



Homeowner Meeting

June 16, 2025

6:00PM

Agenda

- Call Meeting to Order
- Introductions of Legacy Southwest Personnel
- Financial Report
- Developer Update
- Work that is being done in the Community.
- Work that is planned in the Community
- Adjournment
- Open Forum

Legacy Southwest Team

- Dale Smith, CMCA, AMS
 - dale@legacysouthwestpm.com
 - 214-705-1615 Option 112
- After hours EMERGENCY ONLY – 972-382-6509

2025 Financial Performance

As of 6/16/25 At 12:00 PM

Operations - \$2,640.58

Reserves - \$12,864.92

Delinquency - \$1,745.89

Across 8 Accounts 0 of these currently are at the Attorney.

Developer Update

- Total Homes – 32
- Total still under Developer Control - 5

Work being done in the community

- New Landscaper
 - We started the new landscaper in December.
 - They were 1/3 the price of the previous landscaper.
 - Have had some issues with service, either timing or service.
 - Keeping a close eye on them.

Work being done in the community

- Update to fixtures in the bathroom.



Work being done in the community

- Pool Service
 - Pool Guy
 - Comes twice a week, Monday/Friday.
 - Is that enough?
 - Cleaner
 - Comes once a week – Sunday.
 - Is that enough?
- Empty Pit at Pool
 - I had thought this was set up for a hot tub, but there are no jets, and only a drain.
 - I believe this is set up to be a seating area.

Work that is planned in the community

- Tree and Bush Replacement
 - Am keeping a list of what needs to be replaced where.
 - Some bushes can be replaced in the summer.
 - Most trees can not.
- Large Tree at the end of the property.
 - Please give your opinion on the removal.
- I have received a suggestion
 - Dog Park for that area.

Tree that may need to be removed



Work that is planned in the community

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Potential Dog Park



Villas on Hutton

- New Business

Adjournment

Thank you for joining us

**Thank you ,
See you next time !**