

STONE CREEK PROSPER HOMEOWNERS' ASSOCIATION

P.O. Box 1649, Prosper, TX 75078

www.stonecreekhoa.com

1. SEDIMENT REMOVAL AND EROSION

In 2020, the Town of Prosper informed the HOA that sediment buildup at the south and north bridges of the subdivision's greenbelt is blocking designed water flow and that the HOA must take corrective action. The HOA is communicating with town officials to understand the issues so that the corrective work will be done and that the appropriate party will pay for the work. The HOA has identified a contractor to remove the sediment and backfill the eroded areas. This work is likely to be performed in 2024. The HOA should be able to pay for this using reserve funds. However, it will reduce our bank balance to where we will need to increase annual dues in 2025.

2. PEDESTRIAN BRIDGE

Erosion of the piers supporting the wooden pedestrian bridge across the creek has caused it to buckle. The Board deemed it unsafe and installed boards at each end to discourage use of the bridge. After sediment removal and erosion correction are completed in the park as the town requires, HOA directors will review options to repair or replace the wooden bridge. Until then, the Board will continue to recommend avoiding use of the bridge.

3. PROPOSED AMENDMENTS TO DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs)

Proposed amendments to the CC&Rs were put forth for a vote by homeowners in 2023. The amendments were to modify language of several CC&Rs to make them less ambiguous, update dated language, and expand options. The proposed changes focused on roofs, fences, general and exterior maintenance, Architectural Committee membership, and property rental. In order to pass any amendment, **67% APPROVAL** (55 homeowners) was required. Only 49 ballots were received, a response rate of 60 percent. Too few ballots were received to approve any proposal.

4. ANNUAL DUES

Annual dues for 2024 of \$375 per homeowner was unchanged from 2023. For 2025, annual dues are expected to increase. The HOA continues to see higher costs from service providers and utility companies. There also may be the need

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for increased legal support. Further, the HOA will need to replenish its bank balance after paying for sediment removal and erosion work in 2024. The amount of an increase has not been determined.

5. HOA PROPERTY MANAGEMENT COMPANY

The Board has reached out to HOA property management companies to start gathering information on services they would provide and the costs. Services and costs vary, but initial estimates show HOA costs increasing at a minimum of \$1,000/month.

6. 2024 BOARD PRIORITIES

The Board will focus on several additional issues in 2024. These include plantings at the front entrance to improve the subdivision's landscaping appearance. The Board also recognizes deterioration of grass in the park and the need to care for aging trees. Directors continue to evaluate and resolve such issues in the most efficient and cost-effective way possible.

The Board is working with homeowner/volunteers to increase the number of community events in order to give residents opportunities to meet their neighbors. Information will be shared as those events are scheduled.

7. ARCHITECTURAL COMMITTEE REQUESTS

There often is confusion about when it is necessary to submit an Architectural Request form. The Architectural Committee reviews of any type of construction, improvement or landscaping on a property to ensure that it does not violate the CC&Rs or adversely affect the living enjoyment of one or more homeowner or the general value of properties. Any time a homeowner makes a change to the exterior of his or her house or property, approval is needed from the Architectural Committee. This includes roof, painting, windows, fencing, etc., even if the replacement is of a same nature or color. The request form is at stonecreekhoa.com. It can be downloaded by the homeowner for submission to the Architectural Committee.

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If you have additional questions regarding the Stone Creek HOA, contact any Board member directly or the board via email at board@stonecreekhoa.com.

BOARD MEMBERS

Jeff Robinson – President

Kyle Creasy – Vice President

Alison Hoffman – Treasurer

Jim Hutchison – Secretary

Mary Ellen Jackson

Brad Vinson