happy Board, and homeowners are always welcome to come observe Board meetings.

### MANAGER'S REPORT

This past year has been a fairly routine one in Trails I. Landscapers continue to come every week, either on Thursday or Friday. The days of service are determined by weather or other circumstances beyond our control or control of the landscapers. If there is an issue with the landscapers, please contact the property managers.

### SOME GENTLE REMINDERS

While the speed limit is not posted, we ask that you hold your speed down to 20 mph, as our streets are often full of children, pets, and neighbors out for a walk.

We ask that you not litter streets or common areas. The green and blue trashcans go out at their respective schedules, and should not be put out *before Thursday afternoon* and then removed from public sight the next day. Items for bulk pickup follow the same schedule. You may not want to look at your trash until the pickup day, but neither do your neighbors!

Both our Association Policy and general legal liability prohibit dogs that are not on a leash outside fenced areas. Please clean up when your animals have answered “the call of nature.

Parking spaces in common areas are for homeowners and their guests. They are not for long-term parking. If you are storing a vehicle, please store it inside your garage.

If you have concerns that need to be addressed by the property manager, please call 469-878-7040 and leave a message. Please include your name, address, and phone number. Thank you in advance.

### **RECREATION CLUB**

This year the recreation club has continued a policy of aggressive improvement and renovation, from replacing the clubhouse roof, to refurbishing the interior, to replacing the windows and doors, to renovating the tennis courts. Over the next year we plan to repave the parking lots and address the back tennis court areas as well. These are expensive but very attainable goals.

It’s summertime. We have been inspected by the city, the pool passed and has been cleared to open at our regular opening date of Memorial Day. You will be made aware of Covid-19 precautions, which will undoubtedly be in place throughout the current summer season. If you don’t have your pool pass, you need to contact Jon at 214-250-6105. Please come by and take a look at the improvements to the pool and clubhouse. The clubhouse is available for renting. You may call Jon, our club manager, for details.

### **USEFUL NUMBERS TO HAVE**

Cash & Catherine Romain Property Managers	469-878-7040
Slaton Financial Services	214-343-0642
Trails Tennis and Swim Club	972-336-7756
City of Garland-trash pick-up	972-205-3500
City of Garland Animal Control	972-205-3570
Non-emergency Police	972-205-2150
Emergency ( <i>police, fire, medical</i> )	911

### **TRAILS I BOARD OF DIRECTORS**

Harry Meissner, President  
Bill Pritchard, Vice President  
Bill Ingram, Secretary  
George Hart  
William Keeling  
Belinda Moreland

*Board Meetings are held on the 2nd Monday at 7:00 p.m.*