

December 2018



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**Community Documents**– Have been submitted for legal review. We plan to have them ready for a vote at the annual meeting date is TBD.

**Grace Period for Fences**– Ended on 31 October, Please be sure your fences are in good repair and cleaned or stained.

**ACC Form**- We have a new ACC Request form, the address for Real Manage has changed. Be sure you are using the 2018 form.

**Newsletters**- will now be sent out quarterly in September, December, March, and June.



Be sure to keep your contact information up to date with Real Manage. If you are not receiving the monthly emails, you can send an email to: [qecdiretor@yahoo.com](mailto:qecdiretor@yahoo.com)

# MONTHLY REPORT



## As of 12/31/2018:

Operating Account: \$ 15,939.00

Reserve Account: \$ 6,120.00

Delinquent Accounts: \$ 3,966.00

\* Any Assessments not paid by the 10 January 2019 due date are considered delinquent. Unpaid assessments will be subject to a finance charge of 6.00% per annum (accrued on last day of the month) and a \$25 late fee per month.

If you are behind on your assessments, please contact RealManage at 1.866.473.2573 to make arrangements for payment.

## Quail Estates HOA Board of Directors

President.....Shannon McRae.....[president@quailstateshh.com](mailto:president@quailstateshh.com)  
Vice President.....Ray Nauta.....[VP@quailstateshh.com](mailto:VP@quailstateshh.com)  
Secretary.....Amanda Slay.....[secretary@quailstateshh.com](mailto:secretary@quailstateshh.com)  
Director.....Chris McClure.....[chris@quailstateshh.com](mailto:chris@quailstateshh.com)  
Director.....Jerry Marlatt .....[jerry@quailstateshh.com](mailto:jerry@quailstateshh.com)

HOA Newsletters: [qecdirector@yahoo.com](mailto:qecdirector@yahoo.com)



Hello neighbors,

As I write to you on the last day of 2018, I am looking at the list of things we have been able to accomplish this year.

We were able to give the front entrance a facelift with new stain on the fences and hard scape in the flower beds. Just the rocks in the flower beds made a big difference! The power poles and fire hydrants were also painted this year. We hope you are happy with the changes.

The board has been working diligently on updating our community documents. I am happy to report that we have completed this task and they have been submitted for a legal review.

Once legal has reviewed them, the management company will ***email*** the draft documents to all homeowners. Because we have several documents being updated, it is just too costly to mail them out hard copy.

\* Please be sure the email address you have on file with RealManage is up to date.

We are checking dates with the Parish Hall and we will put out a poll to try to pick the date that the most homeowners can attend. If you are unable to attend the annual meeting, please consider giving your proxy to a neighbor.

\* We will need **78** out of **115** homeowners to vote to approve the document changes at the annual meeting to move forward.

I want to thank all of the volunteers for their hard work this year, nothing would have been accomplished without you. This was my first year serving as president, I hope I have lived up to your expectations.

Happy New Year!

Shannon McRae

## **Architectural Control Committee (ACC)**

If you are considering **ANY** modifications to the outside of your home for example: staining your fence, rain gutters, changes to the front door or color of your doors, installation of any outbuilding, pool, additional flower beds, deer fencing, patio covers/enclosures, satellite dishes or basketball goals, then...As a member of the association, you are required to get approval for exterior modifications **prior to making the changes.**

This process is in place to help maintain the architectural integrity of the community. If you have questions regarding the ACC process, please contact: Julie Wright, Community Manager at 1.866.473.2573. **Failure to comply may involve fines, leading up to legal action.**

The ACC has up to 30 days to process your request after all the information has been submitted. The application will not be considered complete and cannot be voted on without all of the following items:

- A plot plan or survey showing the location and dimensions (including elevation) of all existing and proposed Improvements. All proposed improvements must be shown on the survey or the Committee will not consider this request. (Your survey is included in your closing documents.)
- The structural design, exterior elevations, exterior materials, colors, textures and shapes of all improvements shall be described, along with any diagrams or representations necessary to show all proposed Improvements. (Include pictures)
- An approved permit from the city.
- Proposed start date of requested project. And estimated date for completion of project, you must complete project within six months of approval. If project is not completed in this time frame you will have to re-submit.

ACC forms can be downloaded from our website or the RealManage Resident Portal:

<http://qualestateshh.com/index.php/home-owners>

<https://www.realmanage.com/resident-services/>

### **Submit your request to:**

Quail Estates Homeowners Association, Inc.  
c/o RealManage  
P.O. Box 803555  
Dallas, TX 75380-3555  
FAX: 866-919-5696  
EMAIL: [QUAILEST@ciramail.com](mailto:QUAILEST@ciramail.com)

Note: Sherwin Williams can give you a print out of your home paint colors if you are trying to freshen up your interior/exterior.

# How To Stay Informed

The Quail Estates Board of Directors have been striving to keep all homeowners and community members regularly informed in an effort to reduce misunderstandings, curb violations.

**Some of the ways we do this is by using the following resources:**

## **Newsletter & Minutes:**

The Quail Estates Newsletter is the main source of updates. We send an email to all homeowners quarterly, who have a current email address on file with RealManage, our community management company. Newsletters are also posted to the Quail Estates Community Website, RealManage Resident Portal, GROUP Facebook site, as well as the Neighborhood App.

(It is not cost effective to print and mail.)

Please check your **JUNK MAIL** for our newsletters and minutes. If you are not receiving the Newsletter please email: [gecdirector@yahoo.com](mailto:gecdirector@yahoo.com).

## **Websites:**

**Quail Estates** - Quailestateshh.com – The communities “Official” website for current and future residents to view. The public side has all the basics about our community. The “Homeowner” view includes copies of all governing documents, ACC forms for approvals or repairs, a forum, information about service providers, and updates on community events or happenings. It continues to be a work in progress to bring the latest updates about our community.

**RealManage** –Resident Portal - <https://www.realmanage.com/resident-services/> Using the **Resident Portal** is the fastest and most efficient way for you to interact with your account, pay your assessments, access necessary documents and see your account correspondence on a 24x7 basis. Simply log in to access your account or to set up your account, if you have not already done so.

**Other social media sites being used to share the Quail Estates Newsletter and flyers but not official business are:** (Not all community members are on either sites)

**Facebook** – Quail Estates is a closed group for residents of our community only. Please take the time to read the “Disclosure” to the right of the Facebook Page. A policy was set into place to promote a harmonious community relationship within our group.

**Nextdoor.com/join** –You can set this application to see only Quail Estates information.

# Welcome Committee

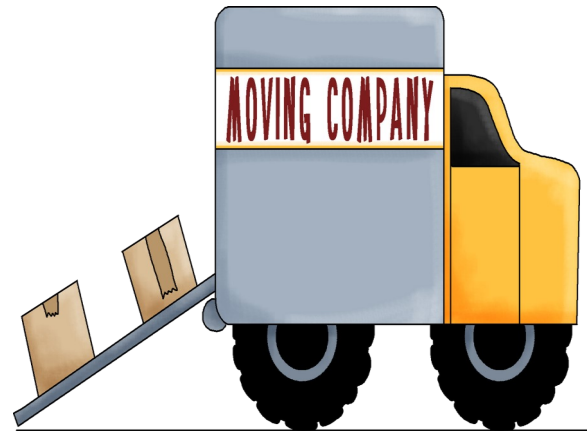


## Welcome to the Neighborhood:

The Hubbard's

The Smothers

The Golliday's



## Businesses in our Neighborhood

### **CJ Wilks**

CJ's Mowing Service

<https://m.facebook.com/CJsMowingService>

<https://www.yardbook.com/hp/106025>

### **Billy Bob Bridges**

ERA Colonial Real Estate

[www.CTXRealEstateRanger.com](http://www.CTXRealEstateRanger.com)

### **Natalie Kinzey**

Rodan + Fields Skincare Consultant

<https://nataliekinzey.myrandf.com/>

### **India Hill**

Homemade Cakes , Pies and More

<https://www.facebook.com/indiascakesandpies/>

### **Betty Kelp & Davenia Kelp**

Sweet Bite

<http://www.sweetbitekillen.com/>

### **Anthony Hill**

Big Hill's Auto Detailing LLC.

<http://www.bighillsdetailing.com/>

### **Kerry Frazier**

Kzfrazier Drama Theater Company

<https://www.facebook.com/kzfrazierdrama/>

If you would like your business listed in our newsletter and on our Community Web-Site, please email: Your Name, Name of Business, Facebook page/web-site to: [qecdiretor@yahoo.com](mailto:qecdiretor@yahoo.com)