

Georgetown Square Civic Corporation

NOTICE TO ALL HOMEOWNERS

Annual Homeowners Association General Membership Meeting

Sunday May 17, 2026 at 5:00 pm Georgetown Square poolside

(please bring a pen, a copy of this notice, and a chair if possible)

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 (attached) 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 2025 General Membership meeting

Introductions and “Thank yous” to all neighborhood volunteers

Board service appreciation

Reports

 Treasurer’s Report

 2026/2027 Assessments

 Proposed Budget 2026/2027

 Community Improvement Committee

 Construction Review Authority

Old Business

 General notices and reminders

 Update on street, sidewalk, curb, and alley maintenance responsibility

New Business

 Board of Directors election (2 positions – Wei and William)

Other Business

Adjournment

ITEMS FOR VOTE:

2025 General Membership Meeting Minutes

2026/27 Budget (4/1/2026-3/31/2027)

Board of Directors Election

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

 Wei Mao, President William Arteaga, Vice President

 Mauri Norris, Treasurer Jill Pearsall, Secretary Carol Liu, Director

Georgetown Square Civic Corporation
Annual Homeowners Association General Membership Meeting
Sunday May 17, 2026 at 5:00pm Georgetown Square poolside

PROXY FORM

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

grant my/our proxy for the General Membership meeting of the Georgetown Square Civic Corporation
on May 17, 2026 to _____
(name of attending member)

My/our VOTE (please circle your response to items 1 through 4):

1. 2025 General Membership Meeting Minutes.....in favor opposed abstain
2. 2026/27 Budget (4/1/2026-3/31/2027).....in favor opposed abstain
3. Board Directors Election ballot:
 - Nominee 1 William Artega (4533 Acacia)
 - Nominee 2 Wei Mao (6506 Gambier)

Signed by: _____ Date: _____

Meeting was held at the pool area on Sunday May 4, 2024. A quorum was confirmed as 35 residents/owners signed in or were represented by proxy (16 constitutes a quorum of the 53 properties). 27 owners were present and 8 sent proxies.

Meeting was called to order by President John Pickul at 5:07 p.m.

Meeting Minutes

The minutes from the General Membership Meeting of May 2024 were distributed with the meeting notices to all Owners/residents with contact information on file. Mauri Norris moved to approve the minutes as distributed. Joseph Robertson seconded the motion and it passed unanimously.

Introductions

John asked that all Board members introduce themselves. John Pickul residing at 6508 Kenyon, president, Wei Mao residing at 6506 Gambier, vice president; Mauri Norris residing at 6504 Kenyon, treasurer; Jill Pearsall residing at 6505 Kenyon, secretary; and William Arteaga residing at 4533 Acacia, director.

Thank yous

John thanked all of the neighborhood volunteers for their work throughout the year. He emphasized that without volunteers, our expenses would be greater thus our annual assessments would increase. Volunteers help with pool maintenance, security lighting, irrigation and plumbing, pool landscaping, as well as the Community Improvement Committee and Construction Review Authority.

Treasurer's Report and Proposed Budget 2023/2024

Mauri presented the 2024/2025 year-end financial report (dated April 1, 2025) that was distributed with the meeting notice. Checking balance was \$29,507.97 and money market \$68,371.86. The certificate of deposit of \$75,000, earning 5%, will mature May 6, 2025. All assessments are paid and most paid timely, so thank you. Beyond standard operational expenses, costs from the 2024/2025 budget include tree removal and sidewalk repairs along Kenyon and legal expenses to assist with our governing documents.

Mauri reviewed the proposed budget for the 2025/2026 fiscal year, which runs from April 1 through March 31, with no proposed increase to annual assessments. Some slight increases are budgeted since all costs seem to be going up. The Board has budgeted legal expenses to deal with the City street maintenance issue.

Brian Minton moved to approve the 2024/2025 financial report and 2025/2026 budget as proposed. Tushar Shah seconded the motion and it passed unanimously.

Community Improvement Committee

Rick Norris reported neighbors have been having issues with the cast iron sewer lines which are getting beyond their useful life. Three failures have occurred within the neighborhood. To replace the piping all together could run each homeowner \$20 to 40K. Rick looked into home warranty options, but they will not cover the majority of costs. The west side of Kenyon does not have cast iron since they were built in the early 1990s. Brian Minton used John Moore and had a pipe within a pipe repair for \$6K a few years ago. He has not had any issues with the installation.

Rick reported that the security lights are regularly checked and repaired. Some pole lights are breaking down, but the HOA will assess the pole lights and provide light bulbs as needed. Rick requested everyone keep their porch lights on for security reasons.

William reported that this year was a quiet year for improvements. The only area addressed was along Kenyon. A dead tree was removed in front of 6511 Kenyon and the sidewalk along 3 townhomes in that area was replaced. We have bids for the remaining sidewalk work, but the focus will remain on safety until the issue with the City maintenance is resolved.

William also noted that repairs were made to the irrigation system along Newcastle.

Construction Review Authority

No report.

General Notices and Reminders

Jill reminded the community to know the pool rules since the summer season is heating up. William also requested that everyone clean up after using the pool, putting things back in place to let others enjoy the environment. Keeping our townhomes and yards well maintained helps maintain our home values and our community reputation. As Rick also reiterated, paying attention to exterior lights (alleys, poles, porches) will provide a safe and secure community. Lastly, Jill had sent out an email reminder for pet clean up and leashing to keep everyone safe.

Update on street, sidewalk, curb, and alley maintenance responsibility

Jill updated the community on efforts to clarify maintenance responsibility for our streets, curbs, sidewalks, and alleys with the City of Bellaire through Travis Tanner, the Director of Development Services. Jill summarized the details of the community, noting our fee simple ownership, ungated, publicly-accessible community, public utilities, public services for trash and recycling, etc. Mr. Tanner noted that according to Harris County Appraisal District (HCAD), our streets and common areas are private, and provided an HCAD account number for such which has allegedly been in place since 1988.

City documents (a quit claim deed) previously provided to Owners to support the City's private street position do NOT apply to our community nor our situation.

Jill argued that we have City of Bellaire streets signs, city-installed accessible curb cuts, and various utilities under the streets and alleys. She further argued that we pay the same amount of taxes as other Bellaire residents who appreciate the City's maintenance and repairs of their streets.

Jill then searched recorded property documents with the Harris County Clerk. In the search, she found three property plats from 1969, 1990, and 1991, which resulted in the 53 townhomes we have today. All three plats clearly indicate the owner/developer requesting the plat intended the streets, alleys, parks, watercourses, drains, easements be public places. Jill was unable to find anything official asking that our streets and common areas be private. Jill sent these findings to Mr. Tanner at the City, but has not received a response.

Jill has contacted an attorney who specializes in dealing with municipalities. Initial discussions with the attorney yielded that:

Private streets would not be to our benefit. We would have to gate our community, provide trash and recycling dumpsters outside of the gates, and will have to navigate the fact that our underground utilities (water, sanitary, storm) are City utilities.

We have a strong case to reverse the City's "opinion" and this same situation has clarity and support in case law.

The Board has approved to engage the attorney to officially clarify the situation with the City. Initial efforts are not to exceed \$5,000.

New policy

With support from legal counsel, Jill reported that the Board recently approved a new policy shared by email and uploaded to our website, that will allow the Board to implement fines for anyone not curing maintenance, use restrictions, or rule infractions within the time period provided. The policy also outlines a process to request a hearing with the Board to collaboratively discuss any issues that may prevent an Owner

from curing the violation. Although most Owners respond to maintenance issues or rule violations timely, some do not. Having this policy in place will allow the Board to enforce compliance more strongly.

Amendment of Association documents to comply with current Texas Property Code

A second amendment to our Declaration of Covenants, Conditions, and Restrictions (aka deed restrictions) was distributed with the meeting agenda. This amendment primarily creates the Construction Review Authority and their processes to be separate from the current Board oversight of that process. These changes are required to comply with the current Texas Property Code.

Deed restrictions are the foundation for an HOA, and require rigor to amend, including notarized signature by a majority of Owners and filing with the County. The Board invited a notary to the meeting to help capture this documentation. Attendees signed their Joinders, with 5 being provided prior to the meeting. The notary completed the lengthy but important task.

Board Directors Election

Jill noted that three Board member positions are up for election, positions currently held by John, Mauri, and Jill (two-year term). John has chosen not to continue service on the Board after many years. Nominations were distributed with the meeting notice. Voting ballots were distributed and collected and Jill tallied the votes.

- Nominee 1 Ying Liu (4513 Acacia) received 18 votes
- Nominee 2 JoAnn Mueller (6500 Kenyon) received 13 votes
- Nominee 3 Mauri Norris (6504 Kenyon) received 33 votes
- Nominee 4 Jill Pearsall (6505 Kenyon) received 32 votes

Ying, Mauri and Jill will serve on the Board for a 2-year term.

Other Business

No other business was brought to the meeting.

Adjournment

Jill noted that a Board meeting will convene after this meeting in order to elect officers. There being no further business, Karin Madison moved to adjourn, Hayley Christians seconded and it passed unanimously. The meeting was adjourned at 7:14 p.m.

Respectfully submitted by
Jill Pearsall, Secretary
May 6, 2025

Month Paid	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	4/1/2025-3/31/2026 Totals	2025/2026 Approved Budget	2026/2027 Proposed Budget	
Beg Bk Bal	29,507.97	23,234.89	19,835.05	13,866.83	11,278.63	11,039.62	10,548.26	7,875.61	7,281.44	30,417.98	36,163.91	37,891.22	36,696.69			
Receipts																
Realtors					250.00								250.00	375.00	375.00	
Dues									27,919.97	10,466.68	2,199.99		40,586.64	42,000.00	42,000.00	
Dues Refunds													0.00			
Checking/Interest		2,222.19											2,222.19	2,250.00	2,200.00	
Bank Fees													0.00			
From Savings													0.00			
Ins Recovery													0.00			
Other										50.00	0.67		50.67			
Total Receipts	0.00	2,222.19	0.00	0.00	250.00	0.00	0.00	0.00	27,919.97	10,516.68	2,200.66	0.00	43,109.50	44,625.00	44,575.00	
Expenses:																
To Savings		2,222.19											2,222.19			
Groundskeepers	2,159.59			2,159.59			2,159.59			2,159.59			8,638.36	10,000.00	10,000.00	
Olympic Pools 1st	275.77	604.29		223.02	275.77	275.77	275.77	275.77	275.77	275.77	275.77	275.77	3,309.24	3,500.00	3,500.00	
City/Bellaire/wtr 12th	62.10	74.39	73.69	74.39	72.29	69.84	67.04	69.84	65.98	65.59	57.51	57.89	810.55	780.00	850.00	
Reliant/NRG(26th)	138.12	149.70	149.53	131.20	140.95	144.08	137.57	133.87	156.82	158.80		144.84	1,585.48	2,000.00	2,000.00	
POBox												230.00	230.00	250.00	300.00	
Insurance **	2,412.00									2,111.00			4,523.00	5,000.00	5,000.00	
Lights*/Secur								41.94	31.32				73.26	500.00	500.00	
Office/postage/copies		5.95				1.67	32.68	42.97				140.07	8.19	231.53	200.00	200.00
Website Maintenance								229.78					229.78	220.00	250.00	
Projects:																
Repair Fence													0.00	200.00	300.00	
Pool Furniture/Lights													0.00	500.00	1,000.00	
Pool Repairs	525.50	1,951.08		Note: Olympic charged us twice for filter cleaning \$525.50, used credit balance as needed for upcoming routine									425.00	2,901.58	1,500.00	3,000.00
Common Grnds/Pool												52.84	52.84	500.00	3,000.00	
Side Walks/Curbs													0.00	20,000.00	2,000.00	
Annual Mtg/Fall Party													0.00	200.00	200.00	
Tree Trimming								-200.00					-200.00	1,500.00	2,000.00	
Lndscp Newcstl													0.00	1,500.00	1,000.00	
Legal	700.00	614.43	5,000.00						-405.00				5,909.43	5,000.00	3,000.00	
IRS/Taxes **			745.00										745.00	750.00	800.00	
Refunds													0.00			
Website Development													0.00			
Other Projects									4,658.54				4,658.54	5,000.00	8,000.00	
Total Expenses	6,273.08	5,622.03	5,968.22	2,588.20	489.01	491.36	2,672.65	594.17	4,783.43	4,770.75	473.35	1,194.53	35,920.78	59,100.00	46,900.00	
Ending Balance	23,234.89	19,835.05	13,866.83	11,278.63	11,039.62	10,548.26	7,875.61	7,281.44	30,417.98	36,163.91	37,891.22	36,696.69	7,188.72	-14,475.00	-2,325.00	
Statement Balance	-23,760.39	-19,840.05	-13,871.83	-11,283.63	-11,044.62	-10,553.26	-7,880.61	-7,323.38	-30,417.98	-38,323.50	-37,891.22	36,696.69				
Difference	1ck o/s	1 \$5 o/s ck	1 \$5 o/s ck	1 \$5 o/s ck	1 \$5 o/s ck	1 \$5 o/s ck	1 \$5 o/s ck	41.94ck o/s	OK	\$2159.59-1ck	OK	OK				
to SOS - Jill																

NOTES: No change proposed for 2027. No change in 2026. 2025 assmnt increase of 10-11% to \$42,000. 2024 assmnt increase 10%, 2023 increase of 15%; rate used for 2012/13 through 2022/2023 of \$30,000 (shared by 53 members). Tax return is due on 7/15 annually for fiscal year ending 3/31 (by 15th day of 4th month after end of fiscal) No proposed increase for the year 2026 due 1/1/26. Assmnt ltrs mailed 11/29/25
Last updated: 4/21/2026 As of 3/31/2026: 1 unpaid assessment No proposed increase for the year 2027 due 1/1/27.

SAVINGS Bk of Tx	A	M	J	J	A	S	O	N	D	J	F	M	TOTALS
Starting Balance	68,371.86	68,391.53	68,411.86	68,431.54	68,450.44	68,455.92	68,461.23	68,466.26	69,124.45	69,125.23	69,126.01	69,126.72	
Interest 10/4 .35%	19.67	20.33	19.68	18.90	5.48	5.31	5.03	0.76	0.78	0.78	0.71	0.78	98.21
MMkt/CD int								657.43					657.43
Balance	68,391.53	68,411.86	68,431.54	68,450.44	68,455.92	68,461.23	68,466.26	69,124.45	69,125.23	69,126.01	69,126.72	69,127.50	755.64
\$50657.43 3.85% CD due 3/26/2026		OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	
TOTALS													
PNC MMkt Ac bal	77,222.19	77,405.01	77,663.24	77,922.34	78,165.52	78,434.70	78,696.37	78,933.50	79,175.68	79,384.12	79,579.18	79,795.69	
Dep 5/9/25: \$77,222.19 interest		182.82	258.23	259.10	243.18	269.18	261.67	237.13	242.18	208.44	195.06	216.51	2,573.50

