

KELSEY PARK



2024
HOMEOWNERS ASSOCIATION
MEETING
January 31, 2024

2024 Kelsey Park Annual HOA Membership Meeting
Wednesday, January 31, 2024
6:30 PM


AMENDED AGENDA

- Call to Order
- Development Update
- Eastwick Amendment
- Financial Reports
 - Financials
 - 2024 Schedule of Fees
 - 2024 Budget
- New Business
 - Upcoming Events
- Adjourn

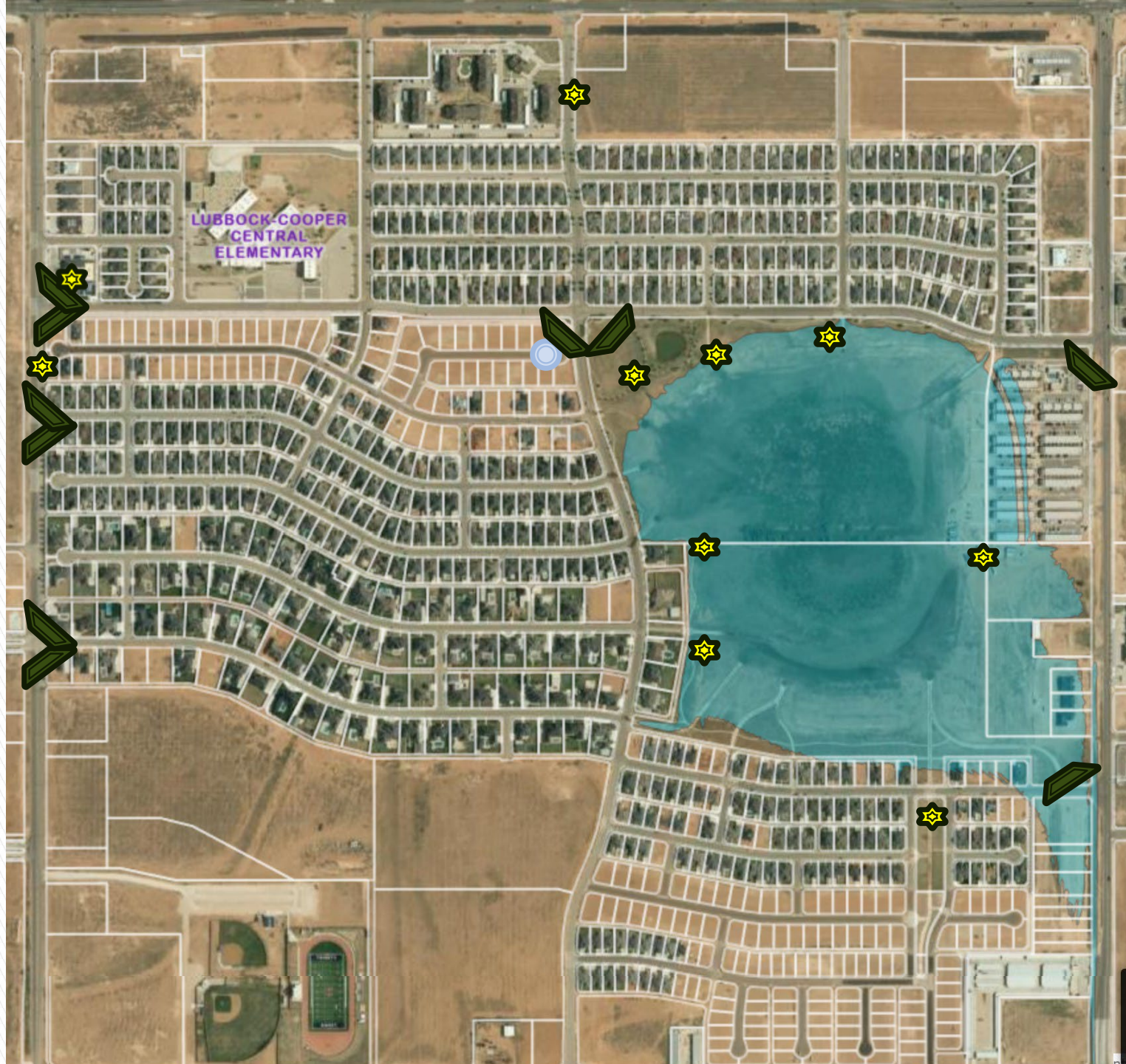
Development Update



 Water Well

 Possible Future Water Well

 Flower Beds



Flowerbed Entrance Refreshing Project







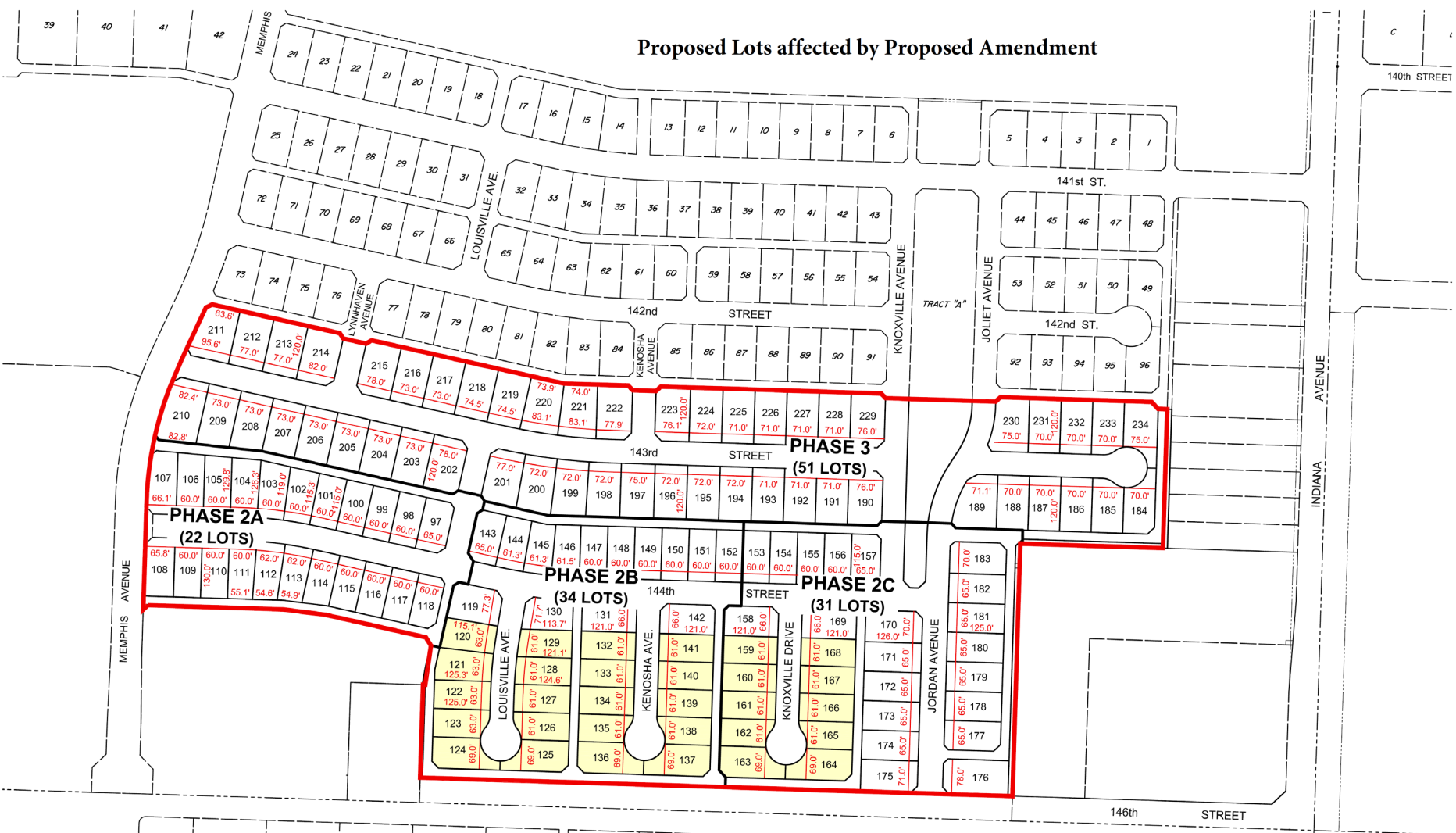
Entrance coloration &
Refreshing Projects

Election

RESTRICTION AMENDMENT

- ▶ 6.05 (g) Each dwelling constructed on any Lot in Eastwick shall contain a minimum of one thousand, eight hundred (1800) square feet of air-conditioned floor area, exclusive of all porches, garages or breezeways. Provided however, each dwelling constructed on Lots 120 through 129, Lots 132 through 141 and Lots 159 through 168, inclusive, shall contain a minimum of one thousand five hundred (1500) square feet of air-conditioned floor area, exclusive of all porches, garages or breezeways.

Proposed Lots affected by Proposed Amendment



SCALE: 1"=200'
DATE: 1-24-2024

EASTWICK AT KELSEY PARK

PROPOSED 1,500 SQUARE FEET MINIMUM



BALLOT ISSUE 1
PROPOSED AMENDMENT TO THE CURRENT COVENANTS
continued

**Yes – I approve the
amendment**

**No – I reject the
amendment**

Please cast your vote by marking "X" next to the Yes or No.

Financials

**KELSEY PARK
BALANCE SHEET
FOR THE YEAR ENDING
DECEMBER 31, 2023
ACCRUAL BASIS**

ASSETS	2019	2020	2021	2022	2023
Current Assets					
Lubbock National Bank	\$62,857.05	\$125,960.93	\$132,754.89	\$181,893.78	\$37,202.62
Lubbock National Bank - CD-4.2%					\$100,000.00
Accounts Receivable	8,606.37	8,370.83	18,361.55	17,921.14	23,090.55
TOTAL CURRENT ASSETS	\$71,463.42	\$134,331.76	\$151,116.44	\$199,814.92	\$160,293.17
LIABILITIES					
Liabilities					
Current Liability					
Prepayments of Dues	\$0.00	\$16,616.79	\$1,172.68	\$17,616.00	\$56,375.87
Accounts Payable	92.83	9,294.08	12,855.27	2,135.30	92.83
Total Current Liability	\$92.83	\$25,910.87	\$14,027.95	\$19,751.30	\$56,468.70
Total Liabilities	\$92.83	\$25,910.87	\$14,027.95	\$19,751.30	\$56,468.70
EQUITY					
Retained Earnings	\$41,987.66	\$62,641.80	\$108,420.89	\$137,088.49	\$180,063.62
Net Income	29,382.93	\$45,779.09	\$28,667.60	\$42,975.13	(\$76,239.15)
Total Equity	\$71,370.59	\$108,420.89	\$137,088.49	\$180,063.62	\$103,824.47
TOTAL LIABILITIES & EQUITY	\$71,463.42	\$134,331.76	\$151,116.44	\$199,814.92	\$160,293.17

KELSEY PARK
STATEMENT OF REVENUE & EXPENDITURES
BUDGET VS ACTUAL
DECEMBER 31, 2021 -2023*

Cash Basis

			2021 YTD		2022 YTD		2023 YTD
REVENUE		2021 Budget	Actual	2022 Budget	Actual	2023 Budget	Actual
	ASSOCIATION FEE INCOME - Kelsey Park	\$ 84,600.00	\$ 83,800.52	\$ 84,600.00	\$ 89,664.60	\$ 84,600.00	\$ 89,780.21
	ASSOCIATION FEE INCOME - Enclave	36,720.00	29,850.57	46,680.00	47,099.78	69,360.00	64,663.89
	ASSOCIATION FEE INCOME - Estates	27,720.00	19,606.19	30,120.00	27,392.22	31,560.00	33,475.46
	ASSOCIATION FEE INCOME - Eastwick	16,800.00	8,247.33	17,760.00	17,381.34	18,480.00	35,068.61
	ASSOCIATION FEE INCOME - Stonebridge	11,400.00	11,400.00	11,400.00	11,400.00	11,400.00	11,400.00
	ASSOCIATION LATE FEE INCOME (1%)	1,772.40	3,358.00	1,905.60	6,328.62	2,154.00	7,921.06
	ENCLAVE - DEVELOPER CONTRIBUTION	5,340.00	5,340.00	7,740.00	7,740.00	3,600.00	1,860.00
	EASTWICK - DEVELOPER CONTRIBUTION	8,040.00	8,040.00	10,920.00	10,920.00	10,980.00	9,360.00
	OTHER INCOME		23.76		200.00		924.24
TOTAL REVENUE		\$ 192,392.40	\$ 169,666.37	\$ 211,125.60	\$ 218,126.56	\$ 232,134.00	\$ 254,453.47
EXPENDITURES							
	BANK FEES/CONVENIENCE FEE	\$ -		\$ -	\$ 10.50	\$ -	\$ 7.90
	INTERNET/WEBSITE EXPENSE						362.63
	INSURANCE	8,000.00	8,430.00	8,500.00	9,060.80	9,350.00	10,290.00
	LANDSCAPING	120,000.00	122,595.17	130,000.00	112,961.47	134,000.00	203,666.18
	LEGAL & PROFESSIONAL FEES	4,000.00	252.00	3,000.00	2,613.00	3,000.00	548.00
	MANAGEMENT FEES	17,040.00	17,140.00	22,440.00	20,570.00	22,440.00	30,502.00
	OFFICE SUPPLIES	700.00	1,238.89	1,500.00	1,005.40	1,500.00	2,361.93
	OTHER EXPENSES	250.00	331.25	250.00		250.00	5,693.39
	PROPERTY TAXES	1,200.00	-	1,500.00	1,440.23	1,650.00	1,742.68
	REPAIRS	5,500.00	7,418.48	7,500.00	9,691.41	7,500.00	871.42
	SPECIAL IMPROVEMENT PROJECTS				3,555.86	30,890.00	56,419.68
	SUPPLIES	1,200.00	1,342.51	1,400.00	579.44	1,500.00	1,361.02
	UTILITIES	10,500.00	11,407.28	12,000.00	16,374.86	13,800.00	11,302.03
TOTAL EXPENDITURES		\$ 168,390.00	\$ 170,155.58	\$ 188,090.00	\$ 177,862.97	\$ 225,880.00	\$ 325,128.86
EXCESS RESERVE/CONTINGENCIES		\$ 24,002.40	\$ (489.21)	\$ 23,035.60	\$ 40,263.59	\$ 6,254.00	\$ (70,675.39)



- 89.5 total acres of Park
- 30.4 acres of turf and
- 59 acres which have to be shredded

LANDSCAPING BREAKDOWN

Maintenance Contract		172,770.85
Tumbleweed & Debris removal		3,798.39
Tree Trimming		15,529.00
Irrigation Repairs		11,567.94
TOTAL LANDSCAPING COSTS		\$203,666.18

CAPITAL IMPROVEMENTS BREAKDOWN

Flowerbeds Revamp	\$51,736.52	
Less Developer Contribution	(11,610.00)	\$ 40,126.52
Fountain/Pond Repair		8,558.00
Tree Replacement		7,735.16
TOTAL CAPITAL IMPROVEMENTS		\$56,419.68

2024 ASSESSMENTS

The Per-Lot Regular Assessment for 2024 will
be as follows:

\$360.00 - Completed residence

\$120.00 - Developed Lot

\$60.00 - Undeveloped Lot

Late fees:

\$50.00 Late Fee - March 1st

\$10.00 Late Fee - April 1st

\$10.00 Late Fee - May 1st

\$10.00 Late Fee - June 1st

\$10.00 Late Fee - July 1st

\$10.00 Late Fee - August 1st

Lien Fee - \$50.00

Attorney Fee - \$250.00

Violation Fines:

1st Offense - \$50.00

2nd Offense - \$100.00

3rd Offense - \$200.00

Resale Certificates:

\$250.00

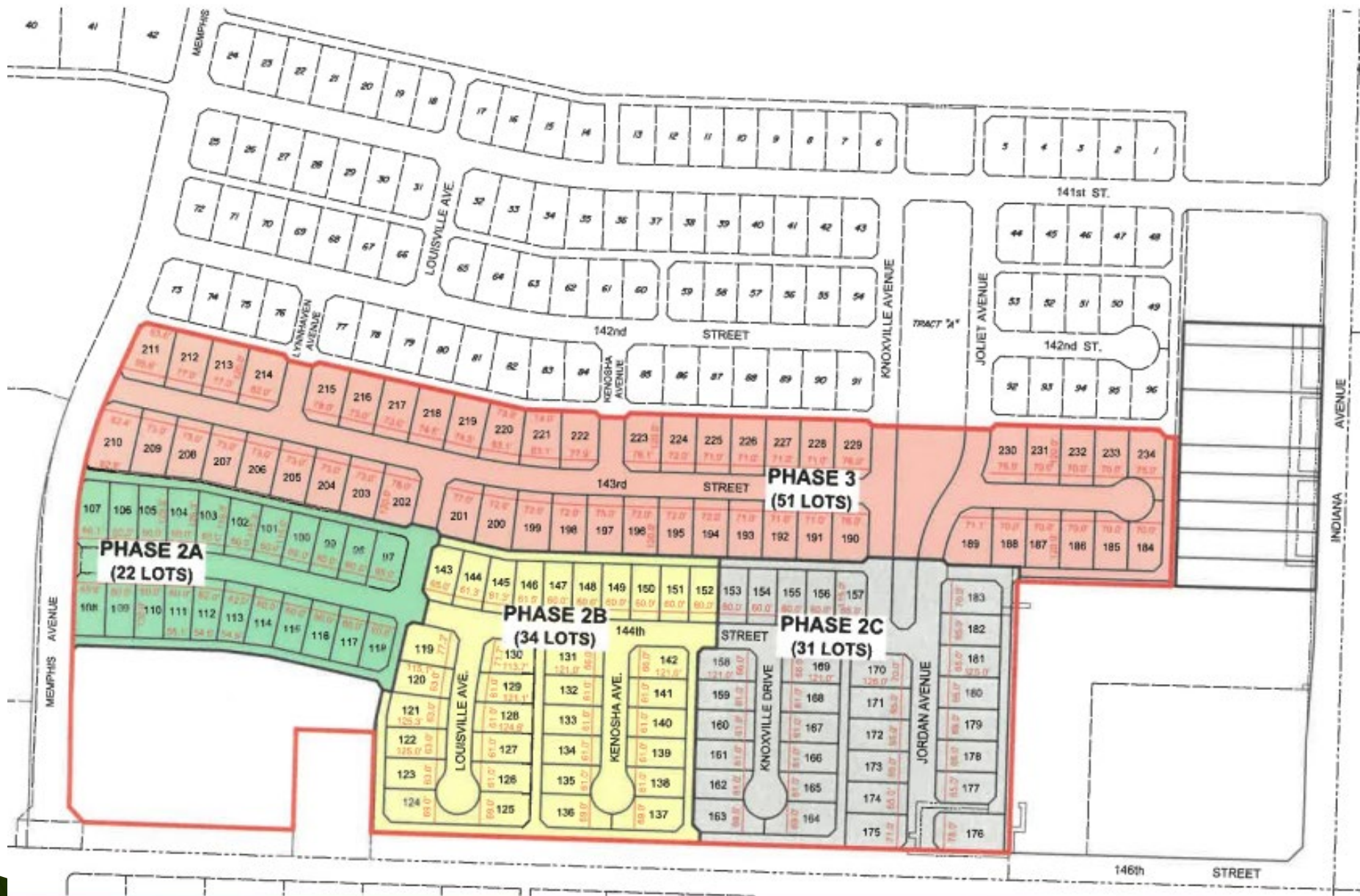




HOMEOWNERS ASSOCIATION, INC.

2024 BUDGET

REVENUE	2021 Budget	2022 Budget	2023 Budget	2024 Budget
ASSOCIATION FEE INCOME - Kelsey Park	\$ 84,600.00	\$ 84,600.00	\$ 84,600.00	\$ 84,600.00
ASSOCIATION FEE INCOME - Enclave	36,720.00	46,680.00	69,360.00	66,960.00
ASSOCIATION FEE INCOME - Estates	27,720.00	30,120.00	31,560.00	32,520.00
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ASSOCIATION FEE INCOME - Stonebridge	11,400.00	11,400.00	11,400.00	11,400.00
ASSOCIATION LATE FEE INCOME (1%)	1,772.40	1,905.60	2,154.00	2,332.80
ENCLAVE - DEVELOPER CONTRIBUTION	5,340.00	7,740.00	3,600.00	1,440.00
EASTWICK - DEVELOPER CONTRIBUTION	8,040.00	10,920.00	10,980.00	11,160.00
OTHER INCOME				1,000.00
TOTAL REVENUE	\$ 192,392.40	\$ 211,125.60	\$ 232,134.00	\$ 249,212.80
EXPENDITURES				
BANK FEES/CONVENIENCE FEE	\$ -	\$ -	\$ -	\$ 50.00
INTERNET/WEBSITE EXPENSE				900.00
INSURANCE	8,000.00	8,500.00	9,350.00	11,500.00
LANDSCAPING	120,000.00	130,000.00	134,000.00	246,650.00
LEGAL & PROFESSIONAL FEES	4,000.00	3,000.00	3,000.00	1,000.00
MANAGEMENT FEES	17,040.00	22,440.00	22,440.00	39,900.00
OFFICE SUPPLIES	700.00	1,500.00	1,500.00	1,500.00
OTHER EXPENSES	250.00	250.00	250.00	1,500.00
PROPERTY TAXES	1,200.00	1,500.00	1,650.00	1,900.00
REPAIRS	5,500.00	7,500.00	7,500.00	3,000.00
SPECIAL IMPROVEMENT PROJECTS			30,890.00	10,000.00
SUPPLIES	1,200.00	1,400.00	1,500.00	1,000.00
UTILITIES	10,500.00	12,000.00	13,800.00	12,000.00
TOTAL EXPENDITURES	\$ 168,390.00	\$ 188,090.00	\$ 225,880.00	\$ 330,900.00
EXCESS RESERVE/CONTINGENCIES	\$ 24,002.40	\$ 23,035.60	\$ 6,254.00	\$ (81,687.20)



KELSEY PARK



EVENTS

Join Us For Kelsey Park's
**MOVIE ON
THE LAWN**
Back-to-School Bash

AUGUST 5TH 6:30-10:00

SUPER MARIO™

LAWN GAMES, FOOD TRUCKS, FACE PAINTER,
BOUNCE HOUSES, GIVEAWAYS

PARTENERING WITH COMMUNITIES
IN SCHOOLS
PLEASE BRING SCHOOL SUPPLIES TO
DONATE TO LOCAL STUDENTS IN
NEED

Bring Your Lawn Chairs,
Blankets, and Coolers



KELSEY PARK



New Business

Policy on Fines

3. HB 614 (Fines and Enforcement Policy)

Effective date: January 1, 2024 | Single-family only

What is it?

A returning bill from previous legislative sessions, HB 614, also known as "Fines and Enforcement Policy," requires all Texas HOAs to establish enforcement policies detailing types of restrictions and the schedule of fines for each. [This law](#) specifically states:

"A property owners' association board shall adopt an enforcement policy regarding the levying of fines by the property owners' association. The policy must include:

- (1) general categories of restrictive covenants for which the association may assess fines;*
- (2) a schedule of fines for each category of violation; and*
- (3) information regarding hearings..."*

Issues in Neighborhood



Questions



Kelsey Park Homeowners Association
Architectural Review Committee Approval Application

Applicant Name: _____ Hm Ph: _____
Address: _____ Wk Ph: _____
Email: _____ Cell Ph: _____

1. Approval Requested (please check one)

Fence Replacement (Exact) <input type="checkbox"/>	Landscaping Walkways <input type="checkbox"/>	Room/Garage Addition <input type="checkbox"/>
Fence- NEW <input type="checkbox"/>	Irrigation <input type="checkbox"/>	Satellite Dish <input type="checkbox"/>
Deck or Patio <input type="checkbox"/>	Pool <input type="checkbox"/>	Storage/ Accessory Building <input type="checkbox"/>
Deck/Patio Cover <input type="checkbox"/>	Playscape <input type="checkbox"/>	Other <input type="checkbox"/>
New Build <input type="checkbox"/>		

2. Please Describe Project: _____

3. Please submit the following plans and specifications in order to depict the work to be undertaken (submit all, as applicable):

- (a) A plot plan showing the location and dimensions of the existing and proposed improvements;
- (b) Structural design, exterior elevations, exterior materials, colors, textures, and shapes of all improvements to be made;
- (c) All exterior illumination, including location and method of illumination-no "wash over" of lighting to adjoining property or common areas is permitted;
- (d) Existing and finished grades at lot corners and at corners of proposed improvements; and
- (e) Provision for drainage with cut and fill detail if change in lot contour is involved.

Architectural Review Applications

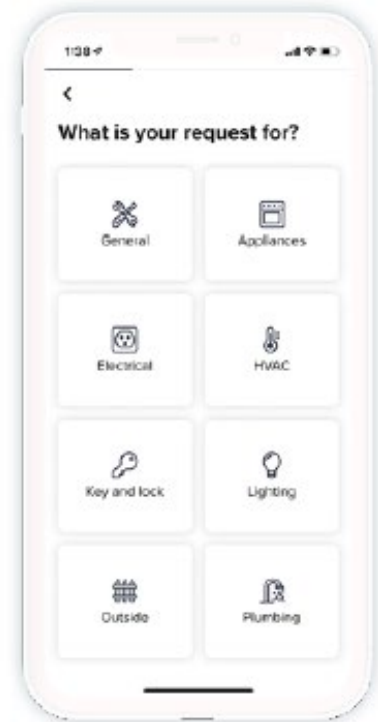
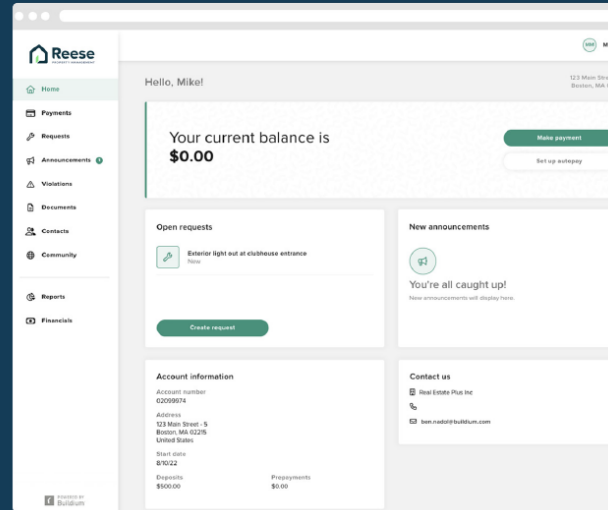
Say hello to a **better resident experience.**

Most of your life is managed online, so why should your resident experience be any different?

We are pleased to offer you the Resident Center, which gives you easy access to manage your living experience online.



Scan the QR Code for Resident Center



BENEFITS



Online Payments

Make online payments and keep track of your payment history



Manage Violations

Easily manage, update and resolve violations.



Maintenance Requests

Submit maintenance requests from your mobile device or computer



Access Documents

Get easy access to important documents related to your lease



Messages

View notifications and announcements in one convenient place



Mobile App

Easily access the *Resident Center* app at anytime, anywhere

Resident Center Guide

Welcome to the Resident Center! It has been designed specifically to let you easily manage your living experience and make payments online. We've provided some instructions below to help you get up and running— let's get started!

Create a password and sign in

Your password will be sent in a welcome email. This email will contain the website URL and your username. To create your account click "Activate Account". Next, set your password to create your account. Note: We recommend bookmarking the Resident Center URL for desktop use and downloading the Resident Center mobile app for on-the-go.



Kelsey Park

Board of Directors

- ▶ Rex Robertson
- ▶ Ross Robertson
- ▶ Debra Robertson

www.KelseyPark.com



For assistance with account access,
please visit

www.HawkizeMgmt.com

or email

Info@HawkizeMgmt.com

806-368-4007

KELSEY PARK



The logo graphic for Kelsey Park features a horizontal line with a stylized, flowing, green leaf-like design in the center.