



Anna Ranch HAO,

My name is Lindsay Gilliland, and I'm pleased to introduce myself as your new Community Manager at Anna Ranch. I'm excited to be a part of this beautiful community and look forward to working with each of you. You can reach me directly by email at [lindsay@legacyswhoa.com](mailto:lindsay@legacyswhoa.com). Since stepping into this role, I've been working diligently with the developer on landscape improvements and the completion of the pool. I'm happy to share that we are making strong progress and **we are tentatively aiming to open the pool in July**, pending no weather delays or permitting issues.

In addition, we've made some much-needed updates to the front entrance landscaping, which we know sets the tone for the entire community. Fresh mulch and seasonal plants have already enhanced the overall appearance, and we've requested board approval to replace several shrubs that did not survive.

Please know that while the progress may feel slow at times, the HOA is currently under declarant control, meaning the developer oversees board decisions and operations. (not management) This is a temporary phase, and we appreciate your patience and understanding. We're excited about the improvements ahead and look forward to increased community involvement. Thank you for welcoming me to Anna Ranch- I'm here to support you and continue a thriving beautiful neighborhood.

As a part of our efforts to keep the community informed and engaged, we have compiled a list of questions and answers to some of your recent questions.

If you have a question not listed, feel free to reach out [Lindsay@legacyswhoa.com](mailto:Lindsay@legacyswhoa.com)

Sincerely,

Lindsay Gilliland, Community Property Manager

[Lindsay@legacyswhoa.com](mailto:Lindsay@legacyswhoa.com)

Office: 214-705-1615 opt 103



**We are moving to a new office location as of June 1, 2025. Our new address will be:  
5600 Tennyson Pkwy., Ste 270, Plano, TX 75024.**

**1. How can I submit a request for home improvements?**

The architectural review form can be found on the community website.

[www.AnnaRanchhoa.com](http://www.AnnaRanchhoa.com)

**2. Where can I access my account information?**

[www.lswpm.cincwebaxis.com](http://www.lswpm.cincwebaxis.com)

**3. How often are compliance inspections?**

Compliance inspections are every 10 days during the peak season (March- October)  
Off season inspections monthly.

**4. Can I have colored lights all year round?**

All exterior light improvements need ACC approval.

Home security lights suggest warm white throughout the year with the exception exterior colored holiday lights 2nd week of November- 2<sup>nd</sup> week of January. All other holidays suggested using discretion. No blinking/strobe lights per the City of Anna.

**5. Are basketball goals allowed?** Basketball goals need ACC approval. The documents state they must be out of view to the public and neighboring lots while not in use. The city does not allow basketball goals to be placed in the street or at the end of the driveway for safety purposes.

**6. Date of Next Meeting:** When will we have an in-person meeting for the HOA?

TBA – pending the pool grand opening

**7. Completion Date of the Pool:** What is the estimated completion date for the pool?

July 2025 water meter has been installed and currently working on irrigation. Electric meters have been ordered and pending installation with Grayson Collin. Estimated 4 to 6 weeks (ordered placed May 21)

**8. Website Updates:** How frequently is the website updated? (Previously, meeting information has not posted on the website.) All meeting minutes have been posted to the website. Monthly financials, Annual meeting minutes, periodically news information, reminders. To locate meeting minutes on website: under homeowner tab + homeowner documents + Meeting Minutes

**9. Community Events:** When are community events scheduled?

The developer has not placed funds in the budget for social events. When the homeowners take control of HOA the social funds can be added.

10. **Mailbox Light Installation:** When will all mailbox lights be installed? Some mailboxes are currently in darkness, and the lights installed at Indianola do not provide adequate illumination.  
Streetlight locations and installation are coordinated and approved by the city. They must comply with the illumination engineering requirements. Streetlights are installed 600 feet apart, at intersections and cul-de-sacs. The city provides the lights, and the HOA pays for the electricity cost.
11. **Fee Distribution:** Where do HOA fees go? I recall seeing a charge for a newsletter in the financials, but I have not received a newsletter in quite some time.  
Newsletters were placed on the budget last year as the developer board chose to use the company Eventful Edge that customizes community newsletters. The company dissolved and the \$150 has not been spent year to date. (see attached budget for fee distribution)
12. **Fee Increases:** Will HOA fees be increased after the pool is completed?  
No, the 2025 budget included pool expected cost.  
(See approved budget below)  
HOA fees can only increase if the budget has a deficit for the upcoming year.
13. **Green Areas Near the Pool:** What amenities and features will be included in the green areas near the pool?  
Included site map for amenity center below. The plan shows a playground area, bathrooms and pool.
14. **Total Number of Homes:** What is the total number of homes in our HOA when completed?  
Completion 257 homes  
Currently 168
15. **Partial Reimbursement:** If the pool is not completed by summer, will we receive partial reimbursement of HOA fees? No, the pool is scheduled to open Summer 2025, pending no weather delays permitting issues. Governing documents do not allow for withholding payments or reimbursements. This would only lead to further complications and legal expenses. Currently the developer has funded any deficits in the budget. 2024 the developer contribution \$40,216.21 (see approved budget below)

The community website has all governing documents posted. The Bylaws state the violation guidelines. The board is currently reviewing an enforcement policy

The Board has adopted the following general schedule of fines. The number of notices set forth below does not mean that the Board is required to provide each notice prior to exercising additional remedies as set forth in the Restrictions. The Board may elect to pursue such additional remedies at any time in accordance with applicable law. The Board also reserves the right to set fine amounts on a case by case basis, provided the fine is reasonable in light of the nature, frequency, and effect of the violation:

<b>New Violation:</b>	<b>Fine Amount:</b>
<b>Notice of Violation</b>	<b>\$25.00</b> (If a curable violation, may be avoided if Owner cures the violation by the time specified in the notice)
<b>Repeat Violation (No Right to Cure or Uncurable Violation):</b>	<b>Fine Amount:</b>
	1st Notice      \$50.00
	2nd Notice      \$75.00
	3rd Notice      \$100.00
	4th Notice      \$125.00
<b>Continuous Violation:</b>	<b>Amount TBD</b>
<b>Continuous Violation Notice</b>	

[illegible]

Anna Ranch Homeowners Association, Inc.					
Account	Description	2024 Budget	2024 Actual	2025 Budget	Notes
<b>Operating Accounts</b>					
<b>Income Accounts</b>					
<b>Income</b>					
40-4010-00	Assessment Income	\$45,267.16	\$42,760.83	\$48,750.00	78 Homeowners at \$625 per year
	New Homeowner Assessment	\$0.00	\$0.00	\$9,289.41	Projected 32 Sales for the year
40-4012-00	Builder Assessment Income	\$0.00	\$37,804.25	\$35,625.00	57 builder homes at \$625 per year
40-4050-00	Capital Contribution (CAP)	\$30,000.00	\$11,400.00	\$18,000.00	Projected 30 Sales for the year
40-4060-00	Collection Fees	\$0.00	\$725.00	\$0.00	
40-4075-00	Developer Funding	\$30,646.01	\$0.00	\$0.00	
40-4100-00	Interest - Operating	\$0.00	\$84.15	\$0.00	
40-4115-00	Interest - Collections	\$0.00	\$311.35	\$0.00	
40-4120-00	Late Fees	\$0.00	\$975.00	\$0.00	
<b>Income Accounts Total</b>		<b>\$105,913.17</b>	<b>\$94,060.58</b>	<b>\$111,664.41</b>	
<b>Expense Accounts</b>					
<b>General &amp; Administrative</b>					
50-5510-00	Accounting Fees	\$1,020.00	\$425.00	\$1,020.00	
50-5515-00	Administrative Supplies	\$2,458.66	\$460.72	\$2,000.00	
50-5590-00	Collection Costs	\$0.00	\$540.00	\$500.00	
50-5750-00	Management Fees	\$7,000.00	\$2,850.00	\$10,200.00	Contracted at \$850 per month
50-5755-00	Tax Preparation	\$0.00	\$590.00	\$400.00	
50-5756-00	1099s	\$0.00	\$112.18	\$100.00	
50-5771-00	Association Document Storage	\$500.00	\$0.00	\$300.00	
50-5810-00	Newsletter	\$0.00	\$150.00	\$0.00	
50-5850-00	Postage & Delivery	\$500.00	\$202.98	\$600.00	
50-5930-00	Website	\$450.00	\$185.90	\$450.00	
<b>Insurance &amp; Taxes</b>					
55-7310-00	Directors & Officers	\$2,773.05	\$0.00	\$1,317.60	Current Policy (\$1098) with 20% increase
55-7390-00	Umbrella Policy	\$0.00	\$0.00	\$696.00	Current Policy (\$580) with 20% increase
55-7385-00	TX Comm Property	\$350.00	\$0.00	\$2,538.20	Current Policy (\$1813) with 40% increase
55-7420-00	Property Taxes	\$250.00	\$139.86	\$200.00	
<b>Landscaping</b>					
60-6050-00	Irrigation Maintenance	\$2,000.00	\$1,392.50	\$2,000.00	
60-6060-00	Landscape Contract	\$23,256.48	\$13,904.62	\$51,177.84	Currently contracted for \$4264.82 per month.
<b>Maintenance &amp; Repairs</b>					
61-6370-00	Electrical Repairs	\$500.00	\$0.00	\$500.00	
61-6477-00	Gate Access Software	\$320.00	\$0.00	\$320.00	
61-6487-00	Gate Telephone	\$525.00	\$0.00	\$525.00	
61-6660-00	Plumbing Repairs	\$500.00	\$0.00	\$500.00	
<b>Pool &amp; Spa</b>					
68-6890-00	Pool Contract	\$0.00	\$0.00	\$8,400.00	Assuming a Contracted amount of \$1,400 per month for 6 months
68-6970-00	Pool Permit	\$150.00	\$0.00	\$150.00	
68-6980-00	Pool Repairs	\$0.00	\$0.00	\$500.00	
68-6930-00	Pool Keys	\$0.00	\$0.00	\$650.00	
68-6880-00	Pool Chemicals	\$0.00	\$0.00	\$500.00	
<b>Utilities</b>					
70-7010-00	Electricity	\$1,722.02	\$4,341.34	\$10,253.76	Current monthly average of \$854.48
70-7150-00	Water	\$10,044.05	\$5,981.74	\$13,891.08	Current monthly average of \$1,157.59
<b>Contingency</b>					
80-8000-00	Contingency	\$1,301.69	\$0.00	\$0.00	
<b>Reserve Income</b>					
90-9900-01	Reserves Contribution	\$50,292.22	\$62,133.74	\$1,974.93	
<b>Expense Accounts Total</b>		<b>\$105,913.17</b>	<b>\$94,060.58</b>	<b>\$111,664.41</b>	
<b>Operating Accounts Net</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

Designed by:  
 Approved: Katrina Carr  
 Board President  
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