

Board Members:
David Gossom
Stephanie Johnson
Jo Ann W. Miller
Ediberto Ramirez
Cynthia Wilson-Warfield

Fonmeadow

PROPERTY OWNERS ASSOCIATION
12636 KITTYBROOK LANE
HOUSTON, TEXAS 77071
(713) 728-1445

November, 2010

Dear Fonmeadow Resident:

Thank you for your participation, response to community meetings and any volunteerism for 2010. We are quickly approaching the end of the year and preparing for 2011.

COMMUNITY INFORMATION:

- We had a very successful Pool Season without any major incidents
- We have provided community activities that included: Easter Egg Hunt, Kickoff for the 2010 Pool Season, Back to School Bash with School Supply Distribution and National Night Out. We have held 2 General Community Meetings and the final meeting has been scheduled for **Wednesday, December 8, 2010 (6:30 pm – 8:00 pm)**.
- We will have our **Christmas Lights Contest for 2010** – judging will take place on **Wednesday, December 22, 2010**. Please have your home decorated prior to this date and we are offering prizes to the contest winners.
- We have created an Advisory Committee to review our options regarding the tennis courts and they will have a report at our December General Meeting.
- We need to make some significant repairs to the pool house and security fencing.
- We are reviewing bids/resources to purchase security cameras for the clubhouse to reduce some of the vandalism.

HOA ASSESSMENTS:

Billing for 2011 HOA fees will be distributed in November, 2010. The accountants for Real Manage have recommended that we increase the HOA fees to \$330.00 per year. However, the board has rejected this proposal for 2011 but we may have to consider an increase in 2012. We must address the delinquency of assessments and the serious impact that this issue has on our community. Currently, we have assessments that are unpaid in the amount of \$96K and at the beginning of 2010 it was \$120K. To the homeowners who are current, we thank you for honoring your obligation. We recognize that these are difficult times but our assessments are important like our property taxes and do have legal implications if they remain unpaid.

If your HOA assessments are past due, it is very important that you address this matter as soon as possible. We have advised the attorney for the HOA that if your balance is \$300 or more, to use all efforts available for collections including but not limited to non-judicial foreclosure. If you receive or have received a letter from the HOA attorney, it is very important that you make contact with that office immediately! Our goal is to reduce the number of delinquencies and give our homeowners an opportunity to pay their past due balance. It is very important that we collect assessments from all homeowners, to make improvements to our community and maintain our property values. This requires a collective effort from all homeowners in our subdivision. It is not our intent to embarrass any resident but the community expects the board to do what is necessary to maintain our investment in our community/homes.

TRASH/WASTE SERVICES – MISSOURI CITY

Southwest Harris MUD No. 1 has reviewed the proposal by Missouri City and the decision has been made to remain with our current provider because our monthly rate is lower. The MUD has advised Missouri City of this decision.

HOME-BASED BUSINESSES

We have received numerous complaints about home-based businesses that include auto repair, flooring, etc. These complaints state that the business owners are impeding the flow of traffic; workers are destroying other homeowners' property by driving on the grass/flower beds; loud noise/late night hours with music and basically demonstrating a store-front for their business from their homes. This is violation of our deed restrictions for our community and Missouri City. We have given addresses to the Management Company and Code Enforcement for Missouri City. If you are found in violation: you can be fined, required to make a court appearance and/or payment of attorney's fees to address this problem.

Best Regards,

FONMEADOW PROPERTY OWNERS ASSOCIATION