



Property Owners Association

2021 PROPERTY OWNERS ASSOCIATION

Upon move-in, Sierra Vista residents will appreciate the professional property management company and all the services they provide.

2021 ANNUAL FEES

- \$750 Annual Assessments
- \$200 Annual Gated Section Maintenance Fee

ONE-TIME FEES AT CLOSING

- \$375.00 Operating Fund Cap Fee
(50% of Base Annual Assessment)
- \$187.50 Reserve Fund Cap Fee
(25% of Base Annual Assessment)
- \$250.00 Administrative Fee
(1/3 of Base Annual Assessment)
- \$220.00 PMG Transfer Fee

BULK DIGITAL SERVICES

A fee of \$636.00 billed annually for high-speed Internet and residential alarm monitoring. Does not include taxes and fees. High-speed Internet and residential alarm monitoring is provided by Entouch to all residents of Sierra Vista.

* Certain sections of Sierra Vista have different levels of included technology features. Please confirm with home builder or POA representative to confirm your service and annual billing rate.

ADOPT-A-SCHOOL FUND

(Paid only at sale of property, no proration)
 \$100.00 builder to owner for new home buyers/resale buyers

This fund benefits schools in the Alvin Independent School District, bettering the greater community and helping preserve property values.

PROPERTY TAX RATES*

Brazoria County.....	0.81819600
Brazoria County MUD #32.....	1.350000
Alvin ISD.....	1.39770000
Total:	3.565896

PROPERTY TAX RATES*

(STERLING LAKES SECTION 13)

Brazoria County.....	0.85829600
BC MUD #32	1.350000
Alvin ISD.....	1.39770000
Total:	3.605996



Homeowner's Association FAQ's

As a resident of Sierra Vista East you are automatically a member of the Sierra Vista Homeowner's Association. Here are some commonly asked questions that we have answered for your reference.

What is an HOA or POA?

HOA's (Home Owner's Association) and POA's (Property Owner's Associations) are the same thing. They are private associations that oversee and manage neighborhood common area and amenities as well as insuring that property owners obey the official governing documents.

What are CCR's and where can I find them?

CCR's are the Covenants, Conditions and Restrictions (CC&Rs), Articles of Incorporation, By-Laws and any other governing documents. They are the rules of the development. You can get a copy of the CCR's from the HOA management company.

Why do we have an HOA?

HOA's help provide safeguards for residents' property values. Money is collected for landscape and other maintenance including any neighborhood amenities. Residents are generally not allowed to collect junk in their yards, raise farm animals, or otherwise let their house and property decline to a point that would lower their neighbor's property values. This secures the residents' investment in their neighborhood and maintains a certain curb-appeal.

Who are the HOA Board of Directors?

HOA's generally consist of a voluntary board of directors elected by their fellow residents to make decisions on the residents' behalf. The board of directors includes the president, secretary and treasurer. Many communities have a developer appointed board of directors that will oversee the HOA until the developer mandated control period ends. Please refer to your community's specific CCR's for further details on your communities board of directors and their term limits.

Property Management Company

Your HOA hires a property management company to be the direct link between the association and its residents. Their role is to enforce the HOA's policies, communicate with the board, handle day-to-day operations, and perform ongoing maintenance of common areas.

Here are some of the activities and services your management company provides:

- Welcome Packets when residents move in
- Regular email blasts on important developments
- Monthly newsletters
- Events scheduled throughout the year*

* As conditions allow.

Interested in joining a committee?

Here are some of the groups that have flourished in our more established neighborhoods. Check out the areas of interest and let us know if you'd like to become involved and get something started.

Social Committee

- Submit annual proposal for activities & events
- Assist and support community events
- Incorporate Welcome Committee functions into activities of Section Leaders

Community Relations

- Building relationship with the local school district
- Working with transportation department to offer solutions for school bus drop off and pick up

Landscape Appreciation

- Periodic review and evaluation of landscape managed areas
- Assist with Yard of the Month and Holiday Yard contests

Which Home Renovations Require HOA Board Approval?

You need approval from the HOA board before doing any renovations or additions to the exterior of your home. This includes the front and back yard. The board needs to make sure that the project you're planning aligns with the rules and regulations of your HOA. If you don't ask for approval and your project breaks HOA rules, the board can force you to redo the work. They might also levy a fine.