

**SONTERRA WEST HOMEOWNERS ASSOCIATION – YEAR END LETTER**  
**PO BOX 81, JARRELL, TX 76537 – [WWW.SONTERRAHOA.ORG](http://WWW.SONTERRAHOA.ORG)**

Merry Christmas & Happy New Year from your Sonterra West Homeowners Association. Our community continues to experience an amazing amount of new growth. We had almost 200 new homes constructed in 2015, and plan to release 500 home sites (lots) for 2016. Lennar Homes will be joining our community, the apartments are expanding, and 4 new businesses have moved to Sonterra. We now have an insurance agency, a bilingual tax service, a title company and a Tae Kwon Do studio. Plus, our very own Sliders, will be opening their new sit down restaurant and sports den shortly (YUM!!!). We know everyone is busy, but please take a few minutes to introduce yourself when you see someone new.

Big things are planned for 2016. A splash pool will be added, sidewalks will begin to appear in some areas and a new park are just some of the new improvements we have planned. Sonterra will host this year's spring festival. The 2016 Jarrell WindFest, April 8-9, will have live bands including, Brandon Rhyder, the Original Triumphs, Red Alert, Darrell Goldman and more. This promises to be one heck of a party, tickets go on sale in February.

Looking to get involved? Here are just a few of our local groups that can always use your help, Sonterra Crime Stoppers, CERT (Citizen Emergency Response Team), the Jarrell Lions Club, as well as volunteering to help with the spring festival. The Jarrell Chamber of Commerce, over 65 members strong, has just launched their new website. If you are new business and would like more information, visit [www.jarrellcoc.com](http://www.jarrellcoc.com).

Remember, it is against the CCR's to discharge fireworks in the neighborhood. There will be police on duty and the HOA will be issuing \$500 fines for violations. HOA designated area this year for fireworks is the Sonterra West pool. Bring your fun to the pool with your neighbors between 6:00 PM -12:30 AM on December 31<sup>st</sup> to celebrate. Call 512-746-5014 to report any discharge of fireworks in the neighborhood.

Please visit [www.sonterrahwa.org](http://www.sonterrahwa.org) for the latest information and benefits of living in this great community. You can also update your contact information there as well.

As required by law, the following information must be sent each year, to all residents of Sonterra West association. \*\*\* **THIS IS NOT A BILL. NO ACTION IS REQUIRED BY YOU.** \*\*\*

- A) The 2016 regular assessment for the Property is \$288 per annum, for NEW and RESALE home sales.
- B) The 2016 special assessment for the Property is \$0 per annum.
- C) The HOA has a \$36,069 deficiency of current Property owners for late fees and payments over 60 days old. Many of these Fees will be un-collectable. Starting in 2016, interest will be accrued on any outstanding balances.
- D) The HOA has approved capital expenditures of \$0, for the current fiscal year 2016.
- E) Reserve for capital expenditures is \$45,000, to be used for a splash pad, landscaping, repairs and maintenance.

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- F) Unsatisfied judgments against the Association total \$0.
- G) There are no pending suits against the HOA.
- H) The Board has not received any notice, from a governmental authority concerning violations of health or building codes with respect to the Property, the Common Elements assigned to our property, or any other portion of the Common Elements.
- I) The HOA does not maintain a right of first refusal that restricts the right to transfer the Property.
- J) The HOA Vendors Lien does allow foreclosure for failure to pay assessments and is currently involved in litigating a number of past due accounts.
- K) The HOA's transfer fees for changing ownership records is \$200. The HOA's fee for preparation of Resale Certificate (including required attachments) is \$200.
- L) The HOA's working capital fees on all Property sales is \$250.

Attached is a copy of the 2016 Budget for your records.

Sincerely,  
Sonterra West HOA Management