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# Fairfield Homeowners Association

P.O. Box 12237  
Beaumont, TX 77726  
www.fairfieldsubdivision.com

**Management Company**  
Mitchell M. Koop, CPA PC  
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March 8, 2017

Fairfield HOA Owners:

2017 is off to a quick start and the Fairfield Board of Directors (Board) hopes you and your loved ones are enjoying the mild winter months.

The Board hopes that everyone appreciated having the entrance decorated with lights over the holiday season. Expect the lights to return next year! The entrance area flowerbed end caps are to be freshened up with seasonal flowers in the coming weeks, just in time for spring.

The included 2017 HOA Budget was approved by the Board in January. 2017 income will be generated by Homeowner Dues expected from 110 homes, of which 108 are currently on the rolls. Insurance expense increased in 2016 and remained at 2016 levels for 2017. The premium is based on number of homes and increases as the neighborhood expands. Legal Fees are expected to be lower in 2017 as the recording of HOA bylaws was completed in 2016. The Yard Maintenance budget covers maintenance of the entrance median, as previously mentioned, and routine lawn care.

Please use this as a reminder that annual HOA dues were due on February 28, 2017. Your timely payment allows dues to remain at current levels while maintaining the entrance area. Our HOA Management Company will be following up with homeowners that have unpaid balances soon.

A list of the most commonly overlooked, violated HOA Restrictions is also included with this letter. Routine lawn maintenance is a requirement of our Association. Trash cans are to be out of sight, except for trash day, and the evening prior. We ask that you keep this sheet for future reference.

The Board meets quarterly to review HOA finances and to discuss issues impacting the HOA and its members. The next meeting is scheduled for Tuesday, April 4<sup>th</sup>. The meeting is open to all owners interested in attending. Please reach out to our HOA Management Company for additional details. Future meeting dates will be communicated on the HOA website. The Board encourages and welcomes owner participation.

Any comments or concerns regarding these matter, or others, can be directed to our HOA Management Company, Mitchell M. Koop, CPA PC. They are here to serve each of us and the Fairfield Homeowners Association.

Kindest Regards,

*Fairfield Board of Directors*

Rob Jones	President
Steve Evans	Vice-President
Charlie Cox	Secretary & Treasurer
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Ken Parker	Member

Enclosures:  
2017 Budget  
Restriction Reminders

**Fairfield Owners Association  
Budget vs Actual 2016  
2017 Budget**

CASH BASIS

	Jan - Dec 2016 BUDGET	Jan - Dec 2016 ACTUAL	\$ Over Budget	2017 BUDGET
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4010 · Association Dues	14,040.00	15,616.24	1,576.24	14,300.00
4020 · Late Charges	0.00	460.00	460.00	200.00
4030 · Miscellaneous Income	0.00	25.00	25.00	0.00
<b>Total Income</b>	<u>14,040.00</u>	<u>16,101.24</u>	<u>2,061.24</u>	<u>14,500.00</u>
<b>Gross Profit</b>	14,040.00	16,101.24	2,061.24	14,500.00
<b>Expense</b>				
6070 · Bank Service Charge	0.00	0.00	0.00	0.00
6210 · Website	0.00	18.00	18.00	18.00
6300 · Neighborhood Activities	0.00	1,359.52	1,359.52	972.00
6410 · Insurance Expense	1,700.00	2,812.90	1,112.90	2,900.00
6490 · Management Expense	6,800.00	6,300.00	-500.00	6,300.00
6550 · Mailing/Postage/Supplies	300.00	508.58	208.58	500.00
6670 · Professional Fees				
6671 · Accounting Fees/Tax Preparation	250.00	350.00	100.00	300.00
6672 · Legal Fees	500.00	2,040.00	1,540.00	400.00
<b>Total 6670 · Professional Fees</b>	<u>750.00</u>	<u>2,390.00</u>	<u>1,640.00</u>	<u>700.00</u>
6720 · Repairs & Maintenance			0.00	
6721 · Yard Maintenance	3,200.00	1,100.00	-2,100.00	1,952.00
6724 · Repairs-Minor	600.00	583.69	-16.31	552.00
<b>Total 6720 · Repairs &amp; Maintenance</b>	<u>3,800.00</u>	<u>1,683.69</u>	<u>-2,116.31</u>	<u>2,504.00</u>
6864 · Property Taxes	0.00	5.93	5.93	6.00
6920 · Utilities Expense				
6921 · Electricity	420.00	256.09	-163.91	300.00
6922 · Water, Sewer, Garbage	300.00	286.68	-13.32	300.00
<b>Total 6920 · Utilities Expense</b>	<u>720.00</u>	<u>542.77</u>	<u>-177.23</u>	<u>600.00</u>
<b>Total Expense</b>	<u>14,070.00</u>	<u>15,621.39</u>	<u>1,551.39</u>	<u>14,500.00</u>
<b>Net Ordinary Income</b>	<u>-30.00</u>	<u>479.85</u>	<u>509.85</u>	<u>0.00</u>
<b>Net Income</b>	<u><b>-30.00</b></u>	<u><b>479.85</b></u>	<u><b>509.85</b></u>	<u><b>0.00</b></u>

Bank Balance as of 12/31/16:

**\$6,840.62**

## **Restriction Reminders**

*The following section addresses some of the most commonly overlooked, violated Restrictions.*

### **Lawn/Yard Maintenance (VI, 1 & 7 VIII, 16)**

Each homeowner shall regularly mow, maintain, and keep a neat, attractive lot. The grassed and landscaped flowerbed areas of the property, the unpaved portion of the street easement, the sidewalks and driveways are to be maintained and kept in good condition. If you are not able to maintain your lot, contact a Lawn Maintenance Company for service. A minimum of two (2) living shade trees must be planted in the front yard.

### **Parking or Storage...Etc. (VIII, 7)**

No boats, trailers, campers, buses, mobile homes, recreational vehicles, trucks or vans with a carrying capacity of more than three-quarter ton, commercial vehicles or similar vehicles most referred to as a "Recreational Vehicle" may be parked or stored upon any lot in the addition, except wholly within an enclosed garage. The term "commercial vehicle" means any truck or van having a manufacturer's rated carrying capacity of more than one (1) ton, truck-tractor, tractor-trailer or trailer that is owned, leased or operated for commercial purposes and bears some indicia, including any such vehicle that is owned, leased to or operated by the owner or resident of a lot.

### **Signs (VIII, 11)**

No sign of any kind shall be displayed to public view on any lot. \*Exceptions to the Signs restriction

- √ *State law prohibits the restriction of political campaign signs within 90 days prior to and 10 days after an election.*
- √ *Small alarm company signs are permissible.*
- √ *One (1) sign advertising a property for sale or rent, or used by a Declarant or a Builder to advertise the property during the construction phase or sales period*

### **Garbage and Refuse Disposal (VIII, 15)**

No lot shall be used or maintained as a dumping ground for garbage, trash, junk or other waste matter. All trash, etc. shall be kept in adequate, sanitary, closed containers pending collection thereof; and garbage cans and other receptacles shall (except when placed on street for regular collection purposes) be hidden or screened from public view. No lot shall be used for the open storage of any materials whatsoever, except for materials used or to be used in the construction of improvements upon any lot, and then only for so long as such construction progresses. Upon

completion of the improvements, any remaining materials, together with all rubble, rubbish, trash and debris shall be promptly removed from such lot. Burn piles are not permissible. All woodpiles, yard equipment and other similar items shall be located or screened so as to be concealed from public view.

### **Exterior Christmas Lights (VIII, 18)**

No exterior Christmas lights or Christmas decorations shall be erected, placed, installed or displayed on any lot in the addition between February 1<sup>st</sup> and October 31<sup>st</sup> of any calendar year.

### **Fences, Walls, Etc. (VIII, 23)**

No fence, wall, hedge, structure or other improvements shall be constructed, erected, placed, altered or permitted on any lot. If on a corner lot, no hedge, tree or other planting shall be permitted which obstructs lines of sight at elevations between two feet (2') and six feet (6'). No tree shall be permitted to remain that obstructs lines of sight unless foliage line is maintained at sufficient height.

### **Leash Law (City Ordinance)**

No dog shall run at large in the city. No person owning or having control or custody of any dog shall permit or allow such dog to run at large within the city. A dog is defined to be at large whenever it is elsewhere other than when secured on the premises of the owner or person having custody of such dog and is not restrained by a leash less than ten feet (10') in length under the control of a person capable of controlling such dog. A dog is also defined to be at large whenever it is left unattended in an open vehicle.

Be mindful to the safety of all your neighbors and guests. While out walking your dogs, be courteous and pickup any "messes" they may make on someone's lawn. Roundworms, E. coli and Giardia are harmful organisms that can be transmitted from pet waste to people.

*All Fairfield owners must follow a set of guidelines in order to maintain an attractive, desirable neighborhood that keeps property values at a higher standard. By participating in your neighborhood HOA, you are investing your time and efforts in to your neighborhood that will ultimately culminate in a safer and richer environment in which to live and raise a family.*

*If you have a question, complaint or suggestion you would like the Board of Directors to address, please send your correspondence to Management; as well as to submit an Architectural Review Application.*