

Date 9/23/2024



Special Meeting Notice - 10/14/2024

Dear Homeowners,

As our community continues its growth toward the full build-out of 570 homes, the HOA Board, consisting of five volunteer members, has been self-managed since its inception. However, we believe the time has come to seek professional support to ensure the continued effective management of our neighborhood. As such, we are pleased to announce that we have entered into an agreement with First Service Residential to assist the Board moving forward. The transition will take place over the next month, with First Service officially assuming management responsibilities on November 1st. Additional information will be shared as we approach the transition date.

In the meantime, we have scheduled a **Zoom call for October 14, 2024**, during which homeowners will vote on two important amendments:

1. Third Amendment to the Bylaws (Link Below): Currently, there is conflicting language in the Bylaws regarding the due date for the annual assessment. The Declaration states that dues are due on January 1st of the year they are levied. However, an amendment passed in 2012, which allowed payment plans for delinquent accounts, effectively shifted the due date to March 31st. This discrepancy needs to be corrected. If approved, this amendment will align the Bylaws with the Declaration, ensuring that dues are due on January 1st and considered past due on January 2nd each year. Plus, the more statements mailed, the more cost to all homeowners.

2. Fifth Amendment to the Declaration (Link Below): This amendment proposes the introduction of a Capital Contribution Fee, to be paid by the purchaser upon the sale of a property. These fees will help offset the additional expenses related to the new pool's access control and camera systems. Many communities have implemented similar fees. The Board will determine the specific fee amount after the amendment is passed, but it will not exceed the annual assessment. This will create a new income stream for the HOA at no cost to current homeowners.

Finally, we are in the process of finalizing the 2025 Budget. Several factors, including management company fees, the second pool, increased common area maintenance, and additional utility expenses, are being incorporated. As a result, it is likely that we will see an increase in the annual assessment for 2025. We plan to discuss this in more detail during the October 14th Zoom call. While we have been fortunate to avoid any dues increases over the past 20 years, any adjustment will be made based on what the budget requires to maintain operations. A clearer picture will be available by the October meeting, with the final budget to be presented at our Annual Meeting on November 11th, 2024.

We appreciate your continued support and engagement. These amendments will save money for all homeowners so please tune in on October 14th and vote. Voting proxies are attached. Please don't hesitate to reach out if you have any questions.

Please visit the link below to review the proposed amendments and information.

[Special Meeting & Vote October 14, 2024 – Reatta Ridge](#)

If you are unable to attend and vote on these amendments, please submit a proxy online at the link below or print and sign the proxy on page three and return to a board member.

Proxy - Special Meeting October 14, 2024 Owner Proxy Form – Reatta Ridge

Best regards,
Reatta Ridge HOA Board of Directors
board@reattaridge.org

Date 9/23/2024

2024 PROXY FOR REATTA RIDGE OWNERS ASSOCIATION

SPECIAL MEETING & VOTE ON AMENDMENTS

10/14/2024

As provided for by Article 4.10 of the Bylaws of Reatta Ridge Owners Association, I do hereby grant my proxy for the party named below to be counted in my attendance of meetings as a representative of my property in the Reatta Ridge Subdivision located in the City of Justin, TX 76247.

Proxy is only for the 2024 Special Meeting and Vote on two amendments.

The Proxy is perpetual; however, proxy may be revoked by providing notice of revocation to a presiding officer or to the board at any time.

Property address to which proxy applies: _____

Please Print

Property Owner(s) of Record: _____

Please Print Owner Name(s)

Person designated for the proxy: _____

You may use the designation "Presiding Officer" (Do not put your name on this line)

Property owner(s) Signature: _____

Date: _____

Return options are outlined below:

Email: board@reattaridge.org

Mail: Reatta Ridge Owners Association
PO Box 1147
Justin, TX 76247

Drop off: Completed form to a board member