
Fw: 7533 Bellerive Dr#7 HOA information/ title company info

From: Ryan Hajdik (ryanhajdik@yahoo.com)

To: ryanhajdik@yahoo.com

Date: Friday, February 17, 2023, 12:58 PM CST

Ryan,

This HOA in the past has not been very corporative with responding and giving anyone requested documentation. Wanted to pass on long some information I already have.

and

The HOA Monthly dues are \$226.58. There is no transfer fee they collect 3 months in advance. This is the information I have from September, I don't not know if anything has changed since then.

Thank You
Krissie



Krissie Barfield

Escrow Officer

image006.png

2001 Kirby Drive, Suite 1004, Houston, TX 77019

Direct: 713-362-8106 | Office: 713-362-8100 | Cell: 713-302-2993

kbarfield@wfgtitle.com | wfgtitle.com/south-texas

WFG TDI License #1890657 – Krissie's TDI License #2454363

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From: Oscar Saleh [mailto:oscar.f.saleh@gmail.com]
Sent: Sunday, September 4, 2022 11:52 PM
To: Krissie Barfield <KBarfield@wfgtitle.com>
Cc: French Quarter <frenchquartertownhomes@gmail.com>; Stacey Lampp (FQT 7515) <trickcoyote@gmail.com>
Subject: Re: 7533 Bellerive Dr#7 HOA information

External Sender.

Hello! . . . The French Quarter Townhouses could assist you with the information below. Thank you, and you have a productive week, Oscar Saleh

The following information describes the framework for the HOA French Quarter Townhouses.

- It is important that the Title Company receives from the current owner a copy of HOA ByLaws. A copy of HOA ByLaws should be provided to the new owner.
- The Tile Company should get familiar with the ByLaws as the HOA Board provides very limited information during a closing.
- The French Quarter Townhouses is composed of 19 Units.
- All 19 Units are owned by individuals or companies. However, the original developer of the property has no control over the HOA at this time.
- There are no pending development projects, except improvements voted by Board and members.

- Each Unit is responsible for a monthly assessment.
- The assessment of each unit is based on the square footage of each unit registered in our ByLaws.
- Each Unit has voting rights as long as the owner has no outstanding balance.
- At this time, over 50% of the units are considered investment properties because they are rented by the owners.
- The HOA maintenance covers at this time expenses for
 - keeping up lawn or green areas,
 - trash pickup,
 - water and sewage usage,
 - general insurance of the building.
- The Insurance Provider is FIRST Insurance Funding.
- The owner obligations prior to sell unit:
 - the owner should notify the HOA of the intention to sell the unit as current owners have the First Right to buy the property,
 - the owner should pay the HOA maintenance balance in full,
 - the owner should pay three (3) months in advance of maintenance.
- Latest budget:

French Quarter Townhouses		
Expenses - Category	Actual 2020	Budget 2022
Attorney and Legal	0.00	1,000.00
Audit	400.00	0.00
Bank Services Charges	84.00	24.00
Insurance	22,510.97	23,424.00
Postage and Office Expenses	26.64	50.00
Repairs - Driveway and Carport	0.00	1,000.00
Repairs - Fencing	0.00	400.00
Repairs Townhouses	7,163.23	3,000.00
Trash Pickup	3,239.40	3,924.60
Water and Sewer	18,647.44	19,200.00
Yard Maintenance	3,700.00	3,600.00
Total (\$)	55,771.68	55,622.60

Maintenance:

=== Where to send maintenance =====

Please mail checks to:
French Quarter Townhouses (c/o Oscar Saleh)
2115 Grandmill Ln.
Katy, Texas 77494

Make checks payable to French Quarter Townhouses.
Please indicate the unit and period being paid (month, quarter, etc.).

Por favor enviar por correo los pagos a
French Quarter Townhouses (c/o Oscar Saleh)
2115 Grandmill Ln.
Katy, Texas 77494

El cheque debe de ser endosado a French Quarter Townhouses.
Por favor indicar el townhouse o unidad y el periodo que se está pagando (mes, trimestre, etc.)

=====

The End

Oscar Saleh

Oscar.F.Saleh@gmail.com

+001.713.772.4412 (USA)

On Wed, Aug 31, 2022 at 2:41 PM Krissie Barfield <KBarfield@wfgtitle.com> wrote:

Stacy,

Please see below information we need.

Current Owner: Spencer Sikora

Property Address: 7533 Bellerive Dr #7, Houston, TX 77036

New Owner: Rishel Naran and Zoya Khan

Est. Closing Date: September 12, 2022

Account No./Name: French Quarter Townhome

Dues are payable: Monthly Annually Quarterly

Amount of Dues: _____

Outstanding balance to collect: _____ Dues Currently Paid Thru Date: _____

Is there a SPECIAL ASSESSMENT DUE? Yes No If YES, how much: \$ _____

Is there a MOVE-IN/TRANSFER FEE? Yes No If YES, how much: \$ _____

Total Amount Due to Close: _____

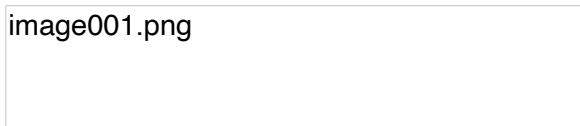
Does the HOA have the First Right of Refusal? Yes 0 No 0

Is there a Secondary HOA? Yes 0 No 0 If YES, name of association: _____

Please list any requirements for the property owner: _____

Your Name: _____ Your Phone Number: _____

Your Mailing Address (for the check): _____



Krissie Barfield

Escrow Officer



12522 Memorial Drive, Houston, TX 77024

Direct: 713-457-2858 | Office: 713-457-2848 | Cell: 713-302-2993

kbarfield@wfgtitle.com | wfgtitle.com/south-texas

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From: Krissie Barfield
Sent: Thursday, August 25, 2022 9:37 AM
To: 'French Quarter' <frenchquartertownhomes@gmail.com>
Cc: 'Rishel Naran' <rnaran@andymohr.com>
Subject: RE: 7533 Bellerive Dr#7 HOA information

Good Moring,

Following up on the below requested for updated Statement of Accounts or Resale Discloser.



Krissie Barfield

Escrow Officer



12522 Memorial Drive, Houston, TX 77024

Direct: 713-457-2858 | Office: 713-457-2848 | Cell: 713-302-2993

kbarfield@wfgtitle.com | wfgtitle.com/south-texas**WFG TDI License #1890657 – Krissie's TDI License #2454363**

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From: Krissie Barfield
Sent: Thursday, August 18, 2022 2:08 PM
To: 'French Quarter' <frenchquartertownhomes@gmail.com>
Subject: RE: 7533 Bellerive Dr#7 HOA information

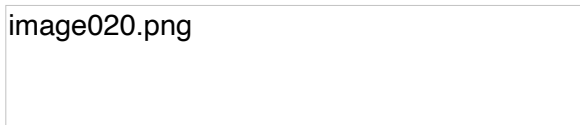
Good Afternoon,

I have this one again with a closing date of September 12th, can you please send me an updated

statement of accounts.

Warm Regards,

Krissie Barfield



Krissie Barfield

Escrow Officer



12522 Memorial Drive, Houston, TX 77024

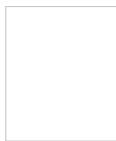
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From: French Quarter [<mailto:frenchquartertownhomes@gmail.com>]
Sent: Friday, July 22, 2022 12:52 PM
To: Krissie Barfield <KBarfield@wfgtitle.com>
Subject: Re: 7533 Bellerive Dr#7 HOA information

External Sender.

I apologize for the tardiness of my reply.

The following information describes the framework for the HOA French Quarter Townhouses.

- The French Quarter Townhouses It is composed of 19 Units.
- All 19 Units are owned by individuals or companies. However, the original developer of the property has no control over the HOA at this time.
- There are no pending development projects, except improvements voted by Board and members.
- Each Unit is responsible for a monthly assessment. The assessment is based on the square footage of each unit registered in our bylaws.
- Each Unit has voting rights as long as the owner has no outstanding balance.
- The HOA maintenance covers at this time expenses for
 - keeping up lawn or green areas,
 - trash pickup,
 - water and sewage usage,
 - general insurance of the building.

Service Providers:

- Insurance FIRST Insurance Funding.

Budget:

French Quarter Townhouses		
Expenses - Category	Actual 2020	Budget 2022
Attorney and Legal	0.00	1,000.00
Audit	400.00	0.00
Bank Services Charges	84.00	24.00
Insurance	22,510.97	23,424.00
Postage and Office Expenses	26.64	50.00
Repairs - Driveway and Carport	0.00	1,000.00
Repairs - Fencing	0.00	400.00
Repairs Townhouses	7,163.23	3,000.00
Trash Pickup	3,239.40	3,924.60
Water and Sewer	18,647.44	19,200.00
Yard Maintenance	3,700.00	3,600.00
Total (\$)	55,771.68	55,622.60

Oscar Saleh

Oscar.F.Saleh@gmail.com

+001.713.772.4412 (USA)

French Quarter Townhome

Attn: Escrow Demand Dept.

7726 Sands Point

Houston, TX 77036

Escrow No.: 22-400934

We have a pending transaction, which, if completed, will require the following information regarding homeowner's dues. For your convenience, we have created a short form for you to complete and fax back.

Current Owner: Spencer Sikora
 Property Address: 7533 Bellerive Dr #7, Houston, TX 77036
 New Owner: Elizabeth Toribio
 Est. Closing Date: July 26, 2022
 Account No./Name: French Quarter Townhome

Dues are payable: **Monthly** Annually Quarterly Other 0 _____

Amount of Dues: \$ 226.58 Outstanding balance to collect: \$888.00+ LATE FEES Dues Currently Paid
 Thru Date: PAST DUE

Is there a SPECIAL ASSESSMENT DUE? Yes **No** If YES, how much: \$ _____

Is there a MOVE-IN/TRANSFER FEE? **Yes** No If YES, how much: \$ 679.74 (3 MO.
 MAINTENANCE FEES)

Total Amount Due to Close: \$1687.74 (888.00 PAST DUE AMT+ 120.00 LATE FEES + 3 MO
 MAINTENANCE FEES)

Does the HOA have the First Right of Refusal? Yes **No**

Is there a Secondary HOA? Yes **No** If YES, name of association: _____

Please list any requirements for the property owner: _____

Your Name: STACEY LAMPP Your Phone Number: 281-777-9764

Your Mailing Address (for the check): FRENCH QUARTER TOWNHOMES C/O OSCAR SALEH

2115 GRANDMILL LN. KATY, TX 77494

On Thu, Jul 7, 2022 at 4:10 PM Krissie Barfield <KBarfield@wfgtitle.com> wrote:

French Quarter Townhome
 Attn: Escrow Demand Dept.
 7726 Sands Point
 Houston, TX 77036

Escrow No.: 22-400934

We have a pending transaction, which, if completed, will require the following information regarding homeowner's dues. For your convenience, we have created a short form for you to complete and fax back.

Current Owner: Spencer Sikora
Property Address: 7533 Bellerive Dr #7, Houston, TX 77036
New Owner: Elizabeth Toribio
Est. Closing Date: July 26, 2022
Account No./Name: French Quarter Townhome

Dues are payable: Monthly Annually Quarterly Other 0 _____

Amount of Dues: _____ Outstanding balance to collect: _____ Dues
Currently Paid Thru Date: _____

Is there a SPECIAL ASSESSMENT DUE? Yes 0 No 0 If YES, how much: \$ _____

Is there a MOVE-IN/TRANSFER FEE? Yes 0 No 0 If YES, how much: \$ _____

Total Amount Due to Close: _____

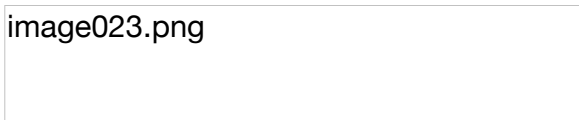
Does the HOA have the First Right of Refusal? Yes 0 No 0

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Your Name: _____ Your Phone Number: _____

Your Mailing Address (for the check): _____



Krissie Barfield
Escrow Officer



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