

# **Townhall Meeting of the Members**

**Tuesday, September 2, 2025, at  
6:00 p.m.**

**Sherman Municipal Ballroom  
405 N Rusk St, Sherman, Tx 75090**

**[www.belairvillagehoa.com](http://www.belairvillagehoa.com)**

**[www.belairvillagepoa.com](http://www.belairvillagepoa.com)**



# Meeting Conduct

- The Town Hall Meeting will be conducted in an orderly manner
- Only one person should speak at a time-No interruptions please
- Please save your questions until the end of the presentation
- Individuals that are not conducting themselves in an appropriate manner will be asked to leave the meeting

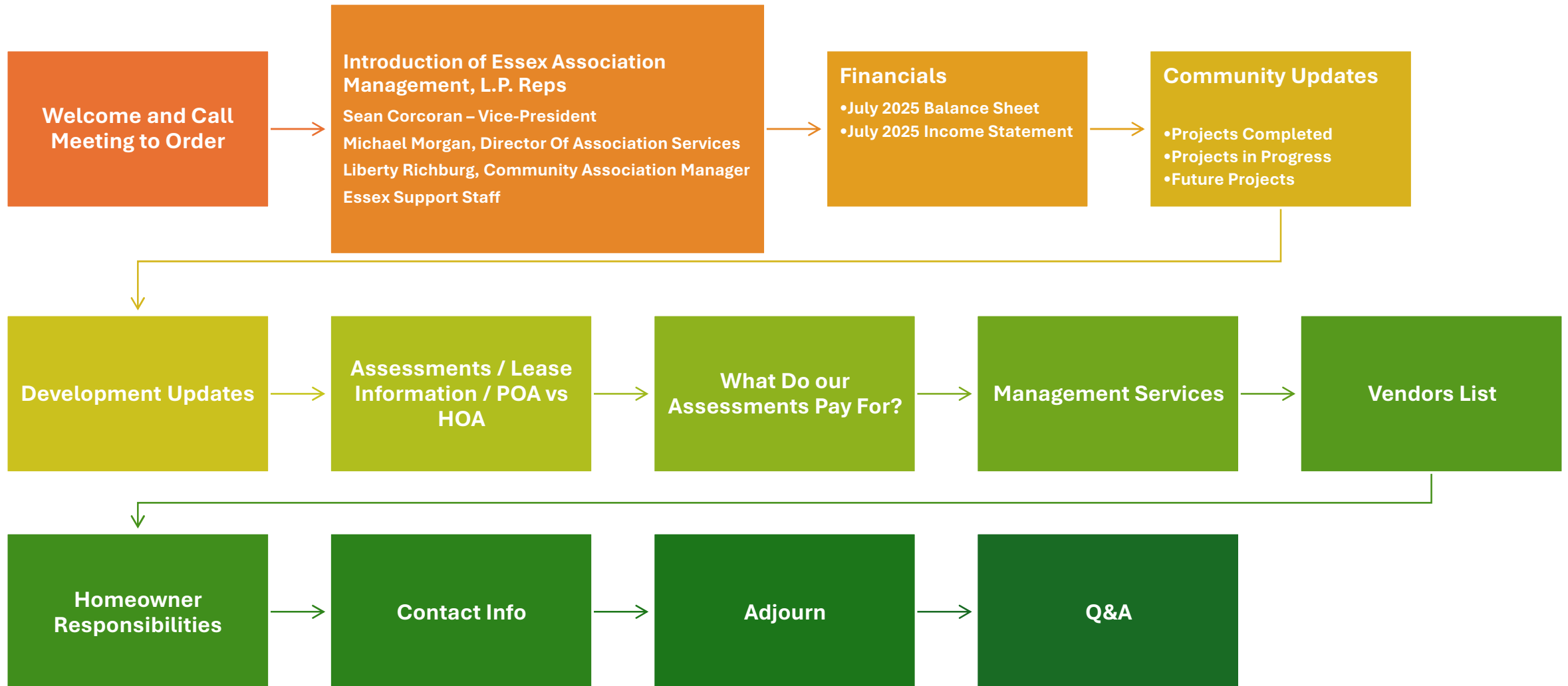


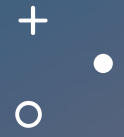
A PROFESSIONAL PROPERTY MANAGEMENT COMPANY

**Thank you for attending!**

**Let's make this a productive meeting!**

# Agenda





# July 2025 Financials



# Balance Sheet Report Bel Air Village Residential

As of July 31, 2025

	<u>Balance Jul 31, 2025</u>	<u>Balance Jun 30, 2025</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Assets</b>			
1010 - CIT Bank Operating Account	175,981.40	125,877.63	50,103.77
1011 - CIT Bank Reserve Account	28,201.94	23,048.83	5,153.11
1016 - FCB Bank-26 Wk CD Ladder 07/25 xxx1309	0.00	78,000.00	(78,000.00)
1017 - FCB Bank-52 Wk CD Mature 1/26 xxx1368	78,280.42	78,000.00	280.42
1040 - UBS Financial Services	230,151.73	229,293.80	857.93
<b>Total Assets</b>	<b>512,615.49</b>	<b>534,220.26</b>	<b>(21,604.77)</b>
<b>Receivables</b>			
1400 - Accounts Receivable	104,123.69	80,250.06	23,873.63
<b>Total Receivables</b>	<b>104,123.69</b>	<b>80,250.06</b>	<b>23,873.63</b>
<b>Total Assets</b>	<b>616,739.18</b>	<b>614,470.32</b>	<b>2,268.86</b>
<b><u>Liabilities</u></b>			
<b>Liabilities</b>			
2000 - Accounts Payable	7,600.85	22,314.13	(14,713.28)
2050 - Prepaid Assessments	22,195.00	41,477.50	(19,282.50)
<b>Total Liabilities</b>	<b>29,795.85</b>	<b>63,791.63</b>	<b>(33,995.78)</b>
<b>Total Liabilities</b>	<b>29,795.85</b>	<b>63,791.63</b>	<b>(33,995.78)</b>
<b><u>Owners' Equity</u></b>			
<b>Equity</b>			
3900 - Retained Earnings	269,458.39	269,458.39	0.00
<b>Total Equity</b>	<b>269,458.39</b>	<b>269,458.39</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>269,458.39</b>	<b>269,458.39</b>	<b>0.00</b>
<b>Net Income / (Loss)</b>	<b>317,484.94</b>	<b>281,220.30</b>	<b>36,264.64</b>
<b>Total Liabilities and Equity</b>	<b>616,739.18</b>	<b>614,470.32</b>	<b>2,268.86</b>



## Income Statement Summary Bel Air Village Residential

July 01, 2025 thru July 31, 2025

	Current Period			Year to Date (7 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	110,400.42	50,420.67	59,979.75	675,471.76	667,275.67	8,196.09	767,509.00
Total Income	110,400.42	50,420.67	59,979.75	675,471.76	667,275.67	8,196.09	767,509.00
Total General & Administrative	8,118.85	5,921.34	2,197.51	36,128.60	33,951.34	2,177.26	58,570.00
Total Insurance	0.00	0.00	0.00	7,244.24	17,000.00	(9,755.76)	20,000.00
Total Utilities	5,366.55	4,325.00	1,041.55	17,310.06	30,275.00	(12,964.94)	51,900.00
Total Contingency	0.00	150.00	(150.00)	0.00	1,052.00	(1,052.00)	1,804.00
Total Infrastructure & Maintenance	3,152.45	11,833.33	(8,680.88)	38,049.58	81,333.33	(43,283.75)	145,000.00
Total Landscaping	9,892.59	11,633.33	(1,740.74)	59,199.09	57,433.33	1,765.76	97,600.00
Total Irrigation Maintenance	0.00	750.00	(750.00)	1,300.00	5,250.00	(3,950.00)	9,000.00
Total Repair and Replacement Projects	36,119.34	5,000.00	31,119.34	36,119.34	35,000.00	1,119.34	60,000.00
Total Townhome Expense	11,486.00	18,963.00	(7,477.00)	162,635.91	135,781.00	26,854.91	233,635.00
Total Reserves	0.00	0.00	0.00	0.00	0.00	0.00	90,000.00
Total Expense	74,135.78	58,576.00	15,559.78	357,986.82	397,076.00	(39,089.18)	767,509.00
Net Income / (Loss)	36,264.64	(8,155.33)	44,419.97	317,484.94	270,199.67	47,285.27	0.00

# Community Updates

Completed Projects

In Progress

Future Projects

# Completed Projects



- Streetlight repairs – Extra parts stored to avoid any delays if future repairs are required
- New banners added to light posts
- Outdoor fitness equipment added along walking trails
- Rip Rap / Drainage project
- Second Amendment filed
- New mulch added along Bel Air Blvd



## In Progress

- New Landscape and Irrigation Contractor as of 09/01/2025:  
Improvement of the overall appearance of the community
- Restoration and repainting the Wood Fence along 1417 frontage
- Lake Management contract for improvements around pond
- Waste receptables at Cluster Mailboxes
- Drainage resolution and clean out along east side by Railroad
- Advisory and Volunteer Committee creation








- Sod at Townhomes – Possible resolutions: Gravel, Artificial Turf, Shade tolerant grass such as Zoysia
- Place rock or other possible solutions in the strip in front of Bel Air monument letters (1417 frontage)
- Add vegetation in South area of Development
- Replace Dead Trees and other vegetation as needed
- Cut overgrowth along walking trails
- Create path to access fitness equipment

## Future Projects





<b>PHASE I LEGEND</b>	
	TOWNHOME - 90
	40' LOT -125
	50' LOT -104
PHASE I TOTAL : 327	
<b>PHASE II LEGEND</b>	
	TOWNHOME - 98
	ALT. TOWNHOME - 30
	40' LOT -208
	50' LOT -123
	60' LOT -30
PHASE II TOTAL : 561	
<b>PHASE III MIXED USE</b>	
	MULTI-FAMILY 1,352 UNITS
	RETAIL 84,200 SF GLA
	OFFICE 60,000 GSF
	HOTEL 150 ROOMS / CONFERENCE CENTER
	PARKING DECK
<b>PHASE IV MIXED USE</b>	
	MULTI-FAMILY 2,738 UNITS
	PARKING DECK
	PLAZA / COURTYARD AREA
	MUSEUM
<b>MULTI-FAMILY TOTAL :</b>	
MULTI-FAMILY 3,994 UNITS	
96 UNITS FOR SALE (WATERSIDE VILLAS)	
<b>MASTER TRAILS LEGEND</b>	
PH. 1 TRAILS +/- 6,644 LF (1.25 MI.) *INCLUDES SIDEWALK AT PH. 1 PARK	
PH. 2 PROPOSED TRAILS +/-31,611 LF (6.00 MI.)	
PH. 3 PROPOSED TRAILS +/-4,309 LF (.81 MI.)	
PH. 4 PROPOSED TRAILS +/-4854 LF (1.3 MI.)	
TOTAL TRAIL: 9.36 MI. (CURRENT PROPOSED) 8-10 MI. (FINAL TARGET)	
	TRAILS



**BEL AIR VILLAGE  
CONCEPT DEVELOPMENT  
MAY 03, 2024**

**MASTER PLAN**



TO WHOM IT MAY CONCERN:

In response to those inquiries, please note that the lagoon amenity that is contemplated to be part of the Recreational Facilities is still planned, however, as stated in the Declarations of Covenants, Conditions and Restrictions applicable to lots and land in the Bel Air Village Project, **THERE IS NO OBLIGATION TO CONSTRUCT OR COMPLETE ANY OF THE RECREATIONAL FACILITIES (WHICH INCLUDES THE LAGOON AMENITY).**

The timing for commencement and ultimate completion of the Recreational Facilities adjacent to the Bel Air Village Project is largely dependent on home deliveries in the Bel Air Village, which as you may know have slowed in the second Phase of lots currently being delivered and work on subsequent Phases of the Bel Air Village Project. Commencement and completion of the Recreational Facilities is also largely dependent on other variables, including availability of construction materials and labor, and weather conditions. In this regard, there is no definitive timeline for commencement or completion of construction of the Recreational Facilities. **THERE IS NO GUARANTEED DATE OF COMPLETION AND THE DEVELOPER/DECLARANT IS NOT LIABLE FOR FAILURE TO COMPLETE ANY RECREATIONAL FACILITIES AT ALL OR BY A CERTAIN DATE, OR WITHIN A REASONABLE AMOUNT OF TIME. ANY STATEMENT OF CONSTRUCTION TIME IS ONLY AN ESTIMATE.**

While a site plan was submitted in late 2023 that included conceptually the Recreational Facilities, these plans could change and due to variables at play, formal design phase for the Recreational Facilities will not commence until shortly before commencement of construction. The developer is in the process of acquiring additional acreage west of FM 1417 and is moving forward to design approximately 300 additional living units in Phase 3 of the Bel Air Village project. **DEVELOPER/DECLARANT AND THE OWNERS' ASSOCIATIONS, AND THEIR CONSTITUENT PARTIES AND AFFILIATES, DO NOT GUARANTEE OR WARRANT THAT ANY RECREATIONAL FACILITIES, INCLUDING THE LAGOONS WITH BE BUILT OR WILL BE BUILT AS CURRENTLY CONTEMPLATED OR WHEN SUCH RECREATIONAL FACILITIES MAY BE AVAILABLE.**

Homeowners may be directed to obtain any updates or the latest information regarding the status of the Recreational Facilities through the homeowner association management company, Essex Association Management L.P., 1512 Crescent Drive, Suite 112, Carrollton, Texas 75006; Phone: 972-428-2030.

**NOTHING CONTAINED HEREIN OR THAT MAY BE SAID BY ANY SALES AGENT, BROKER OR THE PROPERTY MANAGER IS A GUARANTY OR REPRESENTATION THAT ANY RECREATIONAL FACILITIES WILL BE BUILT.**





July 7, 2025



August 18, 2025



**We have been given authorization to utilize all means available to ensure that the current townhome construction is completed.**

**Permanent doors will be delivered in approximately two weeks.**





## Development Updates:

### Road Barricades at London and Beach

- The barricades will remain in place until a traffic study dictates the need for these roadways to be opened. The barricades also serve to protect and limit access into the community. This area has not been built out and would invite opportunities for trespassing and crime.
- Even with the barricades, vandalism occurred within the barricaded area over the weekend of August 23/24. Security cameras are being reviewed, and a police report will be filed. The light posts have been repaired.



# Surrounding Future Developments.....

H.E.B has confirmed that they will be building in the area southwest of Bel Air Village. Link below.

[H-E-B officially coming to Sherman](#)

The City of Sherman has approved the development of a new entertainment venue *"The Backyard"*.

**On Tuesday night the City of Sherman approved a new event venue that will double as a restaurant**

# Unit Type Listing by Date

## Bel Air Village Residential

As Of Fri Aug 29, 2025

Unit Type	No Units	Sq Feet	Percent Interest	Occupied Flag	Late Fee
01 -- Single Family	188			Occupied	0.00
02 -- Townhomes	97			Occupied	0.00
03 -- Builder- Single Family	209			Occupied	0.00
05 -- Builders- Townhome	32			Occupied	0.00
Total Number of Units:	526				

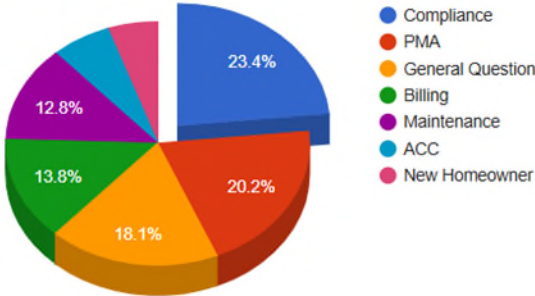
## Bel Air Village HOA Community Charts

Conversation Started: 01/01/25 to 08/29/25

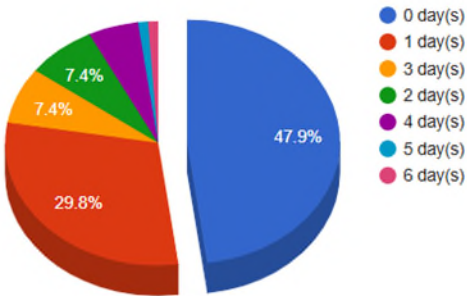
Total Number of Submissions for Date Range: 75

Pie Charts ordered by: Percentage (high-to-low)

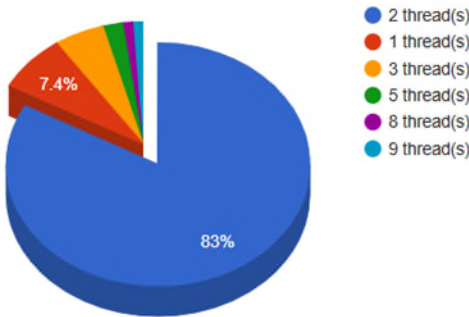
Submissions by Category



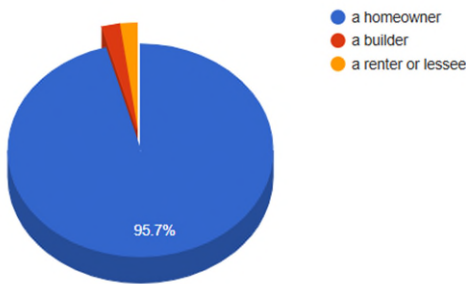
Statistics by Age



Statistics by Conversation Thread



Statistics by Submission Group





# Product Type & Current Assessments

---

Single Family \$900 Annually

Townhomes \$675 Quarterly

Master (POA) \$300 Annually

---

Leasing restrictions apply. The community is currently at maximum lease capacity.


No new leases will be considered until the residence has been owner occupied for 2 years from date of purchase.




## ***POA vs HOA***

A POA, or Property Owner's Association, is normally put into place where there is a Master-planned community intended for multi or mixed-use scenarios. The POA acts as an “umbrella” covering all current and future common areas as well as the maintenance and protection of the undeveloped areas. The amenities and common areas that will fall under the POA are those that will be shared by members/homeowners throughout the community regardless of location or phase. The POA also serves as support to any other association within the community. One of the main objectives of a POA is to boost and support the local real estate industry. It may often provide educational, legislative and networking opportunities and services to property owners.

The purpose of the HOA is to better the community for the homeowners. The HOA's focus is more on individual properties and compliance, making sure that appearances are maintained according to the governing documents. This oversight will help to ensure aesthetic uniformity as well as enforcement of the rules and regulations. The HOA also provides upkeep and maintenance of common areas, such as playgrounds, dog parks, athletic fields, etc. The HOA may fund improvements and special projects for the community. The HOA may also wield significant legal and financial power over the property owners. The HOA board is responsible for the management of the finances, establishing assessments, overseeing maintenance and compliance community wide.



# What Assessments pay for.....



**Maintenance of Common Areas:** HOA assessments contribute to the upkeep of shared spaces such as parks, landscaping, sidewalks, pools, gyms, parking lots, and community centers. This includes regular maintenance, repairs, and landscaping services.

**Customer Service:** 24-hour customer service

**Utilities and Services:** The fees may cover expenses for utilities like water, electricity, trash removal, sewer, and sometimes cable or internet services for common areas to name a few.

**Reserve Funds:** HOAs often allocate a portion of the assessments to reserve funds. These reserves are set aside for major repairs or replacements of community infrastructure, such as roofs, roads, or major equipment, ensuring the association has funds available for future expenses.

**Insurance:** The HOA typically secures insurance coverage for common areas and structures, and part of the assessment fees might go toward paying insurance premiums.

**Professional Services:** These fees could also cover payments to property management companies, attorneys, accountants, or other professionals hired by the HOA for administrative or legal support.

**Amenities and Services:** Communities often offer amenities like security services, recreational facilities (pools, gyms, playgrounds), landscaping, and community events. HOA assessments fund the operation and maintenance of these amenities.

**Compliance and Enforcement:** The fees help support the enforcement of community rules, architectural guidelines, and standards to maintain the aesthetics and property values within the community.

**Administrative Costs:** HOA assessments cover the administrative costs of running the association, including staff salaries, office expenses, and mailing or communication services.



### **Property or Association Manager**

Conducts Site Inspections  
Coordinates with Vendors  
Facilitates Repair & Maintenance  
Efforts



### **Accounting**

Produces Monthly  
Statements  
Facilitates Audit Process  
Vendor Payment



### **Billing & Collections**

Sends Out Homeowner  
Statements  
Facilitates In House  
Payment Plans  
Facilitates Fee Waiver  
Requests



### **Resales**

Coordinates Resale  
Certificates Required by  
Law for Buyers & Sellers



### **Compliance**

Facilitates Inspection  
Drives on Homeowner  
Properties to ensure  
Community Guidelines  
& Standards are Upheld  
Reporting of Issues to  
Property Manager  
Facilitates Letters &  
Notifications to  
Homeowners



### **ACC**

Receives & Processes  
any Requests for  
Exterior Modifications  
to the Exterior of Homes

**ALONG WITH THE CUSTOMER SERVICE TEAM, ASSOCIATION MANAGER, ACCOUNT  
MANAGER AND ADMINISTRATIVE TEAM, WE OFFER MULTIPLE SUPPORT  
DEPARTMENTS**



## Current Vendors/ Contractors

New Contract Landscaper – Sunset Landscape Services

Water – City of Sherman

Electrical - Grayson Collin Electric

Irrigation System and Controls- Sunset Landscape Services

Insurance - Solidarity

Grounds Porter – J&C Construction

Pet Porter – Call of Doody

HOA Attorney – HOAF

Webmaster – Creek Bluff Digital Media

# Homeowner Responsibilities.....

Homeowner is responsible for the Landscaping maintenance of the front and back yard.

Homeowner is responsible for irrigation maintenance.

Homeowner is responsible for all aspects of maintenance of the home.

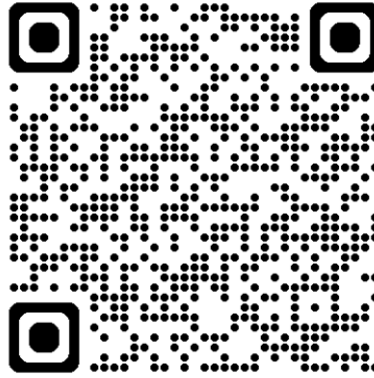
Owner purchases and maintains insurance for their home.

Homeowner is responsible for all utilities for their unit.

Maintain a respectful demeanor toward all fellow residents.

Be respectful of common areas and equipment

## Contact Us



[www.belairvillagehoa.com](http://www.belairvillagehoa.com)

[www.belairvillagepoa.com](http://www.belairvillagepoa.com)



Modification Request Forms (ACC) can be Submitted Online

Monthly Income Statements and Balance Sheets

Governing Documents

Important Phone Numbers

Community Updates / Notifications

Volunteer Forms / Join A Committee

Email Updates: Sign Up Now!

**\*\*If you need help registering on the website, paying your assessments or anything else please let us know as we are here to assist**

# Essex Association Management, L.P.

Monday – Friday

9:00 am – 5:00 pm

After Hours Emergency Line: (888) 740-  
2233

1512 Crescent Dr. Suite 112

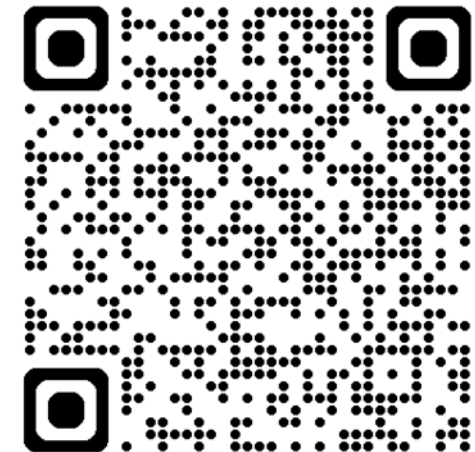
Carrollton, Texas 75006

Phone: (972) 428-2030

Fax: (469) 342-8205



A PROFESSIONAL PROPERTY MANAGEMENT COMPANY





Thank You For

A T T E N D I N G

**Adjourn**

# Homeowner Q & A

