



**Active Living Meets
Small-Town Charm**



Greetings,

Scenic Hills is more than just a neighborhood—it's a community built on the dedication and involvement of its residents. Over the past year, we have seen firsthand how resident participation makes a meaningful impact, whether through serving on the Board, joining a committee, or simply attending meetings and events. Your contributions help shape the direction of our community, ensuring it remains a vibrant and well-maintained place to live.

This year, we have tackled major infrastructure improvements to preserve and enhance our shared spaces. From long-overdue pool renovations, Lodge roof replacement, and street repairs to addressing irrigation and lawn care challenges, our focus has remained on finding cost-effective solutions that balance the needs of the community with financial responsibility. While progress has been made, ongoing maintenance and beautification efforts require continued resident engagement. Our community depends on volunteers to lead and support committees like Lawn Care, Facilities, Beautification, and Social Events, and we encourage anyone interested to step forward.

Maintaining community aesthetics and property standards has been another key focus. Keeping Scenic Hills looking its best requires both HOA oversight and individual homeowner responsibility. Whether it's mailbox repairs, landscaping, or compliance with CCRs, small efforts from each of us contribute to the overall beauty and value of our neighborhood. To further support residents, programs like Neighbors Helping Neighbors have been instrumental in assisting those who need a helping hand with small household tasks and maintenance needs.

We also remain committed to safety and security within our neighborhood. From addressing concerns about speeding to ensuring compliance with RV parking and other regulations, we all play a role in making Scenic Hills a safe and comfortable environment.

As we look ahead, I encourage every resident to stay involved and engaged—whether through leadership, volunteering, or simply staying informed. When we work together, we accomplish more, and Scenic Hills continues to be a place we are all proud to call home. Thank you for your support, commitment, and dedication to our community's success.



Greg

01

The Board

Greg Sebold-President
 David Prestridge-Vice President
 Sandra Hovatter-Secretary
 Brad Weberg Director
 Dana Giggy-Director
 Grady Haddox-Director
 Nancy Harwell-Director

01 The Board

In 2024, the board focused on financial management, infrastructure improvements, policy updates, and community engagement to enhance overall operations. The annual budget was reviewed and adjusted to maintain financial stability, with a portion of reserve funds allocated to more secure accounts. Governing documents were updated to clarify policies on RV storage, home exterior colors, and commercial event approvals. Compliance procedures were strengthened, ensuring proper enforcement of lease regulations and timely resident notices.

Infrastructure projects were a priority, including roof replacements, masonry repairs, pool maintenance, and kitchen air conditioning upgrades. Lawn care services were reassessed, resulting in a new vendor contract; and irrigation policies were revised to prevent unauthorized adjustments. Security enhancements were made, such as standardizing facility locks and improving oversight of committee funds.

Community engagement was improved through structured meetings, transparent communication, and a wish list program for resident donations. Appreciation events were held to recognize committee members and employees. The board also worked with local organizations on community service projects and expanded recreational opportunities, such as reviewing shuffleboard court repairs and adjusting exercise room policies.

Volunteer efforts were formalized with liability waivers, ensuring safety for those assisting with community tasks. Leadership transitions were managed within committees to maintain operational efficiency. Additionally, the board addressed rezoning efforts and participated in discussions with other HOAs and city officials to protect the community’s interests.

Through the establishment of the **Contracts Coordinator** role, we strengthened the contracting process and developed **Requests for Proposals (RFPs)** and contracts. This position also played a key role in negotiations and dispute resolution, allowing us to secure agreements that better support the Association’s position.

The **Contracts Coordinator** was involved in 12 contracts, ranging in value from **\$500 to \$179,000**,

By implementing these initiatives, the board reinforced governance, enhanced property values, and fostered a more engaged residential environment. These improvements aimed to ensure long-term sustainability while maintaining a high quality of life for all residents.

02

Community Wide Events

Lodge Committee – Lisa Kelly
 Activities Committee – Christine Taylor
 Social Committee- Craig Taylor
 Community Enrichment – Ann McMaster

02 Community Wide Events

A variety of special events were hosted in 2024, fostering engagement and enhancing the social experience for residents. These events were made possible through the dedication of various committees and individuals.

The **Lodge Committee** organized *monthly Bingo Nights*, including special editions such as *Bingo Spooky Night* in October and *Bingo Blowout Night* in November. Residents were introduced to *Wine @ 5* and *Blue Zone Living*, a

lifestyle based on habits found in regions where people live the longest, healthiest lives.

The **Activities Committee**, led by Christine Taylor, organized major events including the *Community-Wide Wine & Cheese Event* in March, the *Solar Eclipse Watch Party* in April, *National Night Out* in October, the *Veteran's Day Luncheon & Wall of Honor* in November, *Christmas at the Lodge* in December, and the *New Year's Eve Party*.

The **Social Committee**, chaired by Craig Taylor, hosted festive celebrations such as *Mardi Gras*, *Cowboy Breakfast*, *Fiesta Celebration*, and *The Magic of Halloween*, bringing lively entertainment and cultural traditions to the community.

Community Enrichment, led by Ann McMaster, contributed to themed dining experiences such as the *Thankful, Grateful, and Blessed Potluck*. Weekly card and game nights were also offered to residents.

Residents also contributed by organizing events such as *Dine-Out Nights*, the *Progressive Christmas Open Houses*, and the *Christmas Golf Cart Parade*. With a full calendar of special events, Scenic Hills continues to offer diverse opportunities for residents to gather and celebrate.

- 03 Property Maintenance
Architectural Control-Ann McMaster
Facilities-Jim Beckman
Irrigation-David Prestridge
Lawn Care-Grady Haddox
Beautification-Jeanie McCleary
Pool-Neil Sorenson
RV/Boat Storage-Dick Hosmer

03 Property Maintenance

The Facilities Committee focused on essential infrastructure projects, including roof replacements, masonry repairs, pool repairs, and the upgrade of the kitchen air conditioning.

The Irrigation Committee was one of the top priority, with over **662 Irrigation work orders** completed throughout the year. Irrigation concerns, including leaks and system failures, were addressed with additional resources to improve efficiency.

Lawn Care Committee faced challenges that led to the replacement of both the irrigation and lawn care contractors due to poor performance. After a thorough selection process, new contractors were hired, resulting in noticeable improvements.

The Lodge Improvements Committee oversaw the remodeling of the card and exercise rooms, which included updated flooring, fresh paint, and new equipment. The lobby and main hallway were refreshed with new furniture, rugs, and décor. In the pool and patio area, all seating and umbrellas were replaced, and seasonal plants were added. Matching door handles were installed throughout the lodge, and festive decorations were put in place for Christmas. These enhancements were made possible through successful fundraising efforts, which exceeded the allocated budget and provided enjoyable community events.

The Pool Committee ensured the community pool remained in proper working order by monitoring chemical levels, maintaining water balance, and managing

chlorine supplies.

The RV/Boat Storage Committee conducted quarterly inventories, maintained parking assignments and maps, and contributed approximately \$20,000 to the operating budget by renting unused storage spaces to non-residents. At the end of 2024, there were 29 resident lots and 89 non-resident lots.

The Architectural Control Committee upheld community standards by reviewing property modification requests. The addition of new members improved response times, allowing for the approval of 61 requests.

The Beautification Committee introduced the First Yard of the Month Award in January to recognize well-maintained and seasonally decorated homes. In addition, inspections of common areas and property entrance projects encouraged community pride and beautification efforts.

04 Finance Treasurer-Jerry Sparenberg

04 Finance

The 2025 budget was successfully completed and approved in November, covering resident assessments, other income, reserve funding, and necessary expenses. A reserve account is maintained for major asset replacements, meeting required guidelines. The approved 2025 budget is available on the Town Square website.

05 Services Scene Editor-Suzanne Knight Communication-Betsy Berg Documentation-Sandra Hovatter Security-Gary Ensminger Welcome-Patti Crawford Library-Donna Ireland Bereavement-Patti Brandt

05 Services

The *Scenic Hills Scene* continued to be published and distributed at the beginning of each month by "clippie," ensuring that residents received timely updates. These updates included monthly event calendars, summaries of Board meetings, committee reports, and important community announcements, providing a consistent source of information for the community.

The **Communications Committee** expanded its responsibilities by engaging a marketing company to rebrand the Association and enhance its social media presence. In addition to modernizing the Association's image, the committee oversaw improvements to the community's AV systems and led the redesign of the Scenic Hills website (*scenichillstx.com*). Regular updates were maintained to ensure clear and effective communication, while ongoing support was provided to residents and other committees as needed.

The **Security Committee** remained responsible for overseeing the contracted guard and patrol services, continuing to prioritize the safety and security of all residents.

The **Welcome Committee** played an active role in integrating new residents into the community. Throughout the year, fifteen new residents were welcomed with a small gift, and their introductions were featured in *The Scenic Hills Scene*.

The **Library Committee** continued to expand the community's literary collection by adding 47 new books and receiving generous donations. These efforts ensured that the library remained well-stocked and engaging for residents seeking reading materials.

Unfortunately, the community experienced the loss of eleven cherished neighbors and friends. The **Bereavement Committee** provided compassionate support by organizing five *celebrations of life*, allowing residents the opportunity to honor those who had passed and to offer comfort to grieving families.

06 Community Involvement

06 Community Involvement Everyone

A variety of resident-led activities contributed to the vibrancy of Scenic Hills. These gatherings, which are not sponsored by a committee but organized by volunteers, provide opportunities for socialization, recreation, and community support.

- Potluck
- Dining Outs
- Game Night
- Dominos
- Poker
- Billiards
- Stained Glass
- Neighbors Helping Neighbors
- Monday Cards
- Line Dancing
- Chair Yoga and Zumba
- Handicraft Workshop
- Ceramics
- Coffee Call
- Chicken Foot
- Bingo

