

# **Organization of Tiffany Park Homeowners, Inc.**

Post Office Box 3861, Bryan, TX 77805-3861

December 21, 2003

## **Annual Meeting Notice Bowen Elementary School Tuesday, January 20, 2004 6:30 – 7:45 PM**

### **Meeting Call and Purpose**

The Annual Meeting of the Organization of Tiffany Park Homeowners, Inc. (HOC) will be held in the cafeteria at Bowen Elementary on Tuesday, January 20, 2004, as called for in the By-Laws. The purpose of the meeting is to discuss the Covenants and Restrictions for the overall subdivision and the Capital Improvement plans for the beautification of the common areas along Copperfield. We will not have an election for directors this year since the Board was just elected a few months ago. We will discuss the funding of the capital improvements and discuss means of raising the money either through increased dues or a one time capital assessment. If a quorum is present, we can vote on these matters; however, it is anticipated that a recess for 35-40 days will be taken to distribute the information to those not in attendance and solicit proxies to meet the required numbers. It takes a 75% vote of the membership to implement an assessment or dues increase.

### **Discussion of Capital Improvements**

At the last 2 meetings there has been discussion of landscaping along Copperfield and certain pictures and possibilities have been discussed. The Maintenance Committee under the Chairmanship of Scott McCollum has met several times to discuss the programs. They have noted that we do not currently have water or electricity available at the 5 entrance corners, or along the boulevard. Without adequate irrigation the landscaping options are very limited. Without lighting we cannot decorate for the seasons, illuminate our signage, or put the irrigation system on timers.

It is proposed to have flower beds and shrubbery on both sides of Copperfield and Tiffany Park Drive (all 4 corners) and on the south side of Oak Hill and Copperfield. We have a limited irrigation system on the west side of Copperfield at Tiffany Park Drive as the only piece of this proposal. There are water lines to tap into where we need them, fortunately. We have access to electricity at FM158 and Copperfield and behind the Park Hudson sign across from the school. That is the good news! The rest of the story is that it is a long way from those points to the corners! We will need electrical panels and meters installed and wiring run to the corners (with drops along the way for potential lighting along the boulevard). We will need to bore under Copperfield and Tiffany Park Drive to accommodate all 4 corners with water and power.

The Committee recommends that we plant 65 trees along Copperfield spaced in a similar manner as we see along Copperfield to the north and the south of us. The plan calls for additional shrubbery and/or flower beds among the trees in addition to the main ones at the corners. There would be an additional corner bed on the Circle side of Copperfield.

Signage is another key element. While we would love to have fancy brick signage as we see around us, the cost is prohibitive at this time. There is a proposal to make additional signs similar to the one on the circle side of Copperfield and place them at all 5 locations. The Board plans to look into brick signage for the Boonville Road entrance, along the lines of the Copperfield signs across the street. However, it is difficult to get the property owners to agree to giving us an easement until they have a better idea of what they plan for the corners. Keep in mind that there is not the same depth on our side for buildings and signage.

The final piece of the current proposal has to do with the fencing along Copperfield. The initial developer for Tiffany Park Circle used different fencing on the east side of Copperfield than Schieffer Development used on the newer Phases. That fencing is over 10 years old now. While we agree that it is the property owner's responsibility to maintain their fences to the standards, there is an issue of the brick columns that are spaced along the boulevard. There are 13 columns along the west side and a similar number are needed for the east side. One option is for the HOC to erect the columns and assume responsibility for maintaining them throughout the subdivision with the homeowners paying for the cost of the wooden fencing. Another would be for the HOC to replace the east side fencing and then the property owners would be responsible thereafter. The current fencing would have to be taken down and hauled off. We will discuss these options with the homeowners and the HOC membership.

### **Discussion of the Covenants, Conditions and Restrictions (CCRs)**

When we purchased our homes we became bound by the CCRs that had been filed by the developer(s). While there are some subtle differences between Phase 2 (the circle) and the newer phases, and some clarifying language in the newer phases as they were developed and filed, they are basically the same. There are some differences relating to the use of the property that changed between the early 80's and the early 90's, when the areas were developed. The basic premise in each Phase is that the underlying CCRs can only be enforced by a property owner in that phase and that any funds raised can only be spent within that phase. As you recall – that was the primary reason we formed the HOC – to share the costs over the entire subdivision.

The Architectural Control Committee under the leadership of Dwayne Williams and Dan Buchly have drafted and revised a set of CCRs for the HOC. They are patterned after those for Phases 3-10. When adopted by the membership, they will form the basis for common enforcement and monitoring of the restrictions. Copies will be distributed and discussed at the meeting.

### **Funding options and estimated costs**

We are still working on getting good estimates for all of the above. There is some overlap on some of the estimates we have received that we are reconciling. What we have today looks like this:

Irrigation and Electrical installation	\$25,000
Signage for 4 additional locations	3,000
Fencing for east side of Copperfield (total costs)	38,000
Trees and landscaping	<u>14,000</u>
Total Estimates	\$80,000

#### **Funding Sources:**

Wood fencing portion	19,000
City Matching Grant	5,000
Developer Participation	???
Discounts and savings through homeowner contacts	???

This leaves a number between \$55,000 and 60,000 to be raised. We currently have 177 lots in the HOC. This includes the undeveloped lots in Phase 10. There are potentially more lots if and when Phases 11-15 are developed. With the slowdown in building, the time line for those is “hazy” at best.

Simple math says that an assessment of \$300 to \$325 per lot would pay for the above. The Board will discuss that with those at the meeting. We solicit input from those of you with knowledge of, and/or connections with those who do, the work and materials listed above. The more we can do ourselves through work parties, the less the bill will be. For instance – about half of the Trees and Landscaping costs are installation labor; a portion of the irrigation and electrical costs are for trenching and running the pipes and installing sprinkler heads; Part of the fencing costs is the taking down and hauling off of the current fences and installation of temporary fencing while the columns and fence is installed (we estimate at least 2 weeks to pour footings, install columns and then install the fencing); and part of the signage cost is for installation.

The 15-20 members of the board and committees cannot do all that work. Nor do we necessarily have the expertise to do so. We need commitments from you, the membership, to help out with your expertise and your labor over several weekends to dig and plant! With sufficient commitments, we could cut the assessment down.

**Come to the meeting and give us your input. We plan to discuss these and then recess to inform those not in attendance and solicit votes in favor of the final proposal. We are still working on these estimates and ask that you call Keith Murray (774-3587) or Scott McCollum (774-6180) if you can help with the cost estimates. Please come to the meeting.**

**The overall purpose for all of this is to enhance and protect our property values and the quality of our subdivision.**