



**EASTON PARK 2021  
ANNUAL MEETING AND  
TOWN HALL**

**EASTON** PARK  


**MARCH 3, 2021**



# OPENING & PURPOSE

- Welcome
- Introductions
- Community Update
  - Easton Park Master Annual Meeting
- Community Engagement Update
- Development Update
- Answers to Submitted Questions
- Additional Q&A – Time permitting
- Union Park East Condos Q&A



# 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
- Liza Salinas, Director, Community Operations
- Collette Cosby, Director, Community Engagement
- John Larroque, Facilities Manager
- Angela Jackson, Architectural Control Coordinator



# OUR ROLES



## COMMUNITY DEVELOPER

- Created master plan & community layout
- Installs infrastructure – curbs, streets, utilities, landscaping, etc.
- Forms the Association
- Works with legal counsel to create governing rules and guidelines that will protect the Association's aesthetics and assets
- Deficit funds the association

## EASTON PARK ASSOCIATION BOARD OF DIRECTORS

- Made up of members of the Development Team until we have reached 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
- Initially serves as the architectural control board





# OUR ROLES



## EASTON PARK COMMUNITY LIFE TEAM:

- Corresponds with residents regarding Association & Community Life matters
- Provides for the Community Engagement aspect of the community
- Facilitates meetings of the Board and owners
- Oversight of the HOA's financials and performs its accounting processes
- Prepares annual budget for Board approval
- Inspects common areas and provides oversight of Board selected vendors
- Processes resale and transfer of homes
- Facilitates the covenant enforcement process
  
- Facilitates architectural controls processes
- Manages The Union operations
- Stays informed of legislative changes and industry advances
- Carries out decisions made by the board
- Advises the Board regarding HOA's governing documents, contracts, financials and state statutes so they are making informed decisions





# EASTON PARK MASTER ANNUAL MEETING

Agenda!

1. Call Annual Meeting of the Members to order
2. Establish quorum
3. Action items
4. Motion to close Annual Meeting



# 2020: YEAR IN REVIEW

- Tiger King
- Trail system expansion
- Keike Park & Discovery Park groundbreaking
- Over 200 homes added to Easton Park
- The world goes virtual
- Masks or no masks?
- Toilet Paper? Where?
- Easton Park's Community Life team hosted over 40 events!











# 2020 Year End Financial Summary

## Income:

Assessments \$561,585.44

Other (contributions) \$174,725.67

**TOTAL INCOME: \$736,311.11**

## Expenses:

Administrative: \$914,070.95

Amenity Maintenance \$303,380.68

Communications: \$ 9,595.96

Engagement: \$ 31,879.98

Landscaping: \$ 305,688.04

Reserve Contribution: \$ 39,931.14

Utility: \$ 171,392.08

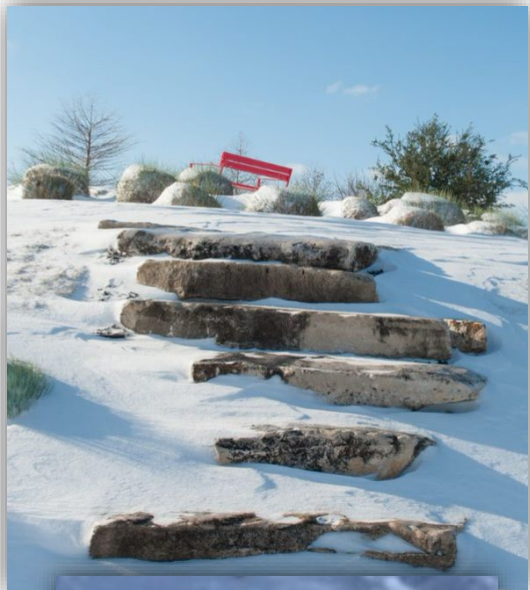
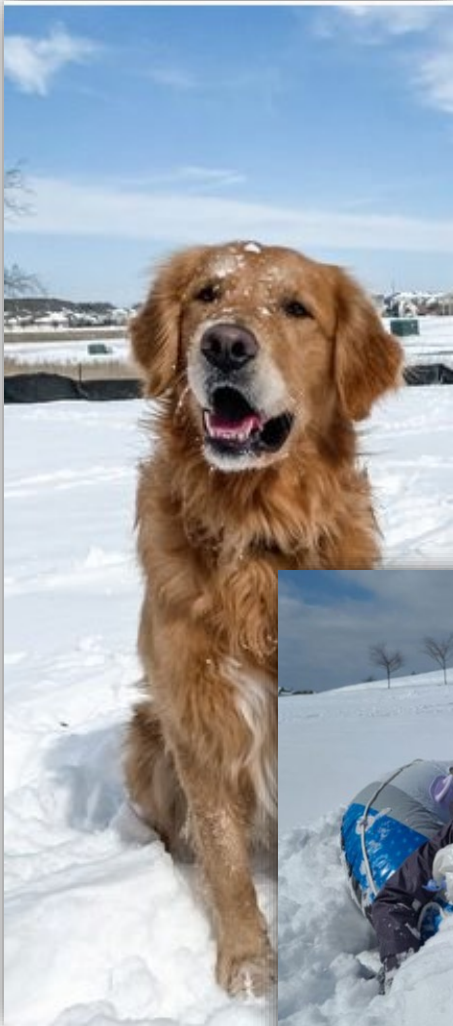
**TOTAL EXPENSES: \$1,775,938.83**



# WINTER STORM URI

## Storm Damage Repairs

- 1. Pool equipment
- 2. Pool restroom plumbing
- 3. Bryant Park restroom and pavilion
- 4. 2" backflow device (secondary refill for rainwater storage tank)







# COMMUNITY LIFE UPDATES

BY COLLETTE







## UPCOMING COMMUNITY EVENTS

- First Friday Food Truck: ATX Asian – March 5th
- First Annual Easties – March 5th
- Community Yard Sale – March 13th
- Eastcation
  - Puppy Portraits – March 14th
  - Painting with a Twist: Celebrating Nowruz – March 15th
  - NHO + Taco Tuesday: El Buen Sason – March 16th
  - Best O’Luck Trivia Night – March 17th
  - Kites in the Park – March 18th
  - Movies at The Union: Hook – March 19th
- Sweet Sundays: Bougie’s Donuts – March 21st
- Tuesday’s With Angela: March 23rd



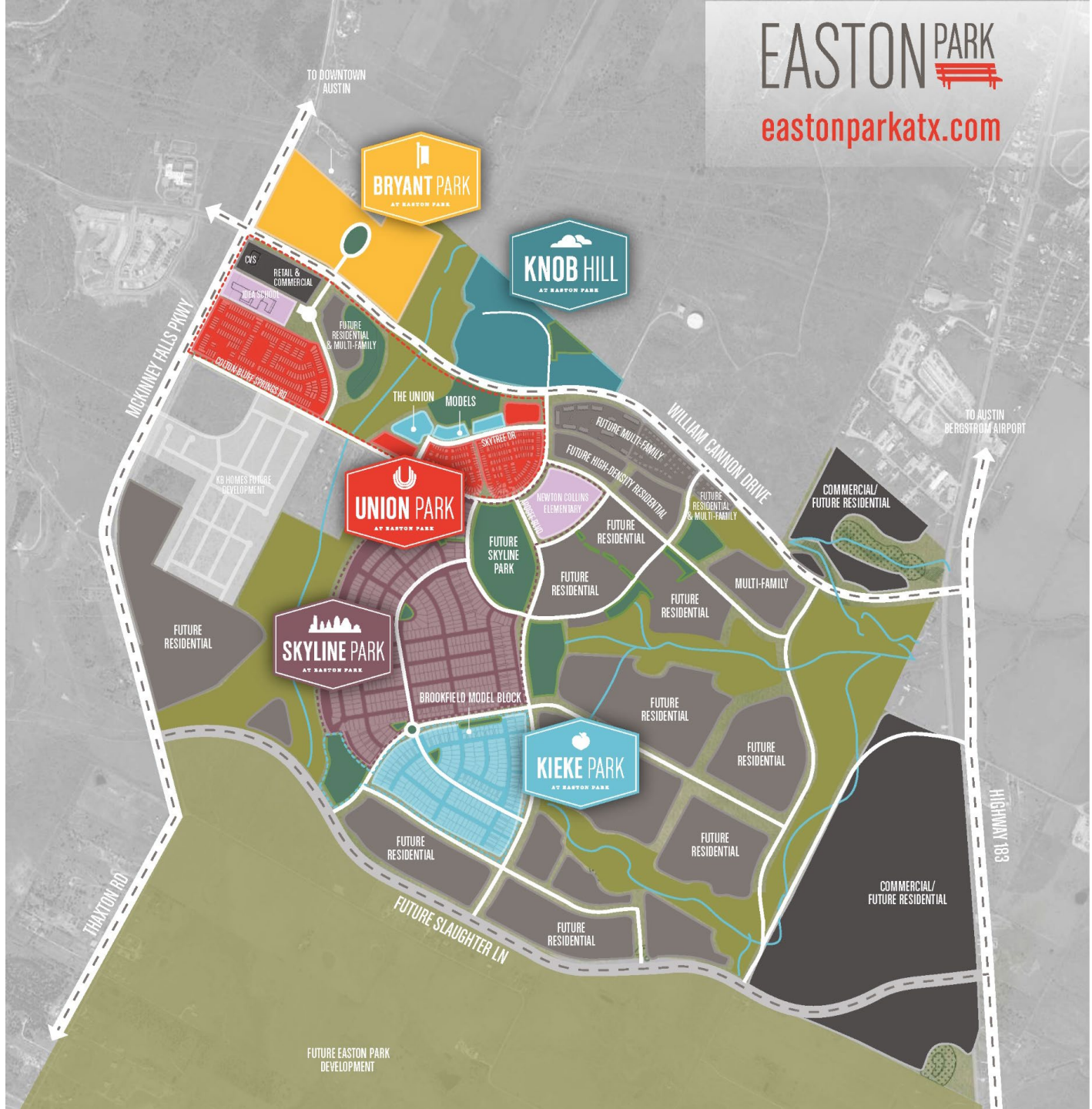
# Development Update

Matt McCafferty  
Sr. Director of Land  
Brookfield Properties Development Team



# EASTON PARK

[eastonparkatx.com](http://eastonparkatx.com)







# Q&A

## Submitted Questions

RE: Community Life

## Community Engagement

Updates on the possible farmers market at The Union?

Can the Association host a local business fair at The Union?

What is the process to have food trucks more frequently? We love when the food trucks come.

Can we hold a Covid-19 vaccine clinic at The Union?



# Q&A

## Submitted Questions

RE: Community Life

## Association Operations

When is the Association going to begin monitoring and fining residents for not upkeeping their yards & landscaping?

Can the Association please enforce the trash and recycling bin rules?

Will the same reservation requirements be implemented at the pool this summer? When will we be able to have guests join us again?



# Q&A

Submitted Questions  
RE: Community Life

## Association Operations

Is there a master plan map of Easton Park available to residents?

Do the public landscaped areas get re-mulched & weeded in the spring? Are the public green spaces going to be freshened up?

Can we address litter in areas bordering our community? (McKinney Falls, Slaughter, 183, etc.)

Why are sprinklers not turned off during rain?

[eastonpark@dmbcommunitylife.com](mailto:eastonpark@dmbcommunitylife.com)





# Q&A

## Submitted Questions

RE: Community Life

## Association Operations

Are there plans to add lighting along the walking/jogging trails?

Is the pool area planned to be closed every year in the winter or was this only because of Covid-19?

What is the status of trash and recycle bins being added to mailbox clusters?

Can we have charging stations at The Union for golf carts for when we are visiting?

[eastonpark@dmbcommunitylife.com](mailto:eastonpark@dmbcommunitylife.com)



# Q&A

## Submitted Questions

RE: Community Life

## UNION PARK WEST

We received several questions specific to Union Park West which is the condominium section located at the corner of Colton Bluff and McKinney Falls Parkway. These questions pertained to amenities in that section, maintenance, dog stations and lighting.

Union Park West, while part of the Easton Park Master Community, has a different developer and builder. The developer of this section partners with Associa to manage the sub-association operations. Please reach out to Associa for answers to questions or concerns specific to Union Park West.  
512.328.6100



# Q&A

## Submitted Questions

RE: Development & Infrastructure

### Future Amenities

What can be done to speed up the development of additional amenities?

When are additional amenities opening up?

- Skyline Park
- Dog park
- Sport courts
- Splash pads
- Community garden

Is there any consideration for putting a disc golf course in some of the green space?

Are there any plans to include a skatepark as one of the many parks in Easton Park?



# Q&A

## Submitted Questions RE: Development & Infrastructure

### Commercial Development

Last town hall we were told CVS construction would start in January and before that October 2020. Why is construction delayed?

Who do we contact for commercial building business opportunities? I'd like to open a business near Easton Park.

How can Easton Park residents get a say in what businesses will be leasing the commercial spaces?





# Q&A

Submitted Questions  
RE: Development & Infrastructure

## Commercial Development

Other master planned communities have design standards for the incoming retail and commercial use buildings. Are these in place for Easton Park?

Who is the lease holder for the commercial site east of the Easton Park sign. I would like to know so I (and other EP) residents can see how they are developing the area in front of William Cannon. Drawings depict a landscaping area and I am curious about zoning requirements.



# Q&A

## Submitted Questions

### RE: Development & Infrastructure

## Land Development, Infrastructure, etc.

Are there plans to gate the community?

Any decisions on who the builders will be for Discovery Park and when will it be open for home sales?

We want to stay in the neighborhood and would like a chance to move into Discovery Park. Can current residents get a first bite at the apple before builders open to the public?



# Q&A

## Submitted Questions

### RE: Development & Infrastructure

## Land Development, Infrastructure, etc.

How many homes does Easton Park expect to have by the end of 2021?

Will the new school be a middle school and will all Easton Park residents be able to attend. Will Bryant Park be within the boundary to attend this school?

What will be on the land developed next to the Union and around the lake in Union Park East?



# Q&A

## Submitted Questions

### RE: Development & Infrastructure

## Land Development, Infrastructure, etc.

What and where is Linear Park?

With the concern of affordable housing on the rise can you explain what it will entail. I understand that Easton Park is legally required to provide a particular amount of affordable housing. Can you explain more about this?





# Q&A

## Submitted Questions

RE: Development & Infrastructure

### Land Development, Infrastructure, etc.

Speeding continues to be an issue. Can the Association or developer do anything about this?

As the developer, do you have any influence with the County with regards to asking for improvements to intersections, street lighting, crosswalks and stop lights?

Can DVISD influence the County to install a crosswalk?



# Q&A

## Questions From Participants

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



**THANKS FOR COMING!**

**Union Park East neighbors, please stick around!**



# Union Park East Irrigation Management Changes

Union Park East is part of the *EP Residential Condo Association*.

EP Residential Condo Association's dues are broken down as follows:

Easton Park Master - \$52.50 per month

- The Master assessment includes use of the Master association's facilities. It also includes the maintenance and irrigation water of all common areas. Including those common areas within Union Park East and Union Park Villas.

EP Residential Condo Association - \$ 7.35

- The EP Residential Condo assessment is used for the administrative functions of the association such as management, insurance, etc.

Service Area Assessments - \$20.00

- The Service Area assessment is used for landscape services provided to each unit.
- Beginning in 2022 – Service Area Assessment will increase by \$6.04/mo bringing it to \$26.04
- The developer is covering the cost of the irrigation inspections and repairs for the remainder of 2021. Owner's will be responsible for the additional charges beginning in 2022.

What type of landscape services are currently included?

- The Service Area assessment covers mowing and edging of turf and during the same visit blowing away the materials. Assessments also cover two annual irrigation inspections, irrigation repairs and annual mulch refresh for the planters of each unit.

What is the Homeowner responsible for?

- The Homeowner is responsible for treating weeds, trimming and replacing trees, and maintaining planters.





# Q&A

## Submitted Questions

RE: Union Park East

Parking is a major issue in Union Park East. People park in yards, and alley ways. How will this be managed?

Union Park East has an issue with dogs off leash and pet waste being found in other people's front yards and porches. Can the Association send out a notice about this?

How is parking and road maintenance handled in Union Park East since the neighborhood consists of private streets and driveways.