

# SPRING VIEW ESTATES



HOMEOWNERS ASSOCIATION

Annual Meeting  
December 17, 2024  
6:00 p.m.

# AGENDA

**CALL TO ORDER**

**PROOF OF NOTICE**

**FINANCIALS  
2025 BUDGET**

**ELECTION OF BOARD MEMBERS**

**SOCIAL COMMITTEE VOLUNTEERS**

**ADJOURN**

**OPEN  
COMMENTS/QUESTIONS**

*Spring View  
Association, Inc.*

NOTICE OF ELECTION/ANNUAL MEETING  
Tuesday, December 17, 2024  
6:00 P.M.

Dear Spring View HOA Member,

In accordance with Article 2 Section 2.5 of the Bylaws for Spring View Association, Inc., you are hereby given notice that an Annual Meeting of the Member is scheduled for **Tuesday, December 17, 2024, at 6:00p.m.** An election will be held to fill three (3) positions on the Board of Directors. If you are interested in running, please fill out the candidacy form and return to Lindsay at [Lindsay@legacysouthwestpm.com](mailto:Lindsay@legacysouthwestpm.com) Nominations will not be accepted from the floor Please join my meeting on your computer, tablet or smartphone.

**Spring View Election/Annual Meeting**  
Dec 17, 2024, 6:00 – 6:30 PM (America/Chicago)

**Please join my meeting from your computer, tablet or smartphone.**  
<https://meet.goto.com/640035213>

**You can also dial in using your phone.**  
Access Code: 640-035-213  
United States: [+1 \(408\) 650-3123](tel:+14086503123)

**Get the app now and be ready when your first meeting starts:**  
<https://meet.goto.com/install>

Enclosed with this notice you will find a Proxy; in the event you are unable to attend the meeting. **To conduct the Meeting, a quorum of 20% of members must be present either in person or by proxy. If you are attending by proxy, please complete and return the proxy to [Lindsay@legacysouthwestpm.com](mailto:Lindsay@legacysouthwestpm.com) no later than Noon on Tuesday, December 17, 2024** The meeting will begin promptly at 6:00 p.m.

We look forward to having you join us. If you have any questions, please call Lindsay Gilliland at 214-705-1615 ext. 9.



COMMUNITY WEBSITE  
[WWW.SPRINGVIEWESTATESTXHOA.COM](http://WWW.SPRINGVIEWESTATESTXHOA.COM)



**LINDSAY GILLILAND**  
[LINDSAY@LEGACYSOUTHWESTPM.COM](mailto:LINDSAY@LEGACYSOUTHWESTPM.COM)



Spring View Homeowners' Association, Inc.						
	Account	Description	2024 Budget	2024 Actual	2025 Budget	
<b>Operating Accounts</b>						
<b>Income Accounts</b>						
<b>Income</b>						
	40-4010-00	Assessment Income	\$54,600.00	\$54,600.00	\$54,600.00	\$600 annually 91 homes
	40-4050-00	Capital Contribution (CAP)	\$1,200.00	\$800.00	\$1,600.00	4 home sales paying CAP fee \$400 at closing
	40-4060-00	Collection Fees	\$400.00	\$405.00	\$500.00	
	40-4080-00	Fines	\$0.00	\$50.00	\$0.00	
	40-4115-00	Interest - Collections	\$0.00	\$243.00	\$0.00	
	40-4120-00	Late Fees	\$0.00	\$725.00	\$0.00	
	40-4999-00	Reserve Account	\$0.00	\$725.00	\$33,516.00	Future projects or improvements
<b>Income Accounts Total</b>			<b>\$56,200.00</b>	<b>\$57,548.00</b>	<b>\$56,700.00</b>	
<b>Expense Accounts</b>						
<b>General &amp; Administrative</b>						
	50-5510-00	Accounting Fees	\$510.00	\$425.00	\$1,020.00	
	50-5515-00	Administrative Supplies	\$1,020.00	\$528.69	\$1,200.00	
	50-5590-00	Collection Costs	\$500.00	\$545.00	\$1,000.00	
	50-5710-00	Holiday Decorations	\$2,000.00	\$0.00	\$1,527.00	
	50-5730-00	Legal Fees - Collections	\$300.00	\$0.00	\$1,500.00	
	50-5735-00	Legal Fees - General	\$400.00	\$0.00	\$750.00	
	50-5750-00	Management Fees	\$11,031.30	\$4,596.35	\$11,363.00	3% increase
	50-5755-00	Tax Preparation	\$400.00	\$365.00	\$400.00	
	50-5756-00	1099s	\$57.48	\$112.71	\$125.00	
	50-5771-00	Association Document Storage	\$300.00	\$125.00	\$300.00	
	50-5850-00	Postage & Delivery	\$400.00	\$179.22	\$300.00	
	50-5900-00	Social/Community Events	\$3,000.00	\$3,240.93	\$3,500.00	Board asked for increase
	50-5930-00	Website	\$315.00	\$204.95	\$490.00	
<b>Insurance &amp; Taxes</b>						
	55-7310-00	Directors & Officers	\$1,106.30	\$1,147.00	\$1,357.00	Increase 20%
	55-7385-00	TX Comm Property	\$977.50	\$1,196.00	\$1,675.00	Increase 40%
<b>Landscaping</b>						
	60-6050-00	Irrigation Maintenance	\$1,500.00	\$746.54	\$1,500.00	
	60-6060-00	Landscape Contract	\$23,793.00	\$8,943.50	\$23,793.00	No increase
	60-6070-00	Landscape Extras	\$500.00	\$0.00	\$500.00	
<b>Maintenance &amp; Repairs</b>						
	61-6565-00	Maintenance & Repairs -General	\$2,000.00	\$350.00	\$1,500.00	
<b>Utilities</b>						
	70-7010-00	Electricity	\$309.00	\$149.43	\$500.00	
	70-7150-00	Water	\$1,384.32	\$1,176.19	\$2,400.00	
<b>Expense Accounts Total</b>			<b>\$51,803.90</b>	<b>\$24,031.51</b>	<b>\$56,700.00</b>	
<b>Operating Accounts Net</b>			<b>\$4,396.10</b>	<b>\$33,516.49</b>	<b>\$0.00</b>	

# 2025 BUDGET APPROVAL

**ACCOUNT BALANCE**  
**\$24,738.18**

## Payment Options

### Option 1

#### Your Banks Online BillPay

Name of your Community  
c/o Legacy Southwest Property Management  
PO Box 294047  
Lewisville, TX 75029-4047

### Option 2

#### CINC Payment Portal

To make your payments, please go to the CINC portal at [lswpm.cincwebaxis.com](http://lswpm.cincwebaxis.com). On the first visit to the portal, you will need to register. Simply click on the "Sign In" button at the upper right corner of the window, then click "Create Account" at the bottom right. Once your registration request is reviewed and validated by Legacy Southwest, you will receive an email with a link to set your password. You can then log in with your email address and new password to make payments. Please allow 24 hours for validation.

### Option 3

#### Lockbox Payment

Make out a check payable to Name of your Community with your property address on the check and mail to the address below.

Name of your Community  
c/o Legacy Southwest Property Management  
PO Box 294047  
Lewisville, TX 75029-4047

### Option 4

#### Corporate Payment

Make out a check payable to Name of your Community with your property address on the check and mail to the address below.

Name of your Community  
c/o Legacy Southwest Property Management  
8668 John Hickman Pkwy., Ste 801  
Frisco, TX 75034

2025 ASSESSMENTS DUE  
JANUARY 31, 2025  
TO AVOID LATE FEES

# BALLOT

**Election Ballot**  
**Spring View**  
**Homeowners Association,**  
**Inc.**

Please select three (3) candidates by checking the appropriate boxes

- Candidate Annaly Butler
- Candidate Karthick Srinivasan
- Candidate Veera Chunduri
- Candidate Sam Thomas

_____	_____
Homeowner Name (Printed)	Address
_____	_____
Homeowner Signature	Date

ONLINE VOTING  
DECEMBER 17TH-19TH  
RESULTS POSTED  
DECEMBER 20TH

**WWW.SPRINGVIEWESTATESTXHOA.COM**

**\*\* THIS BALLOT MUST BE SIGNED AND HAVE ADDRESS TO BE VALID \*\***

# SOCIAL EVENT COMMITTEE

LINDSAY@LEGACYSOUTHWESTPM.COM

# ACC COMMITTEE UPDATES





Examples of weeds/grass in flowering beds.



**FLOWER BEDS AND TREE WELLS  
FREE OF WEEDS**

**SPRAY WEED KILLER WAIT UNTIL  
TURNS BROWN AND PULL WEEDS**

**APPLY FRESH MULCH**

**CORNER LOTS MOW ALL THE WAY  
AROUND THE SIDE OF HOME  
INCLUDES GRASS BEYOND  
SIDEWALK**

**TRASH CANS HIDDEN FRONT VIEW  
OF HOME**

**INSPECTIONS EVERY 10 DAYS**





# RECYCLE MISSED PICKUP REPORT:

CITY OF FRISCO  
972-292-5900

HOA REPORTED 12/17/24



**SHADES OF GREEN  
7401 COIT ROAD  
FRISCO, TX 75035**

## Annual Tree Auction

Calling all bargain hunters, plant lovers, and homeowners that need to get the HOA off their backs. It's time for our annual Shades of Green Tree Auction on **Saturday, January 25, 2024**.

You'll find outrageous deals on trees, shrubs, chipped pottery, garden décor, and more. Easily save up to 90% off retail price for these "less than perfect" items. Up for bid are many completely healthy (yet cosmetically challenged) trees and shrubs that need a good home.

- 30 gallon container trees, as low as \$30!
- 3" Caliper trees, as low as \$45!
- Large ceramic pots, as low as \$10!

Previews start the day of at 9:00AM and the bidding starts at 10:00AM.

There is NO FEE for registering! You may register in-person the day of.

The auction will be held entirely outdoors - rain or shine.



# PARKING



**Please Don't Block the  
SIDEWALK**



**ADJOURN**

**OPEN  
COMMENTS/QUESTIONS**