

Reatta Meadows Homeowners Association

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Reatta Meadows Neighbors,

The decision to focus on the fence replacement project was driven by the understanding that the neighborhood's perimeter fencing and posts, initially established by the Reatta Meadows' developer, were always in the responsibility of the HOA as part of our common areas. This responsibility was under-emphasized for several years, and we chose to address this oversight. In an effort to protect and improve the interests of Reatta Meadows, we turned our eye to communities like Shenandoah, where we found a direct correlation between poorly maintained perimeter fencing and diminished home resale values and market standing.

Regarding any worry about potential individual benefits or overcharging, I assure you that was never my intention. I asked a board member to quote the project to ensure we had sufficient proposals for the project and to establish a secondary route to ensure project completion, given the lack of interest from other contractors.

When it comes to the use of community savings for the benefit of relatively few homes, our end goal is to upgrade the entire surrounding perimeter fence comprehensively. But, given our current budget, we have to painstakingly carry out this project in stages, addressing the most neglected areas first.

Further, our neighborhood's outward visual appeal directly ties to the replacement of our fences. All homeowners will benefit from this upgrade. Additionally, the staining of the fences is a practical measure of protecting our investment. This was a decision reached after professional consultation about maintenance best practices.

The potential conflict of interest involving a board member is well-noted. While I assure you there was no misuse, in retrospect, I do appreciate that it could give an appearance of one. Necessitated by wanting multiple bids, I requested our board member to submit one. I accept full responsibility for the approach and look forward to continuing to serve the best interests of our community.

As for any board members personally benefiting due to property ownership, a current board member did have his fence replaced, but that was part of our ongoing neighborhood-wide fence rejuvenation efforts.

Since my tenure as HOA president, my goal has been to make concrete improvements that enhance our neighborhood. Over the past seven years, I've witnessed countless discussions regarding neighborhood improvement plans—everything from replacing freeze-damaged bushes to instituting more effective HOA management—that consistently failed to materialize. Our new board has put these words into action, and, while feedback from the community is always welcome, the changes we've implemented did not necessitate alterations to bylaws or covenants.

Finally, transparency and communication with our community are vital components to effectively managing our affairs. Consequently, I would appreciate suggestions on improving sharing beyond our quarterly meetings.

Kind Regards,
Jason Pulliam
HOA President, Reatta Meadows