

BLOOMRIDGE HOMEOWNERS

You're invited!

MEET & GREET

JOHN AND JUDY GAY LIBRARY

MARCH 28, 2024 | 6 - 7:30 PM

Submit your questions for the BOD & Essex Mgmt. at
www.bloomridgehoa.com

HOSTED BY YOUR BLOOMRIDGE HOA BOD



BLOOMRIDGE

Homeowners Association



Welcome and Introductions

Bloomridge HOA Board of Directors

- Dr. Angela S. King, President
- Adam Denniston, Vice President
- SriramaMurthy Kollepara, Secretary

Essex Association Management, L.P.

- Cinnamon Anderson– Sr. Association Manager



Introduction of our Bloomridge HOA Committee Members

3/28/2024

Advisory Committee

- Adam Denniston
- Nicole Denniston
- Dr. Angela S. King
- Erin Mathews
- Krishna Periyala
- Kalene Sherffius

Landscape Committee

- Dr. Angela S. King
- Ben Koshy
- Kalene Sherffius
- Praneeth Srikakolapu

Neighborhood/Crime Watch

- Dr. Angela S. King
- Catherine Kuehn
- Kalene Sherffius
- Praneeth Srikakolapu

Social Committee

- Nicole Denniston
- Dr. Angela S. King
- Catherine Kuehn
- Erin Mathews
- Krishna Periyala

BOD Agenda

**Bloomridge HOA Meet & Greet
3-28-2024**



Crime in McKinney

McKinney Sheriff Department Report



Neighborhood Appearance

Structure
Use of private property
Landscaping
Trash Bins



2023 Results

Block Party
Rail Painting
Three Entrance Lights
Holiday Decorations
Structure Clean up
Community Porter
HOA Board 100% Homeowners

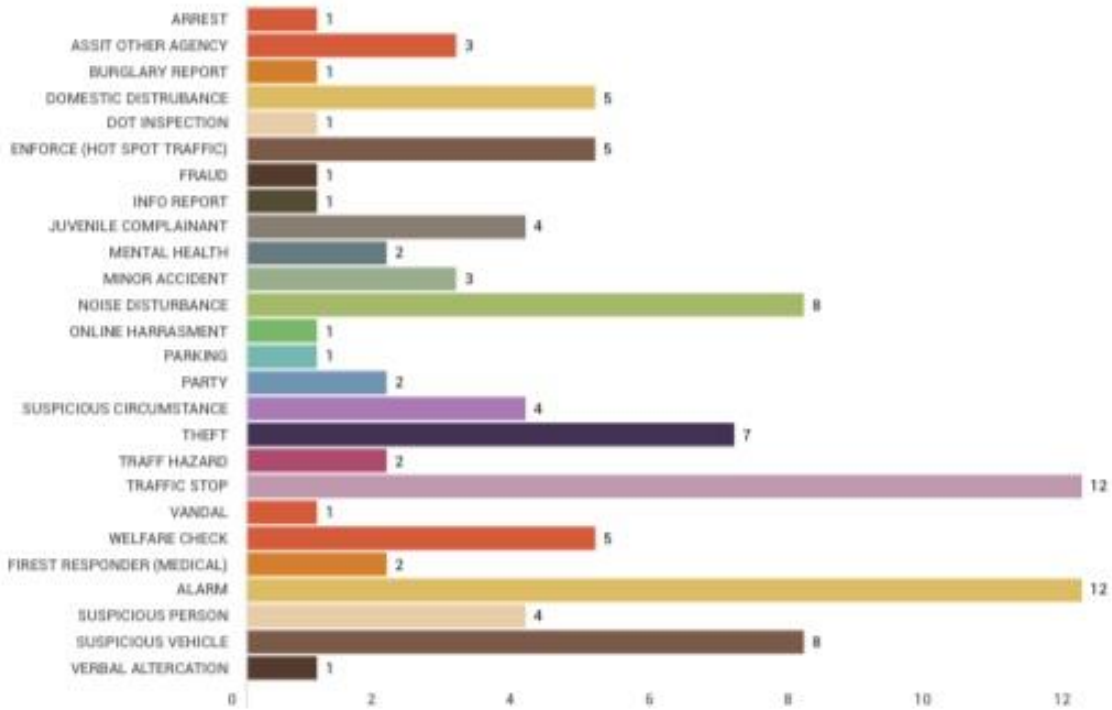


2024 Planned Action Items

Land Sale
Two Mailbox Lights
Financial Audit
Community Meet & Greet
Review of all contract renewals
Additions to BOD

- **Bloomridge HOA Facebook Page**
- **Pool Furniture**
- ✓ - **Communication with the BOD**
- **Q&A forms**
- **Essex Management**

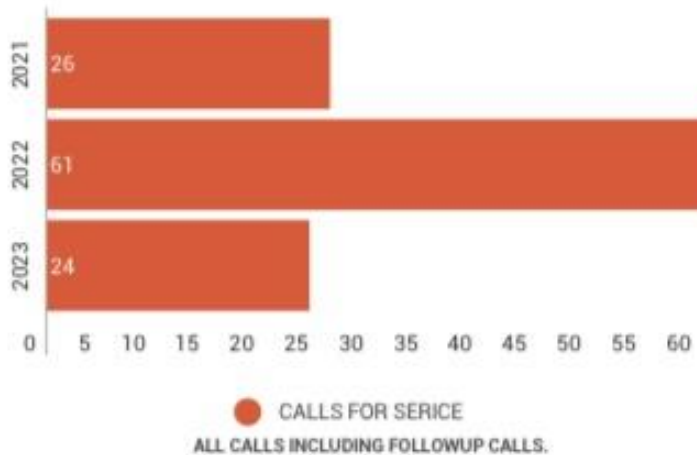
CALLS FOR SERVICE 2021-2023



BLOOMFIELD ADDITION



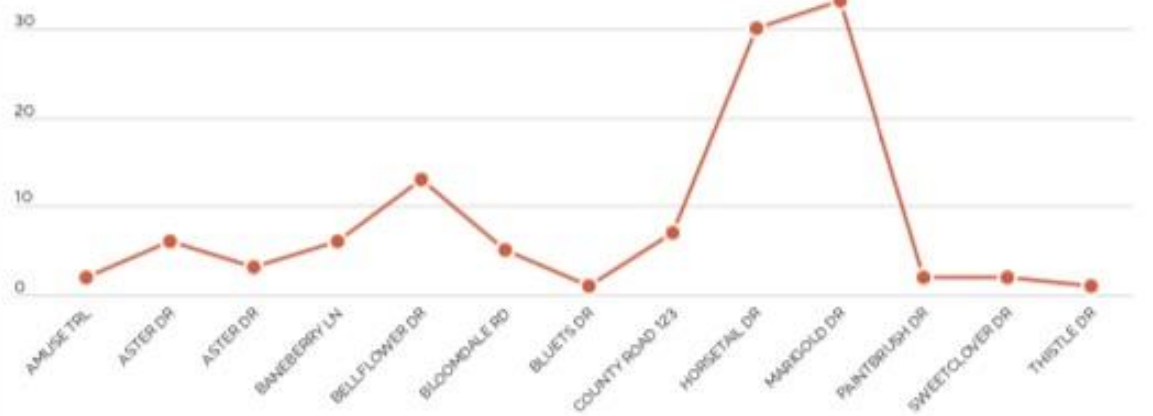
2021-2023



MAJORITY OF CALLS FOR 3 YEARS



STREETS W/ AMOUNT OF CALLS 2021-2023







Question and Answers Form

The board has scheduled a meet and greet with the community to be held at the John and Judy Gay Library from 6-7:30 PM on Thursday, March 28th. The questions provided to us through this survey will likely be answered at the meet and greet.

Please Submit Your Questions below:

1. Name: _____ (mandatory)
2. Address: _____ (mandatory)
3. Contact Phone Number: _____ (mandatory)
4. Would you like to be addressed by name at the meeting or remain anonymous when announcing your question(s)? (Check Box) (mandatory)
 - a. I would like to remain anonymous
 - b. I would like to be addressed by name
5. Please submit Your Questions Below: (mandatory)
 - a. Question 1: _____
 - b. Question 2: (optional) _____
 - c. Question 3: (optional) _____
 - d. Question 4: (optional) _____
 - e. Question 5: (optional) _____

Thank you for your submission, and we can't wait to see you on the 28th!

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Phone: (972) 428-2030 Fax: (469) 342-8205
www.bloomridgehoa.com

Q&A Forms

The Role of Essex Association Management, L.P.



- The day-to-day functions of your management team includes many different tasks.
- Such tasks may include but are not limited to:
 - Advise and provide administrative, managerial and operational counsel to the Board of Directors to assist the Board in decision making and in the operation of the business affairs of the Association
 - Perform periodic site inspections of the community's common areas and routine site inspections of the individual homes
 - Direct the enforcement of the restrictive covenants
 - Assist in the processing of Architectural Modification Requests
 - Obtain bids, evaluate and assist in acquiring insurance consistent with the restrictions and/or needs of the Association
 - Supervise maintenance activities and contractor performances of vendors, obtain bids and provide proposals to the Board of Directors for new service and renewing contracts
 - Provide Association financial reports, kept in accordance with GAAP (Generally Accepted Accounting Principles)
 - Accounts payable and accounts receivable including the collection of delinquent accounts
 - Develop and prepare Association budgets
 - Work with an independent CPA firm to audit the Association books and records
 - Serve as a receiving center for Association related homeowner and vendor telephone calls of all type and nature
 - Reserve Fund Contribution



What Your Assessments Pay For

- Essex Association Management, L.P. has been selected by the Board of Directors of your Association to provide professional management services. It is the goal of Essex Association Management to provide your community with quality service while fostering a mutual relationship of respect and trust.
- General maintenance of all common areas:
 - Mowing, edging, tree trimming, chemical treatments
 - Porter services
 - Replacement of trees and shrubs in the common areas
 - Installation and maintenance of seasonal color changes and mulch
- Electricity
 - To operate and maintain the Association's common elements and amenities, including lighting and irrigation systems
- Repairs and General Maintenance of the Common Areas, Elements, and Amenities
- Legal and tax services
 - Filing corporate, federal and state taxes, annual audits, and continual maintenance of Association books and records
- Insurance premiums
 - Ensuring the proper insurance is obtained, maintained, and premiums met
- General and Administrative services (including but not limited to)
 - Bloomridge HOA. website, correspondence, collection letters, ACC's, Compliance, postage, supplies, inspections, filing of Association documents, meetings and more.

<https://www.bloomridgehoa.com>



BLOOMRIDGE
Homeowners Association



**Modification Request
Forms may now be
Submitted
Online/ACC**



**Income Statements
and Balance Sheets**



**Governing
Documents**



Call Center 9am-5pm



**Important Phone
Numbers**



Volunteer Forms



**Email & Text Message
Updates: Sign up
Now!**



Thank You!



**MEETING
ADJOURNED**