
UGTHOA OVERVIEW 2020/2021

As promised, in place of an Annual Meeting, this publication will provide a summary of accomplishments during last year and a proposed plan of action for 2021.

The Board would like to thank residents and Staff for their support during this challenging year.

2020 Highlights

- **Assessments did not increase**
- **Annual meeting 2020 cancelled** - New candidate nominations (none)
John Davis, Deandra Newcomb, and Colleen Owen terms extended through 2022.
Officers: Linda Lueders, President/ Jason Follis, Vice President/ Deandra Newcomb, Treasurer/ Clara (Cookie) Hockstedler, Secretary/ Directors: John Davis, Janice Gordon & Colleen Owen
Office Staff: Carrie McGinnis, Manager/ Cynthia Johnson, Administrator
Maintenance Team: Luis Benitez, Supervisor/ Nelson Garcia/ Oscar Moreno
The Office Staff manages contractors, permits, property sales/transfers, work order requests, common area maintenance, financial payments and support to owners and Board.
The Maintenance Team is responsible for UG non-contract property repair and maintenance.
- **Mosquito Spraying**, April - November - *Contracted*
- **Garbage "concierge" pickup** - *Contracted*
- **Termite Annual Inspection/Control/** *Contracted*

Infrastructure Improvements

-) Roofing- All Brighton garage roofs completed/ *Contracted*
-) Foundation repairs, low activity/ *Contracted*
-) Pool deck resurfaced, various concrete jobs/ *UG Maintenance Team*
-) Concrete replacements on private roads/driveways and sidewalks/ *Contracted*
-) HardiPlank siding replacements 14 units, chimney repairs/ *UG Maintenance Team*

Safety improvements

-) Driveway addresses, Speedbumps & Roadway curbs painted/ *Contracted*
-) Upgrading UG street lights to LED, as units fail/5yr. warranty/ *Contracted*

Landscape

-) Mulching/ *Contracted*
-) Tree trimming, common areas/ *Contracted*
-) Maintenance in common areas, cutting, trimming, feeding, etc./ *Contracted*

Equipment Maintenance

-) Swimming Pool/ *UG Maintenance Team*
-) UG Truck, major and minor repairs/ *UG Maintenance Supervisor*
-) UG Golf Carts, ongoing repairs/ *UG Maintenance Team*

Continued

2021 PROJECTIONS

2021 will continue all the contacted /in house ongoing responsibilities listed on page one in addition; the following major projects/events are in the planning process.

Establish Board Officers for 2021 at April 8, 2021 meeting.

Sidewalk replacements will continue throughout the property

Landscape renewal plan development, due to freeze damage

Private street/infrastructure repair

Drainage mitigation

Develop schedule for projected roofing replacements

Gutter cleaning timetable development

HardiPlank installation on buildings as required

The list above includes items under consideration for this year and are fluid as funds are received and contracts are let. This Board continues to manage the association funds as prudently as possible.

UGTHOA needs your help in the following areas: paying assessments on time, adhering to all rules and policies in place for UGTHOA. Acquaint yourself with the Architectural Guidelines and CC&R's. We live in a HOA controlled by bylaws on how to run the Association and CC&R's established to protect, preserve, and enhance our property values and community appearance. They describe the requirements and limitations of what you can do with your exterior property. We need each owner to commit to these rules/guidelines, if we do, we will continue to see increased property values.

Any exterior improvements or changes to your property must be approved by the Architectural Control Committee (**ACC**) prior to taking action. Avoid possible costly removal of changes implemented without ACC review and approval. ACC Forms are available on heat.UGTHOA.org and in AppFolio along with all HOA controlling documents. **Owners please share the rules with your tenants.**

Also, if you are remodeling and need construction material containers on your drive, contact the office **in advance** so communication on placement and timeline of project can be shared. Be considerate of how this affects your neighbors and traffic flow. **Thanks for your compliance.**

UGTHOA Board and Staff look forward to a productive, healthy 2021!

Office phone 281-984-8217 or email Office@ugthoa.org

Visit our website UGTHOA.ORG

LINKS TO OUR BOARD MEMBERS EMAIL IS LOCATED BY CLICKING ON THE "CONTACT US" TAB.

FOR YOUR REVIEW, MEETING MINUTES AND FINANCIALS ARE AVAILABLE ON THE WEBSITE AND APPFOLIO.

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University Green Townhome Owners Assoc.

2020 ANNUAL REPORT ON BEHALF OF THE BOARD OF DIRECTORS

What a year 2020 turned out to be. Change, adapt, flexible and challenge were words we lived by throughout. The pandemic caused us all to look a little deeper and understand a little better, the value of each other. Regardless, University Green Townhome Owners Association started 2020 strong, stayed strong and finished year 2020 strong.

We started the year knowing there would be major expenses to contend with. We also knew the association was in a healthy financial state and could bare those expenses without hesitation. After the year came to a close, UGTHOA Inc. stood tall, withstanding not only another year but one filled to the brim with unpredictable provocations. Thanks to all for the perseverance and tenacity in getting payments in on time, reporting issues as they occurred and being proactive in promoting the beauty of our uniquely positioned gateway to NASA, UHCL and Clear Lake business, educational and recreational areas.

2020 End-of-Year Operating Funds and Reserves = \$694,136.00

The Association is in good financial standing moving forward into 2021. Year end 2019 income minus expenses was \$117,179.00. In 2020, our spending exceeded our yearly income by \$9,027.00 due to major infrastructure improvements which included roofing, concrete (sidewalks and private road i.e. "T"), tree trimming as well as on-going general repair and maintenance activities.

Please review detailed financial reports at our website UGTHOA.org Click on "Financials".

Total Income 2019	\$907,798		Total Income 2020	\$904,484
Total Expenses 2019	\$787,619		Total Expenses 2020	\$913,511
Money Left Over 2019	\$117,179		Money Left Over 2020	-\$9,027
End-of-Year Operating Funds and Reserves 2019	\$635,712.89		End-of-Year Operating Funds and Reserves 2020	\$694,136

Deandra Newcomb, UGTHOA Inc. Treasurer