

Georgetown Square Civic Corporation
NOTICE TO ALL HOMEOWNERS

Annual Homeowners Association General Membership Meeting
Sunday April 28, 2019 at 5:00pm Georgetown Square poolside (bring a chair)

Your attendance is very important and welcome!

No business can be completed without the presence of a quorum. If you will be unable to attend, please send your written proxy (below) with your trusted **neighbor**. (Non-members are welcome, but cannot vote nor hold proxies.)

AGENDA

Call to Order / Confirm Quorum (16 residences = Quorum)

Approve minutes from 2018 General Membership meeting

Introductions and "Thank yous" to all neighborhood volunteers

Project Reports / Committee Reports

Treasurer's Report

2020 Assessments

Proposed Budget 2019-2020

Community Improvement Committee

Old Business

General Notices and Reminders

New Business

Board Directors election (3 positions – John, Mauri, Jill)

Pool repairs pending in May

Pool gate code change – update waiver forms and membership directory

Alley fencing replacement

National Night Out – Tuesday, October 1, 2019

Other Business

ITEMS FOR VOTE:

2018 General Membership Meeting Minutes

2019/20 Budget (4/1/2019-3/31/2020)

Board Directors Election

If you have any questions, please feel free to contact any Board member:

John Pickul, President Elizabeth McCall, Vice President

Mauri Norris, Treasurer Jill Pearsall, Secretary Brian Minton, Director

PROXY FORM

I/we _____ at _____
(print name) (print address)

grant my/our proxy for the General Membership meeting of the Georgetown Square Civic Corporation

on April 22, 2018 to _____
(name of attending member)

Signed by: _____ Date: _____

Meeting was held at the pool area on Sunday April 22, 2017. A quorum was confirmed as 37 residents/owners signed in or were represented by proxy (16 constitutes a quorum of the 53 properties). 25 owners were present and 12 sent proxies.

Meeting was called to order by President John Pickul at 5:13 p.m.

Meeting Minutes

The minutes from the General Membership Meeting of April 2017 were distributed with the meeting notices to all Owners/residents. Stephen Zeff moved to approve the minutes as distributed. Diane Wylie seconded the motion and it passed unanimously.

Introductions

John Pickul introduced the Board members: Ashley Chappell, vice president (absent); Mauri Norris, treasurer; Jill Pearsall, secretary; and Alexandra Grosman, director. John asked if any new residents were in attendance and welcomed them to the Community.

Thank yous

John thanked all of the neighborhood volunteers, too many to specifically mention. Mauri noted that generous volunteers are the key reason why we are able to keep our costs down and thus not having to increase annual assessments.

Treasurer's Report and Proposed Budget 2018/2019

Mauri presented the 2017/2018 year-end financial report (March 31, 2018) that was distributed with the meeting notice. Current total balance is \$161,274.22. Mauri reported that all revenue for the new year is recorded – thank you to everyone for their timely payments! Mauri highlighted pool repair expenses of \$2,177.61 in December to replace the pool pump. She also reported transferring \$30,000 from checking to savings to achieve as much interest as possible. The year closed with \$29,416.33 in revenue and \$20,687.53 in expenses.

Mauri reviewed the proposed budget for the 2018/2019 year highlighting budgets for Acacia alley fence repair (\$25,000) and continued landscaping improvements (\$10,000). The budget anticipates \$30,253.00 in revenue and \$60,700.00 in expenses. Higher expenses are proposed to be covered by savings.

Sandra Gaal moved to approve the 2017/2018 financial report and 2018/2019 budget as proposed. Tushar Shah seconded the motion and it passed unanimously.

Community Improvement Committee

William Arteaga reported that the Community Improvement Committee, formed at last year's membership meeting, has had changes in membership. Diane Fraser has moved and Ashley Chappell is planning to move, leaving only William. William has recruited Peggy Ascherl and Arnold Colunga to replace Ashley and Diane. Joseph Robertson has also agreed to assist.

William distributed a memo outlining a holistic approach to making improvements to the common areas, especially in consideration of the storm damage from Hurricane Harvey. William proposed to reallocate the \$10,000 from the 2017/2018 budget to the 2018/2019 budget to make progress on the Newcastle and pool area planter beds. William reported that little progress had been made to date, partially due to the storm but also due to the Board "bottle-necking" decisions. Jill objected to the comment, noting that the Board supported proceeding with Newcastle beds, pool area beds, curbside landscaping strips and additional pool area furniture at their February 2018 meeting. Mauri further defined the support of removing the plantings at both Newcastle and the pool, keeping the crepe myrtles and protecting the tree trunks from weed eaters.

From the discussion, Peggy confirmed the understanding that the Committee should make a plan, execute on the plan and stay within the budget. The attending membership was supportive of this action.

GSCC Website

The attendees were reminded that the website www.GeorgetownSquareCC.com contains official Community documents and forms for reference and use.

General Notices and Reminders

Rick Norris reported the light poles in several front yards have been upgraded with dusk-to-dawn LED lights, providing better lighting and security for the community. Rick also noted that many of the deferred maintenance aesthetic areas of concern, especially along the alleys, were repaired through other repairs after Hurricane Harvey.

Rick reported that cast iron sewer lines in the neighborhood area are nearing their end of life and may require replacement for effective drainage. Costs could range from \$20,000 to 40,000. Peggy noted that the storm sewer inlet at the Gambier/Newcastle alley along Acacia is clogged and ineffectively drains. William proposed the neighborhood repair the issue, however Jill noted that the storm sewer is a City system and would need City review and approval for repair. William noted that he would call the City about the issue.

Water accumulation at the end of the Acacia alley at Newcastle was reported to the Board. The Board has been working with Carol Kennedy at 4501 Acacia to assess her irrigation system in the area. Repairs are in process.

NextDoor Bellaire

Mauri reminded everyone of the benefits of signing up for www.nextdoor.com. The online network was a tremendous asset for communications during and after Hurricane Harvey, helping neighbors in need with evacuation, supplies, contractor recommendations, etc.. It's a great way to meet neighbors, get recommendations, find your lost pet, discuss crime, or promote a garage sale. If you want to join, go to www.nextdoor.com/join

Harvey recovery

Jill reported that 24 members responded to the November 2017 post-Harvey check-in, which asked the community how they were doing in recovery. The questions queried about the status of repairs, temporary relocation, plans to move, renters well-being, etc. Many reported that they are still going through recovery either by choice, to avoid overpriced repairs during high demand, or by force through schedule delays or insurance adjustment.

Board Directors Election

Two Board member positions are up for election this year – Ashley Chappell, Alexandra Grosman. Mauri nominated Elizabeth McCall at 6506 Newcastle and John nominated Brian Minton at 4547 Acacia. With no additional nominations, Stephen Zeff moved to elect Elizabeth and Brian by acclamation, Joseph Robertson seconded and it passed unanimously.

National Night Out

National Night Out is scheduled for Tuesday, October 2, 2018 this year, typically occurring from 7 to 9 p.m. The Board asked if the community wanted to participate. Many members supported participating at the pool with snacks and drinks. Mauri noted that the budget contains \$300 for an annual party. The Board recommended inviting the Bellaire Police Department to educate the community on security and safety. Teresa Lewis at 6507 Gambier offered to coordinate the event.

Adjournment

Joseph Robertson thanked the Board and Committee members for their work this past year. John Pickul noted that a Board meeting will convene after this meeting in order to elect officers. There being no further business, Carol Kennedy moved to adjourn, Joseph Robertson seconded and it passed unanimously. The meeting was adjourned at 6:02 p.m.

Respectfully submitted by
Jill Pearsall
August 5, 2018

| Month Paid | Apr-18 | May-18 | Jun-18 | Jul-18 | Aug-18 | Sep-18 | Oct-18 | Nov-18 | Dec-18 | Jan-19 | Feb-19 | Mar-19 | 4/1/2018-3/31/2019 Totals | 2018/2019 Approved Budget | 2019/2020 Proposed Budget |
|--------------------------|-------------------|-------------------|-------------------|-------------------|------------------|------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|---------------------------|---------------------------|---------------------------|
| Beg Bk Bal | 23,634.10 | 17,546.67 | 14,567.81 | 13,423.49 | 11,280.65 | 8,309.82 | 6,017.01 | 5,736.31 | 3,756.16 | 11,362.76 | 27,693.74 | 28,405.06 | 28,008.71 | | |
| Receipts | | | | | | | | | | | | | | | |
| Realtors | | | | 125.00 | | | | 125.00 | | 125.00 | | | 375.00 | 250.00 | 250.00 |
| Dues | 523.81 | | | | | | | | 8,028.57 | 20,224.00 | 1,023.81 | 123.81 | 29,924.00 | 30,000.00 | 30,000.00 |
| Dues Refunds | | | | | | | | | | | | | 0.00 | 0.00 | |
| Checking Interest | 0.16 | 0.14 | 0.12 | 0.10 | 0.09 | 0.08 | 0.06 | 0.05 | 0.07 | 0.22 | 0.23 | 0.25 | 1.57 | 3.00 | 1.50 |
| Bank Fees | | | | | | | | | | | | | 0.00 | 0.00 | |
| From Savings | | | | | | | | | | | | | 0.00 | 0.00 | |
| Ins Recovery | | | | | | | | | | | | | 0.00 | 0.00 | |
| Other | 50.00 | | | | | | | | | | | | 50.00 | 0.00 | |
| Total Receipts | 573.97 | 0.14 | 0.12 | 125.10 | 0.09 | 0.08 | 0.06 | 125.05 | 8,028.64 | 20,349.22 | 1,024.04 | 124.06 | 30,350.57 | 30,253.00 | 30,251.50 |
| Expenses: | | | | | | | | | | | | | | | |
| To Savings | | | | | | | | | | | | | 0.00 | 0.00 | |
| Groundskeepers | 1,984.22 | | | 1,984.22 | | 1,984.22 | | | | 1,984.22 | | | 7,936.88 | 9,000.00 | 9,000.00 |
| Pool Cleaning/Olympic | 205.68 | 205.68 | 205.68 | 205.68 | 205.68 | 205.68 | 205.68 | 205.68 | 205.68 | 205.68 | 205.68 | 205.68 | 2,468.16 | 2,700.00 | 3,000.00 |
| City/Bellaire water | 24.20 | 20.51 | 21.56 | 24.03 | 32.61 | 29.67 | 27.91 | 22.62 | 29.72 | 30.67 | 31.14 | 29.43 | 324.07 | 300.00 | 400.00 |
| Reliant/NRG | 58.77 | 62.81 | 56.00 | 54.01 | 57.63 | 73.32 | 47.17 | 48.75 | 66.76 | 74.67 | 75.90 | 68.81 | 744.60 | 1,800.00 | 1,200.00 |
| POBox | | | | | | | | | | | | 118.00 | 118.00 | 100.00 | 120.00 |
| Insurance ** | 1,859.55 | | | | | | | | | 1,723.00 | | | 3,582.55 | 4,000.00 | 4,000.00 |
| Lights*/Secur | | | | | | | | | | | | | 0.00 | 500.00 | 500.00 |
| Office/postage/copies | 12.17 | | | | | | | 47.18 | | | | | 59.35 | 200.00 | 200.00 |
| Website Maintenance | | | | | | | | | 119.88 | | | | 119.88 | 150.00 | 150.00 |
| Projects: | | | | | | | | | | | | | | | |
| Repair Fence | | | | | | | | | | | | | 0.00 | 25,000.00 | 30,000.00 |
| Pool Furniture | | | 199.14 | | | | | 341.96 | | | | | 541.10 | 1,000.00 | 1,000.00 |
| Pool Repairs | | | 662.06 | | 175.00 | | | | | | | | 837.06 | 2,000.00 | 15,000.00 |
| Landscp Common Grnds | | 2,690.00 | | | 2,500.00 | | | 1,439.01 | | | | | 6,629.01 | 10,000.00 | 3,000.00 |
| Side Walks | | | | | | | | | | | | | 0.00 | 0.00 | |
| Annual Mtg/Fall Party | | | | | | | | | | | | | 0.00 | 300.00 | 300.00 |
| Tree Trimming | | | | | | | | | | | | | 0.00 | 1,000.00 | 1,000.00 |
| Lndscp Newcstl | | | | | | | | | | | | | 0.00 | 0.00 | |
| Legal | | | | | | | | | | | | | 0.00 | 1,500.00 | 1,000.00 |
| IRS/Taxes ** | | | | | | | | | | | | | 0.00 | 150.00 | 150.00 |
| Refunds | | | | | | | | | | | | | 0.00 | 0.00 | |
| Website Development | | | | | | | | | | | | | 0.00 | 0.00 | |
| Other Projects | 2,516.81 | | | | | | | | | | | 98.49 | 2,615.30 | 1,000.00 | 3,000.00 |
| Total Expenses | 6,661.40 | 2,979.00 | 1,144.44 | 2,267.94 | 2,970.92 | 2,292.89 | 280.76 | 2,105.20 | 422.04 | 4,018.24 | 312.72 | 520.41 | 25,975.96 | 60,700.00 | 73,020.00 |
| Ending Balance | 17,546.67 | 14,567.81 | 13,423.49 | 11,280.65 | 8,309.82 | 6,017.01 | 5,736.31 | 3,756.16 | 11,362.76 | 27,693.74 | 28,405.06 | 28,008.71 | 4,374.61 | -30,447.00 | -42,768.50 |
| Statement Balance | -17,546.67 | -14,567.81 | -13,423.49 | -11,486.33 | -9,809.82 | -9,501.23 | -7,236.31 | -5,256.16 | -12,982.64 | -29,193.74 | -30,110.74 | -28,008.71 | | | |
| Difference | 0.00 | 0.00 | 0.00 | 205.68 | 1,500.00 | 3,484.22 | 1,500.00 | 1,500.00 | 1,619.88 | 1,500.00 | 1,705.68 | 0.00 | | | |
| | OK | OK | OK | 1ck o/s | 1ck o/s | 2cks o/s | 1ck o/s | 1ck o/s | 2ck o/s | 1ck o/s | 2cks o/s | OK | | | |

NOTES: 2019/20 Proposed budget assessment revenue remains the same as in 2012/13 & 2013/14 & 2014/15 & 2015/16 & 2016/17 & 2017/18 & 2018/19 years at \$30,000 (shared by all 53 members).

Tax return is due on 6/15 annually for fiscal year ending 3/31 (last filed 4/18/18 for yr ended 3/31/2018)

Last updated: 3/30/19 As of 3/30/19 - 1 o/s partial assessment for 2019 of \$100

2019 Assessment notices mailed on December 1, 2018.

SAVINGS

| | | | | | | | | | | | | | |
|------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------|
| Starting Balance | 137,640.12 | 137,645.78 | 137,651.63 | 137,657.29 | 137,663.14 | 137,668.99 | 137,674.65 | 137,680.50 | 137,686.16 | 137,692.01 | 137,697.86 | 137,703.14 | |
| Interest | 5.66 | 5.85 | 5.66 | 5.85 | 5.85 | 5.66 | 5.85 | 5.66 | 5.85 | 5.85 | 5.28 | 5.85 | 68.87 |
| Deposits | | | | | | | | | | | | | |
| Balance | 137,645.78 | 137,651.63 | 137,657.29 | 137,663.14 | 137,668.99 | 137,674.65 | 137,680.50 | 137,686.16 | 137,692.01 | 137,697.86 | 137,703.14 | 137,708.99 | 68.87 |
| | OK | | OK | OK | OK | OK | OK | | OK | OK | OK | OK | |

GEORGETOWN SQUARE CIVIC CORPORATION NEWSLETTER

Spring 2019

Current Board Members:

John Pickul - President **Elizabeth McCall - Vice President**
Mauri Norris - Treasurer **Jill Pearsall - Secretary** **Brian Minton - Director**

MARK YOUR CALENDARS

Please come, meet and visit with your neighbors at the

Annual General Membership Meeting
to be held at the pool
Sunday, April 28, 2019 at 5:00 p.m.

Your attendance is very important and welcome. No business can be conducted without a quorum present. If your schedule will not allow you to attend, please complete and send your proxy form (attached to the meeting Agenda) with your trusted neighbor.

Please bring a chair.

GSCC WEBSITE

Documents and forms are readily available to you on the Georgetown Square Civic Corporation website. You can access the following information:

- By Laws
- Deed Restrictions
- Meeting Agenda
- Membership Information Form
- Newsletters
- Policies:
 - Payment Plan Policy
 - Records Production Policy
 - Records Retention Policy
- Pool Liability Waiver

Visit

www.GeorgetownSquareCC.com

BOARD MEETINGS

The next **Georgetown Square Board meeting** will be held

immediately following the Membership meeting on April 28, 2019 at the Georgetown pool

Please note that Board meetings are typically held quarterly in February, May, August and November and the most recent meeting minutes are posted on the bulletin board on the pool fence.



BOARD MEMBER CONTACTS

John Pickul, President 713-665-1510
6508 Kenyon dillpickul@sbcglobal.net
Elizabeth McCall, Vice Pres 713-409-1469
6506 Newcastle emccall@mdanderson.org
Mauri Norris, Treasurer 713-201-9995
6504 Kenyon Maurinorris@yahoo.com
Jill Pearsall, Secretary 713-432-1266
6505 Kenyon mont2pear@aol.com
Brian Minton, Director 832-641-4103
4547 Acacia brian.a.minton@gmail.com



LOCAL HELPFUL NUMBERS

Bellaire Police/Animal Control - 713-668-0487
Bellaire Fire Dept - 713-662-8202
Bellaire City Manager - 713-662-8276
Bellaire Development Svcs - 713-662-8230
Bellaire Parks, Rec & Fac - 713-662-8280
Bellaire Public Works - 713-662-8170
CenterPoint/Power Outages - 713-207-2222

GEORGETOWN SQUARE CIVIC CORPORATION NEWSLETTER

Spring 2019



POOL UPGRADES

The pool will undergo upgrades starting in May 2019 after which the pool gate code will be changed. This will allow the Board to maintain a safe environment within our community and to receive updated information from our membership.

MEMBERSHIP INFORMATION

In order to access the pool after the upgrades, complete Pool Liability Waivers and Membership Information forms will be required. Once received, a Board member will provide you with the new gate code. Please do not share the gate code to help support a safe environment. Both documents can be found online at:

<https://www.georgetownsquarecc.com/documents/>

Having this current information allows **the Board** to provide timely and informative details about the business and activities within our immediate community, including emergency notifications. Once received, please do not share the gate code to help support a safe environment.

Please email the completed forms to mont2pear@aol.com or drop them off to 6505 Kenyon Lane. If you rent your property, please register Tenant information as well so that the Board can contact you in case of emergency. Your information will be kept confidential if requested.

POOL HOURS

Sunday - Thursday, 6:00 a.m. - 10:00 p.m.

Friday - Saturday, 6:00 a.m. - 11:00 p.m.



POOL USE

As the weather warms up, please refresh your memory on the pool rules associated with use of the community pool:

- **NO** lifeguard on duty - swim at your own risk
- **NO** glass containers. Metal, plastic or paper only
- **NO** smoking
- **NO** pets allowed
- **NO** barbeque equipment
- **NO** large pool floats
- **NO** running - **NO** playing ball, except with inflatable beach balls - **NO** diving
- Limit four guests per resident. Guests and minors **must** be accompanied by an adult resident. Unaccompanied guests or minors are subject to arrest and prosecution for trespassing.
- Pool equipment shall **only** be operated by an authorized person or vendor. The rear gate is for maintenance use **only**.
- Area safety and cleanliness are **every** resident's responsibility - please remove **your** belongings and **your** trash.
- Babies and young children **MUST** use swim diapers.
- The **pool area entry gate** should be closed and secured and all **lights and fans** turned off when you leave.



HURRICANE PREPARATIONS

Hurricane season starts June 1st. Please make sure you, your family and your home are prepared.

www.readyhouston.tx.gov/
www.nhc.noaa.gov/prepare/ready.php