

# 4th Quarter 2017 HOA Community Newsletter

## INSPIRED LIVING



### GETTING TO KNOW YOUR CC&Rs

#### BASKETBALL GOALS

Basketball goals may not be stored in the public right of way. When not in use, please store basketball goals in your driveway, garage, backyard, or tucked away on the side of your home.

#### TRASH RECEPTACLES

Trash cans may not be stored within street view. Please store cans in the garage, backyard, or tucked away behind the iron fence on the side of your home. Remember, receptacles may be placed on the curb the day before scheduled pickup (after 5pm) and must be removed from the curb and stored away the day of pickup.

#### TRAILERS, RVS, BOATS

Recreational vehicles and trailers are permitted for loading and unloading purposes only. These vehicles may not be stored in driveways or on the street. They must be stored off-site or out of view, in your garage. On the rare instance that an extension of this time is needed, please contact the Property Manager, Sheryl Porter, [Sheryl.porter@fsresidential.com](mailto:Sheryl.porter@fsresidential.com) or [manager@inspirationtxhoa.com](mailto:manager@inspirationtxhoa.com)

#### STREET PARKING

The street is viewed as the public right of way, meaning that the HOA cannot enforce a certain number of vehicles being parked there. This issue falls into the jurisdiction of the Collin County Sheriff's Department. They are able to step in when a vehicle is parked in front of a mailbox to the point that the US Postal Service cannot deliver mail. If a vehicle is parked directly in front of a driveway, when the tags on a vehicle are expired, or if a vehicle is damaged to the point of being inoperable. As a courtesy to all residents, please park on your driveway or in your garage whenever possible.

### TREE PLANTING

Tree planting in the community will begin as soon as possible. We have a lot of trees to plant, we appreciate everyone being so patient with us as we deal with the hot weather all the way into November. We will get them planted as quickly as possible. After the trees are planted, the responsibility goes to the homeowner to take care and maintain the trees. The parkway trees have bubblers to make sure they are getting enough water. Please make sure you do not put mulch up the sides of the trees. Mulch should be ground level if you like it around the base of the tree. Mulch is not required by the HOA.

If you have questions regarding watering your tree, please contact the HOA office. We can provide information on your particular tree.



The HOA Office will be closed the week of Thanksgiving. For emergencies, please call the Customer Care Center at 877-378-2388



# EVENTS & SOCIAL COMMITTEE

Your social committee works very hard to make your events fun and memorable. To better serve all of our community, all residents will receive a wrist band when they RSVP for an event. If you would like to bring a guest that does not live in Inspiration, they are more than welcome to attend, but you or they must pay a fee of \$20 per guest. No exceptions, your "dues" money pays for these events and it's only fair that if they are not a resident, they pay an admission fee to join us.

We had a great time at Oktoberfest, we had so many people! We love that so many people wanted to come and enjoy this fun event.

It is very important to RSVP to the events. We love to have everyone participate, but as we found out at Oktoberfest, if we do not have all the RSVPs, we run the risk of not ordering enough food, beverages and kids activities for all attendees.

The Inspiration Holiday Event is Friday, December 8<sup>th</sup> from 6:30 pm to 8:30 pm. We will have a visit from Santa along with other fun activities as well as food and beverages in a few of the models. More details to follow along with the invitation to join us. **We welcome all residents** to come regardless of religious beliefs. Come and visit your neighbors and meet new ones!

For any questions about events or for the social committee, they now have their own email address. You may contact them directly at [InspirationSocialCommittee@yahoo.com](mailto:InspirationSocialCommittee@yahoo.com). If you are interested in volunteering at an event, please contact the social committee.



*a Quarterly HOA Publication*

## HELPFUL WEBSITES

[Resident HOA Website](http://www.InspirationTXHOA.com)  
[www.InspirationTXHOA.com](http://www.InspirationTXHOA.com)

[Huffines Inspiration Website](http://www.InspirationTexas.com)  
[www.InspirationTexas.com](http://www.InspirationTexas.com)

[FirstService Residential](http://www.FSResidential.com)  
[www.FSResidential.com](http://www.FSResidential.com)

## HOA OFFICE

1904 Sunset Sail Drive  
Sheryl Porter, General Manager  
469-522-2120  
[Sheryl.Porter@FSResidential.com](mailto:Sheryl.Porter@FSResidential.com)

Hours of Operation  
Monday-Friday  
8:30 am - 5:30 pm  
Saturday-Sunday  
Closed

## AMENITY ACCESS CARDS

If you have not received your access cards, please stop by the HOA Office to pick them up.

If you cannot make it to the HOA Office, please call 469-522-2120 or email

[Sheryl.Porter@FSResidential.com](mailto:Sheryl.Porter@FSResidential.com) to make alternate arrangements



## DEVELOPER'S CORNER

Welcome to Inspiration and the quarterly Inspiration news letter. We aspire to provide the residents of Inspiration up to date news on growth, development and all around community news!

First, the good news! Construction on Club Inspiration started grading operations on August 11, 2017. As of the end of October, the pools have been dug, plumbed and gunnite has been sprayed. The coping is being placed and the deck install will be before Christmas. The construction will take approximately 12 to 18 months to complete, which is mostly due to the complexity of the design. The design includes a clubhouse with a 2-story workout facility, party and catering rooms, HOA offices, an amazing resort style pool with private cabanas, lazy river and areas with separate adult pool with deep end, and tot pools, a playground and sports field. The amenities chosen to be constructed were a collaboration of ideas and suggestions from Phillip and Donald Huffines, results of a survey (November 2016\*); along with the input of professional designers, architects and engineers.

Second discussion item is regarding the process for the HOA assessment of dues. Prior to the first residents moving into Inspiration, an HOA Life-of-Project budget was forecasted, based upon the master concept of amenities to be offered, cost of maintenance and operation of the amenities, and the overall number of homes projected. The Life-of-Project budget is used as a general roadmap for the developer. This roadmap allows the developer to install parks, pools and amenities in the future, based upon the estimated initial HOA dues set for the development without raising dues each year. In addition, the Inspiration Covenants, Conditions and Restrictions (CCR's) have been filed of record for the Inspiration Community. The CCR's dictate the operational functionality of the HOA. These documents are updated, as additional federal, state and local laws are passed, which may affect the HOA and its operation.

During the first several years, the HOA expenses are typically far greater than the HOA dues collected from residents. The cost difference between dues collected and the expenses of the HOA is subsidized by the developer. Over time, the number of resident paying dues increases, the amount of amenities constructed increase and the subsidy slowly decreases. This process continues until the collected dues fully support the cost of operating the HOA. This financial model allows residents to enjoy some of the amenities at move-in, without incurring ad-

ditional costs or having to wait until all homes are constructed in order for all parks or pools to get started. This also allows a staggered delivery of new amenities as Inspiration is built out.

Another question the HOA often receives is: "Who pays for new amenities?" In Inspiration, the developer incurs the sole cost of installing and constructing new parks, greenspaces and clubhouse. The HOA dues collected from residents are NOT used to fund or construct any of the new amenities. After amenities and parks are completed and deeded to the HOA, the costs for operation, maintenance, replacement or adding new facilities (if requested by residents) is paid for by the HOA. Starting from the time the management company was hired; all management fees, taxes, insurance, office supplies, office utilities, etc. have been paid for with HOA funds.

As additional residents move in, the developer will enlist the help of interested residents to assist in shaping the vision for future amenities, as well as the operation of the community. Eventually, residents will be appointed to the HOA board to help make day to day decisions on rules, regulations, budgets, and issues, etc.; serving along with developer board members. These residents will learn about the HOA, how it works, and what it takes to run a multimillion dollar business. Finally, board members will be elected by residents at an annual meeting. At the election, the HOA will fully transition over to the control and operation by the homeowners. This progression will happen over the next several years and is not an overnight process. This process has been successfully implemented in other Huffines master planned communities, and assists in a seamless transition, when the time arrives

Not all developers follow the same financial model, nor do all developers subsidize HOA shortfalls. Huffines Communities believes in providing the best opportunity for the residents to enjoy the most of what a community has to offer, without continually increasing dues annually. The developer will continually strive to offer the best amenities to the residents without compromising quality. This is done by balancing and considering costs, value, use and long term maintenance of each amenity constructed.

A copy of the yearly budget is always available to residents from the HOA Manager, upon request, and is also distributed at the annual HOA meeting to all attending.

***Inspiration! Live life at its best!***





# COMMUNICATION & SOCIAL MEDIA



Email, Twitter, Facebook, Snapchat, Nextdoor, Instagram, live feeds, You Tube, dot-coms – They are all important. But what channels will help you communicate and learn about your HOA? Here is a quick breakdown.



## E-NEWSLETTERS

**What is it?** A quarterly emailed newsletter of useful information. Neighborhood updates, contact information, and office hours for the On-site Management. It arrives each quarter via email and hard copies are in the HOA Office.

**How do I get it?** When you move in, the HOA obtains your preferred email address. If at any time you would like another family member to receive this or change the email you provided, please contact the HOA Office.

**Official or Unofficial?** Official. On-site Management and the Developer contribute the content.

If there is something you would like addressed in the newsletter, please email the [Sheryl.porter@fsresidential.com](mailto:Sheryl.porter@fsresidential.com) or [manager@inspirationtxhoa.com](mailto:manager@inspirationtxhoa.com)



## FACEBOOK.COM

**What is it?** Inspiration Residents have a Facebook page called “Inspiration Texas Neighbors”. This is a closed group for the current residents of Inspiration to communicate with other Inspiration Residents.

**How do I get in?** After you close on your home, you may request membership to this page.

**Official or Unofficial?** Unofficial. The page is run by residents for residents. On-site management does not monitor this page, respond to questions or interact with residents through this channel. The only help management provides is verifying that the requestor is an Inspiration Resident if asked by the administrators.



## INSPIRATIONTXHOA.COM

**What is this?** This is the official website for the community, updated and maintained by the On-site Management Team. This is where you can download forms for an Architectural Control Committee Request as well as copies of the HOA Governing Documents, and design guidelines. You can see event pictures, calendars, local information, and contact management. Through the Connect portal, you can also pay dues online.

**How do I get it?** Visit the webpage on either your home computer, tablet, or smart phone. If you need to reset your “Connect” password to pay dues, email the manager and we will set you up.

**Official or Unofficial?** Official. Only On-site management updates and maintains the page.



## NEXTDOOR

**What is it?** Nextdoor is a free hyper-local private social network for you, your neighbors and your community. It’s an easy way for residents in your neighborhood to communicate online, talk about community issues, find lost pets and more.

**How do I get it?** Download the Nextdoor app and input your address. Nextdoor only allows people who live in their specific communities to be connected to each other. Folks living in different zip codes – sometimes even in other neighborhoods – cannot see what’s being posted and talked about in your community. When you post, you can choose who can see the post. Either Inspiration only or all nearby communities.

**Official or Unofficial?** Unofficial. As unofficial as it gets. The on-site management team has no control over the app. On-site management **cannot see** what is being discussed. **Neither can they respond** to questions or get involved in disputes.



I like this





**ClickPay** is our new and preferred way of accepting homeowner payments. We invite you to make individual or automatic payments online through ClickPay from your smartphone, tablet or other media device. Payments can be made by e-check (ACH) now for FREE and by all major credit or debit cards for a fee.

Get started by creating your account at [www.ClickPay.com/FirstService](http://www.ClickPay.com/FirstService).

For help getting started, visit [www.ClickPay.com/GetHelp](http://www.ClickPay.com/GetHelp) or call 1.888.354.0135.

Please join us for our 3rd Annual  
HOA Family Holiday Celebration

Friday, December 8, 2017

6:30 ~ 8:30 pm

Meet at the lighted tree outside the pool area

Kindly RSVP to [InspirationSocialCommittee@yahoo.com](mailto:InspirationSocialCommittee@yahoo.com)  
by December 4, 2017