

November Minutes of the Regular Meeting  
of the  
Fonn Villas Civic Association

November 2013

I. CALL TO ORDER

The regular monthly meeting of the Fonn Villas Civic Association was held on November 4, 2013 at the Pines Presbyterian Church.

Board Members Present: Pat Clynes, Jim Egger, Will Frederking, David Robertson, Melinda Speight, Nete Sundt, David Valerius, Tonya Wright  
Board Members Absent: Joe Bono III

Pat Clynes called the meeting of the Association to order at 7:19 pm.

II. REVIEW AND APPROVAL OF MINUTES

- All minutes are posted on the website.
- Minutes of October 2013 meeting. **A motion was made by David Robertson to approve the minutes as posted. The motion was seconded by David Valerius. The motion was unanimously approved.**

III. TREASURER'S REPORT – MAURICE STADLER

- The Treasurer's report for October was distributed before the meeting to the Board members.
- Report is attached.

IV. PARLIAMENTARIAN REPORT – DAVID ROBERTSON

- No report

V. ARCHITECTURAL STANDARDS COMMITTEE REPORT – DICK SUNDT

- Five ACC applications were submitted and approved
- The ASC met and developed amendment 1 to the Guidelines (see new business item g)
- An inspection of the subdivision was conducted October 26. Letters of violation were sent to 12 residents.
- Report is attached

VI. EXECUTIVE COMMITTEE REPORTS

- a. Maintenance Fund – Will Frederking
  - No report
- b. Security – Pat Clynes
  - No report
- c. Super Neighborhood – Tonya Wright
  - Tonya reported on the October 28 meeting. A crime report that was presented, and there was also discussion of the Human Trafficking initiative.
  - November meeting took place on Monday, November 25 from 6:30-8:00 pm at MDUMC "The Gate" 13194 Memorial Drive (on the west end of the TJ MAXX shopping center)
  - Information is available on the web site - <http://www.memorialsn.org/>

VII. ADVISORY COMMITTEE REPORTS

- a. Citizens on Patrol – Maurice Stadler
  - 15 hours were logged in October
- b. Directory – Diane Donovan
  - Neil and Diane continue to sell ads
  - Please report needed changes to the directory to FVDirectory@yahoo.com
- c. Entrance Beautification – Bill Prewett
  - Fall color will be added to the entrances in November
- d. Maintenance and Parks – David Valerius
  - No report
- e. TIRZ 17 – David Tresch
  - No report – David not present
- f. Newsletter – David Robertson
  - No report
- g. Welcoming – Nete Sundt
  - 2 new families were welcomed
  - Report is attached.
- h. Webmaster – Brandon Lackey
  - No report - Brandon not present
- i. Documentation – Nete Sundt
  - No report

VIII. BUSINESS

- a. Pool Task Force Discussion – Pat Clynes
  - Jim Davidson presented proposed fees of an additional \$260 dues for residents (\$225 for senior residents) to cover pool expenses should the FVCA and the FVSC merge
  - In 2005 FVCA deed restrictions were amended to ensure that the swim property can't be used for commercial lots – only residential
  - **Will Frederking made a motion that: Subject to a majority vote of the Fonn Villas lot owners, the FVCA merge with the FVSC, provided that the FVSC agrees to the merger. This will allow all Fonn Villas lot owners to enjoy the benefits of membership in the swim club through mandatory membership; that initially there will be two tiers of membership, Regular and Senior; that initially Regular Fonn Villas lot owners will pay annual dues of \$260; that Senior Fonn Villas lot owners will pay annual dues of \$225, both plus their annual FVCA maintenance fee, effective January 1, 2015. The Senior discount to expire after the 5<sup>th</sup> annual payment due 1/1/2019. The FVCA to be the surviving entity.**
  - **Definition of a Senior swim club member:**
  - **A Senior member is a current FV lot owner, age 65 or older, as of 12/31/2014, who resides in the house on the lot. Current resident senior FVSC members, age 62 or older, as of 9/30/2013 are considered "grand fathered".**
  - **Nete Sundt seconded the motion**
  - Discussion: David Robertson asked about the difference between merger and transfer of assets
  - Vote passed with 6 in favor and 2 opposed
- b. Approve maintenance charge rate – Maurice Stadler, Pat Clynes
  - **David Robertson moved that we maintain the mil rate for 2014 the same as for 2013. Tonya Wright seconded. Motion passed unanimously.**

- c. First approval of budget for 2014 - Pat Clynes, Maurice Stadler
  - **David Robertson moved that we approve the preliminary 2014 budget as presented. Melinda Speight seconded. The motion passed unanimously.**
- d. Trees for Houston proposal for Trees in Park – Tonya Wright
  - Trees for Houston will donate and plant 10-15 15 gallon trees if we FVCA agrees to pay \$75 per year per tree for watering for a 2 yr contract. Tonya would like to offer an adopt a tree program for people to donate funds to sponsor a tree. FVCA would take over the watering and maintenance after a 2 yr period.
  - **Nete Sundt made a motion to approve an expenditure of up to \$2250 from the FVCA budget to purchase watering services from Trees for Houston. David Valerius seconded. Motion passed unanimously.**
- e. Discussion of Apartment Buildings on Town and Country Way – Pat Clynes, Nete Sundt
  - A group of concerned residents has some questions about the impact of the development on Town and Country way. Nete Sundt is concerned with sewer problems that might occur because the sewer lines cannot handle more capacity. Nete also had concerns about a traffic study, especially on Attingham and through the neighborhood.
  - . Oliver Pennington’s office was contacted and they stated that we could get the information we wanted from the City of Houston. Oliver’s assistant Mark was the one who responded. TIRZ 17 (David Tresch) might also be a resource. According to Roberta Prazak, TIRZ has money available for underground detention and can also help for traffic control. Tonya Wright also expressed concern over the number of projected children that were added to SBISD. There was also a concern about 9 month leases being offered to residents.
  - David Robertson suggested that liaisons (David Robertson and Melinda Speight) take these concerns to Morgan Group and ask them to respond
- f. Changing firm providing landscape maintenance services – Maurice Stadler
  - Maurice presented options he had discussed with Pat Clynes and David Valerius to improve the appearance of Attingham. This could be accomplished by increasing the frequency of maintenance and by changing providers from GAK to Greater Houston. This will allow FVCA to increase the frequency and also have the bushes trimmed twice a year with a minimum impact to the budget.
  - **Melinda Speight made a motion that FVCA change the provider of lawn mowing and trimming from GAK to Greater Houston. David Robertson seconded the motion. The motion passed unanimously.**
- g. Amending ACC Guidelines regarding garage setbacks and brick style – Dick Sundt
  - The ASC presented:
  - Amendment 1 to Fonn Villas Civic Association, Inc. Guidelines for Architectural and Neighborhood Standards
  - 1.11 Any garage shall be at least 45 feet from the front lot line as measured to the garage door
  - 1.12 Monochromatic white brick shall not be used in the construction of a residential unit.
  - Will Frederking recommended that we put in a newsletter article before taking a vote. Jim Egger expressed concern that exceptions for corner lots and cul de sacs should be addressed in the amendment, too.

IX. ADJOURN

- **Will Frederking made a motion to adjourn the meeting. David Robertson seconded the motion. The motion was approved unanimously.**
- The meeting adjourned at 9:03 pm.

## Agenda for Board Meeting - 4 November 2013

Monday, November 4, 2013 at 01:19PM

Fonn Villas

The next regular meeting of the Fonn Villas Civic Association Board will be on Monday, November 4th, at 7:15 p.m., at Pines Presbyterian Church.

### Agenda

1. Call to Order
2. Review and approval of minutes
3. Treasurer's Report - Maurice Stadler
4. Parliamentarian Report - David Robertson
5. Architectural Standards Committee Report - Dick Sundt
6. Executive Committee Reports
  1. Maintenance Fund - Will Frederking
  2. Security - Pat Clynes
  3. Super Neighborhood - Tonya Wright
7. Advisory Committee Reports
  1. Citizens on Patrol - Maurice Stadler
  2. Directory - Diane Donovan
  3. Entrance Beautification - Bill Prewett
  4. Maintenance and Parks - David Valerius
  5. TIRZ17 - David Tresch
  6. Newsletter - David Robertson
  7. Welcoming - Nete Sundt
  8. Webmaster - Brandon Lackey
  9. Documentation - Nete Sundt
8. Business
  1. Pool Task Force Discussion (Pat Clynes)
  2. Approve maintenance charge rate (Maurice Stadler / Pat Clynes)
  3. First approval of budget for 2014 (Pat Clynes, Maurice Stadler)
  4. Trees for Houston proposal for trees in the park (Tonya Wright)
  5. Discussion of Apartment Buildings on Town and Country Way (Pat Clynes, Nete Sundt)
  6. Changing firm providing landscape maintenance services (Maurice Stadler)
  7. Amending ACC Guidelines regarding garage setbacks and brick style (Dick Sundt)
9. Adjourn

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Article originally appeared on Fonn Villas (<http://www.fonnvillas.org/>).

See website for complete article licensing information.

Income and Expense						Balances		
Maintenance Fund						Special Events		
	Annual	October 2013		Year-to-Date		Year-to-Date	Maintenance Fund	Special Events
	budget	Budget	Actual	Budget	Actual		Assets	Assets
<b>Income</b>								
Maintenance charges	70,749			70,749	70,502		AmegyBank checking 19,737	AmegyBank money market 20,851
Accrued interest from bonds issued July 1992	1,694			1,694	1,692	Directory support 3,875	AmegyBank money market	
Accrued interest from bonds issued May 1993	1,321	112	120	1,096	1,092	Dues 1,465	EE bonds issued July 1992 43,560	
Resale certificates and transfer fees	1,100	100	180	900	580	Money-market-account interest 2	EE bonds issued May 1993 33,684	
Maintenance-charge late fees	510			510	461		Vanguard fund 60,177	
Money-market-account interest	12	1		10	2		Prepaid constable patrol	
Vanguard fund interest and capital gains			329		177		Total 157,159	Total 20,851
Miscellaneous					15			
<b>Total</b>	<b>75,386</b>	<b>213</b>	<b>629</b>	<b>74,959</b>	<b>74,521</b>	<b>Total 5,342</b>		
<b>Expenses</b>							<b>Liabilities</b>	<b>Liabilities</b>
Constable patrol	35,741	8,935	8,935	35,741	35,741	Directory printing 1,636	Prepaid newsletter printing 743	Unearned Directory Support 2,350
Entrance beautification	6,635			5,385	5,236	Gifts 258	Maintenance charges	
Entrance mowing and trimming	4,048	225		3,711	4,086			
Entrance maintenance	189			189	270			
Insurance - directors & officers liability	2,144			2,144	2,144			
Insurance - general liability	2,030			2,030	2,121			
Insurance - crime	459			459	459			
Accounting	4,145		1,190	2,436	3,935			
Legal	1,650	150	159	1,350	1,108			
Water	783	72	88	633	784			
Newsletter delivery	760	60	60	640	595			
Electricity	469	33	48	406	495			
Storage	360			360	918			
Website	175			75				
Office supplies and postage	110	10		90	6			
Super Neighborhood	100							
Documentation	86			86	89			
Safe deposit box	75			75				
Post office box	62	62	54	62	54			
Welcoming	42			42	13			
Architectural standards	40			40				
<b>Total</b>	<b>60,103</b>	<b>9,547</b>	<b>10,534</b>	<b>55,953</b>	<b>58,054</b>	<b>Total 1,894</b>		
<b>Net income</b>	<b>15,283</b>	<b>-9,335</b>	<b>-9,905</b>	<b>19,006</b>	<b>16,466</b>	<b>Net income 3,447</b>		
							<b>Equity</b>	<b>Equity</b>
							Equity at start of year 139,941	Equity at start of year 15,054
							Net income year-to-date 16,466	Net income year-to-date 3,447
							Adjustment 9	
							Total liabilities and equity 157,159	Total liabilities and equity 20,851

## Architectural Standards Committee Report

November 4, 2013

1. Five ACC applications were submitted with all being approved since the last monthly FVCA meeting. The approvals were one for new windows & changing brick to stone facing on the front of the house, a new pool, one house painting and two new roofs.
2. The ASC met and developed amendment 1 to the Guidelines which was reviewed by the members of the ACC. A final copy was sent to Pat Clynes for submission to the Board of Directors for a vote at this meeting.
3. An inspection of the Subdivision was conducted on the 26th of October. Letters of violation were sent to 12 residents



Dick Sundt

Chairman, ASC

November 4<sup>th</sup> 2013

To the Fonn Villas Board

Welcoming:

2 new families were welcomed

Documentation:

No report

Respectfully submitted,



Nete Sundt

	2013		2014	Comment	2014 by month												
	Approved	Actual by October			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
<b>Income</b>																	
Maintenance charges	70,749	70,502	70,714	\$0.022 per square foot	67,073	2,859	377	194	212								
Resale certificates and transfer fees	1,100	580	1,920		160	160	160	160	160	160	160	160	160	160	160	160	160
Vanguard fund interest and capital gains			1,825	assume 3 per cent annual growth rate	150	150	151	151	152	152	152	153	153	153	154	154	154
Accrued interest from bonds issued July 1992	1,694	1,692	1,752	4 per cent annual interest rate	864						888						
Accrued interest from bonds issued May 1993	1,321	972	1,376	4 per cent annual interest rate	120	108	108	120	108	115	115	116	116	116	117	117	117
Maintenance-charge late fees	510	461	461			306	56	52		47							
<b>Total</b>		<b>74,206</b>	<b>78,048</b>		<b>68,367</b>	<b>3,583</b>	<b>852</b>	<b>677</b>	<b>631</b>	<b>473</b>	<b>1,316</b>	<b>428</b>	<b>429</b>	<b>430</b>	<b>431</b>	<b>431</b>	<b>431</b>
<b>Expenses</b>																	
Constable patrol	35,741	35,741	35,741		8,935			8,935			8,935			8,935			
Entrance beautification	6,635	5,236	2,500							1,250							1,250
Entrance mowing and trimming	4,648	4,086	3,448		112	112	1,312	225	225	225	225	225	225	225	225	225	112
Entrance maintenance	189	270	270			189			81								
Insurance - directors & officers liability	2,144	2,144	2,358	assume 10 per cent increase				2,358									
Insurance - general liability	2,030	2,121	2,233	assume 10 per cent increase					2,233								
Insurance - crime	459	459	505	assume 10 per cent increase					505								
Accounting	4,145	3,935	5,328		400	400	400	400	400	400	400	400	400	580	400	400	748
Legal	2,650	1,108	4,200		600	600	600	600	600	600	100	100	100	100	100	100	100
Water	783	784	1,162	Includes watering three trees in park	297	78	78	72	78	81	75	75	88	88	82	82	72
Storage	824	918	824					824									
Newsletter delivery	760	595	775		80	80	60	60	60	60	60	60	75	60	60	60	60
Electricity	469	495	592		50	40	44	54	52	52	53	52	49	48	48	48	48
Super Neighborhood	100		100													100	
Documentation	86	89	89		76	13											
Website	175		75			75											
Post office box	62	54	60													60	
Office supplies and postage	110	6	48		4	4	4	4	4	4	4	4	4	4	4	4	4
Architectural standards	40		30		30												
Welcoming	42	13	13								13						
<b>Total</b>		<b>58,054</b>	<b>60,352</b>		<b>10,585</b>	<b>1,591</b>	<b>2,498</b>	<b>13,533</b>	<b>4,238</b>	<b>2,686</b>	<b>9,852</b>	<b>916</b>	<b>940</b>	<b>10,100</b>	<b>1,019</b>	<b>2,394</b>	<b>2,394</b>
<b>Net income</b>		<b>16,152</b>	<b>17,696</b>		<b>57,782</b>	<b>1,992</b>	<b>-1,647</b>	<b>-12,856</b>	<b>-3,607</b>	<b>-2,212</b>	<b>-8,536</b>	<b>-487</b>	<b>-511</b>	<b>-9,670</b>	<b>-588</b>	<b>-1,963</b>	<b>-1,963</b>


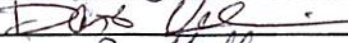
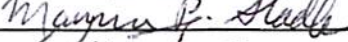
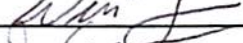
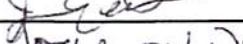


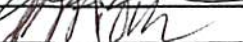
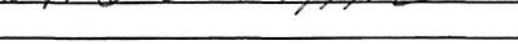


	2013		2014
	Initial	Actual	
<b>Income</b>			
Directory support	3,775	3,875	3,875
Dues	1,300	1,465	1,300
Money-market-account interest	2	2	2
	<b>Total</b>	<b>5,342</b>	<b>5,177</b>
<b>Expenses</b>			
Directory printing	1,636	1,636	1,636
	<b>Total</b>	<b>1,636</b>	<b>1,636</b>
			<b>3,541</b>
		<b>Net income</b>	

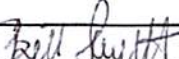
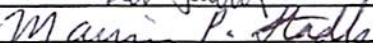
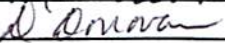
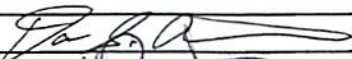

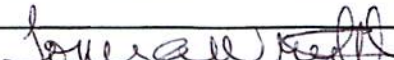

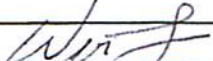
# FONN VILLAS CIVIC ASSOCIATION

## BOARD OF DIRECTORS

DATE: Monday Nov 4 2013

Officers	Name	Position	Signature	Telephone
President	Pat Clynes	4		713-505-1322
Vice President	Dave Valerius	8		713-461-2868
Treasurer	Maurice Stadler	N/A		713-468-5369
Member	Will Frederking	7		713-465-5363
Member	Jim Egger	1		713-461-5221
Member	Tonya Wright	6		713-827-0680
Sergeant-at-Arms	Nete Sundt	5		713-467-1795
Parliamentarian	David Robertson	9		
Member/Secretary	Melinda Speight	3		713-465-2340
Member	Joe Bono	2		713-294-9171
Member				

## COMMITTEE CHAIRS

Committee	Name	Signature	Telephone
Architectural Standards	Dick Sundt		713-467-1795
BRAC			
Entrance Beautification	Bill Prewett		713-973-1171
Citizen's Patrol	Nick Hiemstra		<del>713-463-9819</del>
Directory	Diane Donovan		713-973-0636
Parks and Maintenance	Ross Roberts		713-464-7106
Newsletter	David Robertson		
Security	Pat Clynes		713-505-1322
Picnic	Pam Kelley		713-467-9011
Memorial City TIRZ Liaison	David Tresch		713-465-4097
Super Neighborhood Rep.	Tonya Wright		713-827-0680
Welcoming	Nete Sundt/Zoe Nagle		713-467-1795
Webmaster	Brandon Lackey		713-973-0438
Maintenance Fund	Will Frederking		713-465-5363



# FONN VILLAS CIVIC ASSOCIATION

## BLOCK REPRESENTATIVES

DATE: Monday Nov 4, 2013

Street	Name	Signature	Telephone
ATTINGHAM	Leslie Hattig		713-647-6919
BARRYKNOLL- EAST	Carey McCord		713-973-9913
BARRYKNOLL - WEST	Joke Bergen		713-932-9766
BENDWOOD	Tonya Wright	<i>Tonya Wright</i>	713-827-0680
BROKEN BOUGH	Diana Chenoweth		713-984-9592
COBBLESTONE	Karen Lee		713-647-9844
HALLIE - LOWER	Cindy Brown		713-464-7442
HALLIE - UPPER	Neely Besetny		713-973-6528
KIMBERLEY	Terri Lamb		713-467-5262
KINGSRIDE - EAST	Donna Aldrich		713-827-7719
KINGS RIDE - WEST	Bob Atkinson		713-465-7655
LORNMEAD	Rafael Alvarez		713-984-0444
OLD OAKS	Courtenay McNew		713-827-7719
PEBBLEBROOK - EAST	Kathy Standige		713-984-9544
PEBBLEBROOK - WEST	Jana Johnson		713-505-1128
PINEROCK	Jennifer Pruet		713-827-1313
ROCKY MEADOW - EAST	Kara Barrow		713-464-8413
ROCKY MEADOW - WEST	Lee Mikes		713-859-6738
TAYLORCREST - EAST	Greg Shaw		713-467-1631
TAYLORCREST - WEST	Dick Sundt/Kim Frederking		713-467-1795
TRAIL HOLLOW - EAST	Denise Ingram		713-464-1482
TRAIL HOLLOW - WEST	Cyndy Davis - Zoe Nagle		713-461-8321
VAL LENA	Charlotte Mitchell	<i>Charlotte Mitchell</i>	713-722-0118
VINDON	Meredith Cooley		713-984-1786