

Townhall

TENISON VILLAGE AT BUCKNER TERRACE HOMEOWNERS ASSOCIATION

Tuesday, September 17th, 2024, at 6:00 p.m.


Virtual Microsoft Teams

Meeting ID: 270 395 653 715 **Passcode:** TQLg7E


Call In Option (Audio Only)

Number: +1 323-433-2148

Conference ID: 123 803 788#



Meeting Conduct

- 
- Meeting will be conducted in an orderly manner.
 - Only one person should speak at a time.
 - Homeowners will be on mute by presenter.
 - Management will review Agenda prior to Q&A
 - Raise your hand for questions or submit them in writing through the web submissions.
 - Person or persons that are not conducting themselves in an appropriate manner will be muted.

Thank you for attending!
Let's make this a productive meeting!

Agenda

- Call Meeting to Order
- Introduction of Essex Association Management, L.P. Representatives
 - Dean McSherry Association Manager
 - Victor Corcoran, Assistant Association Manager
 - Essex Support Staff
 - Mike Hoptay, Project Manager for New Development
- HOA Transition
- Community / Developer / Builder Updates
 - Completed Projects
 - Projects in Progress
- Other Reports
 - Compliance/ACC
- Homeowner Q & A



HOA Transition Status



- Essex New Development to Operations Team
- Developer-Builder-Homeowner Relationship
- Board Transition- Homeowner Board
 - Process of When and Who
- 2025 Budget Process

Community/Developer Builder Updates P.1

1. When will the landscaping and flooding for the Ashton Woods houses be started, corrected, and completed?

- The repairs had to wait until the large construction equipment was out of the area. The company who Ashton Woods contracted with, not the HOA, and following Ashton Woods schedule, began work on the Laburnum Street side, model home, grading the area, reinstalling the irrigation system, and laying new sod.
- Shortly after the sod was laid, Ashton Woods decided to repair the sidewalks, tearing up new sod and damaging the irrigation and drainage system. These repairs will be made this Thursday by the contractor at the builder's expense. Repair of the Millington side will not begin until construction of the Mattamy Row Homes is complete. Once the sidewalks are poured, then work will begin on that section.
- Mattamy estimates two weeks to complete their buildings. Both Mattamy and Ashton Woods will be responsible for the trash removal, landscape, and irrigation repairs to both endcaps along Aldenbury Street.

2. There is deep water standing in the sidewalk at the corner of Donnelly and Nicola. When will this be repaired?

- This sidewalk issue is currently being handled with the builder Ashton Woods.

3. When will the lighting throughout the neighborhood be started and completed?

- The cost of the street light repair has been divided among the three builders according to their area of damage. The electrical contractor has been onsite, and the poles and lamps should be delivered in two weeks. T
- The work is estimated to take thirty days from receipt of the material, barring any bad weather.

Community/Developer Builder Updates P.2

4. When will the street signs be re-installed?

- The street sign contractor has been selected and is currently working on the artwork. The original contractor is no longer in business and the original artwork is no longer available.
- The contractor is estimating two to three weeks before the poles are installed. The sign installation contract will be divided up between the three builders.

5. Is the gate malfunctioning or why does it keep showing that an emergency vehicle came through?

- I visit the property every week and twice a week for the last two weeks meeting with contractors and builders. I have not seen the emergency lights on during my visits. It is possible that while the gates are closed an emergency vehicle will enter without sirens and open the gate. Not being sure, and responding to your question, our gate vendor has been called to check the electrical components for issues.
- Regarding the gates not closing: All new gated developments under construction, have this issue. The developers and builders have difficult times with the trades disconnecting and tampering with the gates to allow for early access and late-night work. Some, unfortunately tamper for theft. Once the trades have left the sites, these issues seem to leave with them. On a good note: The HOA has installed cameras that view the pedestrian and vehicular traffic entering and exiting the gates. Just recently the camera picked up a package thief and the information has been forwarded to the police. Internal patrols will be at the approval of the HOA board once the development has been turned over.

Note: When red flashing is on then, yes, some sort of emergency vehicle have shown up to the community. Please report via web sub if you see any flashing red lights at the entrance gates.

Community/Developer Builder Updates P.3

6. When will a resident of the community be appointed or elected to the board?

- This process has been started and the Essex Management team is currently putting this process together. This process should be completed by January 2025. One of the team members can speak about this in more detail.

7. When will the pool be finished?

- The pool construction is not controlled by the HOA. The pool is built by an outside contractor hired by the developer. There are many issues that determine when stages of the pool construction are scheduled. Permitting, builder construction, and pool safety are the driving factors. If major construction is scheduled in proximity, the pool will not be dug until that work is completed.
- Different cities have different permit approval times, Dallas is slower than most. The pool will not be plastered and filled until all construction in the area is completed. This is for the protection of the pool and equipment. The pool builder will be responsible for the landscape and irrigation of the pool. Pool furniture will arrive prior to the final inspection and the HOA will begin the process of distributing pool key cards or passes to residents just before the opening.
- Due to construction delays with both Pulte and Ashton Woods it is not clear if the pool will be able to open before the normal pool closing and winterizing begins. Until Tenison moves from declarant status to full board control, these pool rules must apply.

Compliance/ACC Overview

Covenants Count Report
Tenison Village
January 1, 2024, thru September 16, 2024

Description	Violation
Lawn Maintenance	142
Trash and/or Recycle Bins	74
Holiday Decor Removal	7
Exterior Maintenance	6
No ACC Application	4
Parking	3
Improper Storage	2
Landscape	2
Nuisance	2
Unightly and/or in Disrepair	2

Total Number of Violations: 244

Homeowner Questions?

For any questions, comments, or concerns please submit an inquiry via the “Contact Us” tab through your Associations website and an Essex Representative will respond back shortly.

If your question was not answered or addressed in the presentation, please select the raise hand icon.



www.tenisonvillagehoa.com

Essex Team



Dean McSherry
Association Manager

dean@essexhoa.com
972-428-2030 Ext. 7322

Victor Corcoran
Assistant Association Manager

victor@essexhoa.com
972-428-2030 Ext. 7355

Gabi Ondziel
Administrative Assistant

gabi@essexhoa.com
972-428-2030 Ext. 7361

Essex Support Staff
Robert Larin

Essex Association Management, L.P.

Essex Association Management, L.P.

Monday – Friday
9:00 am – 5:00 pm

1512 Crescent Dr. Suite 112

Carrollton, Texas 75006

Phone: (972) 428-2030

Fax: (469) 342-8205

After Hours Emergency Line: (888) 740-2233

www.tenisonvillagehoa.com

- **Modification Request Forms (ACC) can be Submitted Online**
- **Monthly Income Statements and Balance Sheets & Budget**
- **Governing Documents**
- **Important Phone Numbers**
- **Community Updates / Notifications**
- **Volunteer Forms / Join A Committee**
- **Email Updates: Sign Up Now!**



Additional Resources for Community

- Towns Square Community Web App:
 - Billing, Compliance, ACC, Reservations, and Announcements
- Newsletter
- Event Calendar
- Community Events

