

# Londonderry Air



## UPCOMING EVENTTS



Please mark your calendars for these events

**Wednesday, Feb. 15,  
7:00pm**  
HOA Meeting, Clubhouse

Klein ISD,  
Student Holiday,  
**February 20, 2017**

**Tuesday, March 14,  
7:00pm**  
HOA Meeting, Clubhouse

KLEIN ISD Spring Break  
**March 13—17, 2017**

NEW Trash & Recycling Service  
TEXAS PRIDE Disposal (281)342-8178  
www.texaspridedisposal.com  
service@texaspridedisposal..com

GARBAGE: Wednesday & Saturday  
RECYCLE: Wednesday

Heavy Trash—you may put out 2 heavy trash/bulk items per service day. See website for specific items.

EXCLUDED: dirt, rocks, brick, concrete, liquid paints, fuels, oils, tires, pesticides, fertilizer, & batteries.

Unacceptable Recycle items: Styrofoam, coat hangers, windows, light bulbs, ceramics, paper towels, mirrors, soiled paper, soiled pizza boxes, soiled facial tissue (place these items in the regular garbage).

Just an FYI: Recycle paper products may be taken to Metzler Elementary for their recycle bins (located in back of the parking lot). This is a fundraising project for the school.



**Minutes of the Meeting  
The LHOA Board of Directors December 13, 2016**

**Sound Off 7 PM**

**Board Meeting called to order 7:18 PM**

Board members present were Robert Downey, Karen Seale, Becky Larsen, TC Munoz, Maria Shaver.

Homeowners present: Bob Carlton, J. Carlton, Myron Thacker, Mike Kloss, Brian Hargrave, Heather Cunningham, Beau Cunningham, Christina Aguilar, Cheryl Thomas, Cindy Hamm, Maegan Lopez, David Rush, Claude Moore, Greg Mueller, Stephanie Gibbs.

**Committee Reports**

**Minutes of November meeting were read and approved.**

**Treasury Report** presented and approved. Maintenance Fee Statements emailed out. New payment options will be put on the website. Payment options, including taking payments by electronic check and by credit card.

**Deeds:** Letters continue to go out. Anyone willing to help with the Deeds Committee should contact Karen Seale.

**Clubhouse Rentals:** Dates filling up quickly through the end of the year. Anyone wanting to book the clubhouse should contact Jennifer. Rental is \$100 plus a \$250 security deposit. Download the Rental Contract and contact information is on the webpage [www.londonderryhomeowners.com](http://www.londonderryhomeowners.com)

**ACC Committee:** Zero ACC forms submitted for approval this month.

**Children's Committee:** Children's Christmas party was a huge success. An estimated 150 people stopped by. Thank you to the Larsen family and other volunteers for making this party happen.

**Old Business:**

Clubhouse Renovations: The contractor has defaulted on the contract to replace the siding. The funds was released in small increments to the contractor and as soon as the work was not being done as scheduled the funds were cut off. TC met with Les from Texas Contractors and an assessment was made on the work that was completed. It was determined that the work done is close to being in line with the amount of payments made. New bids will be taken to complete the job. The contractor in default is being turned over to our attorney.

**New Business:** The election was held on Saturday, December 3<sup>rd</sup> 2016. 56 ballots were cast. The newly elected 2017 Board of Directors are as follows: TC Munoz, President; David Rush, VP; Secretary, Cheryl Aguilar; Treasurer, Maria Shaver; Parliamentarian, Patrick Turner; Sergeant at Arms, Daniel Baker; Newsletter Editor, Cheryl Thomas. The new officers will take office at the Annual Meeting on January 10, 2017.

Maria is researching the legality of charging a service fee when a resident chooses to pay maintenance fee's with a credit card. Discussion followed. She will continue her research and possibly consult our lawyer to make sure it is permissible before proceeding.

There being no further business of the LHOA, the meeting was adjourned at 7:47PM  
Respectfully submitted by Karen A. Seale Secretary LHOA Board of Directors 2016.

# Londonderry Homeowners Association, Inc

## Budget January - December 2016

	Total		
	Actual	Budget	Variance
<b>Income</b>			
<b>3000 Income</b>			
3100 Membership Dues	140,098.42	167,625.00	-27,526.58
3110 Late Fee Income	1,380.00	2,000.00	-620.00
3200 Clubhouse Rental	2,580.00	3,000.00	-420.00
3300 Swimming Pool Rental		500.00	-500.00
3400 News Letter Income	297.50	290.00	7.50
3700 Transfer Fees	1,305.00	1,000.00	305.00
3750 Refinance fee	230.00	150.00	80.00
3770 Return Check Fee Income	145.00	200.00	-55.00
3800 Interest Income	87.74	125.00	-37.26
3900 Other Income/Swim Team Donation		1,000.00	-1,000.00
3910 Other Administrative Income		0.00	0.00
3920 Bad Debt Recovery		0.00	0.00
<b>Total 3000 Income</b>	<b>\$ 146,123.66</b>	<b>\$ 175,890.00</b>	<b>-\$ 29,766.34</b>
Unapplied Cash Payment Income	1,481.49		1,481.49
<b>Total Income</b>	<b>\$ 147,605.15</b>	<b>\$ 175,890.00</b>	<b>-\$ 28,284.85</b>
<b>Gross Profit</b>	<b>\$ 147,605.15</b>	<b>\$ 175,890.00</b>	<b>-\$ 28,284.85</b>
<b>Expenses</b>			
<b>5000 Advertising Expense</b>			
5010 Signs (informational, warnings)		100.00	-100.00
<b>Total 5000 Advertising Expense</b>	<b>\$ 0.00</b>	<b>\$ 100.00</b>	<b>-\$ 100.00</b>
<b>5100 Clubhouse Maintenance</b>			
5101 Building Maintenance & Repair	2,995.44	2,500.00	495.44
5102 Clubhouse Cleaning Contract	2,967.00	2,500.00	467.00
5103 Equipment Maint & Repairs		200.00	-200.00
5130 Club House Supplies	325.05	500.00	-174.95
5190 Pest Control/Terminex		725.00	-725.00
<b>Total 5100 Clubhouse Maintenance</b>	<b>\$ 6,287.49</b>	<b>\$ 6,425.00</b>	<b>-\$ 137.51</b>
<b>5110 Utilities Clubhouse</b>			
5112 Telephone Office	1,978.36	2,000.00	-21.64
5113 Electric Street Lights	17,913.35	19,500.00	-1,586.65

5114 Water	2,430.65	3,500.00	-1,069.35
5115 Electric Clubhouse & Grounds	7,632.98	10,000.00	-2,367.02
<b>Total 5110 Utilities Clubhouse</b>	<b>\$ 29,955.34</b>	<b>\$ 35,000.00</b>	<b>-\$ 5,044.66</b>
<b>5120 Office</b>			
5121 Office Supplies	513.37	800.00	-286.63
5122 Postage and Delivery	431.00	500.00	-69.00
5123 Miscellaneous		100.00	-100.00
5124 Subscriptions/Software	338.91	200.00	138.91
<b>Total 5120 Office</b>	<b>\$ 1,283.28</b>	<b>\$ 1,600.00</b>	<b>-\$ 316.72</b>
<b>5200 Swimming Pool</b>			
5210 Contract Maintenance	24,003.75	34,000.00	-9,996.25
5220 Maintenance & Repairs	11,839.88	20,000.00	-8,160.12
5240 Supplies	-432.87	2,000.00	-2,432.87
<b>Total 5200 Swimming Pool</b>	<b>\$ 35,410.76</b>	<b>\$ 56,000.00</b>	<b>-\$ 20,589.24</b>
<b>5300 Common Grounds Maintenance</b>			
5310 Lawn Maintenance Contract	15,791.14	15,000.00	791.14
5320 Maintenance & Repair	975.84	4,000.00	-3,024.16
5330 Playground		1,500.00	-1,500.00
5340 Tennis Court		500.00	-500.00
5350 Pond		100.00	-100.00
5390 Misc Common Grounds	136.00	2,000.00	-1,864.00
<b>Total 5300 Common Grounds Maintenance</b>	<b>\$ 16,902.98</b>	<b>\$ 23,100.00</b>	<b>-\$ 6,197.02</b>
5301 Contract Labor	-160.00		-160.00
<b>5400 Professional Fees</b>			
5410 Legal Fees	-320.84	3,500.00	-3,820.84
5420 Bookkeeping/Tax Return	5,400.00	5,400.00	0.00
5422 Audit/Review	4,515.73	4,500.00	15.73
<b>Total 5400 Professional Fees</b>	<b>\$ 9,594.89</b>	<b>\$ 13,400.00</b>	<b>-\$ 3,805.11</b>
<b>5440 Insurance</b>			
5441 Liability Insurance	11,361.00	11,200.00	161.00
5443 Workmans Comp	280.00	250.00	30.00
5444 Machinery Insurance	400.00	425.00	-25.00
5445 Fidelity Insurance	2,769.00	2,600.00	169.00
<b>Total 5440 Insurance</b>	<b>\$ 14,810.00</b>	<b>\$ 14,475.00</b>	<b>\$ 335.00</b>
5450 Bank Service Charges	13.55	75.00	-61.45
5460 Merchant Services	25.50	10.00	15.50

<b>5600 Committees Expense</b>				0.00
<b>5620 Welcome Committee</b>	63.75		500.00	-436.25
<b>5640 Deed Restriction Expenses</b>			300.00	-300.00
<b>5650 Adult Activities</b>	67.05		700.00	-632.95
<b>5670 Childrens Activities</b>	2,860.94		3,000.00	-139.06
<b>5680 Website</b>	-160.90		200.00	-360.90
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<b>Total 5600 Committees Expense</b>	<b>\$ 2,830.84</b>	<b>\$ 4,700.00</b>	<b>-\$ 1,869.16</b>	
<b>5700 Security</b>			1,000.00	-1,000.00
<b>5800 Other Expenses</b>	4.00			4.00
<b>5900 Capital Improvements</b>	60,650.00		20,000.00	40,650.00
<b>5990 Taxes</b>				
<b>5991 Property Tax</b>	1.69		2.00	-0.31
<b>5992 Harris County MUD 1</b>			1.00	-1.00
<b>5999 School Tax</b>	1.43		2.00	-0.57
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<b>Total 5990 Taxes</b>	<b>\$ 3.12</b>	<b>\$ 5.00</b>	<b>-\$ 1.88</b>	
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<b>Total Expenses</b>	<b>\$ 177,611.75</b>	<b>\$ 175,890.00</b>	<b>\$ 1,721.75</b>	
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<b>Net Operating Income</b>	<b>-\$ 30,006.60</b>	<b>\$ 0.00</b>	<b>-\$ 30,006.60</b>	
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<b>Net Income</b>	<b>-\$ 30,006.60</b>	<b>\$ 0.00</b>	<b>-\$ 30,006.60</b>	

# Memorial Hermann Convenient Care Center in Spring - COMING SOON!

281-374-5400 tel  
281-374-5405 fax

7474 N. Grand Parkway W.  
Spring, TX 77379

Services  
Primary Care  
24hr Emergency Room  
Imaging Center

Diagnostic Lab  
Sports Medicine & Rehabilitation

Taking care of you and your family is what we do best. For primary care, a 24-hour ER, physical therapy, advanced imaging and lab services, you can visit the Memorial Hermann Convenient Care Center in Spring.

Located west of Kuykendahl Road on the Grand Parkway, the Memorial Hermann Convenient Care Center in Spring offers the Spring Klein community convenience without compromise – all from one of Houston’s most trusted health systems.

The Harris County Sheriff’s Office Citizen’s Police Academy is a 13-week program designed to give residents a working knowledge of the Harris County Sheriff’s Office, including police procedures and protocol.

Through the CPA’s interactive courses, participants learn many aspects of law enforcement, such as the Texas Penal Code, Patrol Procedures, Gang Awareness, Homicide Division and many



other topics. Residents will gain a better un-

derstanding of how police services are conducted in their communities and see “how and why” deputies make some of their decisions in the course of their duties.

Graduates of the CPA class play a vital role in their community by improving communication between citizens and law enforcement and by providing local input and support throughout the county. The HCSO hopes the graduates will become partners with the agency in identifying problems and solutions to the crime issues affecting our community.

HCSO Citizen’s Police Academy Class #43 will be held at the Champion Forest Baptist Church, 15555 Stuebner Airline, Houston, Texas 77069, March 2-May 25, 2017.

Classes are held every Thursday. 7:00 pm

-10:00 pm for 13-weeks.

Residents interested in attending the Citizen’s Police Academy may pick up an application at any HCSO storefront, online or by contacting the HCSO’s Community Services Division at 713-759-9454.

Send application to:  
Harris County Sheriff’s Office  
Crime Prevention Unit  
9111 Eastex Freeway,  
Suite 300  
Houston, Texas 77093  
Registration Deadline:  
February 23, 2017

[CPAApplication.pdf](#)

**LHOA Board Member Contact Information:**

**President:** - TC Munoz  
(281) 352-4412  
[tcm0296@yahoo.com](mailto:tcm0296@yahoo.com)

**Vice President:** - Dave Rush  
(713) 289-4338  
[drrushtx@yahoo.com](mailto:drrushtx@yahoo.com)

**Secretary:** - Christina Aguilar  
(801) 696-1290  
[christinaguilar@gmail.com](mailto:christinaguilar@gmail.com)

**Treasurer:** - Maria Shaver  
(832) 984-2604  
[treasurer.lhoa@gmail.com](mailto:treasurer.lhoa@gmail.com)  
(for questions on your account)

**Sgt-at-Arms:** - Daniel Baker  
(281) 642-4140  
[dbaker2004@gmail.com](mailto:dbaker2004@gmail.com)

**Parliamentaria** Patrick Turner  
(303) 522-7664  
[captianpatrick@cs.com](mailto:captianpatrick@cs.com)

**Newsletter Editor:** - Cheryl Thomas  
(713) 962-1211  
[cthomas515@sbcglobal.net](mailto:cthomas515@sbcglobal.net)

***LHOA Committee Chair Contacts:***

ARCHITECTURAL CONTROL (ACC): Patrick Turner  
[captianpatrick@cs.com](mailto:captianpatrick@cs.com)

ADULT ACTIVITIES:

CHILDREN'S ACTIVITIES:

CLUBHOUSE: Jennifer Joines

DEED RESTRICTIONS:

POOL LIASON:

SWIM TEAM:

TENNIS:

WEBSITE: [webdesign.lhoa@gmail.com](mailto:webdesign.lhoa@gmail.com)

WELCOME:

YARD OF THE MONTH:

*We are looking for volunteers to help with the committees. If you are interested, please contact a board member or come to a monthly board meeting.*