



RIVERSTONE

# Annual Homeowner Meeting

December 4, 2019

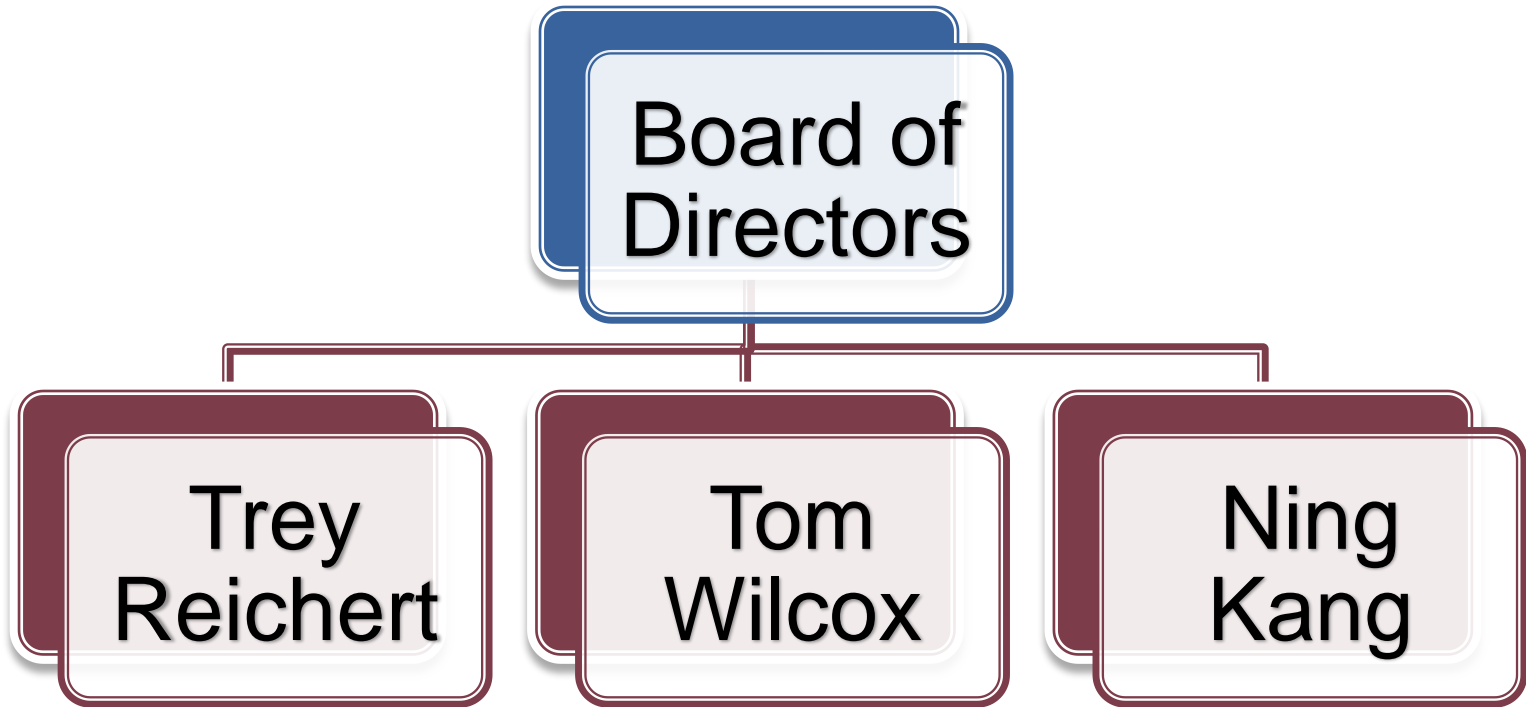


# 2019 RSHOA Annual Meeting Agenda

- ❖ Call to Order, Welcome, & Introductions
- ❖ Approve 2018 Annual Meeting Minutes
- ❖ Developer Update
- ❖ Riverstone Homeowners Association, Inc. Overview
- ❖ Present Approved 2020 Assessments and Budget
- ❖ Board of Directors Election Results
- ❖ Questions & Answers



# Riverstone Homeowners Association



# **Developer Update**

**Trey Reichert**

**Vice President and General Manager**

**Riverstone by Johnson Development Corp.**



**LEGEND**

- SINGLE-FAMILY HOMES
- PATIO HOMES
- TOWNHOMES
- MULTI-FAMILY
- RECREATION CENTERS/  
PARKS & OPEN SPACE
- COMMERCIAL
- SCHOOL
- DAY CARE
- OFFICE



*The Club at*  
**RIVERSTONE**

SCALE : 1"=600'  
0 300 600 1200

**CONNECTION TO  
COMMONWEALTH  
BLVD.**

**CONNECTION TO  
SIENNA PLANTATION**

**3 MILES  
TO U.S. 59**

**TO U.S. 59**

Sienna  
Plantation

# Buyer Profile Data Summary

2019 YTD

Builder Sales	
Taylor Morrison	95
Meritage Homes	59
Darling Homes	43
Perry Homes	34
Newmark Homes	24
Sitterle Homes	2
The Manors by Westport	1
Westin Homes	1
Westport	1

First Time Buyer	
Yes	31.13%
No	68.87%

Moving Within Community	
Yes	24.90%
No	75.10%

Extended Family	
Yes	14.40%
No	85.60%

Total Relocation	
Sugar Land	42.41%
Houston	15.56%
Missouri City	13.62%
Texas - Other	10.89%
Out Of State	8.95%
Richmond	4.28%
Katy	1.17%
Pearland	1.17%

Out of State Relocation	
Alabama	4.17%
California	12.50%
Florida	4.17%
Illinois	16.67%
Indiana	4.17%
Louisiana	4.17%
Maryland	4.17%
Massachusetts	4.17%
New Jersey	4.17%
New York	8.33%
North Carolina	4.17%
Pennsylvania	4.17%
Virginia	8.33%
Washington	4.17%
Wisconsin	8.33%

Buyer Occupation	
Health Care	21.40%
Management / Owner	12.06%
Oil & Gas	11.28%
Architect / Engineer	8.17%
Retired	7.78%
Technology	7.78%
Accountant / Finance	7.39%
Not Employed	3.11%
Sales / Marketing	3.11%
Food Service / Hospitality	2.33%
Real Estate	2.33%
Educator	1.95%
Government	1.56%
Science / Research	1.56%
Art / Design	1.17%
Insurance	1.17%
Legal	1.17%

<b>Contracts This Period</b>	260
<b>Average Price</b>	\$587,271

**Taylor Morrison**  
**98-acre tract**  
**60 foot product**



**HAGERSON ROAD**

**Photo taken 12/2/19**



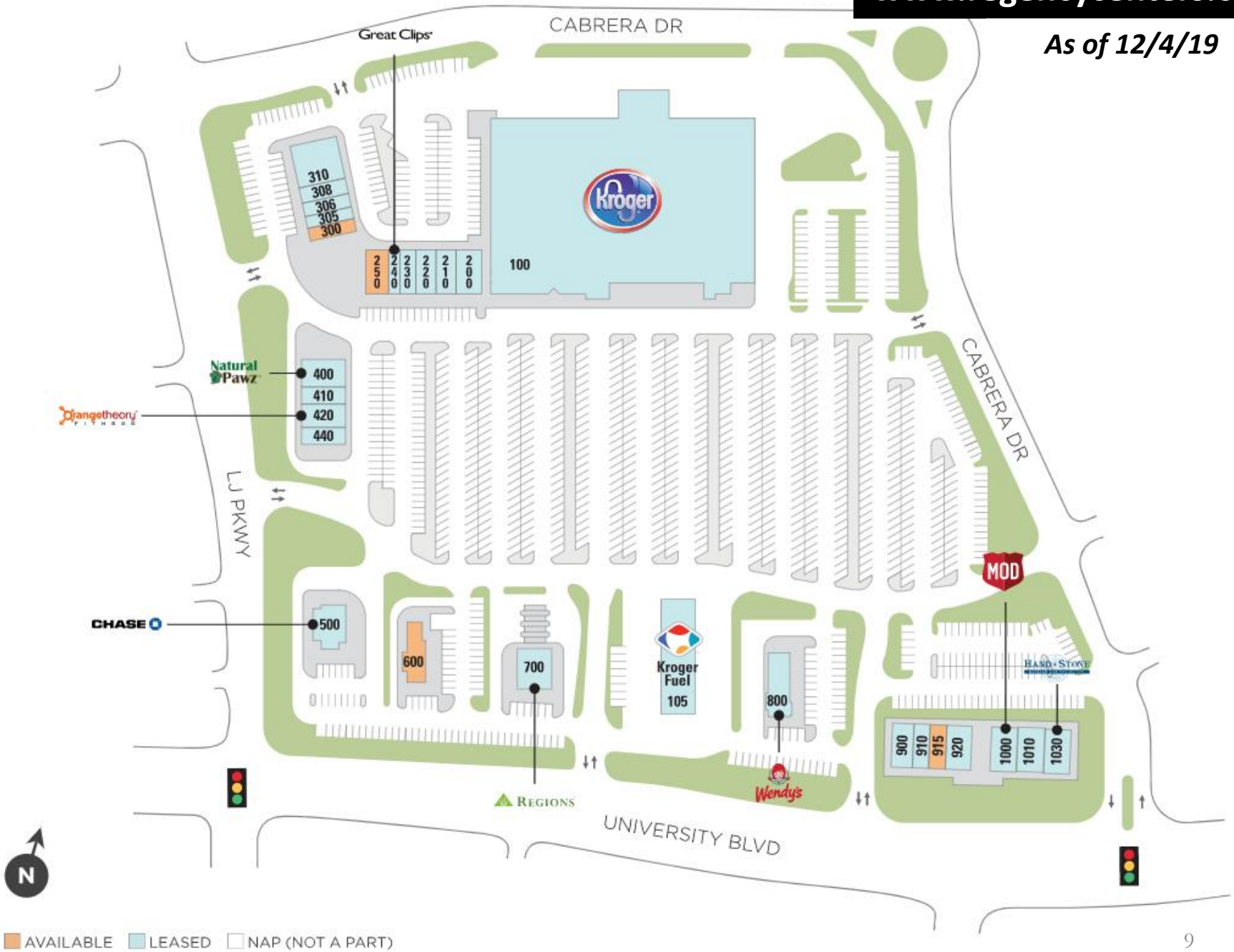
**LJ PARKWAY**

**UNIVERSITY BLVD**

**Photo taken 12/2/19**



As of 12/4/19



■ AVAILABLE ■ LEASED □ NAP (NOT A PART)



UNIVERSITY BLVD

LJ PARKWAY



Photo taken 12/2/19

**Marcel District  
Mixed Use Tract**

**UNIVERSITY BLVD**

**U PARKWAY**

**Photo taken 12/2/19**



**West Avalon at Univ. Blvd  
Commercial Tract**



**UNIVERSITY BLVD**

**WEST AVALON DR.**

**Photo taken 12/2/19**

**Rivergate  
Commercial Tract**



**RIVERSTONE BLVD**

**CROSSLAKES  
BLVD**

**Photo taken 12/2/19**



**Arista**  
**Age-Restricted Rental**



Photo taken 12/2/19

**Riverstone Landing LLC**  
**Mixed Use Tract**

**LJ PARKWAY**

**UNIVERSITY BLVD**



**Photo taken 12/2/19**

**Winding Waters, Ltd.**  
**Day Care Tract**



**WINDING WATERS**

**UNIVERSITY BLVD**

**Photo taken 3/20/18**



# **Riverstone Homeowners Association Overview**

**Jaime Villegas**  
General Manager

**Jaime Villegas**  
**General Manager**

**Riverstone**  
**Homeowners**  
**Association**  
**Staff**

**Community**

**Relations**

Ashley Bodungen  
Community Relations  
Supervisor

Danelle Andel  
Front Desk Administrator

**Operations**

Julie Kveton  
Operations Manager

Jeff Gajewsky  
Maintenance Coordinator

Miguel Castro  
Maintenance

**Finance**

Felecia Alexander  
Finance Manager

Shannon Koorie  
Accounts  
Receivable Coordinator

**Compliance**

Sean Parker  
Compliance Manager

David Ippoliti  
Compliance Coordinator

Mirisa Hercules  
Compliance Assistant

**Lifestyle**

Shanelle Channell  
Director of Fun

Manny Villatoro  
Assistant Lifestyle  
Director

**Fitness & Tennis**

Blake Crawford  
Fitness Director

Giorgio Botto  
Tennis Pro

Wayne Rollock  
Assistant Tennis Pro

# Riverstone Homeowners Association

## Board of Directors

- Policy Making
- Long-term Vision

## Management/Overview

- Serve Residents
- Implement Policies
- Maintain Common Areas
- Work Toward Achieving Vision

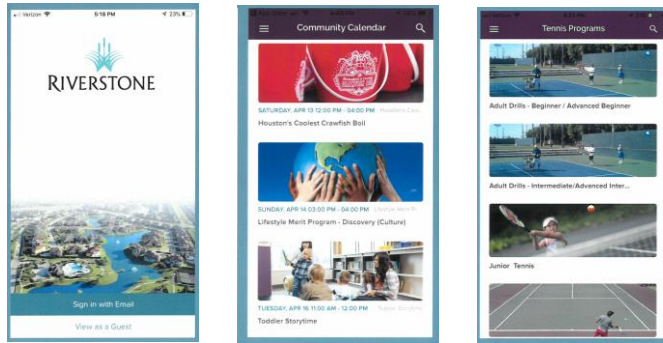
## Volunteers

- Resident Committees
  - Landscape Committee
  - Architectural Review Committee
  - Hearing Advisory Committee

# 2019 Customer Service Accomplishments

## **New Riverstone Life App:**

New App provides improved tennis court reservations, schedule of events, and tons of other useful information.



## **Certificate of Compliance Program:**

Home buyers are now more educated on the compliance status of their purchase.

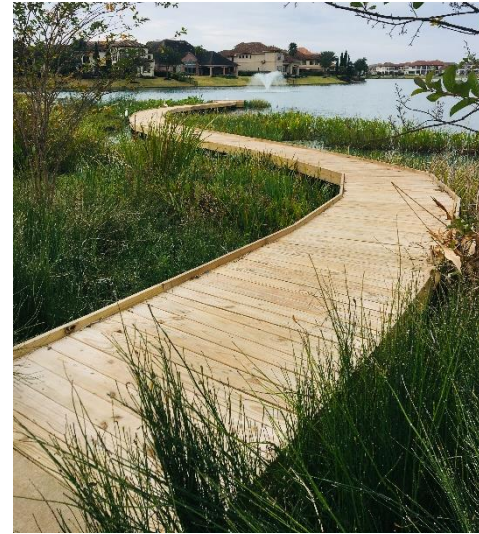


**After-Hours Emergency Answering Service:** Implemented an after-hours emergency service to report gate issues, major irrigation, or other non-life-threatening emergencies.

# 713-535-6247

# 2019 Operational Highlights

**Docks and Piers** in disrepair were replaced throughout the community.



**Landscape Enhancements** – Major plant replacement projects have been completed in several neighborhood entrances, major boulevards, parks and other areas throughout the community.

# More 2019 Operational Highlights

**Walls and Fences:** Cleaned, repaired, and repainted brick and iron fencing throughout the community.

**Gazebos:** Refurbished & repainted several gazebos throughout the community.



# 2019 Event Highlights



**Jan 19th:** Casino Night

**Jan 27<sup>th</sup>:** Cirque De Soleil Trip

**Feb 23rd:** Touch a Truck

**Mar 2nd:** Coffee With a Cop

**Mar 23rd:** Bark For Life

**Apr 13th:** Crawfish Boil

**May 25th:** Splash N Shred

**Jun 17th:** Top Golf Resident Trip

**Jun 29th:** Red, White & Boom!

**Aug 5th:** Summer Luau

**Sep 23rd:** Wildlife & Nature Expo

**Oct 26th:** Trail of Treats

**Nov 21st:** Tree Lighting

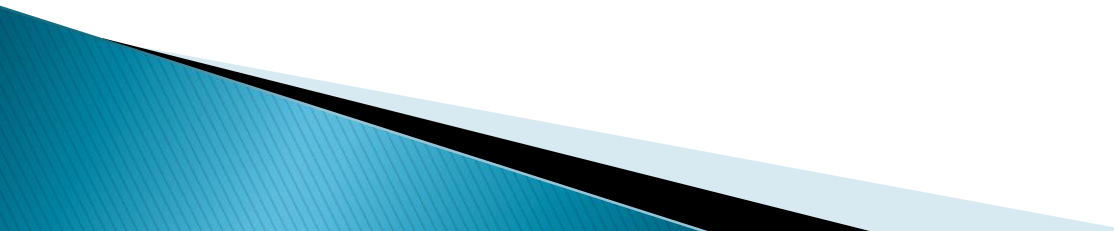
**Nov 12nd:** Holiday Market

**Dec 14th:** Santa's Wonderland Resident Trip

**Dec 21st:** Winter Wonderland

# **Riverstone Homeowners Association**

## **2020 Budget & Assessments**



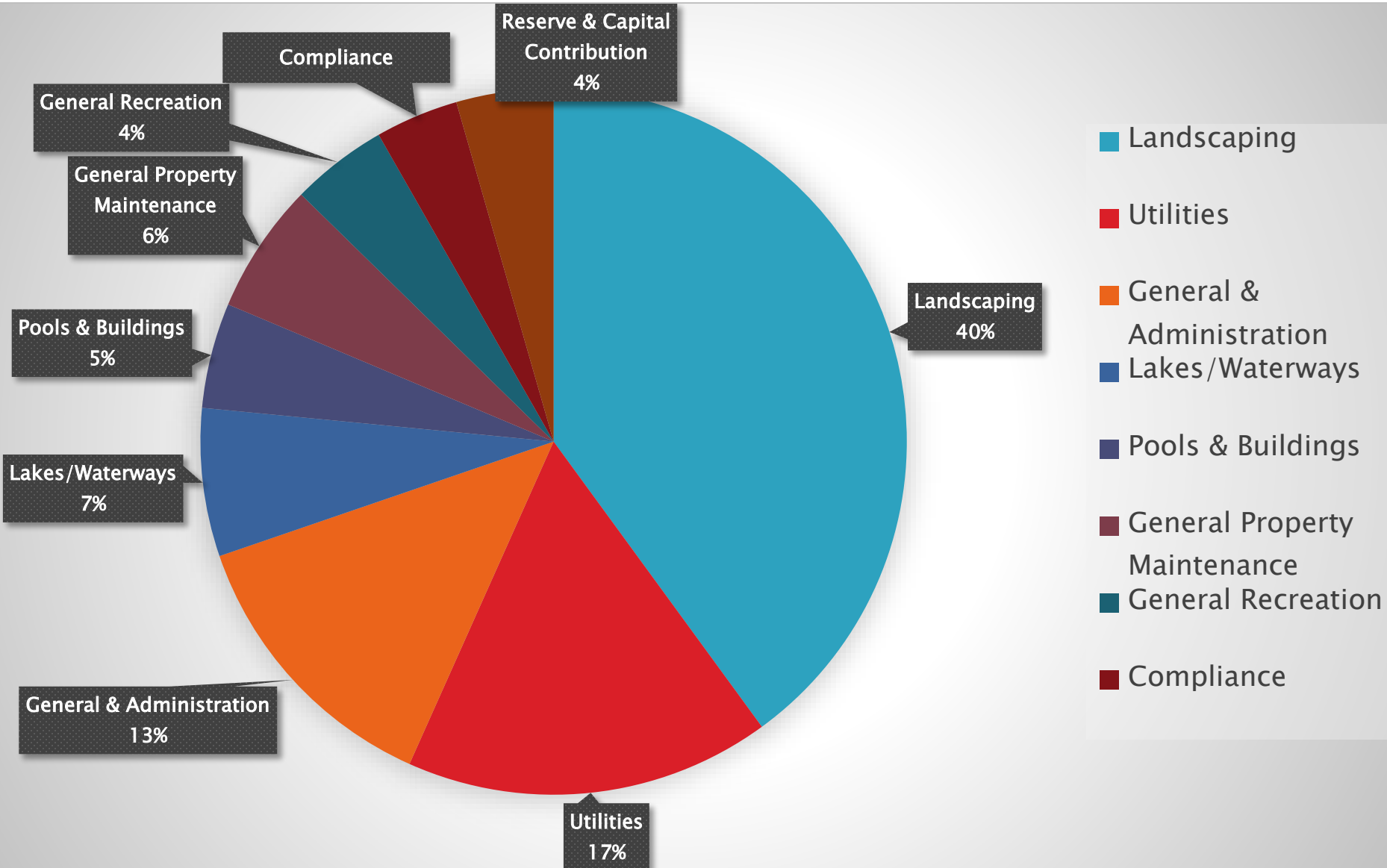


# 2019-2020 Operating Budget

		<b>2019</b>		<b>2020</b>
<b>Income</b>		<b>BUDGET</b>		<b>BUDGET</b>
Assessment Income		\$ 6,469,140		\$ 6,766,419
Other Income		<u>\$ 631,206</u>		<u>\$ 559,722</u>
<b>Total Income</b>		\$ 7,100,346		\$ 7,326,141
<b>Expenses</b>				
Common Areas		\$ 5,460,983		\$ 5,446,588
Recreation & Fun		\$ 254,821		\$ 323,250
Compliance		\$ 257,070		\$ 277,953
General & Administrative		\$ 946,623		\$ 953,793
Reserve & Capital Contribution		<u>\$ 180,849</u>		<u>\$ 324,558</u>
<b>Total Expenses</b>		\$ 7,100,346		\$ 7,326,141
<b>Operating Income/Loss</b>		\$ -		\$ -

Budgeted Assessment Income and Expenses do not include the separate gated neighborhood assessments/budgets.

# Major Operating Costs



# 2020 Cost Per Unit

**Residential Assessment Rate\***      **\$1,090**

(0.93%, or \$10 increase from 2019)

<u>Expenses</u>	<u>Cost Per Unit</u> (6,116 Units)
Common Area	\$891
Recreation	\$ 53
Compliance	\$ 45
General & Admin	\$156
Reserves (from Assessment)	<u>\$ 53</u>
	\$1,198

\*Non-assessment revenue reduces assessment amount

# Non-Assessment Revenue

## Sources of Non-Assessment Revenue:

- Transfer Fees
- Certificate of Compliance & Resale Certificate Fees
- Collection-Related Fees
- Deed Restriction Fines
- Reimbursement from other entities for services  
(Levee Improvement District, Riverstone  
Commercial POA, etc.)

**Estimated 2020 Non-Assessment Revenue is \$559,722**

2020

Assessment

Payment

Options

**Electronic**

- E-Check
- Credit Card
- Debit Card

**Personal  
Check**

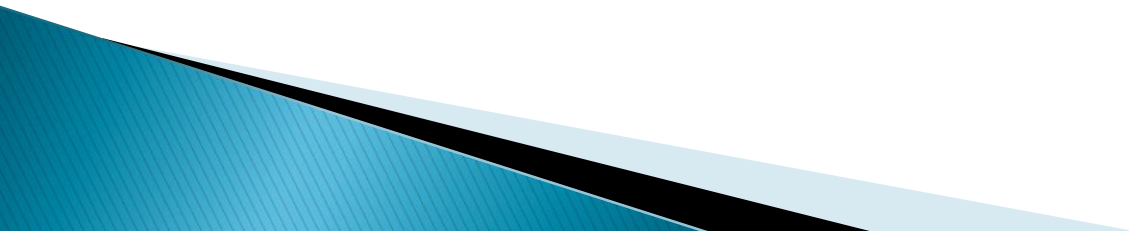
**Payment  
Plan**

**Personal  
Bill Pay**

# 2020 Reserve Budget

<b>Beginning Balance</b>		<b>\$4,120,001</b>
<b><i>Reserve Income</i></b>		
Contributions		\$ 756,000.00
Interest on Reserve Accounts		\$ 32,193.00
<b>Total Income</b>		<b>\$ 788,193.00</b>
<b><i>Reserve Expenses</i></b>		
2020 Reserve Expenses		\$ (443,711.00)
<b>Total Expenses</b>		<b>\$ (443,711.00)</b>
<b>Projected Ending Balance</b>		<b>\$ 4,464,483.00</b>
<i>As of 12/31/2020</i>		

# Looking Ahead To 2020



# 2020 Reserve Projects

- ▶ NEW Upgraded Treadmills
- ▶ Concrete & Sidewalk Replacements
- ▶ Landscaping and Irrigation Updates
- ▶ Playground Equipment and Fall Surface
- ▶ Tennis Court Resurfacing
- ▶ Partial Fencing and  
Brick Wall Replacements





# Looking Ahead to 2020

- ❖ **Website Upgrades:** Watch the website for informative articles, news, and more helpful information: [www.rshoa.org](http://www.rshoa.org)
- ❖ **Riverstone App Updates:** Look for updates to the app including event payment options, fitness class sign-ups, and more HOA business info.
- ❖ **Fitness Center Events:** NEW Special Events including educational seminars, monthly contests, and more!
- ❖ **2020 Cost-Saving Measures:**
  - ❖ Switch to Reclaimed Water
  - ❖ Evaluate Current Contracts & Vendors

# 2020 Community Events

More than 100 amazing events coming your way!

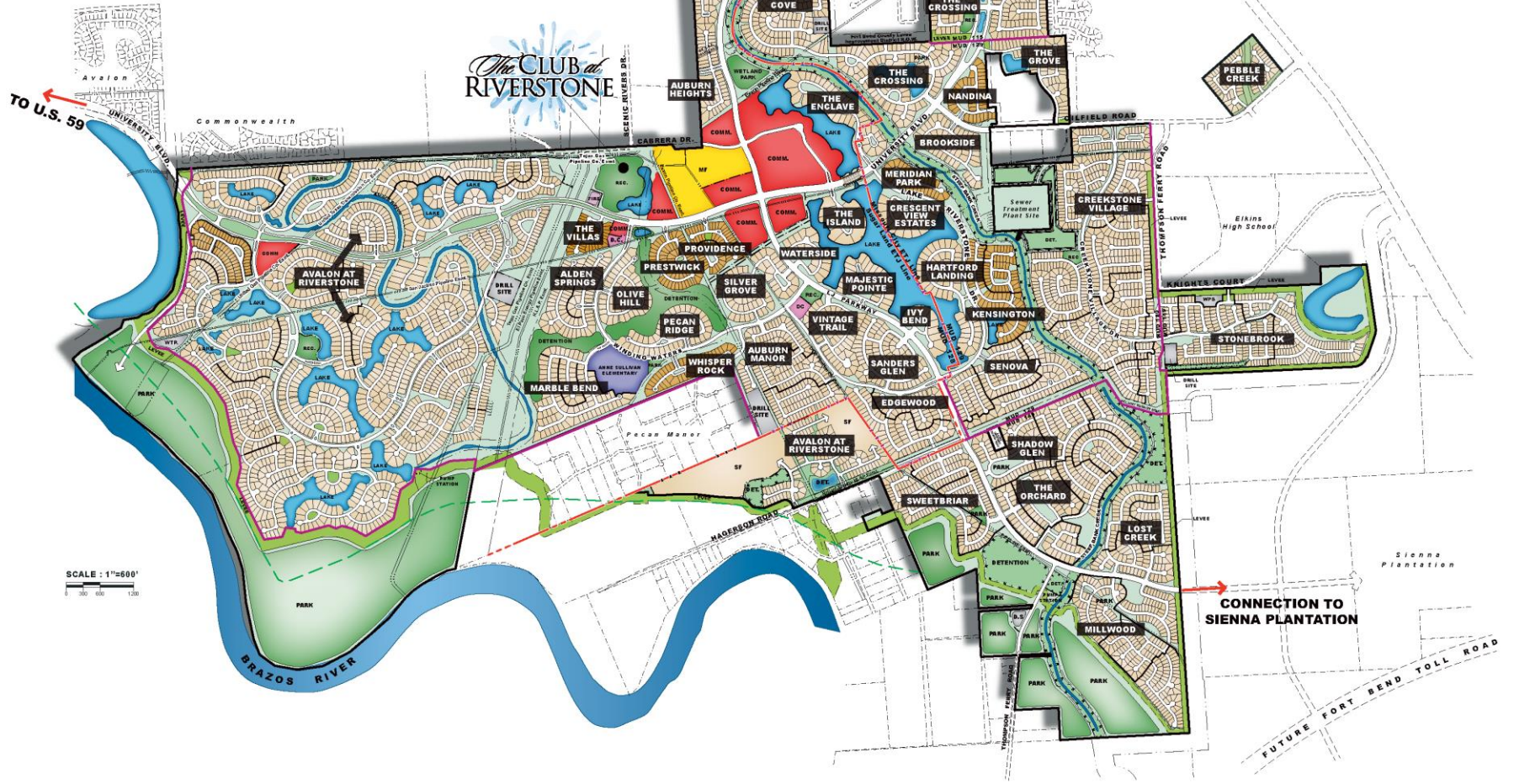
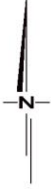


# **2020 Board of Directors Election Results**

# Questions & Answers

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**Thank you for  
attending!**

