

Welcome to the Lennon Creek Transition 2024 Annual Meeting

- Oct. 16, 2024
 - 6:00PM
- Via online- GoTo Meeting

Agenda

- Call Meeting to Order
 - Establish Quorum – 10% of Members (12) 17 proxy Ballots Received
 - Proof of Notice
- Financials
 - 2023 Financials
 - 2024 Year to Date Financials
- Board of Directors
 - Candidates Introductions
- Community Updates
- Committee
 - Social Committee
 - Acc Committee
- Election Results
- Adjournment
- Questions & Answers
 - Time will be limited to 2 minutes per homeowner to allow all homeowners the opportunity to ask questions.

Lennon Creek Residential Community, Inc.

NOTICE OF 2024 ANNUAL MEETING

Wednesday, October 16, 2024

6:00 P.M.

September 25, 2024

Dear Lennon Creek Homeowner,

In accordance with Article 3, Section 3.5 of the bylaws for The Lennon Creek Residential Community, Inc., you are hereby given notice of and requested to attend the **2024 Annual Homeowners Meeting**. The meeting is scheduled for **Wednesday, October 16, 2024, at 6:00 p.m., via gotomeeting.com**.

Lennon Creek HOA - 2024 Annual Meeting

Oct 16, 2024, 6:00 – 7:00 PM

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/960180837>

You can also dial in using your phone.

Access Code: 960-180-837, United States: [+1 \(224\) 501-3412](tel:+12245013412)

A proxy is a written instrument, signed by the member, which duly appoints the member's voting rights and attendance. The Bylaws state that to hold a meeting and conduct business of the Association, there must be a quorum present. A quorum is the number of homes represented either in person or by proxy. **The quorum required to hold a meeting is 10 percent (10%) 12 homes. If the quorum for the annual meeting is not met, the Association will not be able to conduct any Association business, and will incur additional expenses to recall, reschedule and re-notice.**

Please take a moment to sign and return the enclosed proxy even if you plan to attend, as unforeseen circumstances can occur. Please email your proxy to

sondra@legacysouthwestpm.com or mail to the address below.

You may also go to the community website at www.lennoncreekhoa.com and submit your proxy online. Your attendance or proxy will help fulfill the quorum requirements.

If you have any questions please contact your association manager, Sondra Franey at sondra@legacysouthwestpm.com or 214-705-1615, Option 1.

The deadline to return the Proxy Form is Tuesday, October 15, 2024.

Legacy Southwest Property Management, LLC
8668 John Hickman Pkwy., Ste 801, Frisco, TX 75034
E-mail: sondra@legacysouthwestpm.com



Team Members


- **Sondra Franey** – Association Manager
- **Damian Power**– Compliance Manager
- **Brittany Ball** – Administrative Assistant

Main Office:

- Legacy Southwest Property Management – 214-705-1615
8668 John Hickman Pkwy, Ste #801, Frisco, Tx. 75034

Our office hours are as follows:

- Monday to Thursday: 9:00 AM to 5:00 PM
Fridays: 9:00 AM to 3:00 PM



**Your
Management
Team**

Contact Information

- **For account questions or to set up a payment plan**, please reach out to the collections team at accounting@legacysouthwestpm.com or [214-705-1615](tel:214-705-1615), option 23.
- **For amenity access, assistance setting up accounts, ACC requests, account questions, etc.**, please reach out to our Administrative Assistant, Brittany Ball, at brittany@legacysouthwestpm.com or [214-705-1615](tel:214-705-1615), option 2.
- **For questions about violations or to report an issue, please reach out to the Compliance Inspector, Damian Power**, at damian@legacysouthwestpm.com or [214-705-1615](tel:214-705-1615), option 6.
- **For Resale Certificate Request**, please visit Legacy Southwest Property Management website at <https://legacysouthwestpm.com/resources/resale-certificates.aspx> to request a resale certificate. The normal turnaround time for receiving a Resale Certificate is 10 business days from the time the request is received by our office.
- **Please Note:** When emailing or leaving a message, include your community's name and property address in the subject line. When calling and leaving a message, include your community's name, address, phone number, and the reason for your call.
- **Our office hours are as follows:**
 - Monday to Thursday: 9:00 AM to 5:00 PM
 - Fridays: 9:00 AM to 3:00 PM
- **In case of emergencies, please call [972-382-6509](tel:972-382-6509). If a non-emergency call is reported to this line, please note your call will be returned the following business day.**

Find us Online - Homeowner Portal

➤ If you would like to make a payment online, please go to lswpm.cincwebaxis.com. If this is your first visit to the portal, you will need to register. To register click on the “Sign In” button at the upper right corner of the window, then click “Create Account” at the bottom right. Once your registration request is reviewed and validated by Legacy, you will receive an email with a link to set your password. You can then log in with your email address and new password to make payments. Please allow 24 hours for your registration to process.

➤ Here is a short video on how to register: <https://www.youtube.com/watch?v=gyveFNCiGNA>

powered by

Legacy Southwest Property Management, LLC

Welcome back! Please Sign In to your account.

Your Email Address

Password

Remember me

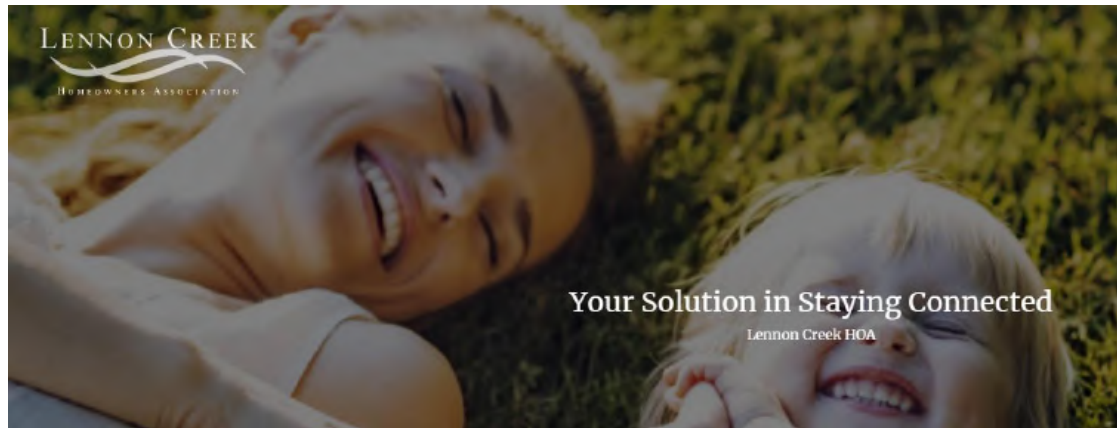
[Forgot Password](#)

Sign In

Create Account

[Back to Home page](#)

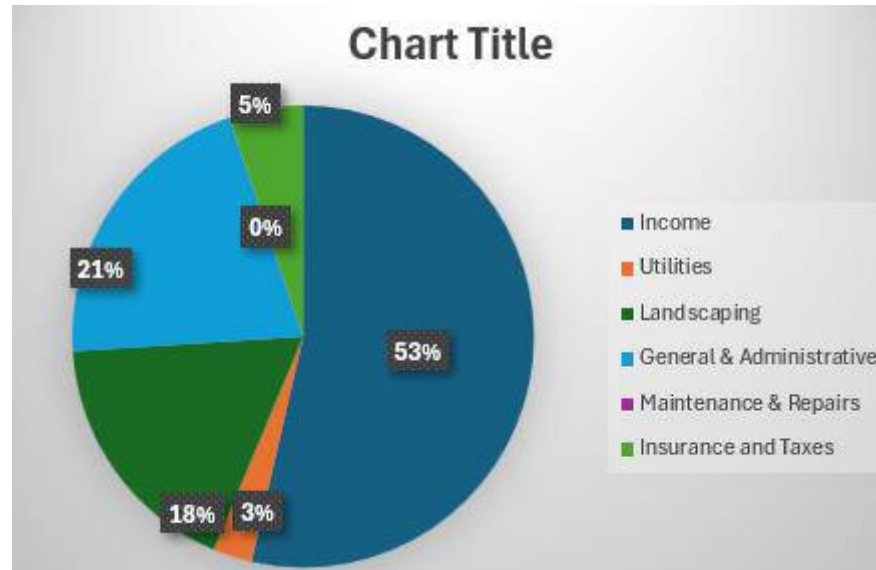
HOA Website



- HOA Website
 - www.lennoncreekhoa.com
- Access to:
 - Governing Documents
 - Budget Information
 - Financials
 - Payment Information
 - ACC Requests

2023 Financial Report

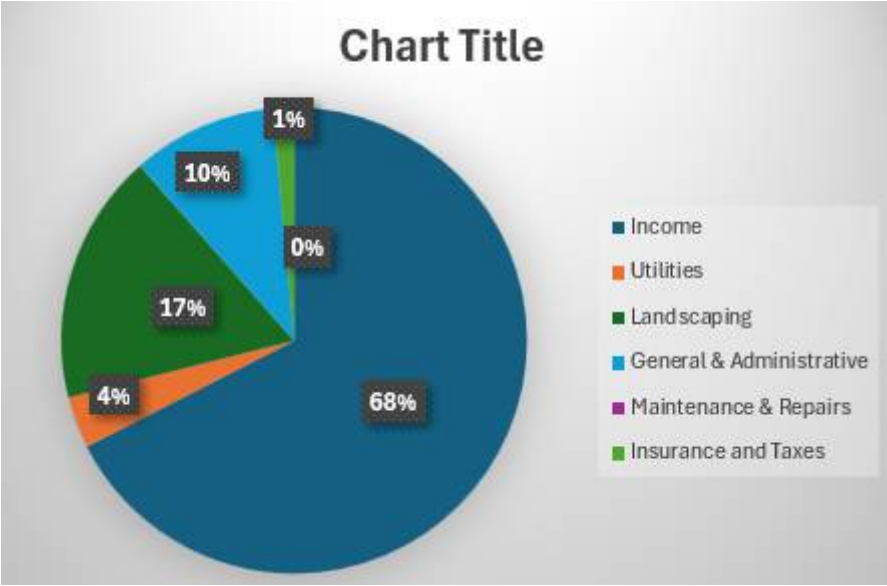
2023 Financial Report	Actual	Budgeted
<i>As of 12/31/2023</i>		
Income	38,301.31	22,000.00
Utilities	1,942.99	8,500.00
Landscaping	12,614.00	20,750.00
General & Administrative	14,877.50	12,945.00
Maintenance & Repairs	0.00	950.00
Insurance and Taxes	3,711.00	2,391.00



Please visit the community website at www.lennoncreekhoa.com to view details, Go to Homeowner Documents, then Financials.
 Labeled – Lennon Creek Q4 2023 Financials

2024 Financial report (as of September 30, 2024)

2024 Financial Report	Actual	Budgeted
<i>As of 9/30/2024</i>		
Income	76,944.00	63,332.00
Utilities	4,084.00	9,500.00
Landscaping	19,858.00	21,048.00
General & Administrative	11,482.00	15,711.00
Maintenance & Repairs	0.00	2,450.00
Insurance and Taxes	1,653.00	2,749.65



Please visit the community website at www.lennoncreekhoa.com to view details, Go to Homeowner Documents, then Financials.
 Labeled – Lennon Creek Q3 2024 quarter financials (posting pending)

Board Candidates

Lisa Reynolds

Bond Ortiz

Nina Boughton

James Shipman

Reshma Philip

Sai Krishna Tirunagaru

Community Development

Homeowner Status	Billable	Resident	All
Developer - NonBillable	0	0	1
Owner	118	118	118
Total	118	118	119

Community Updates

- Playground – 3301 Parkridge Dr.



- Trail Completion
 - Trail connection / South of Lennon Creek



Social Committee

What is a Social Committee?

Purpose

The purpose of the Social Committee is to plan, budget and create social events for the Homeowners Association, Inc.

How to Submit your Candidate form

Website, Online forms, Social Committee, scroll to the bottom to fill out the form.

ACC Committee

What is an ACC Committee?

- An architectural review committee (ACC) is a committee of volunteers in a homeowners' association (HOA) that reviews and approves requests to modify the exterior of a home or property. The ACC's purpose is to ensure that any changes comply with the community's design, aesthetics, and governing documents.
- The ACC is one of the most important committees in an HOA because it helps maintain the neighborhood's aesthetics and appeal, which protects property values

The ACC's responsibilities include:

- Reviewing applications for accuracy
- Ensuring compliance with the community's CC&Rs (Covenants, Conditions, & Regulations)
- Making objective decisions about guideline compliance
- Approving or denying exterior changes

How to Submit an ACC Request

Community Website at www.lennoncreekhoa.com

- **Submitting a Request:** For any exterior modifications, use the “**ACC Request Section**” on your community website. You can find this on the Dashboard page. Attaching pictures of the modification is highly encouraged for clarity. www.lennoncreekhoa.com
- **Requirements:** Please provide the following:
 - o Detailed plans
 - o List of materials
 - o Contractor information
 - o Permit (if required)
 - o Marked-up survey or picture indicating the modification location
 - o Photos of any items you plan to add or use
- **Common Issues:** If you are unable to submit your request, it is likely due to missing information or an attachment that is too large.
- **Application Completeness:** Applications lacking necessary details will be returned. Please ensure all information is provided to avoid delays in the approval process.
- **Response Time:** If the ACC does not approve or reject your submission within 60 days, the plans and specifications will be considered rejected.
- **Governing Documents:** You can access your governing documents on the community website at <https://lennoncreekhoa.com/documents/governing-documents.aspx> for any questions about your exterior modification usually can be answered by reviewing your CCR's .

Election Results – Congratulations to All

- Lisa Reynolds
- Nina Boughton
- Reshma Philip

Thank you for your time in submitting your Ballots/Proxys

Meeting Adjournment

Question and Answer

Please limit questions to minutes to allow a turn for everyone.

**Thank you for attending
The Lennon Creek HOA
2024 Annual Meeting**

