**Pecan Square Residential Association Annual Meeting Questions**

**January 24, 2024 – 6:00 P.M.**

**Johhny R Daniel Elementary School**

1. Will there be more Townhomes in Pecan Square?

Townhomes are being planned in Phase 5A, located at Mulkey and Cleveland Gibbs. Engineering is just starting so we don’t have the final unit count.

1. When are residents on the Board?

Per the Governing Documents, once the community reaches 75% a resident is voted onto the board. Once the community is completely sold out, the Developer Board will step down and the community will then vote in a complete Homeowner Board.

1. Will the new pool cost more to maintain?

Once the new pool is complete, we will have it evaluated to see what those costs will be. It is planned to be larger than what we currently have, so costs could be slightly higher.

1. Can the amount owed be posted the same time the statements go out?

This is something we can talk with billing about.

1. Is there any more discussion about connecting Cleveland Gibbs and Mulkey to I35?

The connection will not happen until TxDOT has installed the access roads along I35.

1. When will 407 be widening?

The first phase of the 407 widening from just East of I35 to the Cleveland Gibbs intersection will likely begin construction early 2025. Utility relocations along 407 are in process and take approximately a year to complete.

1. Why are we overfunding the Reserves?

Based on the number today we are overfunded, but once the new amenities are built, we will re-evaluate the reserve study and include the new spaces.

1. Where is the new park in phase 3C?

This new park is located between Cottontail and Fielding

1. When will the new ridge amenities be open?

Right now, depending on the weather, we are hoping to deliver these two amenities towards the end of the 3rd quarter.

1. Do we have confirmation of what grocery store is coming?

The grocery store is part of the Harvest community commercial and we are not at liberty to announce the grocery store.

1. What can be done to get a streetlight at Elm and Cleveland Gibbs?

The entry sign will be lit but no additional street light will be on Elm at the entrance. There will be street lights installed in the median of Cleveland Gibbs later this year as the southbound lanes are constructed. The location of the median lights is currently being reviewed by the Town.

1. Will there be any amenities around the ponds along Cleveland Gibbs?

This area is currently being designed by the developer and we will share details once they are finalized. There will be trails and a trail connection to the future commercial area at 407 and Cleveland Gibbs.

1. What is going to go in behind the temp fence on Little Wonder and Buckskin?

This location will have 6 estate lots built on it.

1. Can we have more lesson type classes for the kids?

We have passed this request on to Razeena and Heather.

1. Can you please explain the on-site management fees?

This is a great question and one that comes almost every time we hold a meeting and show that line. It is a touchy subject to talk about because we are discussing our salaries, and no one likes to talk about what they make, but I can tell you that the amount you see is NOT what we get paid. This number not only includes our salaries, but it also includes all the taxes and benefits associated with payroll. The number also includes a burden, the burden percentage is added on top of our actual salary, this burden is a fee charged by FirstService Residential and ADP to manage the payroll, oversee all HR aspects of managing staff and some training we are required to take annually, we also have added into this temp staff such as ambassadors that help with events and rentals.

1. How loud will the drone be?

You will not really hear it from inside your home. If outside, it will sound like a car passing.

1. What is now available to be delivered by the drone?

Coffee and sweets from Farmhouse Treasures and chocolate from the Touring Chocolatier.

1. Can you share a map of what areas the drone covers?

We will request a map from MANNA then send out.

1. What is the plan for the pond on Overland?

The developer is working on plans for that area along with the new phase of lots that will start development to the north of the pond.

1. What is the Community Benefit fund?

The Community Benefit fund was created by the developer to be a fund that could be used for projects that the community could benefit from. These could be anything from scholarships to the building of a new amenity. It is funded when a home is re-sold. The amount that is given into this fund is a percentage of the sales.

1. How often do we do a Reserve Study?

A Reserve Study is done every couple of years or after we install many new amenities.