

ROYAL SHORES COMMUNITY ASSOCIATION
2013 STATE OF THE ASSOCIATION REPORT

-Of the 236 lots in Royal Shores, less than a dozen remain in the hands of builders. There are 225+ owner occupied properties in our community; and Royal Shores has the highest square foot values for homes currently listed on the market in Kingwood.

-As a result of re-bidding contracts in 2012 and sound financial management practices, a small budget surplus was achieved in 2012 and in 2013 which allowed the Board to allocate funds to the Reserve Account and to begin making much needed repairs to our infrastructure. The roof of the main gazebo was replaced, the deteriorating pier was rebuilt, and a security light/pole has been installed to provide enhanced safeguards at the Pier Park. After several requests from the Board, Friendswood Development Co. contributed \$10,000 to the pier replacement project.

-The Board approved the Reserve Study which evaluated our assets (gazebos, pier, trellis, sidewalks, etc.) has implemented the recommendation to allocate \$23,000 per year of our budget to finance the remaining life and replacements cost of our assets.

-A contract has been signed with the Harris County Constables Pct. 4, to have an increased police presence within the community in order to assist in protecting properties and to enhance the security of the community. The Board plans to allocate ~\$15,000 to this effort in 2014. Trespass Affidavits have been filed with HPD and the Constables offices. The Constables will be maintaining routine patrols through the holidays while school is out. However, we encourage residents to call the non-emergency number (713-884-3131) if you notice any suspicious activity.

-Effective 4/1/2013, the Board entered into a new association management company agreement with SterlingASI.

-Use of the Royal Shores website has steadily increased throughout 2013. The Board has published 18 announcements and/or eBlasts in an effort to keep the community-at-large informed on any matters that affect the entire community. According to SterlingASI, almost all owners have valid, current login ID's. The Board considers the website to be our most economical and most effective tool for communicating with residents.

-In addition to the Annual Meeting when directors were elected to the Board, open BOD meetings were held on 7 occasions. All meetings had a quorum of directors, notices were posted in advance, agendas were published, and minutes are published after being approved.

-The Board approved 28 Architectural Review Forms for items such as swimming pools, additions to homes, outdoor kitchens, etc.

-A financial audit of the records of the association for 2012 was completed in the first quarter of 2013 and it is the expectation that an audit for 2013 will be conducted early in 2014.

-As a reminder, 2014 Assessments are due on January 1, 2014. Any assessments not paid in full and credited to your account by January 31, 2014 will be charged interest plus a \$25.00 administrative fee.

-Your Board of Directors would like to wish you and your family a Happy, Healthy, and Prosperous New Year in 2014.

RSCA Board of Directors
Ben Graves, Fred McCarty, Sandy West-Graham, & Larry Combs
12/30/2013