



09/02/2025 - Town Hall Meeting Notes and Action Items

Hello Bel Air Village Homeowners. Thank you to those that attended the Town Hall Meeting on 09/02/2025.

Below is a bullet point summary of discussion items with follow up action items listed in red. Multiple action items are already underway or have been completed. The meeting notes along with this follow-up sheet will be posted to the Bel Air Village Residential website.

Overview:

- Safety Concerns and Considerations
- Compliance related issues
- Amenity Updates
- Construction related topics
- Miscellaneous Homeowner Q&A
- Future and Current Projects

➤ Safety Concerns

- Homeowners would like to see additional lighting in the neighborhood.
- Multiple accidents at 1417.
- Homeowners requested red flashing lights on the stop signs, due to people running through them.
- Homeowners requested speed bumps on the road to prevent speeding .
- A homeowner suggested creating a turn lane at 1417 and Paradise Way since cars have a hard time seeing as they are turning.
- Concern about Beach & London being barricaded.
- Homeowners want to see Essex doing what they can to help promote safety.
 - Association Manager has contacted the Sherman Police Department to request regular patrols of the neighborhood.
 - We are compiling a list per homeowner feedback, of requests and suggestions and will present it to the City and / or the Sherman PD and Fire Marshal to improve and promote the safety of the community.
 - Researching temporary solutions, such as reflectors, signage, etc. in the interim.
 - Per the Developer, a traffic study will be conducted in the future which will determine when the street barricades at London and Beach will come down.



➤ Compliance

- Dog waste is being left on the playground.
 - Association Manager has notified porter to address the problem.
 - Homeowners must do their part in picking up after their pets.
 - Please adhere to the City of Sherman Animal Ordinances as well as the community governing documents as shown below.
 - [Animal Ordinances | Sherman, TX - Official Website](#)

7.5. ANIMALS. DOMESTIC ANIMALS ONLY. No wild animal, animal, bird, fish, reptile, poultry, swine, or insect of any kind may be kept, maintained, raised, or bred anywhere on the Property for a pet, commercial purpose or for food. Customary domesticated household pets may be kept subject to the Rules. The Board may adopt, amend, and repeal Rules regulating the types, sizes, numbers, locations, and behavior of animals at the Property. The Board may require or effect the removal of any animal determined to be in violation of this Section or the Rules. Unless the Rules provide otherwise:

7.5.1. Number. **No more than two pets** (total weight of both pets no greater than one hundred fifty (150) pounds) may be maintained in each Residence. Of the two pets, no more than two may be cats or dogs. Permission to maintain other types or additional numbers of household pets must be obtained in writing from the Board.

7.5.2. Disturbance. Pets must be kept in a manner that does not disturb the peaceful enjoyment of Residents of other Lots. No pet may be permitted to bark, howl, whine, screech, or make other loud noises for extended or repeated periods of time. Owner shall ensure that their pet(s) comply with these rules at all times. Pets must be kept on a leash when outside the Residence. The Board is the sole arbiter of what constitutes a threat or danger, disturbance or annoyance and may upon written notice require the immediate removal of the animal(s) should the Owner fail to be able to bring the animal into compliance with this Declaration or any Rules promulgated hereunder. Those pets which are permitted to roam free, or, in the sole discretion of the Board and to the extent permitted under applicable law, constitute a nuisance to the occupants of other Lots may issue an order to an Owner that such pet be removed upon request of the Board; provided, in no event shall the Board or Association be required to remove any pet from the Subdivision. If an Owner has failed to remove its pet from the Subdivision pursuant to any order of removal issued by the Board within three (3) days after such order is delivered to an Owner, such Owner shall be subject to fines hereunder and the Board may proceed with efforts to immediately remove the pet that is the subject to the order from the Subdivision. Notwithstanding anything contained herein to the contrary, the Board in its sole discretion and without incurring any further duty or obligation to Owners or Residents within the Property, may decide to take no action and refer complaining parties to the appropriate municipal or governmental authorities for handling and final disposition. **IF ANY ANIMAL OR PET IS A NUISANCE IN THE SUBDIVISION, HOMEOWNERS ARE ENCOURAGED TO CONTACT THEIR LOCAL ANIMAL CONTROL AUTHORITY**

Contact Information to report animal related issues to the City of Sherman:

[Reporting Animal Issues | Sherman, TX - Official Website](#)

Complaints: 903-892-7255



FOR ASSISTANCE. The Association shall have no liability or obligation to ensure removal of a pet from the Subdivision that is a nuisance and cannot be held liable or responsible if any enforcement actions taken by the Association under this Section 7.5.2 are unsuccessful. Any Owner of a pet that attacks another person or animal within the community is subject to a \$1,000 fine per occurrence (each day of violation being deemed to be an occurrence), whether or not such Owner's pet inflicted harm on a person.

7.5.3. Indoors/Outdoors. A permitted pet must be maintained inside the Residence, and may not be kept on a patio or in a yard area. No pet is allowed on the Common Area unless carried or leashed.

7.5.4. Pooper Scooper. A Resident is responsible for the removal of his pet's wastes from the Property. Unless the Rules provide otherwise, a Resident must prevent his pet from relieving itself on the Common Area, the Area(s) of Common Responsibility, or the Lot of another Owner. The Association may levy fines up to \$100.00 per occurrence for any Owner who violates this section and does not comply with the rules as set forth herein.

7.5.5. Liability. An Owner is responsible for any property damage, injury, or disturbance caused or inflicted by an animal kept on the Lot. **EACH OWNER BY ACCEPTANCE OF TITLE TO ITS LOT HEREBY RELEASES AND WAIVES THE ASSOCIATION, DECLARANT, THE BOARD AND/OR ITS MANAGING AGENT AND THEIR RESPECTIVE MEMBERS, EMPLOYEES, DESIGNEES, ADMINISTRATORS, INSPECTORS, CONTRACTORS, AND AGENTS, AND AGREES TO INDEMNIFY AND DEFEND SAME AND HOLD THEM HARMLESS FROM AND AGAINST ANY CLAIMS, LIABILITIES, LOSS, DAMAGE, COSTS AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, IN CONNECTION WITH OR ARISING OUT OF ANY ACTIONS OR ATTACK BY OWNER'S PET OR BY ANY PET RESIDING ON AN OWNER'S LOT WITHIN THE SUBDIVISION. ALL BREEDS OF PETS THAT ARE DETERMINED TO BE AGGRESSIVE OR VICIOUS BREEDS BY THE BOARD OR ANY APPLICABLE GOVERNMENTAL AUTHORITY (INCLUDING SPECIFICALLY, WITHOUT LIMITATION, PIT BULLS OR ROTTWEILERS) ARE STRICTLY PROHIBITED WITHIN THE SUBDIVISION AND ARE DEEMED TO BE A NUISANCE AND SUBJECT TO REMOVAL PROVISIONS SET FORTH HEREIN.**

7.6. ANNOYANCE. No Lot or Common Area may be used in any way that: (1) may reasonably be considered annoying to neighbors; (2) may be calculated to reduce the desirability of the Property as a residential neighborhood; (3) may endanger the health or safety of Residents of other Lots; (4) may result in the cancellation of insurance on the Property; or (5) violates any law or Governmental Requirement. The Board has the sole authority to determine what constitutes an annoyance.

7.7. APPEARANCE. Both the Lot and the Residence must be maintained in a manner so as not to be unsightly when viewed from the Street or neighboring Lots or Common Areas. The Architectural Reviewer is the arbitrator of acceptable appearance standards.



➤ Compliance Continued

- Homeowners expressed a sense of unfairness at having received violation letters for borders in their yard or other issues, but the same issues are occurring in common areas.
 - HOA management has sent the border information to the developer. Awaiting approvals.
 - A community wide review is underway with Compliance.
- Homeowner received notice on flower beds but received no response from compliance.
 - Essex is working with the Compliance Department regarding response times and improvements in homeowner communication.
- Concerns were expressed regarding towing enforcement, renters leaving cars in the street, unauthorized parking.
 - Essex is currently creating a proposed policy for Declarant approval. Once approved, we will work with the City and begin the implementation process.
- Trash is being left out.
 - Compliance is issuing violation notifications to offenders.
- Overgrown grass
 - Compliance is issuing violation notifications to offenders.

➤ Construction / Landscape Related

- Mailboxes are facing north. Mail is getting damaged by the rain.
 - We are reviewing possible solutions but must comply with USPS guidelines.
- Dead bushes near the townhomes.
 - A community wide dead tree and vegetation inventory is under way. Essex met with the landscape contractor onsite on 09/09/2025. We are awaiting proposals and will then begin replacement measures.
- Stalled construction.
 - Contracts are confidential agreements between the Developer and the Builders. These agreements are rarely made public, just as a homeowner's contract(s) are not for public information. Essex will provide updates if/when they become available.
 - The current economic trends are a direct factor. As the market shifts, the development of the community will increase.



➤ Amenity Updates

- Concern regarding Beach, Lagoon, Amenity Center and walkway completion and proposed timeline.
- Some homeowners have expressed the desire for a resort style pool if the lagoon will not be built.
- Concerns surrounding the trail conditions
- Homeowners don't utilize the gym equipment at the playground. They would like more child-friendly amenities.
- Timeline for the other parks being finished in the community
 - Essex will begin providing quarterly informational updates surrounding community progress.
 - We will address the homeowner recommendations for more child-friendly focused amenities and smaller pool at the next board meeting and will request any timeline updates.
 - We met the Landscape contractor onsite and instructed them to cut away any vegetation growing onto the trails and around the workout equipment. We had the mud scraped from the trail. This will be ongoing maintenance due to the amount of dirt that is on bare lots. This situation will improve as the community is built out, but for now we will monitor and address the situation as needed.

➤ Other Homeowner Q&A

- Concern was expressed that board members were listed on the agenda, but they weren't at the meeting.
 - We apologize for the way the agenda was worded. Moving forward we will only list those who plan to be in attendance. The Board of Directors relies on Essex as the managing agent to act as the communication liaison. Please contact your Association Manager regarding any questions or concerns.
- Homeowners requested the frequency of ACC meetings. Homeowner put in a request at the beginning of August but no response as of 9/2.
 - ACC department is waiting for a decision from the declarant on specific cases. The review process may take up to thirty days, unless special consideration is required.
- Concerns regarding water and smells.
 - This issue involves the City and the Water Treatment Facility that is east on 1417. Concerns should be directed to the City of Sherman. [Wastewater | Sherman, TX - Official Website](#)



- No food trucks in the neighborhood
 - Essex is working with our in-house event coordinator to line up food trucks at least one evening of every month. More details to follow soon.
- Homeowner inquired about the “Community wide standard”.
 - Essex is working with the ACC Team to provide a clearer more concise system for conveying the standard for the community.
- David Stone wants sound barrier fences for the entire development on 1417.
 - It is not possible to soundproof the community.
- Homeowners inquired about percentage of budget that goes to the HOA management.
 - The management fee is standard is \$5 per door. This information is available in the approved budget that is posted to the website.
- Homeowners would like the lease cap lowered and have requested an audit of the community lease properties.
 - Essex maintains a list of the lease properties and whether they have followed proper lease protocol as outlined in the CCRs and amendment. Violations are issued to homeowners not following the lease protocol. We are researching the home that was reported to have multiple residents and pets.
- Homeowners are requesting recourse for the builders/salespeople who were not forthcoming at the time of sale.
 - Homeowners will need to address any concerns directly with the builder(s) if they were provided with incorrect information prior to closing. The concept maps are clearly marked “subject to change”. There is no timeline listed in the governing documents.
- Homeowners requested a meeting with the Board.
 - The Board has appointed Essex Association Management to act as the community liaison. Communication should be directed to your Association Manager.
- Many questions were raised surrounding the PID.
 - The PID, or Public Improvement District is a separate entity from the HOA or POA. For more information, please visit the City of Sherman website: [Special Districts | Sherman, TX - Official Website](#)



- Master CCRs, Article 4.2

- We have reached out to the Attorney who drafted the CCRs for clarification.

4.2 Recreational Facility Land Easement. Declarant, in its capacity as Recreational Facility Land Owner, hereby grants and conveys to the Association, and each Primary User and Permitted User an easement (the "**Recreational Facility Land Easement**") over, on, through and across the Recreational Facility Land for the purposes of access and use of the Recreational Facility Land and any Recreational Facilities located thereon as part of the Common Properties under the terms of this Agreement. The common expenses of the Association shall specifically include the proportionate share of cost and expenses to maintain and repair the Recreational Facilities and improvements within the Recreational Facility Land for and in consideration of the Recreational Facility Easement granted herein. The conveyance of all or any portion of the Recreational Facility Land shall be subject to and encumbered by the Recreational Facility Land Easement hereby granted and conveyed. The Recreational Facility Land Easement shall entitle the Primary Users and any Permitted Users hereunder to a waiver of any general admission fees charged by the Recreational Facility Land Owner for access and use of the Recreational Facilities by the general public, but shall not entitle any Primary User or Permitted Users to a waiver of any other fees or charges that may generally be charged by the Recreational Facility Land Owner to the general public as a condition to use of the Recreational Facilities. The access and use of the Recreational Facility Land and any Recreational Facilities by the Primary Users and any Permitted Users shall be subject in all events to any and all rules, restrictions, requirements, conditions and charges or fees (other than general admission fees) as applicable to the general public's use of the Recreational Facilities and/or the Recreational Facility Land.

EACH MEMBER AND OWNER BY ACCEPTANCE OF A DEED ACKNOWLEDGES AND AGREES THAT THE RECREATIONAL FACILITIES AND RECREATIONAL FACILITY LAND ARE NOT OWNED BY THE ASSOCIATION AND SHALL BE OPEN TO THE PUBLIC AND DESIGNED FOR PUBLIC USE BY PERSONS WHO ARE NOT MEMBERS OR OWNERS OF LOTS WITHIN THE PROPERTY ON A GENERAL ADMISSION BASIS, AND THE RECREATIONAL FACILITIES SHALL BE SHARED WITH AND SUBJECT TO THE ACCESS AND USE OF THE GENERAL PUBLIC ON A GENERAL ADMISSION BASIS.

- Homeowners expressed disappointment in 2024 Holiday Décor and request an upgrade and improvement for 2025.
 - Essex is partnering with a new Holiday Décor contractor for the upcoming season. We have met onsite and expressed our We have used them on other communities in the past and are extremely pleased with their displays.
- Homeowners want Essex to advocate for them and provide information and regular community updates.
 - We along with the Developer are deeply committed to Bel Air Village. We understand that the current economic conditions have slowed progress in the community, and we realize that with these conditions come frustration for the homeowners. It is our goal to make Bel Air Village a lovely, flourishing community that you are proud to be a part of. It is always challenging during the development phase, but we appreciate your patience and understanding.



➤ Other Community Updates:

- Multiple Community Improvement projects in process:
 - Drainage and Sod solutions for the Townhome yards
 - Rye grass seeding
 - Path up to the fitness station on the south end of Bel Air Blvd.
 - Drainage and erosion resolution at south end of Bel Air Blvd.
 - Drainage and clean out at northeast end of property, by Railroad tracks
 - Rock Bed in front of Monument Letters facing 1417
 - Reviewing lighting concerns at Cluster Mailboxes
 - Adding pet waste stations around the walking trails
 - Shade structures at Playground
 - Association Manager will be reaching out to the residents that expressed interest in serving on advisory committees.
 - Upcoming 3rd Quarter Board of Directors meeting / 2026 Budget approval