



NOVEMBER 2021 NEWSLETTER

Dear Homeowner,

The Board of Directors had their quarterly meeting on November 13, 2021. The minutes for this meeting can be found by accessing the HOA website www.ckthoa.com; click on Members and select News.

Information we have regarding the developments surrounding our neighborhood are as follows: Titan will be performing groundwork preparation 7am-7pm for the next 4-6 months so expect an increase of dust in the area.

- a. Building of a retention ditch on the northside of 130 and other side of I35; north and northeast side that backs up to Hickory Tree and Westeria- will take 6 months - 1 year
- b. At this time there are no plans to extend Jefferson and Hickory Tree to obtain access to Inner Loop
- c. There will be approximately 1000 apartment units surrounding the neighborhood
- d. Amazon warehouse planned for the north side of the neighborhood (2250 North I35)
- e. Talk of the possibility of a convenience store on the corner of Stadium Drive and Inner Loop

We also discussed the 2 vacancies on the board (Secretary and Member-as-Large). If you would like to volunteer to serve in either of these positions until expiration of term (which is March 2022) please email the board at board@ckthoa.com or call 512-763-0258. Please note that according to our Bylaws, Article IV-Board of Directors Section 4.01: A Director need not be a member of the association.

Since these terms expire in March 2022 the board has decided to move the Annual Members Meeting from August to March so the two will coincide. Kara Barnett has volunteered to head the Election Committee but we need volunteers. If you are interested in volunteering to serve on the Election Committee, please send an email to board@ckthoa.com with your contact information.

We also discussed amendments to the CCR however a special election will be held to address this and announced at a later date.

The board has created a 'Playground Committee' to obtain input from the homeowners as to what they would like placed on that now vacant lot. Kara Barnett has volunteered to head this



committee and we have 3 additional volunteers.

The board of directors has also created the 'Architectural Committee' so that we are in compliance with SB1588. Karen Miller has volunteered to serve on this committee and we are seeking additional volunteers for this committee.

If you would like to serve on either (or both) committee please send an email with your contact information to board@ckthoa.com and include the name of the committee(s).

Concerns about speeding vehicles had been discussed at previous board meetings. In an effort to mitigate this issue the board has purchased and posted "Slow Children at Play" signs.

We are aware that the mailbox kiosks are in need of maintenance and we are determining the scope of work required to take care of this.

The HOA will have a Christmas Decoration Contest this year and residents within the HOA jurisdiction can participate. Winner will be awarded HEB Gift Cards: \$75 for 1st place, \$50 for 2nd place and \$25 for 3rd place. The following guidelines will be adhered to:

1. Must be current on HOA Assessment fees to be considered
2. Current board members are not eligible to compete
3. Tenants are eligible to participate - you need not be the homeowner

We plan to host the contest on Facebook and the anticipated date is December 18th. Winners will be determined by the number of votes received by you - the board will not be selecting the winners.

If you have a management company handling your property, please provide the HOA Board with their contact information. This information can be emailed to board@ckthoa.com or mailed to Crystal Knoll Terrace Homeowners Association, PO Box 1074, Georgetown, TX 78627.

REMINDER: If you have not submitted your HOA Assessment Fee Payment, please do so as soon as possible. If you have not paid and/or did not receive an invoice for payment please send an email to board@ckthoa.com as soon as possible. Invoices will be sent again mid November 2021 to those we have not received payment. Please review the information below from our Covenants, Conditions and Restrictions governing document.



Article VIII – Maintenance Assessments

Section 6 Effect of Nonpayment of Assessments: Remedies of the Association:

Any assessments or charges which are not paid when due shall be delinquent. If an assessment or charge is not paid within thirty (30) days after the due date, it shall bear interest from the due date of the lesser of (i) eighteen percent (18%) per annum or (ii) the maximum rate permitted by law, and the Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien herein retained against the Lot Interest, costs and reasonable attorney's fees incurred in any such action shall be added to the amount of such assessment or charge.

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 HOA website at www.ckthoa.com and click on 'Member Sign up'.

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