



Dear Homeowner,

We are pleased to announce that the Crystal Knoll Terrace HOA has a new Board of Directors! An election took place on February 20, 2021 resulting in the installation of 5 new Board Members. At their 1<sup>st</sup> Quarterly Board Meeting, held on March 13, 2021 the following positions were decided:

President: Kathy Gould  
Treasurer: William (Bill) Holland  
Secretary: Christina Barnett  
Members-at-Large: Andrew Karaffa and Gus Kawell

Thus far the board has accomplished the following:

1. Created an 'official' HOA Website: [www.ckthoa.com](http://www.ckthoa.com)
2. Established a HOA email address: [board@ckthoa.com](mailto:board@ckthoa.com)
3. Established a mailing address for the HOA:

**Crystal Knoll Terrace Homeowners Association**  
**PO Box 1074**  
**Georgetown, Texas 78727**

This will now provide an avenue for members and business partners to communicate with the Board.

4. Recovered the HOA phone number (512-763-0258)
5. Paid the taxes on the 3 retention ponds and the lot that the playscape is on.
6. Worked with Georgetown Utilities to lower the balance on the delinquent bill, pay that amount and get the street lights turned back on.
7. Obtained liability insurance for the HOA

We are all aware that the HOA Assessment Fees (aka HOA dues) has not been collected since 2017 nor have assessment invoices been sent since 2017 going forward. Since the new board does not have access to records reflecting the status of each homeowners' balance, we will not collect for any balances due. HOA dues have not been collected for 2018, 2019 and at least half of the cycle for 2020. Rather than trying to collect for that period (\$250.00), to avoid any financial hardship, it was decided that HOA dues for 2018 and 2019 will be waived. To cover the remainder of 2020 the prorated amount will be \$50. This will allow all homeowners the ability to be current on HOA dues.

In reestablishing the schedule for HOA dues, we will replicate previous collection processes which is \$100 per home with a \$15 discount if paid in advance of July 15, 2021. We will begin mailing HOA Assessment Fee (Dues) Invoices for this cycle by May 15th, 2021.



There is the option to pay the HOA dues for the active half of the 2020-2021 cycle (\$50 - which will be due upon receipt) and pay early for the HOA dues for 2021(\$85 which reflects the \$15 discount). If you choose this option (\$135) your HOA dues will be current until the next cycle which begins July 2022.

These are some of the items the board is working on:

1. Soliciting bids to maintain the common areas and retention ponds
2. Remedy the past-due tax returns and become current on the 2020 return
3. Pay outstanding invoices and remaining delinquent accounts in the HOA's name
4. Recover any resale certification fees and transfer fees that may have been submitted from April 2018 to March 2021.

As you can see, all of the above efforts require capital and collection of HOA dues will be beneficial in accomplishing these tasks.

While knowing there is still plenty of business needs to tackle, we also want to look at our community activities. We will resume the 2021 display of flags for Memorial Day, July 4<sup>th</sup>, and Veteran's Day. We look forward to having volunteers to assist with placing these flags.

In the future we plan to create:

1. HOA cleanup day to address the playscape area
2. HOA Community Garage Sale
3. HOA Cookout
4. HOA bulk trash pickup

The board would like to offer you the opportunity to receive correspondences from the Board electronically. If you are interested in signing up for electronic communications access the link: [www.ckthoa.com/online](http://www.ckthoa.com/online).

**Note from the President:** *Keep in mind this will never be a us (homeowners) versus them (board members) atmosphere for we are ALL in this together to make Crystal Knoll Terrace the 'best neighborhood' in Georgetown.*

*Please feel free to contact the board with feedback, comments and suggestions.*

Thank you,

*Crystal Knoll Terrace Homeowners Association Board of Directors*