

Memorial Chase CIA 2008 Annual Report

Annual Meeting

The Board of Directors would like to invite you to the Memorial Chase CIA annual meeting. The annual meeting will be held at Krahn Elementary School, Thursday, February 12, 2009 at 7:00PM. Please plan to attend the board appreciates your participation. If you have any questions regarding the annual meeting, please call Sterling Association Services during normal business hours at 28447-3388.

The meeting agenda is:

- Call to order
- Establish A Quorum
- Board Members Introductions
- 2008 Summary
- 2008 Improvements
- 2009 Budget
- Long Term Outlook
- Misc. Business
- Homeowner Input
- Adjourn

Board Member Elections

Four of the seven board positions are scheduled for ballot Kim Cluff, Celene Kesperich, Jill Chumley and Trey Kuykendall are running for reelection (without opposition at this time). The board is open for additional candidates and if you are interested, please contact the Board of Directors. It is a very interesting and educational experience. It takes one evening per month for monthly meetings and another evening per month for review of management reports to prepare for the monthly meeting. As a board member, you may be called upon to participate in occasional special projects.

2008 Summary

Management Company

MCCIA Management Company is Sterling Association Services Inc.; Drew Jones is the association representative and can be contacted if you have any questions or comments. Contact information – phone 281-447-3388 - fax 281-966-1764. PO Box 38113 Houston, Texas 77238-8113

Pool Access

Residents are reminded that valid pool tags are required to enter the pool area during pool season. Dues must be current to obtain pool tags.

Pool Opening Party

The pool party was held one week before the Memorial Day weekend to allow for more residents to attend as many of our neighbor's travel out of town during the Memorial Day weekend. Prizes were donated by local businesses and given away during the party. Special thanks to all those, including the local businesses which helped make this party such a success. Names of the supporting businesses can be found on the association website www.memorialchasecia.com

Tennis Court Usage

The court areas are **strictly for the use of basketball and tennis only**. Other usage must be approved in advance in writing from the Board of Directors. During firework seasons the courts are locked to prevent a repeat of damage to the court area from the fireworks burning the court surface.

2008 Randall's Remarkable Card Collections – Free Money for MCCIA

The Randall's Remarkable Card program provides free money for the MCCIA community. Just for shopping at their stores, the local retailer donates a percentage of your purchases to our neighborhood. **Please continue using this program each time you shop at Randall's.** The Kroger Share Card program was ended in 2008. If you need details on the Randall's Remarkable Card program, please contact Sterling Association Services at 28447-3388 or Mikel Fontana at email mccia@memorialchasecia.com.

Collection Summary (As of 12/31/08)

	Billed	Collected	Outstanding	% Collection
2009	82,250	30,785	51,465	37.4%
2008	76,375	72,400	3,975	94.8%
2007	76,375	74,100	2,275	97.0%
2006	76,375	75,239	1,136	98.5%
2005	70,500	70,200	300	99.5%

MCCIA Assessment Rate History

Year	Assessment Rate	Year	Assessment Rate
2008	\$325	2002	\$275
2007	\$325	2001	\$275
2006	\$325	2000	\$275
2005	\$300	1999	\$275
2004	\$300	1998	\$275
2003	\$275	1997	\$275

Note - Each year, the board of directors review all contracts and monthly expenses to keep our cost down.

The balance sheet of Memorial Chase CIA as of 12/31/08 is shown below. (Preliminary)

Assets:

Operating Fund	\$36,813.96	
Reserve Fund	49,204.72	\$86,018.68
Assessments	7686.29	
Collection Expense Rec.	820.00	
Late Fee Receivable	1345.55	
Accounts Payable	- 575.42	
2009 Assessments	-30,785.39	(\$21,508.97)
Total Current Assets		\$64,509.71

Deed Restrictions / Violations

For all deed restriction violations recorded in 2008, a letter is sent to the homeowner regarding the violation, with a request for correction. 99% of the reported violations are promptly corrected. The board would like to thank every resident for their cooperation and great support. As a reminder, the board would like to ask each resident to please continue helping to keep our neighborhood looking great. Several items to stay focused on are:

- General Lawn Care – mowing/edging
- Improperly parked vehicles
- Repair / Replace loose or broken fence boards
- Fence Height 6' 6"
- Hanging / Falling Gutters
- Materials are to be stored out of sight from street
- Pets being allowed to roam the neighborhood
- Trash Can left on curbside after collection

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Trash Collection Guidelines

Trash collection is provided by the Water District - To keep our neighborhood in top shape, changes were made to the deed restrictions to include the following guidelines:

- **Trash containers and recycling bins are to be stored out of view from the front of the house.**
- **Trash should not be placed at the curbside more than 24 hours before normal collection.**
- **Trash containers and recycle bins should be picked up from the curb as soon as possible after collection.**
- **Trash containers and recycle bins should not be placed in the street.**

MCCIA WEB Page www.memorialchasecia.com

The MCCIA's web page has been updated. Highlights of the MCCIA web page are:

- ACC Forms - Monthly Newsletters
- MCCIA monthly meeting minutes
- Annual Meeting Information & Forms
- Comment & Suggestion Page
- Pool Tag Request/ Pool Hours
- Annual Pool Party Highlights

Currently residents can communicate with board members and the association via email mccia@memorialchasecia.com. All emails must include the resident's name, address, and phone number.

2008 Common Area Repairs

Repairs were made to the common area during the year. The lighting in the court area was damaged and partial lighting has been restored. Damaged that occurred from IKE was repaired during December 2008. The tennis court areas were locked during the firework season to prevent damage to the courts. The board continues to monitor the common area and equipment. Residents are to report any unlawful activities to 911.

Outdoor Burning

MCCIA deed restrictions prohibit any outdoor burning within the neighborhood. This would include the burning of leaves, pine needles, limbs and lawn trimmings.

2008 Improvements

Pool Area

The swimming pool pumps were replaced in the fourth quarter of 2008. This should improve the water quality of the pool and will make the system more efficient.

Common Area - Playground Equipment

The play structure was given a new coat of paint in 2008. The saw was removed for repairs to the hinges and seats. The saw was reinstalled after the repairs were completed.

2009 Pool Opening Party

The pool party will be held on **Saturday, May 16, 2009**

Mark your calendars! This is one week before the Memorial Day weekend and allows for more residents to attend as many of our neighbors travel out of town during the Memorial Day weekend. Volunteers are needed for planning and obtaining donations for prizes to make the party a great success. If you are interested in helping out with the party, please email mccia@memorialchasecia.com.

ACC Forms

Residents are reminded that ACC forms must be completed and approved before any repairs or additions to their residence. This includes fences, roofs, and painting. ACC forms and information are available at www.memorialchasecia.com. The board waived the need for ACC forms during the fourth quarter of 2008 for repairs from damage caused by IKE. This has since expired and ACC forms are required prior to any improvements and or repairs are made.

MCCIA Planning For the Future

2009 Financial Overview

In October of 2008, annual assessment bills were mailed. A payment plan was available, which allowed assessments to be paid in three payments. As of 12/31/09 \$30,785 of the 2009 assessments had been paid. Accounts are delinquent if not paid in full by 01/31/2009 and a \$25.00 late fee and interest will be applied. Delinquent accounts will be turned over to our attorney for collection.

2009 Budget

The 2009 budget has been set and approved by the board. The budget was set as follows:

Budgeted 2009 Total Income	\$82,286.00
Budgeted 2009 Total Expenses	82,429.00
Net Income (Loss)	-143.00

Expense Details:

Utilities	\$14,190	Grounds Maint.	\$3,920
Taxes & Insurance	8,670	Building Repairs	360
Legal/Professional	23,600	Common Area	1,200
Pool	23,325	Administrative	2,340
Capital Reserve	4,824		

Security Patrol Projected 2010 Cost Increase

The Harris County Attorney, Mike Stafford issued a letter to notify the parties participating in the law enforcement services patrol program that there may be a substantial cost increase in the cost beginning with renewals for the 2010 calendar year. The MCCIA board of directors will be looking at what options we might have regarding any possible price increase. The board will review this at the 2009 Annual meeting and request comments from residents. 2008 cost per resident was \$ 61.60 and the 2009 estimated cost per MCCIA resident is estimated at \$ 63.44.

2009 Outlook

The financial health of our association is good. The board is always looking ahead to the future to insure that we keep our present health. We continue to work to ensure that the best interests of our neighborhood are kept as the top priority. As always the board is open to the opinions of each resident. Please make plans to attend the annual meeting and or the monthly meetings held the second Thursday of each month at the Fire Station on Landry.

Looking forward to seeing you at the annual meeting

Respectfully,
Memorial Chase CIA Board of Directors.