

# King Property Management

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April 22, 2022

RE: Terramar Beach – Community Updates

## To All Terramar Beach Owners:

This memo is intended to serve as a helpful update from TBCIA on matters of concern and interest to the community. Please read below for information on several topics:

### SHERIFF PATROL

Off-duty officers will again patrol Terramar Beach every weekend beginning in May and through end of September. This year, the officer on duty will patrol from 8pm to 2am on Fridays and Saturdays. Sundays will be included on Memorial Day and Labor Day weekends, as well as 4<sup>th</sup> of July.

### DREDGING OF CHANNEL

The Board continues to pursue updated bids for the dredging of the channel. The scope of the work has been reduced due to the expensive nature of the project. The board is working in conjunction with a neighboring landowner who has potentially agreed to accept the spoils from the dredging onto his property for filling low areas. This will provide a cost-savings for Terramar Beach HOA on the project. The Corp of Engineers and local environmental restrictions must be satisfied on the work. The process of renewing the bids and meeting all governing restrictions is an arduous process but significant progress has been made. Additional information will be communicated to owners when finalized and progress will be reported at the annual meeting.

### POOL

By City of Galveston Ordinance - Children under the age of 14 **must** be accompanied by an adult who is responsible for their safety and behavior.

**Open Dates:** May 1- Sept 30. Closed on Tuesdays for Cleaning.

**Hours:** 10:00 A. M. to 7:30 P. M. or as daylight permits.

### TERRAMAR BEACH SIGN – BEACH SIDE

Wendy Majewski worked at length with a local sign company for installation of a new beachside entry sign for the community. The company canceled the order after repeated attempts to create a sign that would be approved by the City. The sign was not approved and TBCIA was given a full refund.

## **THE PARK AT TERRAMAR – 15 ACRES BEING DEVELOPED**

The Developer for The Park at Terramar approached the TBCIA Board regarding annexing the Development into TBCIA as an additional Section. If approved, the Developer would pay a healthy cash buy-in to help fund the HOA. The homeowners in the Section would pay the same HOA fees as Terramar Beach owners. Issues that the Board is considering:

- Difficulty monitoring/managing use of Terramar Beach pool, marina, pavilion, commons without funding those amenities if the development is NOT annexed into TBCIA;
- Difficulty controlling overflow parking, trash and other potential problems without management of the Development;
- Financial benefits and general benefits of annexing a section that sits squarely inside TBCIA;
- Any potential negatives of annexation.

The Developer has been responsive to requests for trash clean up and access to site supervisors. Living around a construction site always presents challenges until the project completes.

Updates on the annexation will be provided as soon as possible.

## **POOL AND MARINA KEYS**

Key distribution will now be handled by King Property Management. Thank you to the volunteers who have filled this role over the years; it is time consuming and difficult to plan around. Payments for keys will be made online or by check – please email [terramarkeys@gmail.com](mailto:terramarkeys@gmail.com) or [lisap@kpmtx.com](mailto:lisap@kpmtx.com) for any key needs or questions.

## **ANNUAL MEETING**

The 2022 TBCIA Annual Meeting will be held on Saturday, June 11<sup>th</sup>, 2022 at 9:30am at Pepper Pavilion. Elections for this year will be for the positions of Vice-President, Treasurer, and Section Leaders for even-numbered Sections. Please send an email to [lisap@kpmtx.com](mailto:lisap@kpmtx.com) if you would like to run for one of the open positions so that your name can be added to the ballot. Nominations will also be taken from the floor.

## **TRASH**

Please follow the City of Galveston trash ordinance and the trash policy contained in the recorded Rules and Regulations of Terramar Beach. A copy is attached for your information. Trash cans should be put out no earlier than Sunday afternoon and must be brought back to under the home by Monday evenings. There are vendors who can assist with this service if you are unable to take care of this at your home(s). Unattended cans are unsightly, unsanitary and can attract wildlife and rodents. If you don't have a sufficient number of cans to service your home, please contact the City of Galveston and order additional cans.