

# **SCO*f*IELD Website**

**“Get Connected”**

**<http://www.scofieldfarms.org/>**

**Username = scofield**

**Password = 78727**

# **SCOFIELD FARMS**

## **HOMEOWNERS ASSOCIATION MEETING**

**APRIL 21, 2005**

**Held At**










**PARMER WOODS ASSISTED LIVING**

**7:30 PM**

**Director Introductions**

# 2005 SCOFIELD FARMS

## ANNUAL MEETING AGENDA

 <b>Call Meeting to Order</b>	<b>05 Minutes</b>
 <b>2004 Minutes</b>	<b>05 Minutes</b>
 <b>Board &amp; Manager's Report</b>	<b>30 Minutes</b>
 <b>Board Candidate Statements</b>	<b>10 Minutes</b>
 <b>Voting &amp; Break</b>	<b>15 Minutes</b>
 <b>Committee Reports</b>	<b>15 Minutes</b>
 <b>Declaration Change Review</b>	<b>20 Minutes</b>
 <b>Declaration Vote</b>	<b>05 Minutes</b>
 <b>Wrap Up &amp; Adjournment</b>	<b>05 Minutes</b>

# SCOFIELD FARMS

## Board Mission Statement

*“ The Board’s mission is to protect and enhance the quality of life for our residents. We will work to achieve our mission by focusing our efforts on the following areas...”*

- Equitable enforcement of our neighborhood’s covenants**
- Fiscally responsible management of the association’s assets**
- Strive to maintain our property and home values**
- Be a proactive advocate for our neighborhood and neighbors**
- Building and nurturing a growing sense of community between our residents**

*“ We will act on these tasks with an eye toward balancing the rights of the individual with the rights of the community.”*

# 2005 SCOFIELD FARMS SURVEY

## 2005 SCOFIELD FARMS SURVEY

Bring them to:	Mail them to:	E-mail them to:
Annual Meeting, 7:30pm, Thursday April 21, 2005	Scofield Farms, 500 Canyon Ridge, Ste L250 Box 130 Austin, Texas 78753	Subject Line: Scofield Survey Address: amshelby@flash.net

**IMPORTANCE:** 1 = Not Important; 6 = Very Important

- |   | 1                        | 2                        | 3                        | 4                        | 5                        | 6                        |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 1. Landscaping – Flowers/Entrances                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Neighborhood Pool                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Landscaping – Common Area's and Medians        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Management Company (Liddiard)                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Overall neighborhood appearance                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Deed and Covenant Restrictions                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Compliance with Deed and Covenant Restrictions | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Other _____                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Other _____                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**CURRENT RATING:** 1 = Poor; 6 = Excellent

- |  | 1                        | 2                        | 3                        | 4                        | 5                        | 6                        |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 10. Landscaping – Flowers/Entrances                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Neighborhood Pool                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. Landscaping – Common Area's and Medians        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. Management Company (Liddiard)                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. Overall neighborhood appearance                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. Deed and Covenant Restrictions                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. Compliance with Deed and Covenant Restrictions | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. Other _____                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 18. Other _____                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

What capital improvements or special projects would you like to see in our community?  
Woodcrete Fence – Scofield Lane , Awning for Baby Pool ,...

What type of events would you like to see in our neighborhood?

What types of development would you like to see developed on the north side of Parmer  
backing our neighborhood and in the over available surrounding spaces?

What types of retail stores would you like to see around our neighborhood, if any?

What types of restaurants would you like to see, if any?

Other Comments or Suggestions:

Optional: Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

# SCOFIELD FARMS Directors Report

## Development

### Storage Facility – Parmer & Lamar

- » Two developers
- » Spare Space Storage – Kenny Hill
  - Artist pictures of development are on our website

### Wells Fargo Bank

### Retail Center between McDonalds and Brake Specialist

- » Boston Market Development Abandoned

### Available space along Parmer

# SCOFIELD FARMS Directors Report

## Development Continued


 DR Horton Town Home Development

 Location: Backs up East of Braided Rope

 House Fire and Demolition

 Construction scheduled to start within the year

## Dapplegrey Stub Street Purchase

 James Hsu – Project Lead

 Background information

 Current plan

# SCOFIELD FARMS Directors Report



## Dapplegrey Stub Street Purchase





# SCOFIELD FARMS Directors Report

## Toll Road – North of Parmer on Mopac/Burnet/1325

### MOPAC and Parmer bypass successful

- » Northbound traffic will be able to bypass the MOPAC Frontage road and Parmer intersection
- » Bypass will not be tolled
- » Thanks to Ricardo Guerrero Scofield Ridge President for leading our neighborhoods representation

## Howard Lane Development

### Construction has Begun on Widening the Lanes


# SCOFIELD FARMS Directors Report

## Annual Tree and Shrub Trimming

### Yearly deadline

- » Trimming complete by the 1<sup>st</sup> weekend after Labor Day

## Architectural Control Committee Guidelines

 “No Improvements shall hereafter be constructed upon any of the Property without the prior written approval of the Architectural Control Committee”

 Parking, Boats, RV's, Trailers, etc.

# SCOFIELD FARMS Directors Report

## Liddiard Management

-  Continued to communicate expectations with manager
-  Continued detailed financial management review
-  Board concerns with manager workload and association needs
-  Cameron Scott has resigned
-  Mary Makitalo is our new Liddiard Association Manager
-  Sarah Hill is our Assistant Association Manager

# SCOFIELD FARMS Directors Report

## Financial highlights – Fiscal Year 2004

<b>CATEGORY</b>	<b>BUDGET</b>	<b>ACTUAL</b>
Revenues	\$ 238,788	\$ 239,107
Direct Expenses	\$ 160,180	\$ 140,320
G&A Expenses	\$ 60,972	\$ 66,140
Total Expenses	\$ 221,152	\$ 206,461
Other Income&Exp	(\$ 17,196)	(\$ 17,005)
Provisions for Taxes	\$ 0	\$ 45
Net Surplus/(Deficit)	\$ 440	\$ 15,597

# SCOFIELD FARMS Directors Report

## Financial highlights – Fiscal Year 2004

### Association Property Insurance Canceled & Re-Acquired

- » Four claims in four previous years, 2001-2004, totaling ~\$24,000
  - Three auto accidents claims, ~\$14K payment
  - One storm damage claim, August 11, 2003, ~\$10K payment
- » Premiums
  - Former Insurer ~ \$5,000/year
  - 2004 Current Insurer (Corrigan-Jordan) ~\$14,000/10 months
  - 2005 ~ \$16,000/year
- » Association Deductible went from \$500 to \$10,000

### Additional auto accident late in 2004 – Driver Insured

# SCOFIELD FARMS Directors Report

## Financial highlights – Fiscal Year 2004

### 2004 Auto accident – Metric

- » Metric and Cutting Horse
- » Woodcrete Fence Section and Column destroyed
- » Driver Insured
- » Fence and Column repaired by Drivers Insurance

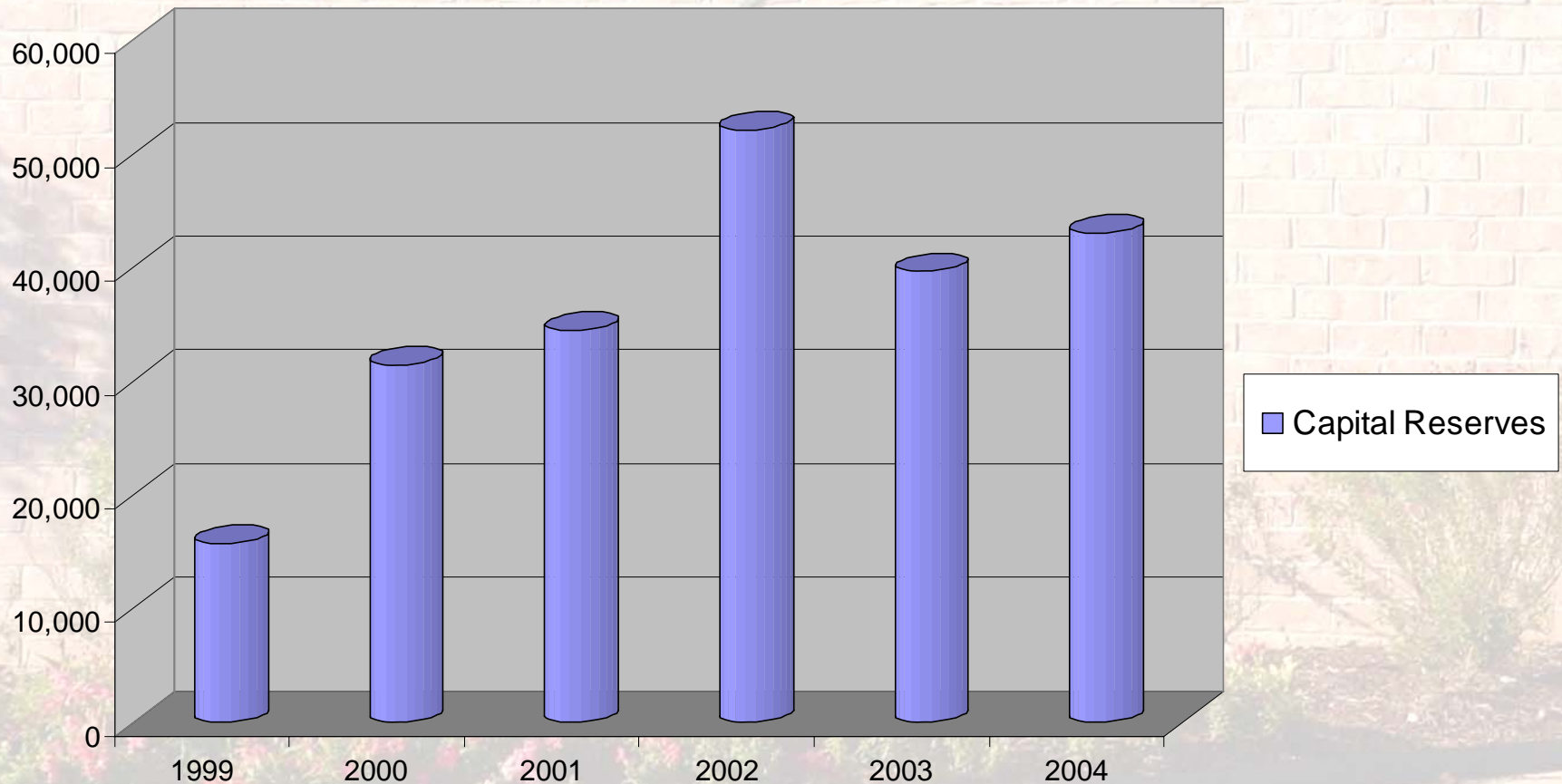
### 2005 Auto Accident – Metric

- » Light Pole Destroyed

# SCOFIELD FARMS Directors Report

## Financial Capital Reserves Review 2004

### Scofield Farms Home Owners Association Allocated Reserves



# SCOFIELD FARMS Directors Report

## 2004 Projects UPDATE

### COMPLETED

- » Complete storm damage clean up and tree replacement
- » Competitive bid and award on landscaping contract
- » Tile repair pool and bathrooms
- » Replacement Tree's at Playscape

### POSTPONED

- » Mailbox kiosks' (help protect us and our mail from the elements)
- » Common area fences Power Washed and stained, where appropriate



# SCOFIELD FARMS Directors Report

## 2005 Projects

 Concrete Etching Slip Resistant Pool Entrance

 Mailbox kiosks' (help protect us and our mail from the elements)

 Playscape Power Washed and Stained

 Irrigation Repairs

 Dapplegrey Stub Purchase

 In Review

» Shade Canopy for Baby Pool

» Woodcrete Fence – Scofield Lane

# SCOFIELD FARMS

## Management Reports


### DRV's = Deed Restriction Violation

	2000	2001	2002	2003	2004
Yard maintenance	299	430	207	190	73
Trash cans in view	33	87	20	55	52
Unightly articles	12	50	37	27	20
Car parking	12	32	17	2	28
Basketball goals	2	18	0	3	17
Boats / trailers	12	10	6	7	7
Outbuildings	2	6	2	4	3
Pet related	8	4	7	7	3
Arbor / patio covers	1	4	2	1	1
Room additions	0	4	1	0	0
Disturbances	1	3	2	2	2
Other	0	0	0	15	14
<b>Totals</b>	<b>382</b>	<b>648</b>	<b>301</b>	<b>313</b>	<b>220</b>

# SCOFIELD FARMS

## Election of Board Members

### **Two open positions**

 Each position is a three year term

### **Nominated Candidates**

 Candidate 1

 Candidate 2

 Candidate 3

### **Candidate Self Introductions & Qualifications** (maximum of 3 minutes each)

 Candidate 1

 Candidate 2

 Candidate 3

**Please Vote for a maximum of Two (2)  
Future Directors**

**Please hand your ballots to Directors:  
James Hsu and Jennifer Swanson**

**James & Jennifer will count the  
ballots and let me know the results**

# **BREAK – 15 Minutes**

## **SCOFIELD Website**

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# SCOFIELD FARMS

## Committee Chairs

Committee	2004 Chairperson	2005 Chairperson
Adult Recreation	Jenny Walker	<b>OPEN</b>
Architectural Control	Alan Shelby & Gayle Fisher	Gayle Fisher
Children's Recreation	Carolyn Young	<b>OPEN</b> / Florence Lemoine?
Gazette Newsletter	Maria Shelby	Maria Shelby
Landscaping	Jennifer Schwan	Jennifer Schwan
National Night Out	Steve Walden	Steve Walden
Security	Gavin Meil	Stephen Sebesta
Parks	Mike Brindle	Mike Brindle
Pool	Leigh Ann Brunson	Leigh Ann Brunson
Welcoming	Jenney Leone	Piyush Mehta
Website	Craig & Roberta Becker	Craig & Roberta Becker
Yard of the Month	Rhonda Schultz	Julia Quebe Peterson
Zoning & Development	Leigh Ann & Alan	Shirley Madrid

# SCOFIELD FARMS

*Committee Chairs and Volunteers*

# THANK

# YOU!

# SCOFIELD FARMS

## Committee Reports

### Security – Neighborhood Incident Report

#### Yearly Breakdown by Offense

	1998	1999	2000	2001	2002	2003	2004
Burglary of residence (or attempted)	5	3	2	4	2	4	3
Burglary of vehicle	1	3	5	3	9	17	25
Theft/attempted theft	5	3	1	7	0	4	5
Auto theft	0	0	0	0	2	2	2
Criminal mischief	4	7	18	3	13	23	9
Suspicious person	0	1	0	0	2	0	-
Assault	0	0	1	1	0	3	3
Others	1	0	0	2	3	0	10
<b>TOTALS</b>	<b>16</b>	<b>17</b>	<b>27</b>	<b>20</b>	<b>31</b>	<b>53</b>	<b>57</b>
Percentage change in totals yearly		<b>6%</b>	<b>37%</b>	<b>-35%</b>	<b>35%</b>	<b>42%</b>	<b>7%</b>

"Criminal mischief" Means damaging or defacing property

A "burglary" involves forced entry; a "theft" does not



# SCOFIELD FARMS

## *Committee Reports*

### **Architectural Control Committee – 2004**

 Chair Person Appointed – Gayle Fisher

 Email Address – Gaylegfisher@hotmail.com

 18 Plans submitted or information requested

 18 Plans approved and/or approved as revised

 **All Changes or Additions Need to be Approved Prior to Work or Addition Including:**

- » Exterior painting and color, roofing material and color, fencing, landscaping changes, additions of playscapes, pools, arbors, decks, etc.

# SCOFIELD FARMS Committee

## Reports

<i>2004 Committee Reports</i>	
Adult Recreation	Jenny Walker
Architectural Control	Alan Shelby & Gayle Fisher
Children's Recreation	Carolyn Young
Gazette Newsletter	Maria Shelby
Landscaping	Jennifer Schwan
National Night Out	Steve Walden
Security	Gavin Meil
Parks	Mike Brindle
Pool	Leigh Ann Brunson
Welcoming	Jenney Leone
Website	Craig & Roberta Becker
Yard of the Month	Rhonda Schultz
Zoning & Development	Leigh Ann & Alan Shelby


[Map](#)

# SCOFIELD FARMS

## Proposed Declaration Revision

### SECTION 10.8 OF THE DECLARATION

To add additional detail and clarity, it is proposed to revise Section 10.8 of the Declaration in its entirety to read as follows:

 **“10.8 Enforcement, Non-waiver and Costs of Enforcement. Except as otherwise limited herein, any Owner at Owner’s expense, Declarant, and/or the Association shall have the right to enforce any and all provisions of the Declaration and the Restrictions. Such right of enforcement shall include both damages for and injunctive relief against a breach of any such provision. The failure to enforce any such provision at any time shall not constitute a waiver of the right thereafter to enforce any such provision or any other such provision. To the extent that the Association incurs costs due to enforcement of the Declaration or the Restrictions, such costs shall be assessed against the Owner in violation, and all such costs shall be the personal obligation of that Owner and shall become a lien against such Owner’s Lot and all improvements thereon. Such lien shall be prior to any declaration of homestead and the Association may enforce payment of such charges in the same manner as provided in Article VII above.”**

# **SCOFIELD FARMS**

## **Proposed Declaration Addition**

### **PROPOSED ADDITION TO DECLARATION**

**The board is proposing this addition to the declarations to provide options for the neighborhood and the association in dealing with the infrequent, minority, persistent violations. Residents are currently given a minimum of three notices notices, in compliance with and including a Chapter 209 Texas Property Code Notice on their specific violation.**

### **ARTICLE XI VIOLATIONS**

**11.1 The violation of this Declaration or the Restrictions by an Owner, his family, guests, lessees or licensees shall authorize the Board to avail itself of any one or more of the following remedies in addition to any other available remedies:**

**(A) The imposition of a special charge not to exceed Twenty-five (\$25.00) per violation, or**

**(B) The suspension of Owner's rights to use any Association property for a period not to exceed sixty (60) days per violation, or**

# SCOFIELD FARMS

## Proposed Declaration Addition

### ARTICLE XI VIOLATIONS CONTINUED

**(C) The right to cure or abate such violation and to charge the expenses thereof, if any, to such Owner, or**

**(D) The right to seek injunctive and any other relief provided or allowed by law against such violation and to recover from such Owner all of its expenses and costs in connection therewith, including, but not limited to attorney's fees and court costs.**

**Before the Board may invoke the remedies provided above, it shall give notice of such alleged violation to Owner in the manner specified in Section 10.3 above, and shall afford the Owner a hearing. If, after the hearing, a violation is found to exist, the Board's right to proceed with the listed remedies shall become absolute. Each day a violation continues shall be deemed a separate violation. All unpaid special charges imposed pursuant to this section for violation of the Declaration shall be the personal obligation of the Owner of the property for which the special charge was imposed and shall become a lien against such Lot and all improvements thereon. Such liens shall be prior to any declaration of homestead and the Association may enforce payment of such special charges in the same manner as**

# SCOFIELD FARMS

## Proposed Declaration Vote

### **Revision to Section 10.8 of The Declaration to Add Additional Detail and Clarity**

 Scofield Board Recommends Voting **YES** on this Revision

### **Proposed Addition to Declaration, Article XI, Violations**

 Scofield Board Recommends Voting **YES** on this Addition

# SCOFIELD FARMS

## BOARD MEMBER RECOGNITIONS



**Jennifer Swanson – 1 YEAR**

SCOFIELD  
FARMS

# SCOFIELD FARMS DOOR PRIZES

 **OVER \$199.99 in door prizes for all eligible voting members in attendance in person or by proxy**

 **Four (4) \$25.00 Visa Debit Cards**

 **Two (2) \$50.00 Visa Debit Cards**



# Conclusion and Adjournment

## Congratulations to the Elected Members of the Scofield Farms Homeowners Association Board

 **Position 1 – TBD**

 **Position 2 – TBD**

 **Directors Meeting Immediately Following  
Adjournment**

# **SPECIAL THANKS**

**TO: PARMER WOODS**

**ASSISTED LIVING CENTER &**

**TERRI MARTINEZ**

**FOR THE USE OF THIS FACILITY**

**AND FOR THE REFRESHMENTS**

# **2005 SCOfIELD FARMS**

## **Annual Meeting**

Questions?

Meeting Adjourned

**New Board Members**

**Please come up Front for Our First  
Board Meeting**

# **SCO*f*IELD Website**

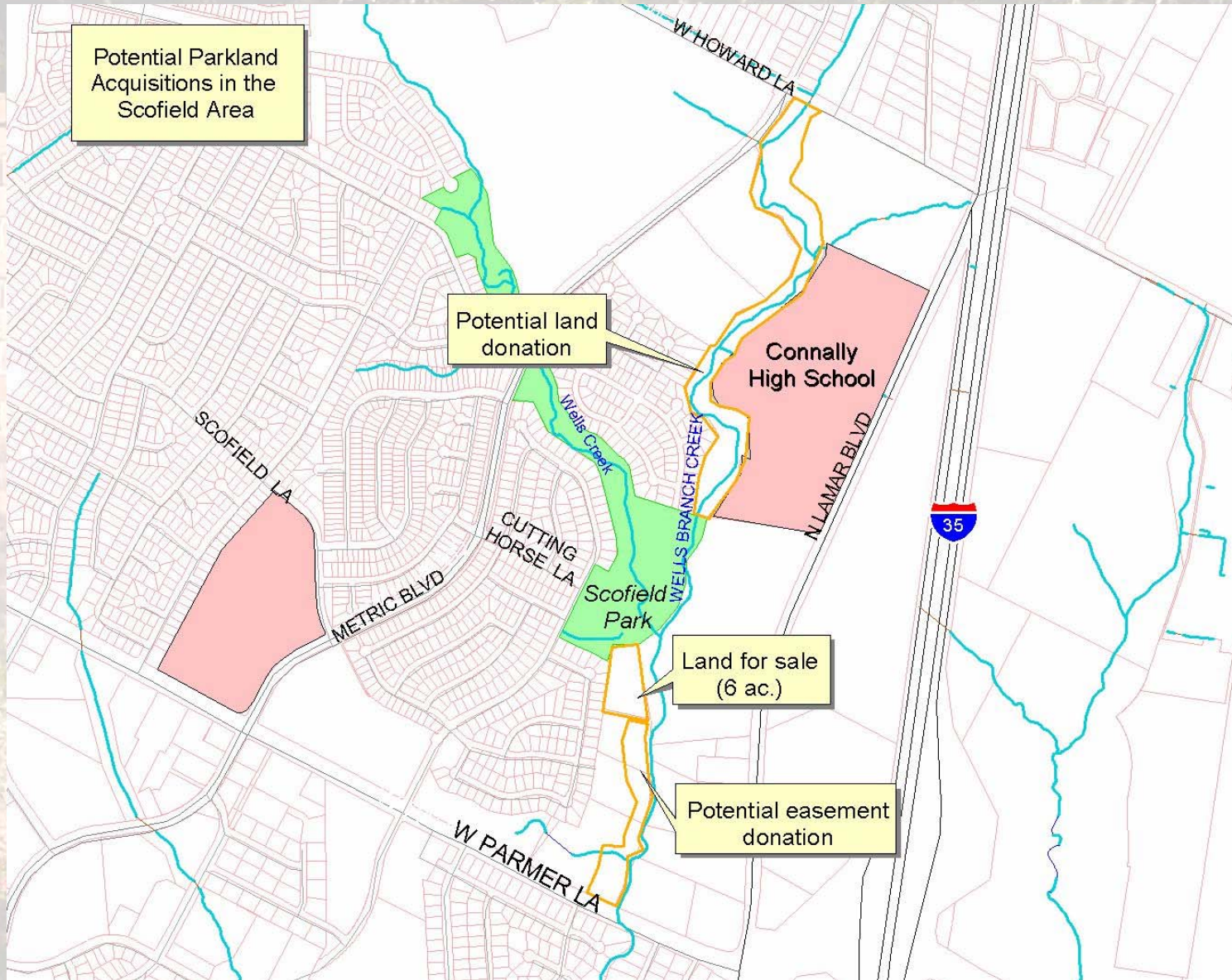
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# SCOFIELD FARMS Potential Park Acquisitions



[Back](#)