



# EASTON PARK TOWN HALL

**June 1, 2022**





# INTRODUCTIONS

## BROOKFIELD PROPERTIES DEVELOPMENT TEAM

- Brad Chelton, Division President
- Matt Chase, Vice President, Community Associations
- Matt McCafferty, Senior Director of Land

## EASTON PARK MASTER COMMUNITY BOARD OF DIRECTORS

- Matt Chase
- Matt McCafferty
- Blake McAlister





# THE COMMUNITY LIFE TEAM



Teffani Davis



Liza Salinas



Paul Cardenas



Marlene Robles



Xochitl Diaz



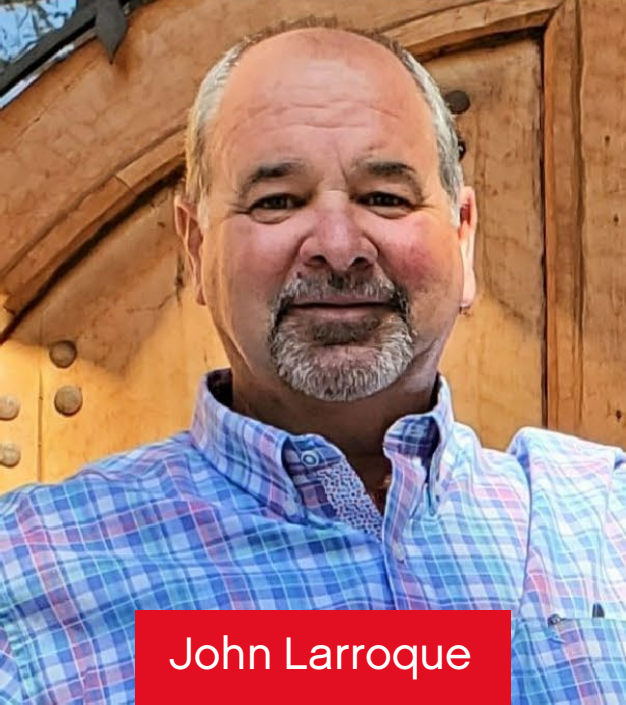
Chris Sandoval



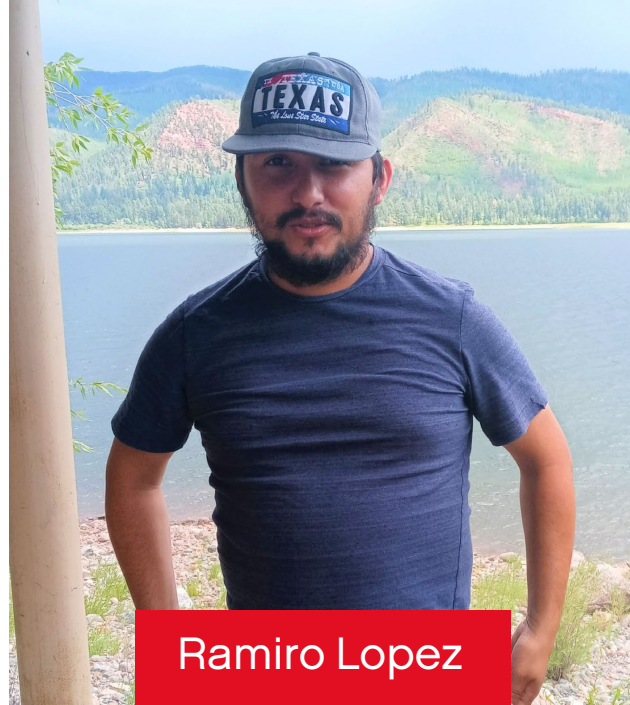
Susan Tibbets



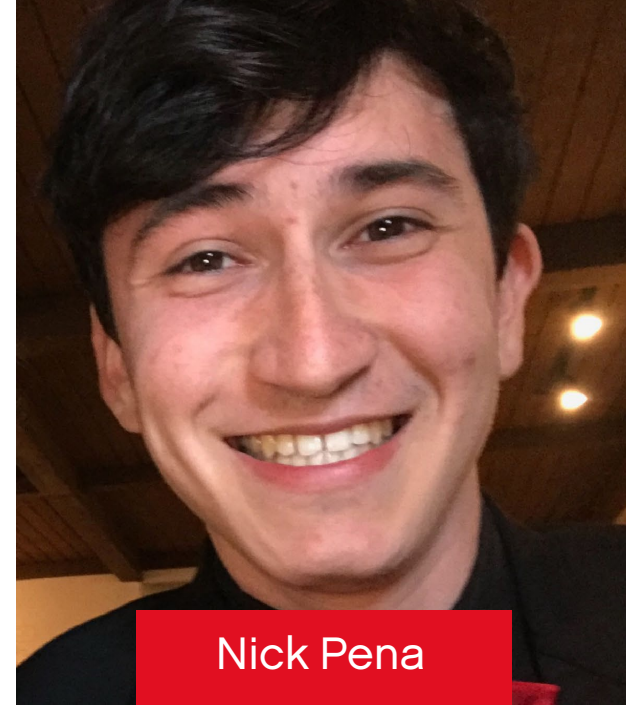
Allison Kredovski



John Larroque



Ramiro Lopez



Nick Pena



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# TONIGHT'S AGENDA

- EASTON PARK MASTER COMMUNITY ANNUAL MEETING
- UPDATES
  - COMMUNITY LIFE
  - COMMUNITY ENGAGEMENT
  - DEVELOPMENT
- Q&A
- EP RESIDENTIAL CONDO ASSOCIATION ANNUAL MEETING





# Easton Park Master Community Annual Meeting

- I. Call to Order**
- II. Establishment of Quorum**
- III. Management Report**
  - I. Cash Account Balance**
    - I. Operating \$203,881.19**
    - II. Reserve \$126,212.14**
  - II. Total Homes: 1357**
- IV. Adjournment**





# COMMUNITY LIFE UPDATE

Pool operations

Community Enhancement Fee

Pulse Survey

The Quarterly Poll





# The Community Enhancement Fee is Increasing

We wanted to let everyone know about upcoming changes to the Community Enhancement Fee. This fee is collected as a percentage of the sale price whenever a home in Easton Park is resold. The money is held in reserve to pay for various community expenses including capital improvements, community events, and philanthropic work.



## How much is the fee?

The fee is a percentage of the resale price. The initial closing date of the home determines the percentage. Homes closed **BEFORE** June 1, 2022, will have a fee of 0.15% when owners decide to resell their home. After the home is resold once, each subsequent resale will have the 0.5% fee. Homes closed **ON** or **AFTER** June 1, 2022, will have a fee of 0.5% each time the home resells.

## Why is the fee changing?

The 0.5% fee is fairly standard for communities of this size and scope; we are bringing the fee up to what is traditionally charged by other Home Owners' Associations in Texas. This fee will help us cover future expenses in the neighborhood.

## What does it mean for current homeowners?

If you already own your home, this change will not affect your buyer should you decide to resell your home. However, if the family that purchases your home decides to resell, their buyer will pay the new fee of 0.5%.

## What does it mean for buyers?

While people who are buying new construction homes don't pay the fee, it could impact their future transactions. Depending on the price of the resale, it could mean a difference of thousands of dollars to buyers in future resale transactions.

## Will the fee change again?

There are no plans to change it, but future HOA Boards could choose to raise, lower, or abolish the fee.





# The QUARTERLY POLL re: COMMUNITY ENGAGEMENT

1. What is your preferred time slot to attend adult-focused events?

[More Details](#)

- 8:00a - 12:00p
- 12:00p - 4:00p
- 4:00p - 9:00p



2. What is your preferred time slot to attend family-focused events?

[More Details](#)

- 8:00a - 12:00p
- 12:00p - 4:00p
- 4:00p - 9:00p



## SURVEY SHOWS RESIDENTS WANT:

- Farmer's market
- Spa days
- Cookout
- Picnic day
- Seasonal food and beverage parties (bourbon and smores, cocktails and cupcakes)
- Volunteer opportunities
- Adult pool parties
- Trivia and casino nights
- Singles nights
- Movie in the pool

Want to give your feedback? Take the survey at [eastonparkresidents.com](http://eastonparkresidents.com)





# UPCOMING COMMUNITY EVENTS

- JUNE 2:** Q&A WITH RIDWELL
- JUNE 3:** MUSIC IN THE PARK WITH SWIMMING WITH BEARS
- JUNE 3:** FIRST FRIDAY FOOD TRUCK WITH RICE IS RIGHT
- JUNE 4:** OPTIMIZE DAILY PRESENTS YOGA SOCIAL SATURDAYS
- JUNE 6 - 10:** SUMMER CAMP WITH NEIGHBORHOOD SOCCER ACADEMY
- JUNE 10:** AT HOME VISITS WITH THE VETS
- JUNE 17:** EASTON PARK FOODIES PRESENT NATIONAL SHORTCAKE DAY
- JUNE 18:** BBQ & BREWS: FATHERS DAY CELEBRATION
- JUNE 21:** TASTY TUESDAY WITH REDFIN SEAFOOD KITCHEN
- JUNE 29:** SAVORY FARMERS MARKET





# DEVELOPMENT UPDATE





# Q & A : DEVELOPMENT

## Commercial:

What businesses will be coming to the commercial development?

What is the timeline for the commercial area near CVS to be completed?

What will be replacing the IDEA school?





# Q & A : DEVELOPMENT

## Future Amenities:

When will Skyline Park construction begin and end? What is planned for the park?

What other types of amenities are coming to Easton Park in the future?

What are the plans for the park near UPW? When is construction likely to begin and when will the park open?





# Q & A : DEVELOPMENT

## General:

Will there be additional trees planted along William Cannon to provide more of a buffer for homes?

What builders will be in the Pilot Knob?





# Q & A : DEVELOPMENT

## Lighting:

Any updates on the traffic signal coming to Williams Cannon and Colton Bluff?





# Q & A : DEVELOPMENT

## Multi-family:

When will construction begin and what is the projected completion/opening date for the multi-family site between Union Park West and The Union (Retreat at Easton Park)?





# Q & A : DEVELOPMENT

## Roads:

What is the timeline for the completion of the median at Colton Bluff and William Cannon?

What is the timeline for the William Cannon Lane expansion? Will it extend past McKinney Falls?

What is the timeline for completion of Union Park Drive?

What is the timeline of Colton Bluff?

What is the timeline of completion for the Slaughter East improvements?





# Q & A : DEVELOPMENT

## Trails:

Is there a plan for a trail road to go under the William Cannon bridge?

Will the hiking and biking trail along the west side of Skyline be extended? What is the timeline for completion of the trail?







# Thanks for coming!

Questions? Don't wait until the next Town Hall! Email [eastonpark@coherelife.com](mailto:eastonpark@coherelife.com)





# EP Residential Condominiums Annual Meeting

## I. Call to Order

## II. Establishment of Quorum

## III. Management Report

### I. Cash Account Balance

I. Operating \$1,887.35

II. Reserve \$4,862.20

II. Total Condos: 201

## IV. Adjournment

