

March  
2021

*The next scheduled meeting for the Association will be the announced shortly. Due to Covid-19 restrictions, meetings will be telephonic and instructions have been provided on the Association's web-site.*

**Reporting Maintenance Items (Structural or Common Area):**

We ask for everyone's assistance of reporting maintenance items whether it is something involving structural issues (roof leak) or Common Area (broken sprinkler).

It is important that these be reported when observed as we can act promptly to fix the problem.

For example, a broken sprinkler can cost \$100's of dollars if it goes unreported for a period of time. Any assistance you can provide is appreciated.



**Management Contact Information:**

Essex Association Management  
Attn: Steven Mammen, Community Association Manager  
1512 Crescent Drive; Suite 112  
Carrollton, TX 75006  
(972) 428-2030, Ext. 7346  
(469) 342-8205 (Fax)  
(888) 740-2233 (After-Hours)  
[steven@essexhoa.com](mailto:steven@essexhoa.com)

# ***"From Your Corner"***

## ***Founders Park***

### ***Homeowners Association***

**Townhall Meeting (3/9/21):**  
As noticed, the Townhall Meeting was rescheduled for Tuesday, March 9th at 6:00PM.

The purpose of this meeting was to go over questions/concerns related to the approved 2021 Operating Budget for the Association.

Moreover, the emphasis to open communications with the members through such membership meetings and quarterly newsletter publications.

**Adopted 2021 Operating Budget:**

As stated above, the Association adopted the 2021 Operating Budget with an increase to the monthly assessment to \$450.00 a quarter.

The main purpose of this increase was due to additional expenses to landscape maintenance as well as increased insurance premium as the Association continues to grow.

Further, there will be additional expenses this year with the upcoming Amenity Center opening.

**Amenity Center/Pool Area Opening:**

We have had several members inquire to status of when the Amenity Center and Pool Area would be open for use.

To inform, we have been working with the City of Euless to the series of plan-checks to progress with the pool.

We have been recently informed by the pool contractor that work will resume and we have been told of a 45-60 day completion.

Please note that although the Amenity Center is completed, the City will not allow for use of it until the Pool Area is complete and signed off.

Normally, we do not start our pool season until the end of May (Memorial Day weekend) and it is our hope that we will have it open sooner than this.

**Landscape Concerns/Committee:**

We have had concerns from members with regard landscape concerns.

We have had meetings with the landscaper to address overall conditions for improvement.

To broaden these efforts, we would like to create a landscape committee to interact with the landscape company as well as our office to the betterment of the Community.

If you have interest in participating on the landscape committee, please contact our office at the number provided or via e-mail.

**Architectural Concerns (Approval Process):**

We wish to remind everyone that all exterior modifications **must** be approved by the Association prior to work commencing.

You may inquire to more details on this by clicking on the Association's web-site, type in your Association's name and click on "Submit your online ACC request".

You may also contact the Management office directly for assistance or any questions you may have on this process.

**Pet Maintenance/Supervision:**

We wish to remind all that pets must be leashed at all times while in the Common Area of the Community.

We also ask that members clean up after their pets while in the dog park/Common Areas to ensure a healthful environment.

There are several pet waste stations in select locations and the Association will be adding more over time.

We appreciate your cooperation on this matter.

**Speeding within the Community:**

As some concerns have been referenced, we wish to remind members of the speed limit within the Community (15MPH).

There are many members who walk their pets or children at play and ask that members/residents are mindful of this for safety purposes.