

**Minutes of the Regular Meeting of the
Fonn Villas Civic Association
April 9, 2018**

1. Call to Order

- a. The regular monthly meeting of the Fonn Villas Civic Association was held on April 9, 2018 at the Pines Presbyterian Church.
- b. Board Members Present: Craig Muirhead, Jim Gleaves, Nete Sundt, Kyle Hill, Alisa Williams, and Jonathan Patrick
- c. Board Members Absent: Toni Meason
- d. Craig Muirhead called the meeting to order at 7:23 pm.

2. Review and Approval of Minutes – postponement of approval of March minutes until the May Regular Meeting.

3. Treasurer's Report – Jim Gleaves

- a. Certified letters being sent to 5 residents who are outstanding in payment of their annual dues.
- b. Pool replaster project is the main exception and overage on the budget.
- c. Renewal of General Liability Insurance policy is up in June and is on budget.
- d. Jim brought up that alcohol is not included under the General Liability policy and he would look into the cost to see if it was feasible to increase the scope of the policy.
- e. Swim lessons instructors would be limited to Swim Team coaches and life guards employed by Sweetwater as the coaches would be covered under the General Liability policy and life guards under Sweetwater's policy.

4. Architecture Standards Committee report – no report

5. Executive Committee Reports

- a. Community Facilities – Kyle Hill
 - i. Contract signed with Sweetwater to employ lifeguards and maintain the pool.

- ii. All repairs except for the light are complete at the pool.
 - iii. Splash Day is April 29, 2018
- b. Security – Jonathan Patrick
 - i. **Craig Muirhead made a motion to add Jonathan Patrick and Kyle Hill as signatories to the Fonn Villas Security Frost Bank account. Jim Gleaves seconded. The motion passed unanimously.**
- c. Memorial Super Neighborhood – Tonya Hill
 - i. Fonn Villas to be added to the agenda to be voted in as a member of the Memorial Super Neighborhood at the next meeting on April 23
 - ii. Chapter 19 passed at the Houston City Council to amend 100- and 500-year flood plains
 - iii. The head of security at SBISD discussed security procedures in the school district in light of recent school shootings.

6. Advisory Board Committee Reports

- a. Community facilities – Kyle Hill
 - i. No report
- b. TIRZ 17 – David Tresch
 - i. See attached
- c. Maintenance and Park – Kyle Hill
 - i. Water leak at the park by the water fountain was repaired quickly by the City of Houston
- d. Social – Alisa Williams
 - i. Members commended Alisa on a great Easter Party.
 - ii. Adult party scheduled for April 20. It will have a mariachi band.
- e. Welcoming – Nete Sundt
 - i. 5 new families were welcomed to the neighborhood.
- f. Documentation – Nete Sundt
 - i. No report
- g. Newsletter – Lauri Gleaves
 - i. Request to include within the next newsletter a limit on construction and yard work between the hours of 7am and 6pm.
- h. Citizen Patrol – Maurice Stadler
 - i. No report
- i. Website – Maurice Stadler
 - i. No report

j. Parliamentarian – John Baugher

i. Names and address of FVCA board members sent to the Texas Secretary of State for record keeping.

7. Business – Jim Gleaves

a. **Jim Gleaves made a motion to rescind the March motion moving funds to the Vanguard Federal Money Market Account. Nete Sundt seconded. The motion passed unanimously.**

8. Adjourn

a. Craig Muirhead adjourned the meeting at 8:30.









Craig Muirhead
Joni Meason






FONN VILLAS CIVIC
ASSOCIATION

BOARD OF DIRECTORS

DATE: April 9, 2018

Officers	Name	Position	Signature	Telephone
President	Craig Muirhead	1		832-746-8281
Vice President	Vacant	6		
Treasurer	Jim Gleaves	3		713-346-1337
Member	Jonathan Patrick	8		
Member	Vacant	2		
Member	Kyle Hill	5		713-899-3054
Sergeant-at-Arms	Nete Sundt	4N/A		713-467-1795
Member/Secretary	Toni Meason	7		
Member	Alisa Williams	9		
Parliamentarian	John Baugher	N/A		713-249-2262

COMMITTEE CHAIRS

Committee	Name	Signature	Telephone
Architectural Standards	Stefano Costantini		713-818-9393
Documentation	Nete Sundt		713-467-1795
Citizen Patrol	Maurice Stadler		713-468-5369
Directory	Sarah Valerius / Nete Sundt		713-461-2868
Parks, Maintenance & Entrances	Kyle Hill		713-899-3054
Newsletter	Lauri Gleaves		713-291-3380
Security	Jonathan Patrick		
Social Committee	Alisa Williams		
Memorial City TIRZ Liaison	David Tresch		713-465-4097
Super Neighborhood Rep.	Jonathan Patrick		
Welcoming	Nete Sundt		713-467-1795
Webmaster	Maurice Stadler		713-468-5369

Status Report: March 2018

Town & Country West Drainage & Mobility Improvements (T-1717)

Construction Schedule

Construction Phase	Scheduled Completion
Phase 1: Public Utilities	
<ul style="list-style-type: none">Install all proposed waterlinesInstall all proposed sanitary sewer lines	Nov. 2017
Phase 2: Town & Country Blvd	
<ul style="list-style-type: none">Install storm sewer boxesReconstruct Town & Country Blvd	April 2018
Phase 3: Town & Country Way	
<ul style="list-style-type: none">Install storm sewer boxesConstruct new extension road to Beltway 8Construct western half of roundabout	May 2018
Phase 4: Roundabout	
<ul style="list-style-type: none">Install storm sewer boxesConstruct eastern half of roundaboutReconstruct Town & Country Way east to Town & Country Lane	Sep. 2018

Payment Estimates

Original Contract Amount	\$8,478,677.80
Change Order Amount to Date	-\$230,135.00
Current Contract Amount	\$8,248,542.80
Previous Payments	\$2,439,646.27
Current Payment Due	\$1,035,735.08
Contract Completion Date	9/13/2018

Construction Time

- Contract time is 365 calendar days.
- Notice to Proceed date: September 12, 2017

Contact Information

Construction Manager (CM)
Lockwood, Andrews, and Newnam, Inc. (LAN)
2925 Briarpark Dr., Suite 400
Houston, TX 77042

Contractor
SER Construction Partners, LLC
3636 Pasadena Blvd.
Pasadena, TX 77503

For more information please visit www.houstontirz17.org

Progress Photos



Town & Country Blvd. concrete pavement in progress—looking south



Town & Country Blvd. pavement subgrade stabilization and layout work in progress—looking north



Installing 48-inch storm sewer connection between the Town & Country Blvd. and Town & Country Way storm water box culverts



Council Member Greg Travis tours project with LAN

Status Report: March 2018

Town & Country West Drainage & Mobility Improvements (T-1717)

Reconstruction and Drainage Improvements
WBS No. N-T17000-0014-7

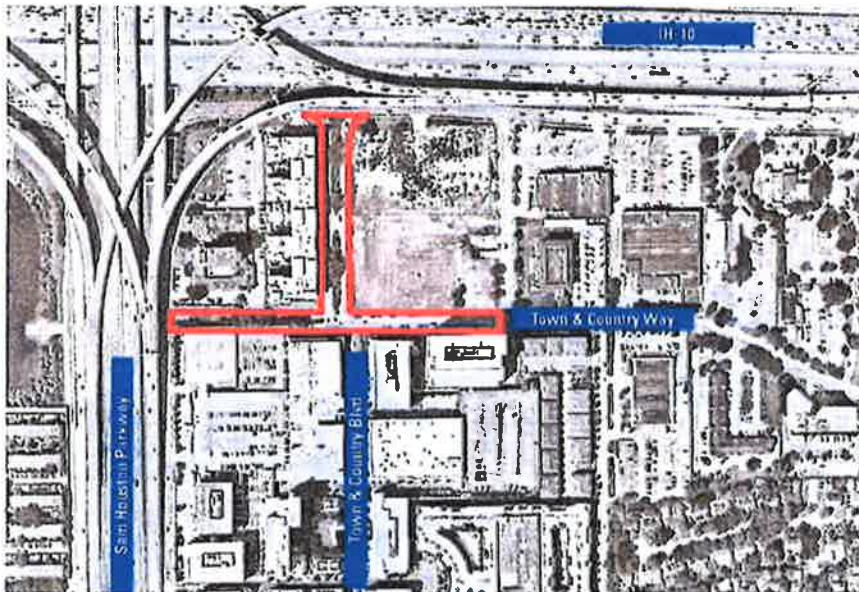
TIRZ 17

REDEVELOPMENT

AUTHORITY

Project Location

A portion of this project is located along Town & Country Way between Beltway 8 frontage road and Town & Country Lane, south of IH-10. The other portion of this project is located along Town & Country Boulevard between Town & Country Way and IH-10 Frontage Road. This project is located in City Council District G.



Status Report

- Council Member Greg Travis toured the project.
- Completed storm water box culverts along Town & Country Blvd. between IH-10 frontage road and Town & Country Way.
- Lime stabilized the pavement subgrade for the northbound lane of Town & Country Blvd.
- Started concrete paving of northbound lane of Town & Country Blvd.

Project Purpose

Improve drainage by increasing conveyance and storage

- Oversized reinforced concrete storm sewer box culverts will provide approximately 6.5 acre-feet of storage

Improve mobility, safety, and quality of life

- Extending Town & Country Way west to the Beltway 8 Northbound Frontage Road
- Installing a roundabout at the new intersection of Town & Country Way and Town & Country Boulevard
- Adding pedestrian friendly wider sidewalks, gathering area, and various other softscape/hardscape elements
- Replacing aging public utilities that have exceeded their useful service life

Project Description

The overall construction will consist of installation of oversized subsurface storm water detention system using reinforced concrete storm sewer boxes ranging in size from 6'x9' to 10'x10'; re-aligning Town & Country Blvd and Town & Country Way to eliminate the existing 75' street offset, construction of a one-lane roundabout at the new intersection of Town & Country Blvd and Town & Country Way, and construction of a new 3-lane concrete roadway extending Town & Country Way west to Beltway 8 frontage road, and replacement of water and sanitary sewer lines. The project will also include enhanced concrete sidewalks, paved crosswalks, pedestrian lighting, street lighting, enhanced landscaping and special paved areas for public gathering.

FONN VILLAS BOARDMEETING

April 9, 2018

WELCOMING: 5 new families were welcomed

DOCUMENTATION: No report

Note S. Lindt

TIRZ 17 Update and Plans

TIRZ is an acronym for Tax Increment Reinvestment Zone, and the TIRZ 17 is adjacent to the Fonn Villas neighborhood. The City of Houston has been a leader in utilizing TIRZ districts in order to encourage redevelopment and investment in areas of the city that would otherwise not attract sufficient demand to encourage such spending.

The stated objectives of the TIRZ 17 include improving mobility and drainage for the area and there are several projects in the planning stages that would affect the Fonn Villas neighborhood. A redevelopment of Memorial Drive from Beltway 8 to Gessner is planned to begin as early as late 2018. Memorial Drive will remain 4 lanes but will have a median, turn lanes, drainage improvements and other enhancements.

Also, there are plans under development to build subsurface water retention facilities at the athletic fields behind Memorial Middle School (100 acre ft of retention) as well as at Bendwood Park (50 acre ft of retention). These projects are considered to be very important to reduce flooding potential in our neighborhood, and are slated to begin in __. Plans call for significant enhancements to the ballfields upon completion as well as improvements to Bendwood Park, including better sidewalks.

The current life of the TIRZ is 2029. In order to complete both of these projects the life of TIRZ 17 would have to be extended 7-10 years. All of the TIRZ are created by the City of Houston and the city would have to approve any extension. The concern is that if the TIRZ does not do these projects then they will never be done. It seems unlikely the City of Houston would do them.

If you support these projects you should let your local representatives know. Email Greg Travis, councilmember for District G; Brenda Stardig of District A; as well as the at-large councilmembers and Mayor Turner. It is suggested you also voice your support to the superintendent of SBISD, Dr. Scott Muri, as the school board would have to approve the MMS project. The email can be brief and to the point.

Stacy Kim, Executive Assistant to the Board of Trustees of SBISD
stacy.kim@springbranchisd.com

Greg Travis	districtg@houstontx.gov
Brenda Stardig	districta@houstontx.gov
Mike Knox	atlarge1@houstontx.gov
David Robinson	atlarge2@houstontx.gov
Michael Kubosh	atlarge3@houstontx.gov
Amanda Edwards	atlarge4@houstontx.gov
Jack Christie	atlarge5@houstontx.gov
Mayor Turner	Sylvester.turner@houstontx.gov

Sample email:

Dear _____,

I would like to voice my support for the two subsurface detention projects currently being planned by TIRZ17 in the Memorial area. As a resident in this area I have seen firsthand the devastation brought on by recent flooding events. The TIRZ17 wants to put underground detention at both Memorial Middle School and Bendwood Park. I hope you will support these projects and support TIRZ17 in its efforts; this includes extending the life of TIRZ17 as necessary.

Regards,

FONN VILLAS BOARDMEETING

MAY 14th 2018

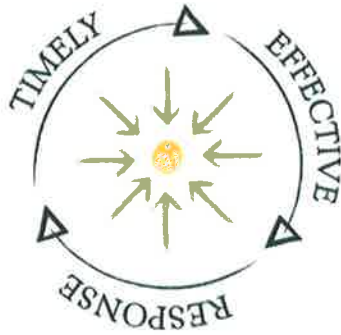
WELCOMING:

1 NEW FAMILY WELCOMED

DOCUMENTATION:

NO REPORT

Dee Smet



Third Eye Plan Review

Deed restriction plan review form:
Fonn Villas Civic Association



Legal description: Lot Block Section

Address:

Note Submittal to reviewed within 5 working days of submittal

Date submitted for review:

Date returned:

Review legend:

 **Approved**

 **Denied**

 **Not applicable**

 **If color palette not provided it must be submitted at a later date prior to commencement of work for approved by HOA**

1.0 Main Residence:

- 1.1 Height of residence no greater than 33' at clear lot**
above height of the foundation slab at the front threshold of the residential unit.
- 1.1 Height of residence no greater than 33' at demolition of pre-existing building(s)**
Method of determining the height of the pre-existing threshold to be used as reference: Existing slab shall be surveyed and measured from a point at the curb in front of the lot.
- 1.2 The foot print shall not exceed forty (40) percent of the total "lot size".**
See 1.3 of architectural guidelines for definition of "foot print"
See 1.4 of architectural guidelines for definition of "lot size"
- 1.5 Tree removed with trunk size of 12" or greater to be replaced and shown on site plan**
See 1.5 of architectural guidelines
- 1.6 Wind turbines shown on plans and located at rear roof line**
See 1.6 of architectural guidelines
- 1.7 Masonry veneer at all exterior walls to be min fifty-one (51) per cent and shown on plans**
See 1.7 of architectural guidelines
- 1.8 Roof materials must be 230 lbs, 30 yr, 3-tab composition, aluminum shingles or alternative shingles approved by the ACC.**
See 1.8, 1.8.1, 1.8.2, 1.8.3, 1.8.4, 1.8.5, 1.8.6 and 1.8.7 of architectural guidelines
- 1.9 Air conditioning unit located away from neighbor's master bedroom**
See 1.9 of architectural guidelines
- 1.10 Architectural Harmony and structural integrity**
See 1.10 of architectural guidelines

□ 1.11 Any garage except for the four (4) properties on each cul-de-sac and any corner lot shall be located at least forty-five (45) feet from the front lot line as measured to the garage door.

See 1.11 of second amendment to the architectural guidelines

□ 1.12 Any garage on each cul-de-sac lot shall be located at least thirty (30) feet from the front lot line as measured to the garage door.

See 1.12 of second amendment to the architectural guidelines

***Third amendment to architectural guidelines:**

See third amendment to the architectural guidelines

Lots 8 through 15, inclusive, in Block Three (3); Lots 21 through 25, inclusive, in Block Four (4); Lots 1 through 29, inclusive, in Block Five (5); and Lots 1 and 2 in Block Six (6); Lot 67 in Block Six (6); Lots 6 through 10, inclusive, in Block Eight

Lots 30 through 57, inclusive, in Block Five (5); Lots 3 through 32, inclusive, in Block Six (6); and Lots 1 through 13, inclusive, in Block Seven (7); (8); Lots 1 through 28, inclusive, in Block Nine (9); Lots 1 through 45, inclusive, in Block Ten (10); and Lots 1 through 40, inclusive, in Block Eleven (11);

Lots 58 through 98, inclusive, in Block Five (5), Fonn Villas Subdivision, Section III,

Lots 46 through 63, inclusive, in Block Ten (10); and Lots 41 through 56, inclusive, in Block Eleven (11);

Lots 23 through 71, inclusive, in Block Six (6),

2.0 Out Buildings:

□ 2.1 Storage sheds, gazebos, lean-tos, playhouse/forts

See 2.1 of architectural guidelines.

□ 2.2 Building materials to match existing construction

See 2.2 of architectural guidelines.

□ 2.3 Storage shed roof

See 2.3 of architectural guidelines.

□ 2.4 Storage shed and easements

See 2.4 of architectural guidelines.

3.0 Basketball Goals

See 3.1, 3.2, 3.3, 3.4 and 3.5 of architectural guidelines.

4.1 Patio Covers

□ 4.1.1 Materials to match existing construction and roof lines

See a, b and c of architectural guidelines.

4.2 Carports

□ 4.2.1 Materials to match existing construction and roof lines

See 4.2.1 of architectural guidelines.

□ **4.2.2 Location of lot**

See 4.2.2 of architectural guidelines.

□ **4.2.3 Free standing carport not allowed**

See 4.2.3 of architectural guidelines.

5.1 Renovation to existing structures

□ **5.1.1 Materials and colors to match existing construction**

See 5.1 of architectural guidelines.

□ **5.1.2 Architectural style of renovation, room sizes, placement on lot**

See 5.1.2 of architectural guidelines.

5.2 Demolition and New Construction

□ **5.2.1 Demolition of existing structure**

See 5.2.1 of architectural guidelines.

□ **5.2.2 Vacant lot care**

See 5.2.2 of architectural guidelines.

□ **5.2.3 Architectural style and esthetically must be compatible with existing residences**

See 5.2.3 of architectural guidelines.

□ **5.3 City permits**

See 5.3 of architectural guidelines.

□ **5.4 Building material storage on site**

See 5.4 of architectural guidelines.

□ **5.5 Trash containers during construction**

See 5.5 of architectural guidelines.

□ **5.6 Construction fence**

See 5.6 of architectural guidelines.

□ **6.0 thru 6.5 Exterior painting**

See 6.0-6.5 of architectural guidelines.

□ **7.0 thru 7.4.4 Doors and windows**

See 7.0-7.4.4 of architectural guidelines.

8.0 Decks

□ **8.1 Materials**

See 8.1 of architectural guidelines.

□ **8.2 placement on lot**

See 8.2 of architectural guidelines.

□ **8.3 Placement and drainage**

See 8.3 of architectural guidelines.

□ **8.4 Deck height 18" max**

See 8.4 of architectural guidelines.

9.0 Swimming Pools and spas

□ 9.1 Placement on lot and utility easements

See 9.1 of architectural guidelines.

□ 9.2 Placement on lot and 5' min from building lines

See 9.2 of architectural guidelines.

□ 9.3 Placement on lot and 5' min from building lines

See 9.3 of architectural guidelines.

□ 9.4 thru 9.6

See 9.4 thru 9.6 of architectural guidelines.

10.0 Solar Panels/Screens/Films

□ 10.1 thru 10.8

See 10.1 thru 10.5 of architectural guidelines.

11.0 Flags

□ 11.1 thru 11.4

See 11.1-11.4 of architectural guidelines.

12.0 Fences, fence extensions, walls and natural hedges

□ 12.1 8' fence max height and located no nearer than front building line

See 12.1 of architectural guidelines.

□ 12.2 thru 12.6

See 12.2-12.6 of architectural guidelines.

13.0 Exterior lighting

□ 13.1 thru 13.4

See 13.2-13.4 of architectural guidelines.

14.0 Landscaping

□ 14.1 thru 14.4

See 14.1-14.4 of architectural guidelines.

15.0 extensions and sidewalks

□ 15.1 thru 15.6

See 15.1-15.6 of architectural guidelines.

16.0 Window air conditioners

□ 16.1 not allowed

See 16.1 of architectural guidelines.

17.0 exterior window treatments

- **17.1 must be consistent with architecture of home**
See 17.1-17.2 of architectural guidelines

18.0 Signs and house numbers

- **18.1 thru 18.6**
See 18.1-18-6 of architectural guidelines

19.0 Rain Barrels

- **19.1 thru 19.8**
See 19.1-19 8 of architectural guidelines

20.0 Garage sales

- **20.1 thru 20.2**
See 20.1-20.2 of architectural guidelines

21.0 Trailers, Boats, Campers, Rec Vehicles, ETC

- **21.1 thru 21.3**
See 21.1-21.3 of architectural guidelines

22.0 Trash, Recycling and yard clippings

- **22.1**
See 22 1 of architectural guidelines

23.0 Overnight parking

- **23.1**
See 23.1 of architectural guidelines

Fonn Villas Civic Association

Balance Sheet As of 04/30/18

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1002	Cash - Operating - Alliance	51,090.75			51,090.75
1003	Cash - Money Mkt - Alliance	152,120.11			152,120.11
1006	Alliance Bank - Swim Club			5,247.36	5,247.36
1007	EE Bonds Issued July 1992	52,056.00			52,056.00
1008	EE Bonds Issued May 1993	40,248.00			40,248.00
1009	Cash - Vanguard Fund	101,631.00			101,631.00
1300	Due from (to) Swim Club	(120,001.44)			(120,001.44)
1350	Due from (to) Maintenance			120,001.44	120,001.44
	TOTAL CASH & INVESTMENTS	277,144.42	.00	125,248.80	402,393.22
1800	Swim Club Asset Merger Value			182,703.00	182,703.00
1850	Swim Club Accumulated Deprec.			(100,329.00)	(100,329.00)
	TOTAL OTHER ASSETS	.00	.00	82,374.00	82,374.00
	TOTAL ASSETS	277,144.42	.00	207,622.80	484,767.22
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
2105	Prepaid Newsletter Printing	366.62			366.62
2130	Construction Deposits	15,000.00			15,000.00
2200	Prepaid Assessments	1.00			1.00
	Subtotal Current Liab.	15,367.62	.00	.00	15,367.62
RESERVES:					
	Subtotal Reserves	.00	.00	.00	.00
EQUITY:					
3900	Maintenance Fund	202,252.12			202,252.12
3904	Special Events Fund	22,579.41			22,579.41
3906	Swim Club Fund			136,666.35	136,666.35
	Current Year Net Income/(Loss)	36,945.27	.00	70,956.45	107,901.72
	Subtotal Equity	261,776.80	.00	207,622.80	469,399.60

Fonn Villas Civic Association

Balance Sheet
As of 04/30/18

Account	Description	Operating	Reserves	Other	Totals
	TOTAL LIABILITIES & EQUITY	277,144.42	.00	207,622.80	484,767.22
		=====	=====	=====	=====

Fonn Villas Civic Association

Income/Expense Statement
Period: 04/01/18 to 04/30/18

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
MAINTENANCE FUND REVENUE:								
04001	Assessments - Maintenance F	779.64	750.00	29.64	70,713.79	70,500.00	213.79	70,714.00
04002	Interest from July 1992 Bonds	.00	.00	.00	1,020.00	990.00	30.00	1,980.00
04003	Interest from May 1993 Bonds	132.00	132.00	.00	528.00	528.00	.00	1,524.00
04004	Vanguard Interest/Capital Gai	(259.31)	137.00	(396.31)	(784.00)	899.00	(1,683.00)	2,000.00
04005	Alliance Bank Interest	125.81	33.33	92.48	358.10	133.32	224.78	400.00
04010	Transfer Fees	260.00	66.67	193.33	820.00	266.68	553.32	800.00
04012	Refinance Fee	60.00	20.83	39.17	360.00	83.32	276.68	250.00
04013	Construction Application Fee	.00	.00	.00	.00	.00	.00	750.00
04015	HO Interest Income	12.89	10.00	2.89	25.58	50.00	(24.42)	50.00
04016	HO DR Certified Letter Fees	.00	.00	.00	150.00	.00	150.00	.00
04020	HO Late Fees	100.00	150.00	(50.00)	275.00	700.00	(425.00)	750.00
04100	Miscellaneous Income	.00	.00	.00	50.00	.00	50.00	.00
Subtotal Maintenance Fund		1,211.03	1,299.83	(88.80)	73,516.47	74,150.32	(633.85)	79,218.00
SPECIAL EVENTS ACTIVITY								
04510	Business Donations	1,225.00	1,475.00	(250.00)	1,225.00	1,475.00	(250.00)	3,475.00
04520	Dues Revenue	.00	.00	.00	.00	.00	.00	750.00
04590	Community Events	(3,325.00)	(3,350.00)	25.00	(3,325.00)	(3,350.00)	25.00	(5,350.00)
04600	Directory Printing Expense	.00	.00	.00	.00	.00	.00	(1,850.00)
Special Events Income		(2,100.00)	(1,875.00)	(225.00)	(2,100.00)	(1,875.00)	(225.00)	(2,975.00)
TOTAL MAINTENANCE FUND		(888.97)	(575.17)	(313.80)	71,416.47	72,275.32	(858.85)	76,243.00
MAINTENANCE EXPENSES								
05100	Constable Patrol	9,663.47	9,663.50	.03	19,326.94	19,327.00	.06	38,654.00
05150	Entrance Landscaping	283.50	458.33	174.83	1,833.75	1,833.32	(.43)	5,500.00
05200	Entrance Maintenance	750.00	375.00	(375.00)	1,100.00	1,500.00	400.00	4,500.00
05250	Accounting & Admin	410.00	437.50	27.50	1,640.00	1,750.00	110.00	5,250.00
05275	DR Enforcement	1,459.20	750.00	(709.20)	3,812.32	3,000.00	(812.32)	9,000.00
05300	Insurance - D&O Policy	2,980.00	3,100.00	120.00	2,980.00	3,100.00	120.00	3,100.00
05450	Insurance - Crime	595.00	600.00	5.00	595.00	600.00	5.00	600.00
05500	Legal	140.25	.00	(140.25)	1,942.00	1,000.00	(942.00)	1,000.00
05550	Water	75.30	100.00	24.70	372.74	400.00	27.26	1,200.00
05600	Newsletter Delivery	60.00	61.67	1.67	240.00	246.68	6.68	740.00
05650	Electricity	23.71	33.33	9.62	99.51	133.32	33.81	400.00
05720	Website	.00	.00	.00	162.00	162.00	.00	162.00
05730	Gifts	131.05	.00	(131.05)	131.05	.00	(131.05)	.00

Fonn Villas Civic Association

Income/Expense Statement
Period: 04/01/18 to 04/30/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
05750	Post Office Box	.00	.00	.00	.00	.00	.00	280.00
05800	Office Supplies & Postage	65.82	83.33	17.51	235.89	333.32	97.43	1,000.00
05850	Architectural Standards	.00	270.83	270.83	.00	1,083.32	1,083.32	3,250.00
TOTAL MAINTENANCE EXPE		16,637.30	15,933.49	(703.81)	34,471.20	34,468.96	(2.24)	74,636.00
TOTAL MAINT SURPLUS/(DE		(17,526.27)	(16,508.66)	(1,017.61)	36,945.27	37,806.36	(861.09)	1,607.00

FACILITIES/POOL REVENUE

08100	Facilities Assessment-Full	1,125.00	1,000.00	125.00	88,124.10	88,000.00	124.10	88,875.00
08150	Facilities Assessment-Senior	100.00	.00	100.00	9,299.64	9,800.00	(500.36)	9,800.00
08160	Facilities Assessment-Adj Sr.	.00	.00	.00	5,000.00	3,250.00	1,750.00	3,250.00
08175	Pool Memberships - Non Mem	10,000.00	10,000.00	.00	16,075.00	16,000.00	75.00	35,000.00
08200	Swim Team Dues	5,247.12	5,750.00	(502.88)	5,247.12	5,750.00	(502.88)	11,500.00
08250	Facilities Rentals	.00	.00	.00	.00	.00	.00	750.00
08300	Facility/Swim Concessions	.00	.00	.00	.00	.00	.00	250.00
08350	Facility/Swim Sponsorships	5,250.00	4,500.00	750.00	5,250.00	4,500.00	750.00	4,500.00
08400	Facilities Other Revenue	.00	.00	.00	.00	.00	.00	500.00
TOTAL FACILITIES/POOL RE		21,722.12	21,250.00	472.12	128,995.86	127,300.00	1,695.86	154,425.00

FACILITIES/POOL EXPENSES

09100	Accounting & Admin	410.00	437.50	27.50	1,640.00	1,750.00	110.00	5,250.00
09175	Printing & Postage	49.00	62.50	13.50	49.00	250.00	201.00	750.00
09225	Membership Expense	.00	.00	.00	500.00	.00	(500.00)	.00
09250	Swim Team Expenses	1,140.07	1,000.00	(140.07)	2,088.23	3,000.00	911.77	18,000.00
09300	Pool Maintenance Contract	.00	.00	.00	.00	.00	.00	60,000.00
09325	Pool/Facilities Supplies	.00	.00	.00	.00	.00	.00	2,500.00
09350	Pool/Facilities Repairs	510.00	.00	(510.00)	10,304.82	10,000.00	(304.82)	10,000.00
09400	Facilities Landscape Maintena	1,916.50	1,000.00	(916.50)	4,791.25	4,000.00	(791.25)	12,000.00
09410	Facilities/Pool Liab Insuranc	.00	.00	.00	.00	.00	.00	12,250.00
09425	Facilities/Pool Property Taxe	.00	.00	.00	.00	.00	.00	6.00
09450	Facilities/Pool Electricity	391.60	650.00	258.40	1,349.72	2,150.00	800.28	9,500.00
09475	Facilities/Pool WIFI/Phone	.00	145.83	145.83	480.31	583.32	103.01	1,750.00
09500	Facilities/Pool Water	1,155.60	700.00	(455.60)	4,596.28	2,300.00	(2,296.28)	10,000.00
09510	Facilities Improvements	17,367.48	.00	(17,367.48)	30,717.48	7,500.00	(23,217.48)	7,500.00

Fonn Villas Civic Association

Income/Expense Statement
 Period: 04/01/18 to 04/30/18

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
09520	Facilities Website	.00	.00	.00	.00	.00	.00	1,000.00
09525	Facilities/Pool Other Expense	201.35	750.00	548.65	1,522.32	3,000.00	1,477.68	3,500.00
TOTAL FACILITIES/POOL EX		23,141.60	4,745.83	(18,395.77)	58,039.41	34,533.32	(23,506.09)	154,006.00
FACILITIES/POOL SURPLUS:		(1,419.48)	16,504.17	(17,923.65)	70,956.45	92,766.68	(21,810.23)	419.00
TOTAL SURPLUS/(DEFICIT)		(18,945.75)	(4.49)	(18,941.26)	107,901.72	130,573.04	(22,671.32)	2,026.00

**Fonn Villas Civic Association
 Violations Report - 4/12/18**

Address	Owner Name	Summary	Create Date	CCR Code	Active
Bendwood Dr.					
602 Bendwood Dr.	Ally & Nirmeen Valiani	Mold on left side of house	2/16/2017	MOL	YES
Note	03/15/2017	second notice			
Note	04/11/2017	209 Notice			
Note	05/08/2017	209 Expires on 5/11/2017. Will reinspect at that time and advise BOD			
Note	05/11/2017	Violation uncured. 209 Expired. Updated BOD and provided photos for BOD review and attorney consideration.			
Note	06/12/2017	Owner informed Beacon that the property will be torn down within 30 days.			
Note	07/10/2017	Home has not been torn down. No crew or equipment present.			
Note	08/14/2017	Home has not been torn down as was indicated by owner. Recommend sending another 209 notice			
Note	08/23/2017	209 notice approved and sent			
Note	10/11/2017	Mold remains on home. Next course of action is attorney. Please advise.			
Note	10/13/2017	Holding per Karl Holub			
Note	12/13/2017	Violation uncured. Does BOD want to continue holding?			
Note	01/11/2018	Violation uncured. Does BOD want to continue holding?			
Note	02/12/2018	Violation still exists, no work being done. This violation is almost one year old. Does BOD want to continue to hold?			
Note	02/13/2018	HOLDING per BOD			
Note	03/06/2018	Mold remains. HOLD per BOD			
Note	04/12/2018	Mold remains, HOLD per BOD			
602 Bendwood Dr.	Ally & Nirmeen Valiani	Lawn needs mowing	10/11/2017	MOW	YES
Note	10/13/2017	Holding per Karl Holub			
Note	12/13/2017	Violation uncured. Does BOD want to continue holding?			
Note	01/11/2018	Violation uncured. Does BOD want to continue holding?			
Note	02/12/2018	Violation still exists. Does BOD want to continue to hold?			
Note	02/13/2018	HOLDING Per BOD			
Note	03/06/2018	Mowing needed HOLD per BOD			
Note	04/12/2018	Mowing needed, HOLD per BOD			
602 Bendwood Dr.	Ally & Nirmeen Valiani	Temporary fence needs to be removed	10/11/2017	FEN	YES
Note	10/13/2017	Holding per Karl Holub			
Note	12/13/2017	Violation uncured. Does BOD want to continue holding?			
Note	01/11/2018	Violation uncured. Does BOD want to continue holding?			
Note	02/12/2018	Violation still exists, no work being done. Does BOD want to continue to HOLD?			
Note	02/13/2018	HOLDING Per BOD			
Note	03/06/2018	Temporary fence still up HOLD per BOD			
Note	04/12/2018	Temporary fence still exists, HOLD per BOD			
631 Bendwood Dr.	David & Tonya Wright	Clean debris out of rain gutters	4/12/2018	GUT	YES

Fonn Villas Civic Association Violations Report - 4/12/18

Address	Owner Name	Summary	Create Date	CCR Code	Active
Hallie Dr.					
615 Hallie Dr.	Alexander & Marcela H. Rosca	Garbage can(s) and/or recycling bin(s) left out	4/12/2018	CAN	YES
Kimberley Ln					
12618 Kimberley Ln	David & Brandy Love	Non-moving grey Honda Fit parked at home	12/13/2017	CAR	YES
Note	12/13/2017	Registration out of date			
Note	01/11/2018	second notice			
Note	02/12/2018	Violation still exists, need BOD approval to send 209 letter. Mgmt. recommends having Constable issue parking tickets and tow vehicle.			
Note	02/13/2018	BOD approved 209 notice			
Note	03/06/2018	209 notice expires on 3/15/2018. Does BOD wish to send to the attorneys after timeperiod expires?			
Note	04/12/2018	209 Notice expired, does BOD wish to send to attorneys?			
Kingsride Ln					
12626 Kingsride Ln	Erin Dietsch	Lawn needs mowing	4/12/2018	MOW	YES
Old Oaks Dr.					
12703 Old Oaks Dr.	Rallis LLC	Lawn needs mowing	4/12/2018	MOW	YES
12703 Old Oaks Dr.	Rallis LLC	Garden beds need weeding	4/12/2018	BED	YES
12703 Old Oaks Dr.	Rallis LLC	Mold on front of house	4/12/2018	MOL	YES
12706 Old Oaks Dr.	Jonathan Patrick	Trash/construction debris in yard	4/12/2018	TSH	YES
12706 Old Oaks Dr.	Jonathan Patrick	Grass needs to be replanted in the yard	4/12/2018	GRS	YES
12707 Old Oaks Dr.	Todd & Lauren Laborde	Lawn needs mowing	4/12/2018	MOW	YES
12707 Old Oaks Dr.	Todd & Lauren Laborde	Clean leaves and pine needles from roof	4/12/2018	DEB	YES
12711 Old Oaks Dr.	Javier A. Villarreal Paez	Lawn needs mowing	4/12/2018	MOW	YES
12718 Old Oaks Dr.	Vanna Kit-Yo	Lawn needs edging	3/6/2018	EDG	YES
Pebblebrook Dr					
12627 Pebblebrook Dr	Gail Aitken Evensen	Clean debris out of rain gutters	4/12/2018	GUT	YES
12639 Pebblebrook Dr	Roger J. Conant	Repair damaged shutters on right and left of home	2/12/2018	REP	YES
Note	03/06/2018	second notice			
Note	04/12/2018	Violation exists, recommend 209 notice for BOD approval			
Rocky Meadow Dr.					
12634 Rocky Meadow Dr.	Jill Erwin	Lawn needs edging	4/12/2018	EDG	YES

Fonn Villas Civic Association Violations Report - 4/12/18

Address	Owner Name	Summary	Create Date	CCR Code	Active
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Rocky Meadow Dr.

12714 Rocky Meadow Dr. Diane Mills Fence needs to be repaired on right side of house 2/12/2018 FEN YES

Note 02/23/2018 Owner will be addressing violation as soon as possible. She will be looking for contractor to repair. HOLD through March to allow owner time to complete repairs.
 713-480-7951

Note 03/06/2018 HOLDING fence still needing repair. Allowing requested time to make repairs.

Note 04/12/2018 HOLDING until May inspection, no changes
 Lee & Jennifer Mikes

12722 Rocky Meadow Dr. Garden beds need weeding 4/12/2018 BED YES

12722 Rocky Meadow Dr. Lee & Jennifer Mikes Blue/green hyundai parked on grass 4/12/2018 PAR YES

Trail Hollow DR

12619 Trail Hollow DR Dong Kwan Kim Lawn needs mowing 4/12/2018 MOW YES

12630 Trail Hollow DR VTAM Enterprises, LLC Clean pine needles from roof 4/12/2018 DEB YES

12631 Trail Hollow DR Yun Xing Christmas wreath on gate needs to be removed 4/12/2018 LIT YES

Val Lena Dr.

615 Val Lena Dr. Lucy Bayne Skidmore Tree needs to be trimmed down driveway 10/11/2017 TRE YES

Note 11/14/2017 second notice

Note 12/13/2017 Recommended 209 notice for BOD approval

Note 01/11/2018 Recommended 209 notice for BOD approval

Note 02/12/2018 Violation still exists. Next action is sending 209 letter. Need BOD approval to send 209 notice

Note 02/13/2018 BOD approved 209 notice

Note 03/06/2018 209 notice expires on 3/15/2018. Does BOD wish to send to the attorneys after timeperiod expires?

Note 04/12/2018 Violation still exists 209 expired, does BOD wish to send to attorneys?

Windon Dr

Fonn Villas Civic Association Violations Report - 4/12/18

Address	Owner Name	Summary	Create Date	CCR Code	Active
/indon Dr					
12606 Vindon Dr	Francisco Dominguez	Rotted siding, fascia and/or soffit boards (Left)	3/15/2017	FAS	YES
Note	04/11/2017	second notice			
Note	05/08/2017	Recommend BOD approval for 209 Notice			
Note	05/11/2017	209 Approved per Karl Holub			
Note	06/12/2017	Violation uncured. 209 Expired. Updated BOD and provided photos for BOD review and attorney consideration.			
Note	07/10/2017	Awaiting BOD advisement concerning attorney action			
Note	08/14/2017	Violation still active			
Note	10/11/2017	Violation still active. Next step is attorney action. Please advise.			
Note	10/13/2017	BOD approved attorney action			
Note	10/17/2017	Image of violation for Lori Alderson to lalderson@lealderson.com			
Note	10/19/2017	Owner called disputing never having received prior notice of violation. Emailed owner with all notices including signed CMRRR receipt and copied Lori Alderson on email. Lori Alderson has provided 11/10/2017 date to complete repairs			
Note	11/14/2017	No changes to siding. Updated attorneys.			
Note	12/13/2017	Violation uncured. Has ACC/ARC received proper application with paint samples?			
Note	01/11/2018	Violation uncured. Attorneys updated. Image on file.			
Note	02/12/2018	Violation still exists, attorney updated. Images on file.			
Note	02/26/2018	Owner stated via email that his contractors have not been able to begin the project due to weather. He states they will surely commit and complete work by 4/20/2018			
Note	03/06/2018	HOLDING to allow owner time to complete repairs. Will continue to monitor.			
Note	04/12/2018	HOLD until May inspection			
12610 Vindon Dr	John W. Devine	Clean debris out of rain gutters	3/6/2018	GUT	YES
Note	04/12/2018	second notice			
12622 Vindon Dr	Louis V. Carrillo	Trim trees in front yard	8/14/2017	SHR	YES
Note	08/14/2017	Violation still active			
Note	08/23/2017	First notice approved and sent			
Note	10/11/2017	Violation still active. Second notice			
Note	11/14/2017	Violation still active. Requesting approval for 209 Notice			
Note	11/22/2017	209 notice			
Note	12/13/2017	209 notice expires on 12/22/2017. Awaiting expiration.			
Note	01/11/2018	209 notice has expired. Does BOD wish to send to attorney			
Note	02/12/2018	Violation still exists, does the BOD want to send this to the attorney?			
Note	02/13/2018	HOLDING per BOD			
Note	03/06/2018	Trees are very low hanging. Awaiting BOD decision on how to proceed.			
Note	04/12/2018	HOLD, house to be leveled within next month sallybuyshouses@gmail.com			

Fonn Villas Civic Association Violations Report - 4/12/18

Address	Owner Name	Summary	Create Date	CCR Code	Active
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Vindon Dr

12622 Vindon Dr	Louis V. Carrillo	Trim shrubbery	8/14/2017	SHR	YES
Note	08/23/2017	First notice approved and sent			
Note	10/11/2017	Violation still active. Second notice			
Note	11/14/2017	Violation still active. Requesting approval for 209 Notice			
Note	11/22/2017	209 notice			
Note	12/13/2017	209 notice expires on 12/22/2017. Awaiting expiration.			
Note	01/11/2018	209 notice has expired. Does BOD wish to send to attorney			
Note	02/12/2018	Violation still exists, does BOD want to send this to attorney?			
Note	02/13/2018	HOLDING per BOD			
Note	03/06/2018	Bushes are in need of maintenance. Awaiting BOD decision on how to proceed.			
Note	04/12/2018	HOLD, house to be leveled within next month sallybuyshouses@gmail.com			
12622 Vindon Dr	Louis V. Carrillo	Vines growing on garage. Please remove.	10/11/2017	DEB	YES
Note	11/14/2017	second notice			
Note	12/13/2017	Recommended 209 notice for BOD approval			
Note	01/11/2018	Recommended 209 notice for BOD approval			
Note	02/12/2018	Violation still exists. Does BOD want to send 209 letter?			
Note	02/13/2018	HOLDING per BOD			
Note	03/06/2018	Vines are all over garage. Does BOD wish to proceed with a 209 letter?			
Note	04/12/2018	HOLD, house to be leveled within next month sallybuyshouses@gmail.com			
12622 Vindon Dr	Louis V. Carrillo	Rotted siding, fascia and/or soffit boards	2/12/2018	FAS	YES
Note	03/06/2018	second notice			
Note	04/09/2018	HOLD, house to be leveled within next month sallybuyshouses@gmail.com			
Note	04/12/2018	HOLD, house to be leveled within next month sallybuyshouses@gmail.com			