

December 11, 2019

Dear Homeowner,

Your Association's Board of Directors is committed to ensuring the community governing documents are followed and enforced, maintaining/increasing the property value of our community and representing the best interest of the community. In that spirit, we want to keep you informed.

- **Survey Completed** – The Board of Directors conducted a survey to better understand what is important to the community. Thank you to all who participated. Here are some of the findings.
 - 82% support the common areas (currently empty lots) within the community being developed into usable spaces for the neighborhood
 - Top 2 areas of focus - Common Area Improvement and Neighborhood Safety
 - Top 2 ideas for common areas – Green space with shade trees/sitting areas and Children's playground
 - 53% are willing to pay a reasonable increase in HOA dues to make community improvements that they feel are important to them and their family.
 - Based on responses, the average reasonable increase is \$160.
 - **Next Steps:** Based on your feedback, here are the actions we've taken to bring about some of these changes.
 - Submitted an application with the City of Lewisville Neighborhood Enhancement Program. This program is a matching grant up to \$12,000 to neighborhood groups wanting to beautify their neighborhood.
 - Application Status – Moving forward for consideration. The city has asked the HOA Board for a final budget to complete the application review.
 - Requested proposals to develop the open area at Modesto Court into a green space with a community pavilion.
 - Rock removal, natural green space with covered pavilion - \$62K
 - Rock removal, limited rock beds & artificial turf - \$52K
 - Requested meetings with the city to discuss details to convert into a gated community.
 - Requested proposals for additional lighting throughout the community and to install landmark signs at both entrances.
 - Lighting estimate - \$20K for 4 additional street lights
 - Landmark Signs estimate - \$6K to add signage on both bare entry walls
- **Monthly Financial Statements:** Some homeowners have commented not having seen financial statements for our community. Current and past documents can be found on the Association website under the Homeowner tab.
 - 2020 Budget has been approved and can also be found in the same area of the site.

Reminders for all homeowners:

- **Parking** – Several homeowners have raised a concern around congested street parking, particularly on Cordero and Olivia. Per HOA CCR guidelines, street parking is limited to temporary parking and limited to guests of no more than 48-hour time periods.
 - Be respectful of your neighbors and follow this guideline. The City of Lewisville will be driving the community and issuing citations, up to and including towing at owner's expense.

- **Stay Connected**
 - Neighborhood Website - Create a profile and confirm your email address at <https://www.crescentstateshoa.com> to ensure you receive all future communication.
 - Nextdoor App – Join our neighborhood, be careful because there are 2 spelled almost the same; one is correct, one isn't. You can also use this link: <https://nextdoor.com/invite/cctftxhcnaaupgczdcs>
 - Facebook Group - <https://www.facebook.com/groups/333650427311766/> or search for “Crescent Estates Lewisville” in groups. Answer a couple questions and your access will be provided by an admin (board member).

- **2020 Board of Directors Election** – The current HOA board members' terms will expire early next year and elections will be held at the 2020 Annual HOA Meeting. If you're interested in getting involved in the management of your community, attend the next Annual Meeting and become an HOA board member.

- **HOA Annual Assessment** -In general, HOA fees are due in January. While statements will be sent by mail, do not wait to receive your statement to make your payment.
 - If you do not receive a statement by mid December, please reach out to ESSEX through the HOA website.
 - Late fees and collection fees will be assessed accordingly for any non-payment.
 - The HOA fees of **\$400 annually** are collected separate from your property taxes and mortgage payments. In 2019, several people thought they were included and were late making payments.

In closing, the HOA Board is available to you. Share a concern or comment with the HOA Board by sending an email to boardofdirectors@crescentstateshoa.com. Anonymous submissions can also be submitted on the HOA website, <https://www.crescentstateshoa.com/contact-us.aspx>.

We look forward to hearing from you!

Kind Regards,
HOA Board
Crescent Estates - Lewisville