



2022 Annual Newsletter

Overview:

- Located in an unincorporated area of Harris County, HP CIA is a community run non-profit organization. Board members are unpaid volunteers that live in HP CIA.
- Monthly meetings held 3rd Thursday of every month (except December) at 7:00 pm in MUD 55 building (2300 Pilgrims Pt). Annual meeting is held in June.

How to Get Involved:

- Attend a meeting
- Connect via TownSq (see URL)
 - Make requests, access useful documents
- Join or start a committee

HP CIA Maintained Parks:

- El Dorado Park (2510 El Dorado Blvd)
 - Swimming Pool (Closed pending repair funds): Includes Lifeguards, Restrooms and separate children's pool
 - Playground w/Swings
 - Tennis Courts
 - Mixed-use Field and Walking trail
- Fife Park (17517 Fife Ln)
 - Swimming Pool: Includes Lifeguards, Restrooms and separate children's pool
 - Splashpad (Closed pending repair funds)
 - Playground w/Swings
 - Tennis Courts
 - Covered Event Pavilion
 - Uncovered Basketball Court
 - Dog Park
 - Mixed-use Field and Walking trail

HP CIA Contracted Services:

- Streets Lights (electricity and maintenance are paid for by lighting assessment)
- Trash and Recycling (paid by homeowner)
- Mosquito Spraying
- Mowing of public spaces

HP CIA Budget:

- **Current Annual Assessment:** \$120
- **Initial (1975) Assessment:** \$120
- **Percent of Original Buying Power (2021 vs 1975):** 19.7%
- **Our dues compared to national average (\$2,400):** 5%

2021 Accomplishments:

- Completed HOA public website with contact info, map and FAQ.
- Architectural Request digital applications (no more waiting on emails)
- Improved tracking of homeowner requests, concerns and maintenance items.
- Added virtual join option for monthly meetings.
- Compliance with new state legislation.

Current Challenges:

- The HP CIA budget remains severely cost constrained limiting its ability to maintain parks/pools, make major repairs or add additions to amenities.
- To preserve even existing amenities, the original declarations need to be modified to cover the associated expenses. Nearly 50 years of inflation has reduced the buying power of the original dollar amount to an insufficient amount.



M & M
Roofing, siding & windows
Serving homeowners since 1983

INVOICE

Linda Dennison
2531 Wheelwright
Friendswood, TX 77546

09/04/2014

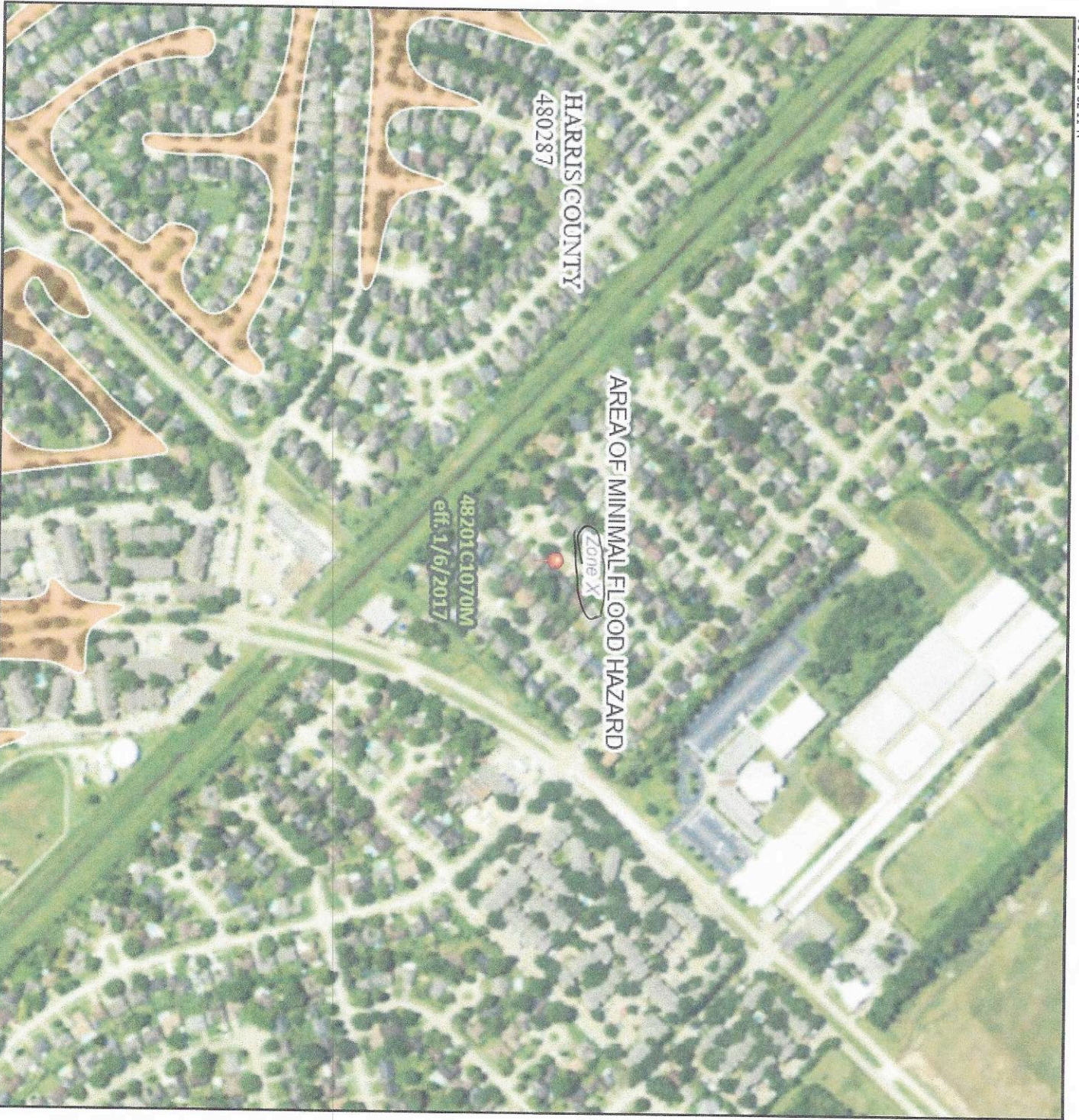
<u>Date</u>	<u>Description</u>	<u>Payment</u>	<u>Balance</u>
8/27/2014	Contract Amount		\$8,148
9/3/2014	Received Payment	[\$8,148]	
	Work performed at above address		
	THANK YOU		
	Please make checks payable to: M&M Roofing & Siding, Inc. 1656 Townhurst Dr., Ste D Houston, TX 77043 Ph. 713-880-8210 <u>Please mark Suite D on envelope</u> <u>or post office will not deliver.</u>		

	kWh	Paid
12/20/21	545	\$60.13
11/17/21	317	\$36.82
10/18/21	492	\$54.54
09/22/21	822	\$88.55
08/18/21	628	\$60.57
07/21/21	871	\$82.30
06/06/21	471	\$46.53
05/19/21	336	\$34.21
04/20/21	378	\$37.89
03/22/21	804	\$75.88
02/19/21	940	\$97.13
01/21/21	1501	\$152.48
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12/17/20	950	\$97.78
11/16/20	341	\$37.92
10/16/20	473	\$50.86
09/17/20	833	\$86.21
08/18/20	808	\$79.81
07/20/20	798	\$78.88
06/18/20	593	\$59.75
05/19/20	502	\$51.25
04/40/40	473	\$48.38
03/19/20	625	\$61.96 Chariot Energy
02/18/20	1135	Constellation Energy
01/20/20	1388	\$180.30
12/17/19	783	\$51.09
11/14/19	606	\$51.09
10/16/19	461	\$51.09
09/17/19	580	\$51.09
08/16/19	807	\$51.09
07/18/19	893	\$51.09
06/18/19	752	\$51.09
05/17/19	384	\$51.09
04/17/19	688	\$51.09
03/19/19	772	\$51.09
02/18/19	554	\$51.09 Constellation Energy
01/22/19	1450	\$130.88
12/29/18	1087	\$87.69
11/16/18	436	\$36.82
10/18/18	720	\$58.52
09/18/18	767	\$62.03
08/18/18	959	\$72.50
07/18/18	670	\$52.31
06/18/18	986	\$76.52
05/18/18	684	\$54.91
04/18/18	622	\$50.43
03/18/18	600	\$71.80 late?
02/18/18	738	\$59.60 Green Mountain

$$\frac{826.98}{12} = 68.91$$

National Flood Hazard Layer FIRMette

95°10'7"W, 29°32'11"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway

	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee, See Notes, Zone X
	Area with Flood Risk due to Levee Zone D

	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOWRS

	Area of Undetermined Flood Hazard Zone I
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	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

	20.2 Cross Sections with 1% Annual Chance
	17.6 Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps. If it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/27/2021 at 9:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMI panel number, and FIRMI effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



95°9'29"W, 29°31'40"N

Feet

1:6,000

Basemap: USGS National Map - Orthoimagery. Data refreshed October 2020

www.houcomm.com

Whether it's helping you manage your community or manage your day, as your community management partner, our priority is to ensure convenience at every turn. That's why we offer simple, flexible ways for you to pay your assessment.



Choose from our convenient payment options.



Making payments is fast, flexible and secure when you use TownSq. To manage your account and pay assessments, visit www.townsq.io or download the app and register with your zip code and account ID located on your statement. **NOTE:** TownSq not available to all communities.



If remitting your payment by mail, carefully read the tips below:

- Checks or money orders should be made payable to your homeowners association and include your account number on the memo line. Please also detach and include your coupon with your payment.
- The envelope in which you received your statement can be reused to submit your payment. Payments are processed most efficiently when mailed in the original envelope along with your coupon.
- All payments should be mailed to the below address. Please do not mail checks to branch offices or other locations as this may cause a processing delay resulting in late and/or collection fees.

Heritage Park CIA
c/o Associa Houston Community Management Services
PO Box 3156
Houston TX 77253-3156

- The PO Box address provided above is for billing purposes only. No other communications are to be sent to that address. See branch website for physical address.
- Payments are posted by the date they were received. We do not accept postdated checks.
- **EXCEPTIONS: (1) Special delivery mail (express, overnight or certified), (2) endorsed checks, and/or (3) disputed amounts will not be accepted via the PO Box and therefore must be sent to our office address:**

Associa Houston Community Management Services
17049 El Camino Real
Houston TX 77058

Please allow time for your payment to be forwarded to the PO Box to prevent late and/or collection fees. And, any written communications concerning disputed amounts, including any checks or other payment instruction (i) sent in an amount less than the full amount due marked "Paid in Full," (ii) tendered with other conditions or limitations, or (iii) otherwise tendered as full satisfaction of a disputed amount should be included.

EXPERIENCE COMMUNITY YOUR WAY
 WITH SECURE AND FLEXIBLE OPTIONS TO PAY ONLINE.



TownSq was developed to keep you easily connected with your neighbors and community. Through our collaborative tools you can:

- Connect with neighbors in community forums
- Participate in community polls
- Get up-to-date community news and events

Not only is it easy to connect with your neighbors, but with TownSq, **paying assessments is fast and flexible**—pay online instantly with a one-time payment or set up recurring payments with autopay.
 *Not available in all markets

WHY WAIT?

Join more than 6 million homeowners powered by TownSq today.
 Login or register now on iOS, Web or Android.



townsq.io

*Pd
12/23/21
ck# 9599*

Please send payments to:
 Heritage Park CIA
 c/o Associa Houston Community Management
 Services
 PO Box 3156
 Houston TX 77253-3156

Unit Address
 2531 Wheelwright

Account ID 1443051	As Of Date 12/06/2021	Due Date 01/01/2022	Amount Due 165.00
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(832) 864-1200 | www.houcomm.com

Description	Charges	Payment	Balance	Reference
10-31-2021 Opening Balance	0.00		0.00	Prior Activity
01-01-2022 General Assessment	120.00		120.00	Annual Charges
01-01-2022 Community Light Assessment	45.00		165.00	Annual Charges

Payment Options

To view your account, make a one-time payment or schedule recurring payments, simply:

1. Login to TownSq via the app or at <http://www.townsq.io>
2. View your account balance and click 'make a payment' at the top of the feed
3. Add your preferred payment method (credit card or ACH) to our secure environment

NOTE: If you prefer to pay via mail, please send your payment to the remit address below.

Any payment received after the due date may be subject to penalties. In the event you do not receive your statement prior to the due date payment is still due on the due date. If your account has a past-due balance you may incur additional charges. Depending on mailing schedules please note that your last payment may not necessarily be reflected on this statement. To find your current balance please log in to TownSq on your desktop or mobile device.