

Memorial Chase CIA 2009 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 11, 2010 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 281-447-3388.

The meeting agenda is:

- ? Call to order
- ? Establish Quorum
- ? Board Members Introductions
- ? 2009 Summary
- ? 2009 Improvements
- ? 2010 Budget
- ? Long Term Outlook
- ? Misc. Business
- ? Homeowner Input
- ? Adjourn

Board Member Elections

Three of the seven board positions are scheduled for ballot David Kopinitz, Mikel Fontana and Linda Buge are running for Re election (without opposition at this time). The board is open for additional candidates 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.

2009 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 832-678-4500 - fax 832-678-4498. 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. The board is reviewing possible other options for pool access.

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 that 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. 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. The courts are also locked during repairs.

2009 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 programs each time you shop at Randall's.** If you need details on the Randall's Remarkable Card program, please contact Sterling Association Services at 281-447-3388 or Mikel Fontana at email mccia@memorialchasecia.com.

Collection Summary (As of 12/31/09)

	Billed	Collected	Outstanding	% Collection
2010	82,250	27,852	54,398	33.8%
2009	82,250	79,179	3,071	96.3%
2008	76,375	74,855	1,520	98.0%
2007	76,375	75,075	1,300	98.2%
2006	76,375	75,727	648	99.1%

MCCIA Assessment Rate History

2010	\$350	2005	\$300
2009	\$350	2004	\$300
2008	\$325	2003	\$275
2007	\$325	2002	\$275
2006	\$325	2001	\$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 12/31/09 is shown below. (Preliminary)

Assets:

Operating Fund	\$36,040.82	
Reserve Fund	44,917.28	\$80,958.10
Assessments	6539.47	
Collection Expense Rec.	1095.00	
Late Fee Receivable	1517.01	
Accounts Payable	- 353.00	
2010 Assessments	-28,573.70	(\$19,775.22)
Total Current Assets		\$61,182.88

Deed Restrictions / Violations

For all deed restriction violations recorded in 2009, 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 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 Cans 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.

2009 Common Area Repairs

Repairs were made to the common area during the year due to vandalism/damage. The tennis court areas were locked during these repairs and the reopening was delayed due to the weather. The fencing was also repaired a couple times due to vandalism/damage to the fence planks. 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.

2009 Improvements

Pool Area

The swimming pool markings were replaced along with the water fountain. The new pump filters are working great and the board continues to monitor the pool equipment.

Common Area – Playground Equipment

The play structure was given a new coat of paint in 2009. The seasaw was removed for repairs to the hinges and seats. The seasaw was reinstalled after the repairs were completed. One of the park benches was replaced for residents usage.

2010 Pool Opening Party

The pool party will be held on **Saturday, May 22, 2010**

Mark your calendars! This is one week before the Memorial Day weekend. Volunteers are needed for planning and obtaining donations for door 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 additions, fences, roofs, and painting. ACC forms and information are available at www.memorialchasecia.com

MCCIA Planning For the Future

2010 Financial Overview

In October of 2009, annual assessment bills were mailed. A payment plan was available, which allowed assessments to be paid in three payments. As of 12/31/09, \$27,852 of the 2010 assessments had been paid. Accounts are delinquent if not paid in full by 01/31/200 and a \$25.00 late fee and interest will be applied. Delinquent accounts will be turned over to our attorney for collection.

2010 Budget

The 2010 budget has been set and approved by the board. The budget was set as follows:

Budgeted 2010 Total Income	\$82,286.00
Budgeted 2010 Total Expenses	85,429.00
Net Income (Loss)	-3,143.00

Expense Details:

Utilities	\$15,528	Grounds Maint.	\$4,100
Taxes & Insurance	9,070	Administrative	2,340
Legal/Professional	24,512	Common Area	1,230
Pool	23,825		
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 board of directors looked at what options we might have regarding any possible price increase. The 2010 contract cost increase was set and the board approved the renewal of the contract without any increase to residents. Future cost increase could lead to the addition of an annual security fee. 2009 cost per resident was \$ 63.44 and the 2010 cost per MCCIA resident is set at \$ 67.95.

2010 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.