

**EASTON PARK 2020
FOURTH QUARTER
TOWN HALL**



EASTON PARK


DECEMBER 9th, 2020



OPENING & PURPOSE

- Welcome
- Introductions
- Community Update
- Community Engagement Update
- Development Update
- Answers to Submitted Questions
- Additional Q&A – Time permitting



INTRODUCTIONS

Brookfield Properties Development Team

- Brad Chelton, Division President

Easton Park Master Community Board of Directors

- Scott Turner, President
- Matt McCafferty, Vice President
- Blake McAlister, Treasurer
- Paige Kamel, Secretary

DMB Community Life Team

- Matthew Chase, Vice President, Community Operations

Easton Park On-Site Team

- Christy Gross, Executive Director
- Collette Cosby, Director, Community Engagement
- John Larroque, Facilities Manager
- Angela Jackson, Architectural Control Coordinator



Our Roles

COMMUNITY DEVELOPER

- Created the Easton Park master plan, layout and amenities
- Installs infrastructure – curbs, streets, utilities, landscaping, etc.
- Forms the Easton Park Association
- Works with legal counsel to create governing rules and guidelines that will protect the Easton Park's aesthetics and assets
- Determines timing of installation of amenities

EASTON PARK BOARD OF DIRECTORS

- Made up of members of the Development Team until we have reached the point where a majority of homes sold to owners and then we begin to transition Board seats to residents.
- Approval of budgets & contracts
- Determines assessment rates
- Maintains common areas
- Enforces the rules
- Policy-making
- Establishes committees

EASTON PARK COMMUNITY LIFE

MANAGEMENT TEAM

- Corresponds with residents regarding Community Life matters
- Oversight of the Easton Park's financials and performs its accounting processes
- Prepares annual budget for Board approval
- Inspects common areas and provides oversight of Board selected vendors
- Facilitates the covenant enforcement process
- Facilitates architectural controls processes
- Manages The Union operations
- Works with the Board and Developer on the successful transition of amenities and community landscaping.

TRAVIS COUNTY

- Maintains the roads, street signage, speed limits, additional crosswalks & bike lanes



2021 BUDGET

Income:

Assessments & Other Revenue	\$959,996
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<i>TOTAL INCOME</i>	<i>\$ 959,996</i>
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Expenses:

Utilities	\$174,500
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Common Area Maintenance & Supplies	\$633,753
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Taxes, Insurance, Professional Fees & Services	\$1,016,776
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The Union Facility Maintenance & Repair Contingencies	\$1,828,589
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Reserve Transfers	\$96,131
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<i>TOTAL EXPENSES</i>	<i>\$2,033,510</i>
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<i>Net Income/(Dev. Subsidy)</i>	<i>(\$1,076,514)</i>
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2021 Assessments =

\$52.50/mo



Community Life Updates

by Collette





Upcoming Community Events

- New Homeowner Orientation – Dec. 15th
- Taco Tuesday: Big Frank's Tacos – Dec. 15th
- Delivery Driver Appreciation Week – Dec. 17th-18th
- Holiday House Hunt – Dec. 18th-20th
- Sweet Sundays: Bougie's Donuts – Dec. 20th



Development Update

- Matt McCafferty
Director of Land
Brookfield Properties Development Team



Community Life Updates

Kieke Park



This rendering is for the sole purpose of illustration. Easton Park and Brookfield Residential reserve the right to make changes in design, pricing, and amenities without notice or obligation. This rendering is for the sole purpose of illustration.



Community Life Updates

Kieke Park





Community Life Updates

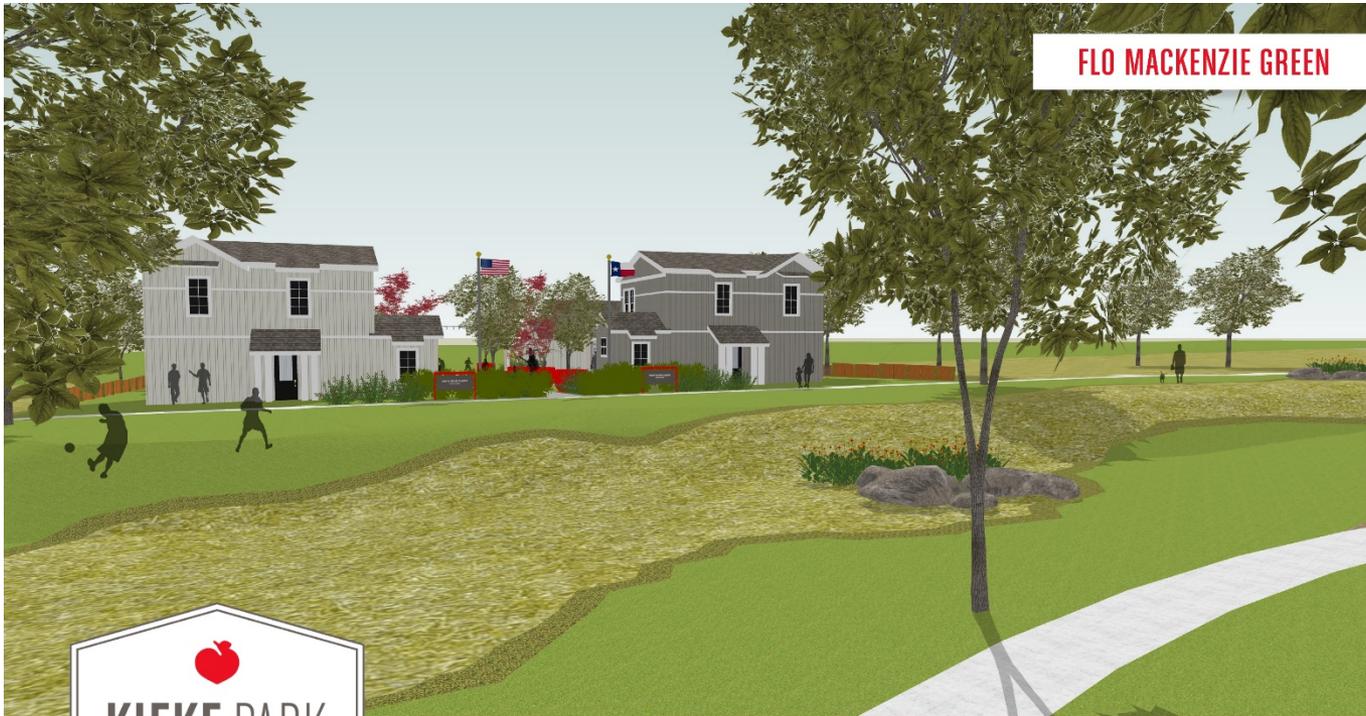
Pocket Park





Community Life Updates

Flo Mackenzie Green



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Community Life Updates

Discovery Park





Q&A

Submitted Questions

RE: Community Life

Community Engagement

- Are there opportunities to add holiday decorations throughout the development including mailbox clusters and street signs?
- How do we start a neighborhood watch?
- With current social distancing requirements and event capacity restrictions, how does the HOA plan to continue to offering events? What changes might we see to the types of events being planned?
- Any plans for a farmer's market?
- Will we get to see the results of the Liveability Survey?



Q&A

Submitted Questions

RE: Community Life

Association Operations

- When will we elect homeowners to the HOA Board?
- What can be done to reduce speeding down the streets?
- Where can I find the community rules regarding parking?
- If I have a suggestion regarding changing a community rule, what is the process for submitting that?
- Can security patrols be added to the budget?



Q&A

Submitted Questions

RE: Community Life

Association Operations

- Please explain the xeriscape rule and stated 10% limit on certain materials.





Q&A

Submitted Questions

RE: Community Life

Common Area Maintenance

- Any updates on adding recycling/trash bins at the mailbox clusters?
- What is the irrigation schedule for Union Park East? Currently, it is being watered nightly.
- When entering Colton Bluff from Hillock, it is tough to see over the grasses planted in the median. Can something be done about this?
- What are you going to replace the removed tree at the corner of Van Ness & Vista Meior with?
- When will the pathway lights start working in Union Park West and the "P" be repaired in the sign?
- Will the Association consider making traffic safety improvements to address the frequent driving onto medians, lack of speed limit signs and lighting, and improve the pedestrian crosswalks with painted crossings and lighting?



Q&A

Submitted Questions

RE: Development & Infrastructure

Future Amenities

- What future amenities are planned for the community?
 - Playscapes in general? Playscape in Skyline Park? Toddler-friendly playscape?
 - Dog park?
 - Climbing wall?
 - Community Garden?
 - Athletic fields? Baseball/soccer/basketball
- How is the trail system for Skyline coming along? Will it connect to the rest of the trails for EP?
- Any plans for a trail under the bridge over Cottonmouths Creek on William Cannon to connect Bryant Park and Knob Hill to the Union?



Q&A

Submitted Questions RE: Development & Infrastructure

Commercial Development

- Who is the developer of the commercial site and how will residents be informed of what is being built there and the timeline?



Q&A

Submitted Questions

RE: Development & Infrastructure

Land Development, Infrastructure, etc.

- When is the William Cannon Extension going to open?
- Will slaughter lane eventually connect to the south side of skyline?
- Do we have neighbors who serve on the MUD Board? Or does Brookfield have controlling interest in all seats. I am very interested in running for an office during next election cycle.
- Is there signage planned when you entering the development off of Sassman Rd turning on to Apogee Rd?



Q&A

Submitted Questions RE: Development & Infrastructure

Land Development, Infrastructure, etc.

- When can landscaping finish the tree line along William Cannon behind Beacon Knob Way? The line of trees starts with the 1st three houses then it suddenly stops.
- Is there anything that can be done about wild hogs that have been seen by the trails near the Union?



Q&A

Questions From Participants

The Board will address questions submitted through the Q&A sidebar in the presentation.



THANKS FOR COMING!