Summit Estates at Fischer HOA

October 2026 Community Meeting

Meeting Date: 10/24/2025 **Location:** Charlene Fischer Park

https://easyhoa.website/summitestatesatfischer/home

1. Welcome & Board Introductions

- Ronnie Montemayor welcomed attendees and introduced board members.
- Weekend meetings are being considered based on homeowner feedback.
- ***Tentative*** annual meeting date: **February 13, 2027**, with a Catholic church near Canyon Lake being considered as the venue.
- Board and committee roles:
    - Ronnie Montemayor, President
    - Perry Izland, Vice President
    - Karen Izland, Recorder
    - Trina Beckman, Treasurer
    - Mary Montemayor, Property Management & Resale Certificates
    - James Smith and Mike Harlan, Architectural Review Authority (ARA)

2. HOA Finances & Road Maintenance

- HOA has approximately **264 occupiable lots** with annual dues of **$100 per lot**.
- Potential annual assessment income: **$26,400**.
- Outstanding assessments: approximately **$13,600**.
- Current bank balance: approximately **$51,000**
- Major expenses include:
    - Liability insurance (~$4,000/year)
    - Gate electricity
    - Website services
    - Common-area maintenance
- Road repairs remain a top priority, especially on:
    - Eagle Lane
    - Liberty Bell
    - Patriotic Drive
    - Star Spangled
    - Several cul-de-sacs
- The board will prioritize repairs based on available funding and share previous road assessment information with homeowners.

3. Assessment Increase & Road Fund

- Previous efforts to raise assessments, including a proposed increase, did not receive the required two-thirds vote.
- Any future assessment increase would likely not take effect until **2028**, subject to governing restrictions.
- Homeowners generally expressed support for increasing road funding.
- Current road fund balance: approximately **$5,400**.
- The board will explore:
    - Voluntary contributions

    - Recurring monthly donations
    - Improved homeowner engagement before any future vote

4. Texas Water Company Update

- The HOA successfully opposed a proposed Texas Water Company treatment facility before county commissioners.
- Concerns centered on increased water extraction and potential impacts to private wells.
- The HOA incurred significant legal expenses, partially offset by community contributions.
- The company still owns the two lots near the entrance.
- The board will continue monitoring developments.

5. Neighborhood Entrance Sign

- Proposed metal entrance sign cost: approximately $3,000–$**3,100** (excluding lighting).
- Homeowners generally showed support during a show-of-hands vote.



6. Homeowner Communications

- Incomplete homeowner contact information remains a challenge for communication, voting, and assessment collection.
- Homeowners were encouraged to provide updated:
    - Names
    - Property addresses
    - Email addresses
    - Phone numbers
- Planned communication improvements:
    - Door-to-door outreach
    - New homeowner welcome packets
    - Reinstating block captains
    - Volunteer outreach committee
    - Enhanced HOA website and EasyHOA resources
    - Neighborhood services directory

7. Architectural Review Authority (ARA)

- James Smith and Mike Harlan continue serving on the ARA.
- Homeowners should submit architectural and construction requests before beginning projects.
- Reminders:
    - 15-foot easement setback requirement
    - 25-foot stream setback requirement

- A new ARA section has been added to improve request routing and communication.

8. Additional Homeowner Suggestions

The board will evaluate:

- A neighborhood-wide trash service arrangement to reduce heavy truck traffic and potentially lower costs.
- Shared package lockers near the entrance to reduce delivery traffic.

No decisions were made on either proposal.

9. Common-Area Maintenance & Community Events

- The HOA plans to hire a contractor to mow common and roadside areas **4-6 times per year**, as needed.
- Homeowners were reminded about the annual **Halloween** event:
    - Time: **5:00 p.m. until dark**
    - Residents providing candy are encouraged to submit their addresses for the event map.

10. Closing & Key Takeaways

- The board emphasized:
    - Financial transparency
    - Better communication
    - Increased homeowner participation
    - Long-term funding solutions for road repairs
- Homeowners not receiving HOA communications were encouraged to contact the board.
- The meeting concluded after approximately **one hour**.