



## **Town Hall Meeting**

Wednesday, March 20, 2024

6:00 p.m. – 7:00 p.m.

Virtual Meeting

[www.huntingtonvillastoa.com](http://www.huntingtonvillastoa.com)

# Meeting Conduct

- Meeting will be conducted in an orderly manner
- Only one person should speak at a time
- No interruptions please

**Thank you for attending, lets make this a productive meeting!**

# Agenda









- Call Meeting to Order
- Agenda & Introduction of Essex Association Management, L.P. Representatives Page. 2
  - Bret Hennington, Community Association Manager
  - Cinnamon Anderson, Sr. Association Manager
  - Essex Support Staff
- Community Updates
  - Discuss “Individual Insurance Assessment Levy” / Building 1 through Building 13 /  
Due May 1<sup>st</sup>, 2024, with total due by or before May 31<sup>st</sup>, 2024.
- HOA Structure & Role of HOA Page. 7
- What Your Assessments Pay For Page. 8
- The Role of Essex Association Management Page. 9
- HOA Website Page. 11
- Adjournment Page. 12
- Homeowner Q & A Page. 13

# Community Updates


- Discuss “Individual Insurance Assessment Levy” / Building 1 through Building 13 / Due May 1<sup>st</sup>, 2024, with total due by or before May 31<sup>st</sup>, 2024.
- Click link below to review photo reports. Note, not all damages marked in reports were approved for payment/replacement by insurance. Areas not included in claim will not be replaced in insurance claim related repairs.





















## Huntington Villas Hail Damage Reports by Building

Building 1 – 2% deductible = **\$4,327.84** / 3 units total TIV - \$649,175  
Building 2 – 2% deductible = **\$4,345.85** / 6 units total TIV - \$1,303,755  
Building 3 – 2% deductible = **\$4,351.94** / 6 units total TIV - \$1,305,595  
Building 4 – 2% deductible = **\$4,371.54** / 3 units total TIV - \$655,730  
Building 5 – 2% deductible = **\$4,350.84** / 6 units total TIV - \$1,305,250  
Building 6 – 2% deductible = **\$4,350.84** / 6 units total TIV - \$1,305,250  
Building 7 – 2% deductible = **\$4,444.75** / 6 units total TIV - \$1,333,425  
Building 8 – 2% deductible = **\$4,505.32** / 6 units total TIV - \$1,351,595  
Building 9 – 2% deductible = **\$4,371.53** / 3 units total TIV - \$655,730  
Building 10 – 2% deductible = **\$4,430.95** / 4 units total TIV - \$886,190  
Building 11 – 2% deductible = **\$4,541.35** / 4 units total TIV - \$908,270  
Building 12 - 2% deductible = **\$4,470.05** / 4 units total TIV - \$894,010  
Building 13 – 2% deductible = **\$4,423.48** / 4 units total TIV - \$884,695

Name	Template	Modified	Modified by	Status
 <a href="#">homeowner &gt; online-forms &gt; 2023-shingle-survey</a>	<a href="#">inner</a>	10 Jan 2024, 05:03	webmaster	Published
 <a href="#">homeowner &gt; online-forms &gt; annual-meetings &gt; 2024-annual-election-meeting-proxy</a>	<a href="#">inner</a>	21 Dec 2023, 03:53	webmaster	Published
 <a href="#">homeowner &gt; online-forms &gt; annual-meetings &gt; 2024-annual-election-meeting-ballot</a>	<a href="#">inner</a>	21 Dec 2023, 03:53	webmaster	Published
 <a href="#">homeowner &gt; online-forms &gt; annual-meetings &gt; candidate-form</a>	<a href="#">inner</a>	21 Dec 2023, 02:43	webmaster	Published
 <a href="#">homeowner &gt; online-forms &gt; annual-meetings</a>		06 Dec 2023, 06:45	webmaster	Published
 <a href="#">homeowner &gt; official-use-only</a>	<a href="#">inner</a>	16 Nov 2023, 03:48	webmaster	Published
 <a href="#">homeowner &gt; dashboard</a>	<a href="#">inner</a>	16 Nov 2023, 03:47	webmaster	Published
 <a href="#">homeowner &gt; online-forms</a>		09 Nov 2023, 03:39	webmaster	Published
 <a href="#">events &gt; events-archived</a>	<a href="#">innerUnsecured</a>	14 Sep 2023, 01:38	webmaster	Published
 <a href="#">events &gt; events_scheduled</a>	<a href="#">innerUnsecured</a>	14 Sep 2023, 01:37	webmaster	Published

[News > News Items](#)

 Create a new item | 
 [Group operations](#)
Search items by

All News					Author	Source	Publication Date
<input type="checkbox"/>	Title						
<a href="#">Edit</a>		<input type="checkbox"/>	 <a href="#">Freeze Warning</a>		Huntington Villas Townhomes		12 Jan 2024, 02:43
<a href="#">Edit</a>		<input type="checkbox"/>	 <a href="#">Upcoming Assessments Reminder</a>		Huntington Villas Townhomes		29 Dec 2023, 08:31
<a href="#">Edit</a>		<input type="checkbox"/>	 <a href="#">Year-Round Lawn Maintenance Tips</a>		Huntington Villas Townhomes		21 Dec 2023, 11:00
<a href="#">Edit</a>		<input type="checkbox"/>	 <a href="#">2024 Insurance Assessment</a>		Huntington Villas Townhomes		19 Dec 2023, 01:27
<a href="#">Edit</a>		<input type="checkbox"/>	 <a href="#">Call for Candidates</a>		Huntington Villas Townhomes		06 Dec 2023, 12:52
<a href="#">Edit</a>		<input type="checkbox"/>	 <a href="#">Recommended Additional Insurance Coverage for Townhomes</a>		Huntington Villas Townhomes		05 Dec 2023, 02:19
<a href="#">Edit</a>		<input type="checkbox"/>	 <a href="#">Fence Power Washing and Staining</a>		Huntington Villas Townhomes		05 Dec 2023, 01:37
<a href="#">Edit</a>		<input type="checkbox"/>	 <a href="#">Shingle Survey - Extended</a>		Huntington Villas Townhomes		04 Dec 2023, 10:02
<a href="#">Edit</a>		<input type="checkbox"/>	 <a href="#">On-Site Inspection</a>		Huntington Villas Townhomes		10 Oct 2023, 11:00
<a href="#">Edit</a>		<input type="checkbox"/>	 <a href="#">Assessments Due Monthly</a>		Huntington Villas Townhomes		06 Oct 2023, 06:45
<a href="#">Edit</a>		<input type="checkbox"/>	 <a href="#">Roof Inspection Update</a>		Huntington Villas Townhomes		05 Jul 2023, 06:43
<a href="#">Edit</a>		<input type="checkbox"/>	 <a href="#">Essex Holiday Office Hours</a>		Huntington Villas Townhomes		30 Jun 2023, 01:20
<a href="#">Edit</a>		<input type="checkbox"/>	 <a href="#">Expected Increase in Volume</a>		Huntington Villas Townhomes		31 Mar 2023, 07:18
<a href="#">Edit</a>		<input type="checkbox"/>	 <a href="#">Recommended Insurance Coverage for Townhomes</a>		Huntington Villas Townhomes		08 Mar 2023, 10:30
<a href="#">Edit</a>		<input type="checkbox"/>	<a href="#">Recommended Additional Insurance Coverage for Townhomes</a>		Huntington Villas Townhomes		11 Jan 2023, 11:51

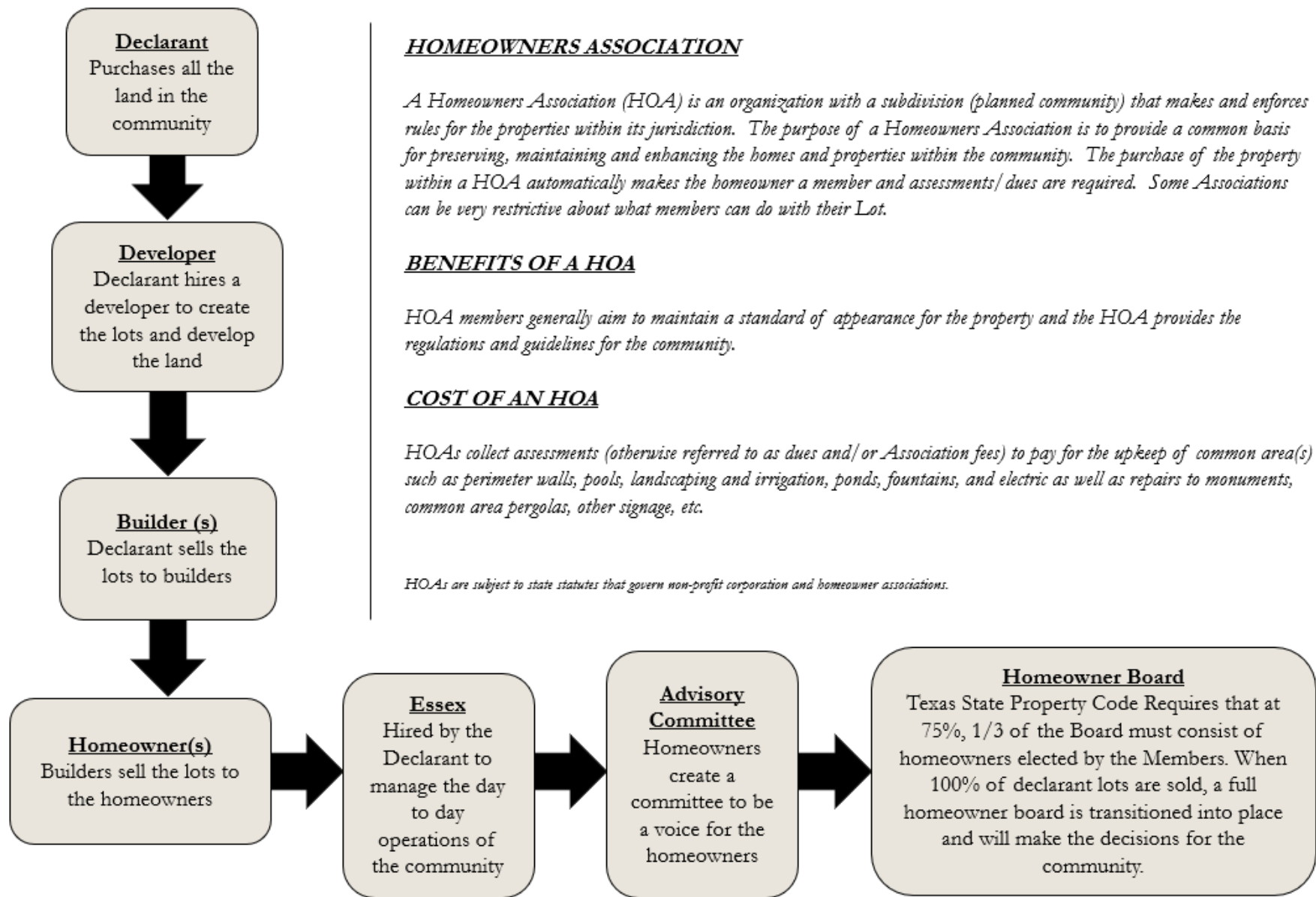
## All Events

View as: [List](#) | [Calendar](#)

<input type="checkbox"/> Title			
<a href="#">Edit</a>		<input type="checkbox"/>	<a href="#">Board of Directors Meeting New Update</a>
<a href="#">Edit</a>		<input type="checkbox"/>	<a href="#">Virtual Board of Directors Meeting</a>
<a href="#">Edit</a>		<input type="checkbox"/>	<a href="#">Annual Election Meeting of the Members</a>
<a href="#">Edit</a>		<input type="checkbox"/>	<a href="#">Virtual Board of Directors Meeting</a>
<a href="#">Edit</a>		<input type="checkbox"/>	<a href="#">Board of Directors Meeting</a>
<a href="#">Edit</a>		<input type="checkbox"/>	<a href="#">Town Hall Meeting of the Members</a>
<a href="#">Edit</a>		<input type="checkbox"/>	<a href="#">Board of Directors Meeting</a>

## All Campaigns

Subject		Status	Created/Sent	Subscriber Groups
	<a href="#">Board of Directors Meeting New Update</a>	Sent on 3/18/2024 4:58:00 PM	3/18/2024 4:58:00 PM	<a href="#">Electronic Newsletter</a>
	<a href="#">Virtual Board of Directors Meeting</a>	Sent on 3/12/2024 4:34:54 PM	3/12/2024 4:34:54 PM	<a href="#">Electronic Newsletter</a>
	<a href="#">Notice of Freeze</a>	Sent on 1/12/2024 2:52:44 PM	1/12/2024 2:52:44 PM	<a href="#">Electronic Newsletter</a>
	<a href="#">Shingle Survey - Reopened</a>	Sent on 1/10/2024 5:05:50 PM	1/10/2024 5:05:50 PM	<a href="#">Electronic Newsletter</a>
	<a href="#">Upcoming Assessments Reminder</a>	Sent on 12/29/2023 2:33:12 PM	12/29/2023 2:33:12 PM	<a href="#">Electronic Newsletter</a>
	<a href="#">Annual Election Meeting of the Members</a>	Sent on 12/21/2023 4:08:15 PM	12/21/2023 4:08:15 PM	<a href="#">Electronic Newsletter</a>
	<a href="#">2024 Insurance Assessment</a>	Sent on 12/19/2023 7:28:16 AM	12/19/2023 7:28:16 AM	<a href="#">Electronic Newsletter</a>
	<a href="#">Call for Candidates</a>	Sent on 12/6/2023 6:54:17 AM	12/6/2023 6:54:17 AM	<a href="#">Electronic Newsletter</a>
	<a href="#">Recommended Additional Insurance Coverage for Townhomes</a>	Sent on 12/5/2023 8:21:03 AM	12/5/2023 8:21:03 AM	<a href="#">Electronic Newsletter</a>
	<a href="#">Fence Power Washing and Staining</a>	Sent on 12/5/2023 7:39:21 AM	12/5/2023 7:39:21 AM	<a href="#">Electronic Newsletter</a>
	<a href="#">Shingle Survey - Extended</a>	Sent on 12/4/2023 4:12:50 PM	12/4/2023 4:12:50 PM	<a href="#">Electronic Newsletter</a>
	<a href="#">Rescheduled- Notice of Virtual Board of Directors Meeting</a>	Sent on 11/18/2023 7:28:19 AM	11/18/2023 7:28:19 AM	<a href="#">Electronic Newsletter</a>
	<a href="#">Board of Directors Meeting</a>	Sent on 11/10/2023 3:23:43 PM	11/10/2023 3:23:43 PM	<a href="#">Electronic Newsletter</a>
	<a href="#">Shingle Survey</a>	Sent on 11/9/2023 4:10:25 PM	11/9/2023 4:10:25 PM	<a href="#">Electronic Newsletter</a>
	<a href="#">Recommended Additional Insurance Coverage for Townhomes</a>	Sent on 10/11/2023 6:52:55 AM	10/11/2023 6:52:55 AM	<a href="#">Electronic Newsletter</a>
	<a href="#">On-Site Inspection</a>	Sent on 10/10/2023 6:01:53 PM	10/10/2023 6:01:53 PM	<a href="#">Electronic Newsletter</a>
	<a href="#">Roof Inspection Update</a>	Sent on 7/5/2023 1:47:19 PM	7/5/2023 1:47:19 PM	<a href="#">Electronic Newsletter</a>
	<a href="#">Recommended Insurance Coverage for Townhomes</a>	Sent on 6/8/2023 5:32:13 PM	6/8/2023 5:32:13 PM	<a href="#">Electronic Newsletter</a>
	<a href="#">Town Hall Meeting of the Members</a>	Sent on 3/9/2023 4:00:17 PM	3/9/2023 4:00:17 PM	<a href="#">Electronic Newsletter</a>



**HOMEOWNERS ASSOCIATION**

*A Homeowners Association (HOA) is an organization with a subdivision (planned community) that makes and enforces rules for the properties within its jurisdiction. The purpose of a Homeowners Association is to provide a common basis for preserving, maintaining and enhancing the homes and properties within the community. The purchase of the property within a HOA automatically makes the homeowner a member and assessments/ dues are required. Some Associations can be very restrictive about what members can do with their Lot.*

**BENEFITS OF A HOA**

*HOA members generally aim to maintain a standard of appearance for the property and the HOA provides the regulations and guidelines for the community.*

**COST OF AN HOA**

*HOAs collect assessments (otherwise referred to as dues and/or Association fees) to pay for the upkeep of common area(s) such as perimeter walls, pools, landscaping and irrigation, ponds, fountains, and electric as well as repairs to monuments, common area pergolas, other signage, etc.*

*HOAs are subject to state statutes that govern non-profit corporation and homeowner associations.*

**Homeowner Board**

Texas State Property Code Requires that at 75%, 1/3 of the Board must consist of homeowners elected by the Members. When 100% of declarant lots are sold, a full homeowner board is transitioned into place and will make the decisions for the community.

# What Your Assessments Pay For

Essex Association Management, L.P. has been selected by the Board of Directors of your Association to provide professional management services. It is the goal of Essex Association Management to provide your community with quality service while fostering a mutual relationship of respect and trust.

- General maintenance of all common areas:
  - Mowing, edging, tree trimming, chemical treatments
  - Porter services
  - Replacement of trees and shrubs in the common areas
  - Installation and maintenance of seasonal color changes and mulch
- Electricity
  - To operate and maintain the Association's common elements and amenities, including lighting and irrigation systems
- Repairs and General Maintenance of the Common Areas, Elements, and Amenities
- Legal and tax services
  - Filing corporate, federal and state taxes, annual audits, and continual maintenance of Association books and records
- Insurance premiums
  - Ensuring the proper insurance is obtained, maintained, and premiums met
- General and Administrative services (including but not limited to)
  - Correspondence, collection letters, ACC's, postage, supplies, inspections, filing of Association documents, & meetings



# The Role of Essex Association Management, L.P.

The day-to-day functions of your management team includes many different tasks.

Such tasks may include are but not limited to:

- Advise and provide administrative, managerial and operational counsel to the Board of Directors in order to assist the Board in decision making and in the operation of the business affairs of the Association
- Perform periodic site inspections of the community's common areas and routine site inspections of the individual homes
- Direct the enforcement of the restrictive covenants
- Assist in the processing of Architectural Modification Requests
- Obtain bids, evaluate and assist in acquiring insurance consistent with the restrictions and/or needs of the Association
- Supervise maintenance activities and contractor performances of vendors, obtain bids and provide proposals to the Board of Directors for new service and renewing contracts
- Provide Association financial reports, kept in accordance with GAAP (Generally Accepted Accounting Principles)
- Accounts payable and accounts receivable including the collection of delinquent accounts
- Develop and prepare Association budgets
- Work with an independent CPA firm to audit the Association books and records
- Serve as a receiving center for Association related homeowner and vendor telephone calls of all type and nature
- Reserve Fund Contribution

# Essex Association Management, L.P.



## Office Information

**Essex Association Management, L.P.**

1512 Crescent Drive, Suite 112

Carrollton, Texas 75006

Office: (972) 428-2030

After Hours Emergency Line: (888) 740-2233

Monday - Friday

9:00 a.m. to 5:00 p.m.

[www.essexhoahoa.com](http://www.essexhoahoa.com)

- ACC/Modification Request Forms
- Review Balance Sheets and Income Statements
- Review the Governing Documents for Your Community
- Easily Locate Important Phone Numbers
- View the Community Bulletin Board
- Find Volunteer Forms
- Have Questions or Concerns? Submit your Web Submissions Online!
- Get E-Mail Updates! Please be Sure to Update Your Homeowner Account with a Current E-Mail Address!

# Adjourn

# HUNTINGTON VILLAS

TOWNHOME OWNERS ASSOCIATION



# Questions?

One at a Time Please

## HUNTINGTON VILLAS

TOWNHOME OWNERS ASSOCIATION

