

HERITAGE TOWNHOMES HOMEOWNERS' ASSOCIATION INC.

4519 Mills Park Cir. Suite 200
College Station, Texas 77845
Phone: (979) 690-2330 Fax: (979) 690-0330

November 25, 2019

Dear Heritage Townhome Neighbors,

Holiday season is upon us again! I hope you are able to enjoy great times with your family and friends through the beginning of the New Year.

2019 has been another busy year. The community was challenged with a major storm event again this year, though the impact did not touch everyone in the community the flood waters were damaging to fencing and one townhome in our community.

A committee is evaluating options in dealing with flooding issues impacting the community. There have been meetings with the City of College Station and contacts made with a civil engineer to complete a flood study. The Heritage property borders College Station and Brazos County, so both will be involved in any action to improve drainage, though we as property owners are responsible for keeping the Harvey Hillside Creek clear of vegetation and debris. As more information is compiled a more detailed report on the situation will be presented to the community.

Additionally, as individual homeowners, I encourage you to contact the City of Bryan and complain about increased run-off coming from the various developments on the north side of Hwy 30 (Harvey). The retention ponds that are currently built are woefully undersized, so City of Bryan planning and permitting departments need to be more involved with evaluating the downstream impacts of the housing developments throughout the area.

We had a long-term board member resign her post, and at the annual meeting in April, a new Board member was elected, maintaining the number of Directors at five.

Over the past year the HOA board has worked to improve our community with a variety of projects, including:

- Phase 1 of the privacy fence replacement;
- Painting the fencing at the entrance and exit;
- Pressure washed brick walls and the mailboxes;
- The pool security was upgraded with better fencing and new access means;
- Flood damage fence repairs.

Looking forward, additional near term maintenance projects to complete:

- Phase 2 Fence replacement;
- Painting (siding repair);
- Landscaping maintenance (tree and hedge trimming).
- Improving east-west drainage between buildings

The main exterior wall facing Linda Lane will continue to be monitored for repair/replacement requirements.

The CCR update is complete and is now in final review and approval by property owners. HOA dues will be increasing 10% in January, 2020. As was discussed at the Annual meeting, there is currently no significant maintenance fund accumulated for the major maintenance expenses that will continue to occur as the community ages. The increase will help fund maintenance projects in the coming years, such as finishing the fence replacement, painting, street repairs and maintaining the common areas of our community, and begin to accumulate funds for additional community maintenance expenses that are the responsibility of the HOA.

The 2020 Billing Schedule Form was emailed to all owners on November 20th. Please complete your form on or before the December 20th deadline if you want to make a change in your billing. Form must be submitted by this due date, any forms received after this date will be charged for the change. Additionally, an on-line payment option is now available on the association website. We hope you find this payment option convenient in paying your dues. If you have any questions please contact the management office.

For additional details about our Heritage Townhome community please visit the website at www.heritagetownhomeshoa.com. You can also join the Heritage Townhomes NextDoor community at www.heritagetownhomes.nextdoor.com. Ensure the current contact information for you is up to date, especially your email address. By providing your email address, we can save the HOA on the cost of postage (so that money can be used for other projects).

The Board of Directors thanks all of you for making Heritage Townhomes a great place to live!

Our community is made better by the residents who put forth the effort to maintain their properties, volunteer their time, and offer suggestions for making our community a great place to live in Bryan-College Station.

We encourage you to be actively involved and look forward to seeing you at our board meetings, the annual meeting, and out in the community!

Best Regards,
David Cole, President