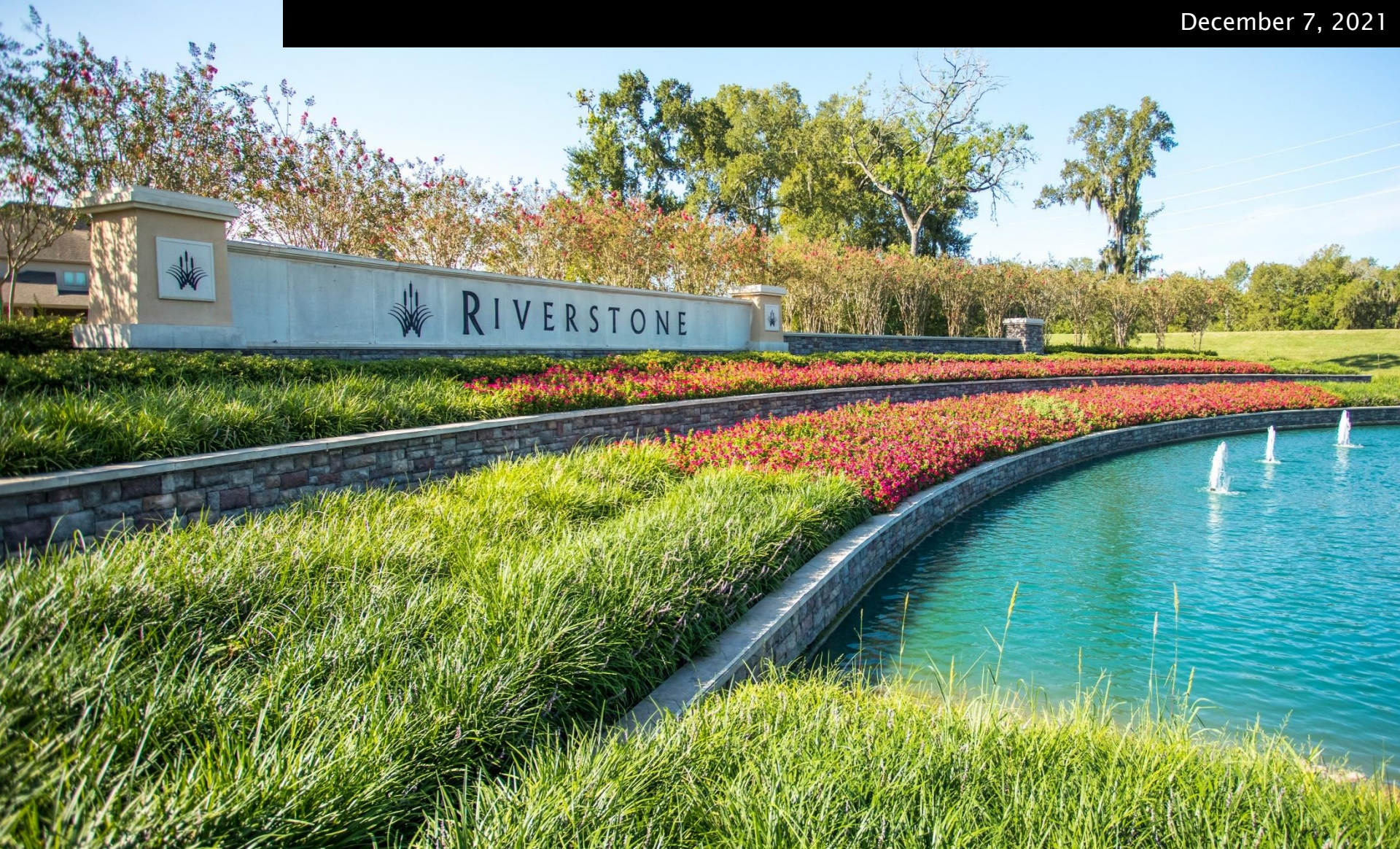




# RIVERSTONE Annual Homeowner Meeting

December 7, 2021

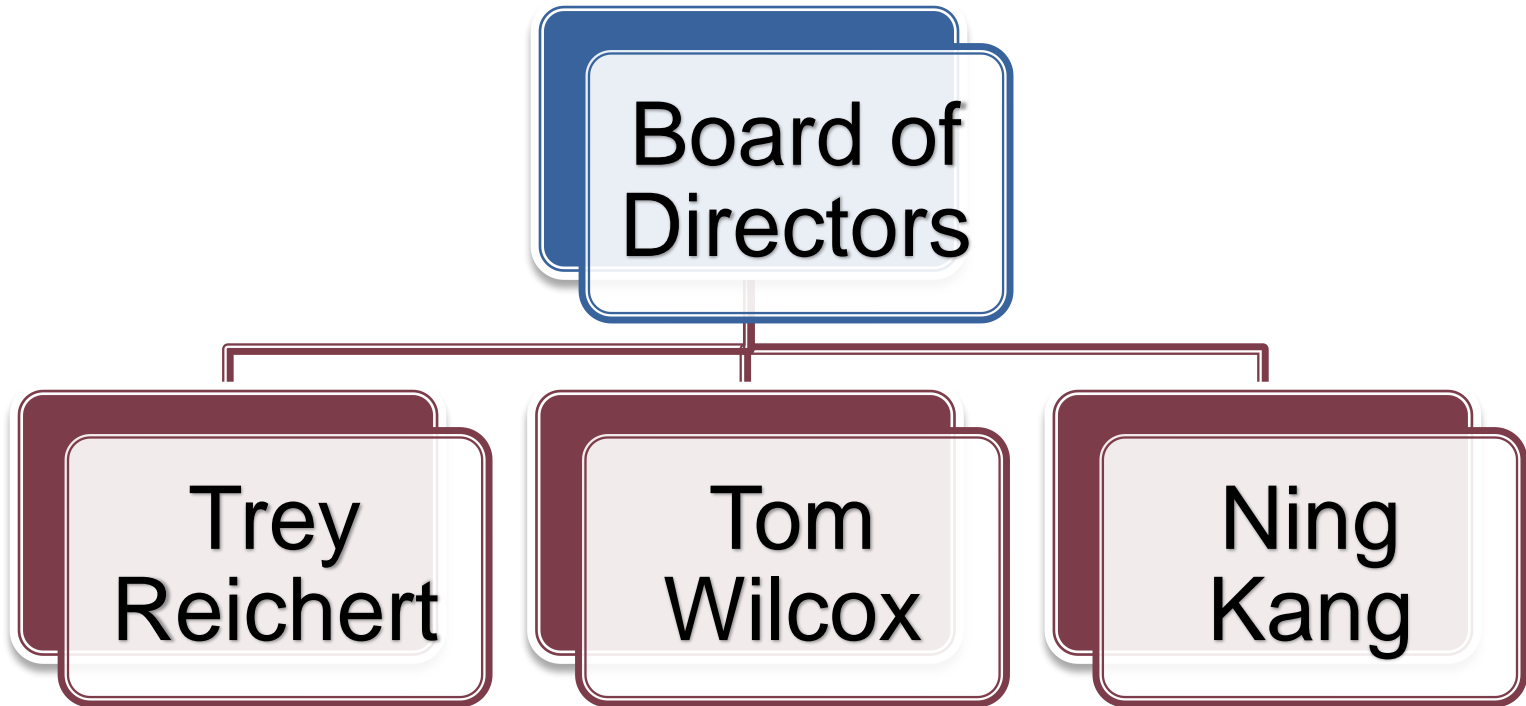


# 2021 RSHOA Annual Meeting Agenda

- ❖ Call to Order, Welcome, & Introductions
- ❖ Approve 2020 Annual Meeting Minutes
- ❖ Developer Update
- ❖ Riverstone Homeowners Association, Inc. Overview
- ❖ Present Approved 2022 Assessments and Budget
- ❖ Questions & Answers



# Riverstone Homeowners Association



# DEVELOPMENT UPDATE

**Trey Reichert**

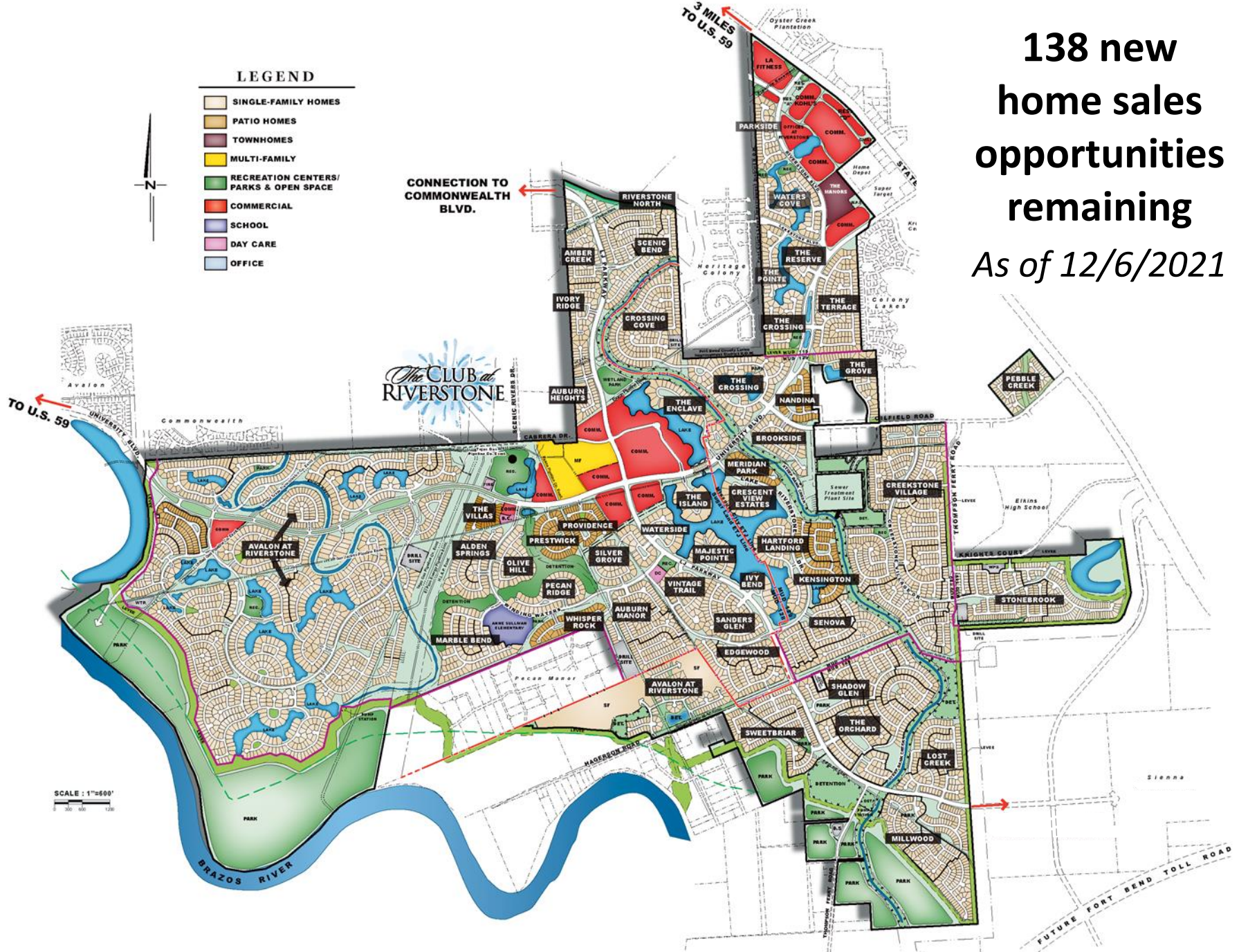
**Vice President and General Manager**  
Riverstone by Johnson Development Corp.

And

**President**  
Riverstone HOA

# 138 new home sales opportunities remaining

*As of 12/6/2021*



## Residential Data as of 12/6/2021

<b>Platted lots:</b>	<b>6,399</b>
<b>Future lots:</b>	<b>52</b>
<b>Total lots planned in Riverstone:</b>	<b>6,451</b>
<b>Total occupied homes:</b>	<b>6,270</b>
<b>Total new home sales opportunities left:</b>	<b>138</b>



# AVALON AT RIVERSTONE

Hageron Road tract



HAGERSON ROAD

Photo taken 12/6/2021

# AVALON

*By the numbers*



## 282 LOTS

### Overall

**144 reported sales**

*(as of 12/6/2021)*

**Average Sales Price:**

**\$652,252**

**Average SF: 3,587**

**Average \$/SF: \$182.19**

---

### 2021

**90 reported sales**

*(as of 12/6/2021)*

**Average Sales Price:**

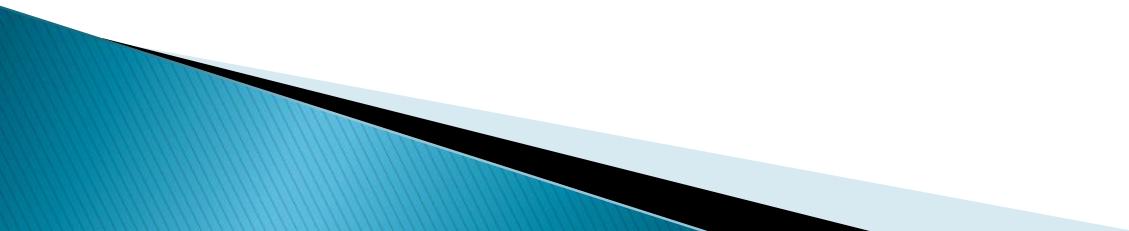
**\$683,690**

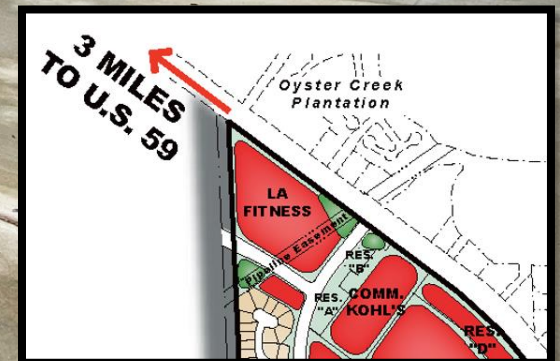
**Average SF: 3,565**

**Average \$/SF: \$191.76**



# COMMERCIAL DEVELOPMENT

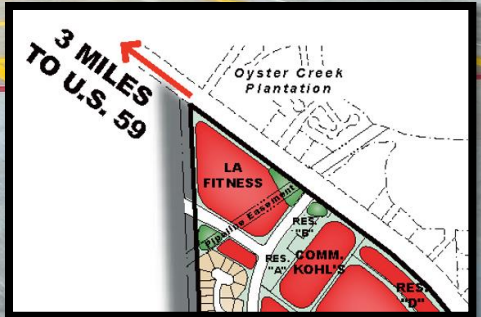




# Dog Haus Biergarten



Photo taken 12/6/2021



# Remaining unsold tracts

**KROGER**

**8.49 ACRES**

**CABRERA ROAD**

Photo taken 11/7/2021



Grand Living



Photo taken 12/6/2021

LJ PKWY

# Arista

Age-Restricted Rental



UNIV BLVD

Photo taken 12/6/2021

# **Riverstone Homeowners Association**

## **Overview**

**Jaime Villegas**  
General Manager



# Riverstone Homeowners Association Staff

## General Manager

Jaime Villegas

## Community Relations

Nick Deacon  
Community Relations &  
Recreation Director

Danelle Andel  
Front Desk Administrator

## Operations

Julie Kveton  
Operations Manager

Randi Miller  
Operations Coordinator

Miguel Castro  
Maintenance

## Finance

Felecia Alexander  
Finance Manager

Shannon Koorie  
Accounts Receivable  
Coordinator

## Compliance

Sean Parker  
Compliance Manager

Mirisa Hercules  
Compliance Assistant

David Ippoliti  
Compliance Coordinator

Cristina Saucedo  
Compliance Coordinator

Jennifer Estes  
Compliance Coordinator

## Lifestyle

Laura Rosilez  
Director of Fun

Barbara Mendoza  
Lifestyle Coordinator

## Fitness & Tennis

Blake Crawford  
Fitness Director

Giorgio Botto  
Tennis Pro

Wayne Rollock  
Assistant Tennis Pro





# Moment of Silence

**Manny  
Villatoro**

**May 21, 1997 –  
February 12, 2021**



# Riverstone Homeowners Association

## Board of Directors

- Policy Making
- Long-term Vision

## Management/Overview

- Work Toward Achieving Board Vision
- Serve Our Residents
- Implement Policies
- Maintain Common Areas and Assets
- Provide Community Events
- Enforce Deed Restrictions

## Volunteers

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

# 2021 Compliance Department

## Architectural Modifications

### 875 Applications Reviewed

#### Types of Applications Reviewed:

- Basketball Goal
- Swimming Pool/Spa
- Landscaping
- Solar Panels/Screens/Film
- Outdoor Kitchen
- Patio Cover
- Storage Shed
- Patio Extension
- Generators

## Deed Restriction Violations

### 3005 Total Violations Letters Sent To 1779 Houses

#### Top Violations

- Owner Maintenance: 472
- Lawn Maintenance/Grass: 438
- Tree Maintenance: 376
- Trash Receptacle in View: 274

## Compliance Communications Information

- Targeted eblasts to specific neighborhoods on compliance issues.
- Numerous Newsletter articles and information on compliance.
- The department fielded and responded to hundreds of phone calls and thousands of emails from residents and other persons.

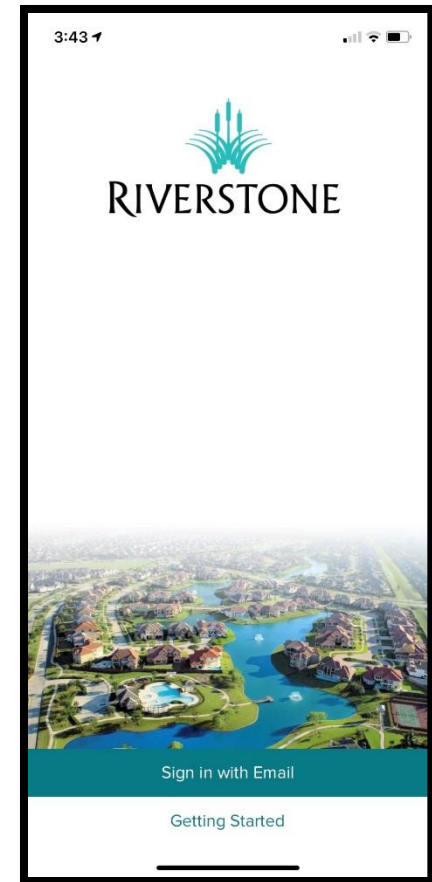
# 2021 Operations Department

- ▶ **Major Landscape Enhancements** – In February 2021 we were hit with a major winter storm which caused us to lose a significant number of plant material. Major plant replacement projects have been completed in several neighborhood entrances, major boulevards, parks and other areas throughout the community.
- ▶ **Hog Fences**
- ▶ **Brick Wall Repairs/Replacements**
- ▶ **Tennis Court Resurfacing**
- ▶ **Street Sign Replacement**



# 2021 Community Relations Department

- ▶ Enhanced Use of Riverstone App
  - Stats Through Sept 30th
    - 92% Adoption Rate
    - 8,405 Total Active Resident Users (31% increase over 2020)
    - 43,009 Amenity Pass Reservations (Over 300% increase over 2020)
- ▶ Resident Communication
  - Assisted with frequent email communications for both overall community and gated neighborhoods.
  - Printed approx. 1,500 Resident Amenity Cards
- ▶ COVID
  - Virtual Board Meetings



# 2021 Lifestyle Department

- ▶ **Started Year with Continued Virtual and Drive Through Events**

- Fitness Seminars
- Senior Saturday
- National Donut Day

- ▶ **In-Person Events Have Returned**

- Red, White & Boom!
- Trail Of Treats
- Tree Lighting
- Holiday Market
- Winter Wonderland  
December 18<sup>th</sup>  
5pm-9pm  
The Club at Riverstone



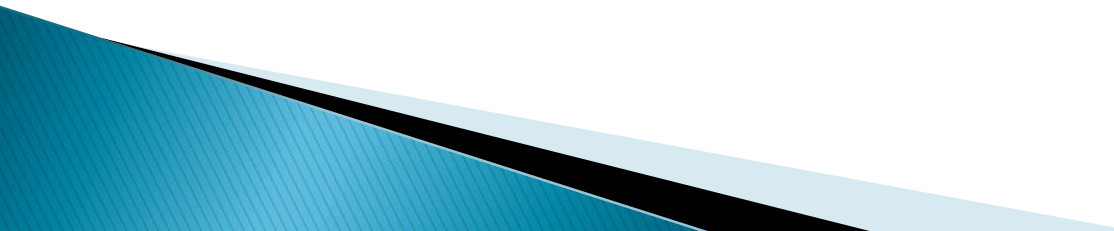
# 2021 Finance Department

- ▶ Increased Collection Rate on outstanding Assessments to 98.7%, from 98.5% in 2020.
- ▶ Processed 373 home closings through 10/31/2021
- ▶ Processed 752 vendor invoices through 11/30/2021
- ▶ Reduced the Associations property tax liability by \$35k, with a detailed review of the individual FBCAD tax records.



# **Riverstone Homeowners Association**

## **2022 Budget & Assessments**



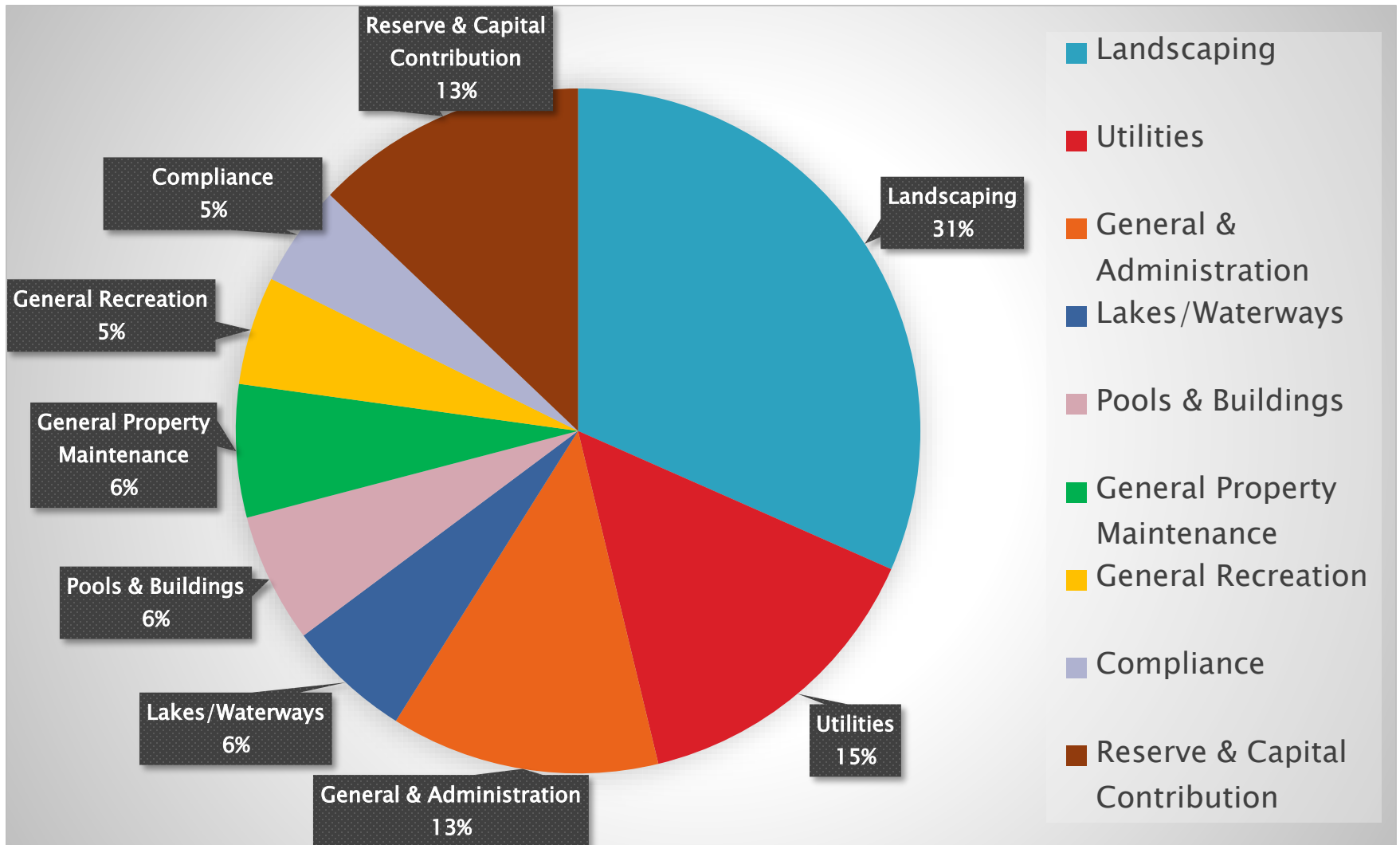


# 2021-2022 Operating Budget

		<b>2021</b>		<b>2022</b>
<b>Income</b>		<b>BUDGET</b>		<b>BUDGET</b>
Assessment Income		\$ 6,986,951		\$ 7,160,970
Other Income		\$ 500,628		\$ 787,297
<b>Total Income</b>		\$ 7,487,579		\$ 7,948,267
<b>Expenses</b>				
Common Areas		\$ 5,628,758		\$ 5,141,073
Recreation & Fun		\$ 313,481		\$ 405,340
Compliance		\$ 279,110		\$ 377,776
General & Administrative		\$ 969,979		\$ 1,004,274
Reserve & Capital Contribution		\$ 296,252		\$ 1,019,804
<b>Total Expenses</b>		\$ 7,487,579		\$ 7,948,267
<b>Operating Income/Loss</b>		\$ -		\$ -

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

# Major Operating Costs



# 2022 Cost Per Unit

**Residential Assessment Rate\***                      **\$1,110**

(same as previous year)

<u>Expenses</u>	<u>Cost Per Unit</u> (6,408 Units)
Common Area	\$ 802
Recreation	\$ 63
Compliance	\$ 59
General & Admin	\$ 157
Reserves (from Assessment)	<u>\$ 159</u>
	\$1,240

\*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 2022 Non-Assessment Revenue is \$787,297**



# Historical Assessment Rate

Year	Annual Assessment	Units
2013	\$ 895	2,849
2014	\$ 895	3,211
2015	\$ 975	3,460
2016	\$ 1,015	4,280
2017	\$ 1,015	4,826
2018	\$ 1,050	5,540
2019	\$ 1,080	5,904
2020	\$ 1,090	6,116
2021	\$ 1,110	6,253
2022	\$ 1,110	6,408

2022  
Assessment  
Payment  
Options

**Electronic**

- E-Check
- Credit Card
- Debit Card

**Personal  
Check**

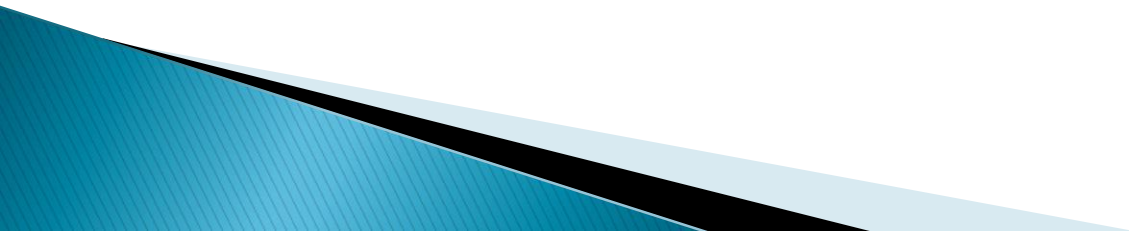
**Payment  
Plan**

**Personal  
Bill Pay**

# 2022 Reserve Budget

<b>Beginning Balance</b>			<b>4,626,999.00</b>
<b><i>Reserve Income</i></b>			
Contributions			\$ 1,036,003.79
Interest on Reserve Accounts			\$ 32,193.00
<b>Total Income</b>			<b>\$ 1,068,196.79</b>
<b><i>Reserve Expenses</i></b>			
2022 Reserve Expenses			\$ (1,707,636.00)
<b>Total Expenses</b>			<b>\$ (1,707,636.00)</b>
<b>Projected Ending Balance</b>			<b>\$ 3,987,559.79</b>
<i>As of 12/31/2022</i>			

# Looking Ahead To 2022



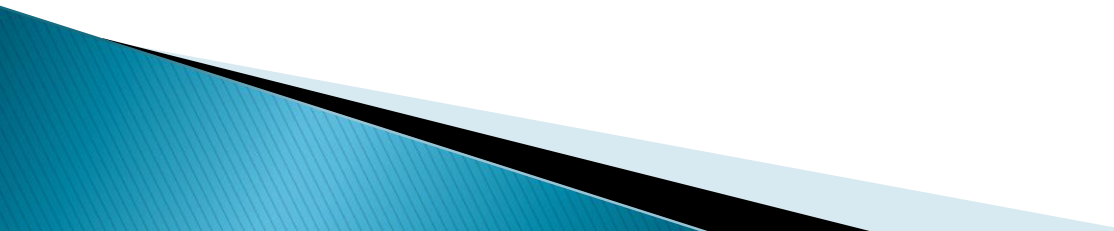


# 2022 Reserve Projects

- ▶ Concrete & Sidewalk Replacements
- ▶ Landscaping and Irrigation Upgrades
- ▶ Fencing and Brick Wall Replacements
- ▶ Playground Equipment and Fall Surface
- ▶ The Waterpark Slide Restoration
- ▶ Tennis Court Lighting Upgrade
- ▶ Monument Lighting Upgrades



# Looking Forward to 2022

- ❖ Assess Additional Hog Fencing Locations
  - ❖ Additional Reforestation & Landscape Enhancements
  - ❖ Implement Rental Program for Outdoor Pavilions
  - ❖ Evaluate Current and Potential Future Amenities
    - Tennis Court Pro Shop
    - Sand Volleyball Court
    - Butterfly Garden
    - Maintenance Yard
    - Lap Lane Pool Adjustments
  - ❖ Complete Transition of New Landscape Contracts
- 

# Riverstone HOA Board Election Results



# Questions & Answers



**Thank You For  
Attending!**

