

# McKinney Greens HOA

## COMMUNITY UPDATE

### COMMON QUESTIONS

**Q: When is the next HOA board meeting?**

January 2025 @ 6:00 PM-Zoom

Exact day is TBD

**Q: When do I need ACC approval?**

Any addition or change to your exterior property. Forms can be found on HOA website.

**Q: When is trash/recycle pickup?**

Normally Friday, unless delayed because of a Holiday then Saturday.

**Q: When can we water lawns?**

Friday and Monday -Before 10am or After 6pm

**Q: Where can I ask a question or give my feedback to the Board?**

Email:

[boardofdirectors@mckinneygreenshoa.com](mailto:boardofdirectors@mckinneygreenshoa.com)

Website:

[McKinney Greens HOA](#)

Go to "Contact Us" and leave a comment or question.

SBB Management website:

[SBB Management Company](#)

### GREETINGS

#### October 2024

Greetings to each homeowner or resident of McKinney Greens. I hope this update finds you well. Below are ongoing items that may be of interest. Please let the HOA board know if there are topics you would like included in future updates.

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### COMMUNITY NEWS

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#### MCKINNEY GREENS HOA 2025 BUDGET

The McKinney Greens Board of Directors approved the 2025 budget on Tuesday, October 8, 2024, during a Board of Directors Meeting. The Board agreed that an assessment increase was necessary due to the increased need for ongoing maintenance to the community's common areas, landscape, and walls, and the rise in vendor fees and insurance costs.

The assessment rate for homeowners in 2025 will be \$691.20 per home annually; \$345.60 Semi-annually. We have attached the 2025 budget with notes for your records.

Please remember that if your account is set up to auto-pay, this is a fixed allocation and must be updated annually. You must log in to the homeowner portal, go to your payments, and edit your annually fixed allocated amount to reflect the newly updated assessment fees.  
SBB Homeowner

Portal: [https://owner.sbbmanagement.com/home\\_v2/Login](https://owner.sbbmanagement.com/home_v2/Login)

#### ASSESSMENT AUTOPAY UPDATE

We still have several homeowners with outstanding balances on their accounts. The SBB system will NOT automatically update your payment amount when the HOA has an increase in assessments, you must manually increase the amount. If you did not update the amount, the prior amount was paid and you still have a small balance due and have probably incurred penalty and interest fees. Several notices were sent out regarding this issue, so fees are not being waived as ample notice was given, invoices and reminders sent, please go on-line and pay these remaining balances to avoid additional fees being charged to your account.

## **NEIGHBORHOOD SAFETY REMINDER**

As mentioned on various social media platforms, there have been recent reports of car break-ins and suspicious individuals walking through our neighborhood, soliciting products and services. Please be reminded that soliciting is not permitted in the McKinney Greens neighborhood.

Stay vigilant and, if you see anything unusual, do not hesitate to report it to the authorities. Together, we can help keep our neighborhood safe.

Below are some websites you can refer to for better situational awareness of our surroundings.

<https://communitycrimemap.com/>

<https://mckinney.policetocitizen.com/EventMap>

<https://www.mckinneytexas.org/457/Burglary-Prevention>

<https://www.mckinneytexas.org/460/National-Night-Out>

<https://www.mckinneytexas.org/477/Vacation-House-Watch-Request>

## **SIDEWALK SAFETY AND REPAIR UPDATE**

In our last quarterly newsletter, we discussed sidewalk safety and the need for repairs within our community. Since then, the HOA Board of Directors, with the assistance of many homeowners, has compiled a list of properties where sidewalk repairs are necessary. This list has been submitted to Angie Beené, our HOA Manager at SBB Management, who then forwarded it to the City of McKinney.

At this time, we do not have an estimated timeframe for when the city will begin repairs. However, as soon as we receive any updates on the repair schedule, we will promptly send an E-blast to the community.

## **BRIDGE WALL MAINTENANCE UPDATE**

The bridge wall maintenance is complete, and the landscaping company has been paid in full.

## **VIOLATIONS**

Our SBB inspector visits the community twice a month, violations are issued for several things, but we are seeing a lot of overgrown grass or weeds, fences that are in need of repair or stain, and trash cans that are left out or in sight after our trash pickup day. We encourage homeowners to read your CC&Rs that outline the rules of the community. If you receive a violation letter, please note you have two weeks to correct the issue, it is not an automatic fine. Reach out to Angie @SBB and communicate if you have an issue or a question regarding the letter, send pictures when the issue has been corrected so the violation can be closed. The CC&Rs are available on the HOA website, SBB website and you received a copy with your closing documents from the title company when you purchased your home.

## **15 ACRES WEST OF MCKINNEY GREENS HOA (FORMER GOLF COURSE)**

SBB and the Board have not been in contact with the owner of the 15-acre area west of our HOA. As soon as we find out what is going on with that parcel of land, the Board will have SBB send out an E-blast letting the community know what we have found out.

## **SOCIAL MEDIA**

The HOA does not monitor NextDoor or Facebook, nor will we respond to any posts on these platforms. Many homeowners send the board copies of these posts to make us aware of what is being said on these platforms as responses and comments are not always accurate. Angie is our SBB Manager, sending an email to her directly @ a.beene@sbbmanagement.com will generate a response within 24 to 48 business hours - emailing the SBB general line has a longer response time as these issues must be routed to Angie Beené.

## UPDATE ON MCKINNEY GREENS PARK AND TRAILS CONSTRUCTION

As many of you may already know, construction work has officially begun on the new McKinney Greens Park and Trail. In a recent update, April Butler, McKinney Parks' construction planner, provided insight into the project and shared some important information. One key highlight is the ongoing waterline relocation project, which is currently taking place along HWY 5 and Stewart Road. This work is integral to the park's development and may cause some temporary disruptions in the area. April's comments are shown below.

"Our trail project is progressing according to schedule. In the next month, we will be working on setting the two pedestrian bridges that will allow for the connection through Stix property to Towne Lake, please see the alignment below. If the weather holds out, we expect to have this project completed by Spring. This part of the trail not only serves as a much-needed connection to Towne Lake, but also provides access to a beautiful setting under the tree canopy and along the creek. Please find the progress picture below. Just gorgeous!





We started construction on the Greens Park on Monday, September 9th. We have already installed erosion control, the construction entrance, and fencing. The week of 16-20 September, the contractor is focused on demolition and site grading. The plan is to work from the interior of the site out to the street. So, in the next few weeks, most activity will be on the northern side of the site. The city anticipates that the project will be completed and open to the public by next fall.



Although not a park project, I wanted to also mention the waterline relocation project happening at the corner of Stewart and along Highway 5. This project is due to the TXDOT project for Hwy 5 and is being coordinated by our Engineering Department. If you need more details about the timeline, you can reach out to the Engineering Department at [Contact-Engineering@mckinneytexas.org](mailto:Contact-Engineering@mckinneytexas.org)."



## **FRONTIER WASTE SOLUTIONS**

The City of McKinney has switched to Frontier Waste Solutions for waste collection services started on Monday, September 30. This change affects residents who pay for trash and recycling through the city, covering trash, recycling, yard waste, and bulky item pickup. However, this new contractor doesn't serve residents who only have a water account with the city or those living outside city limits.

Here's what you need to know:

- Frontier Waste Solutions is the contractor for trash, recycling, yard waste, and bulky item collections.
- Frontier Waste Solutions can be contacted at 469-444-1555 or [mckinney@frontierwaste.com](mailto:mckinney@frontierwaste.com)
- The holiday schedule remains the same.
- Some residential collection days are changing. Letters have been mailed to those residents. Verify your collection day at [McKinneyTexas.org/CollectionDay](https://McKinneyTexas.org/CollectionDay)

## **NATIONAL PREPAREDNESS**

September was National Preparedness Month - we encourage you to gather supplies for everyone living in your home.

Some items to include in your emergency kit:

- Water (one gallon per person per day for at least three days)
- Non-perishable food/can opener
- Solar/battery-powered/hand crank radio and a NOAA weather radio
- Flashlight
- First aid kit
- Important documents in a waterproof, portable container
- Extra cash
- Extra change of clothes for each family member
- Physical copies of local and state maps

[Build your kit.](#)

## **A NOTE ON ELECTION SEASON**

As election season is upon us, many of you may have noticed the various signs popping up in front lawns throughout the neighborhood. Regardless of where we stand politically, it's important to remember that the candidates we endorse are not personally connected to us and are primarily focused on securing votes. Let's not allow politics to drive a wedge between us as neighbors and friends.

Let's continue to foster a community of respect, regardless of our political views.

# McKinney Greens Homeowners Association, Inc.

1/1/2025 - 12/31/2025

## 2025 Annual Budget - 2024 Comparison with Notes

	2024	2025	% Variance	Monthly	Per Unit* (227)	Notes
<b>Income</b>						
<b>Assessment Revenue</b>						
4100 - Assessment - Semi-Annual	130,752.00	156,902.40	20.00%	13,075.20	57.60	20% increase to offset community needs, repairs and updates, as well as inflation increases with vendors and utilities. Resulting in \$691.2 annually, \$345.6 semi annually per home. 227 homes.
<b>Total Assessment Revenue</b>	<b>130,752.00</b>	<b>156,902.40</b>	<b>20.00%</b>	<b>13,075.20</b>	<b>57.60</b>	
<b>Other Income</b>						
4200 - Other Income	2,800.00	2,800.00	0.00%	233.33	1.03	Same as 2024
4801 - Closing Revenue	1,000.00	1,000.00	0.00%	83.33	.37	Same as 2024
<b>Total Other Income</b>	<b>3,800.00</b>	<b>3,800.00</b>	<b>0.00%</b>	<b>316.67</b>	<b>1.40</b>	
<b>Total Income</b>	<b>134,552.00</b>	<b>160,702.40</b>	<b>19.44%</b>	<b>13,391.87</b>	<b>59.00</b>	
<b>Expense</b>						
<b>General and Administrative</b>						
5100 - General & Administrative	3,750.00	3,750.00	0.00%	312.50	1.38	Keeping same as 2024.
5101 - Postage	1,400.00	1,400.00	0.00%	116.67	.51	Keeping same as 2024.
5105 - Web Site Expenses	500.00	500.00	0.00%	41.67	.18	Keeping same as 2024, advised by vendor.
5113 - Professional Management	17,489.00	18,363.00	5.00%	1,530.25	6.74	5% increase for management services.
5122 - Violation Notice Expense	2,500.00	2,500.00	0.00%	208.33	.92	Annual Meeting Mail expenses, and post annual meeting "Board meet and greet event" expense. Signage and mailers specific to annual included in this GL.
5127 - Audit & Accounting	1,500.00	1,500.00	0.00%	125.00	.55	Same as 2024
5128 - Collection Facilitation	500.00	500.00	0.00%	41.67	.18	Raised budgeted due to ongoing aging accounts.
5129 - Reminder Notice Expense	200.00	200.00	0.00%	16.67	.07	Same as 2024
5147 - PSI Fees - SBB	5,600.00	5,600.00	0.00%	466.67	2.06	PSI program accruals.
5150 - Board/General meeting Expenses	600.00	600.00	0.00%	50.00	.22	Notices expenses, signage, meeting fees if extra meetings or town halls are held outside of normal HOA contract. Board gatherings with community to communicate matters.
5160 - Bad Debt Expense	1,500.00	1,500.00	0.00%	125.00	.55	Same as 2024
5176 - Legal Fees	6,000.00	6,000.00	0.00%	500.00	2.20	Legal fees increased due to ongoing need for legal assistance with homeowners.
5177 - Legal Fees Billed Back	(2,000.00)	(2,000.00)	0.00%	(166.67)	(.73)	Billbacks from AR aging trend to help offset GL5187 PSI fees.
5195 - Demand Letter Expense	400.00	400.00	0.00%	33.33	.15	Keeping same as 2024
<b>Total General and Administrative</b>	<b>39,939.00</b>	<b>40,813.00</b>	<b>2.19%</b>	<b>3,401.08</b>	<b>14.98</b>	

# McKinney Greens Homeowners Association, Inc.

1/1/2025 - 12/31/2025

## 2025 Proposed Annual Budget Comparison

	2024	2025	% Variance	Monthly	Per Unit* (227)	Notes
<b>Taxes</b>						
5201 - Property Tax	350.00	350.00	0.00%	29.17	.13	Keeping same as 2023 and 2024.
5204 - Corporate Income Tax	650.00	650.00	0.00%	54.17	.24	Increase cost based on inflation. All Tax filing under this GL, removed old GL5181.
<b>Total Taxes</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>0.00%</b>	<b>83.33</b>	<b>.37</b>	
<b>Insurance</b>						
5251 - General Liability	4,885.00	5,574.00	14.10%	464.50	2.05	Renewal is January 2025. 2024 rate was \$4,645.00. Expecting a 15 to 20% increase, will budget at 20% to be safe.
5253 - Directors & Officers Liability	2,320.00	2,547.00	9.78%	212.25	.94	Renewal is January 2025, 2024 rate was \$2,122.37, expecting around a 20% increase maximum.
5254 - Workers Comp	340.00	300.00	-11.76%	25.00	.11	Just at 7.14% increase expected, Renewal is January 2025. Increase posted is based on 2024 YTD spending, not 2024 budgeted amount.
<b>Total Insurance</b>	<b>7,545.00</b>	<b>8,421.00</b>	<b>11.61%</b>	<b>701.75</b>	<b>3.09</b>	
<b>Utilities</b>						
5303 - Electric	600.00	600.00	0.00%	50.00	.22	Keeping same as 2023 and 2024.
5305 - Water/Sewer	20,000.00	20,000.00	0.00%	1,666.67	7.34	Based on actuals from 2023 and 2024 and expected in 2025.
<b>Total Utilities</b>	<b>20,600.00</b>	<b>20,600.00</b>	<b>0.00%</b>	<b>1,716.67</b>	<b>7.56</b>	
<b>Common Area Maintenance</b>						
5453 - Holiday Decorations	1,500.00	1,500.00	0.00%	125.00	.55	3 year contract (increase from \$1210 to \$1285) Each year prior to budget need to check with vendor to see if any proposed replacements will be needed. In 2022 there were two wreaths with bows replaced for total cost of \$325. Plus Rotary Club flags.
5470 - Common Area Maintenance	10,000.00	10,000.00	0.00%	833.33	3.67	Walls and other common area concerns, need to budget 10,000 to ensure we don't dip into reserves as much. This GL is for standard and unanticipated expenses to common areas.
<b>Total Common Area Maintenance</b>	<b>11,500.00</b>	<b>11,500.00</b>	<b>0.00%</b>	<b>958.33</b>	<b>4.22</b>	



# McKinney Greens Homeowners Association, Inc.

1/1/2025 - 12/31/2025

## 2025 Proposed Annual Budget Comparison

	2024	2025	% Variance	Monthly	Per Unit* (227)	Notes
<b>Landscape Maintenance</b>						
5603 - Landscape Improvements	5,000.00	9,000.00	80.00%	750.00	3.30	Allocation for improvements throughout the year.
5605 - Landscape Service Contract	38,940.00	42,152.51	8.25%	3,512.71	15.47	Annual contract, renewal will start January 1, no change to the contract for another year, same rate as 2024, standard maintenance reoccurring charge to include: mowing, mulching, and flowers.
5606 - Landscape Maint Addl Services	3,000.00	3,000.00	0.00%	250.00	1.10	New GL allocated in 2024, and now 2025 allocated to Creek Clean Up (\$1500 per occurrence)
5608 - Trees & Shrubs Maintenance	4,800.00	4,800.00	0.00%	400.00	1.76	New GL allocated in 2024, and now 2025, to Tree Trimming/Removal \$2400 per day (estimated 2 days per year)
<b>Total Landscape Maintenance</b>	<b>51,740.00</b>	<b>58,952.51</b>	<b>13.94%</b>	<b>4,912.71</b>	<b>21.64</b>	
<b>Irrigation Maintenance</b>						
5651 - Irrigation Repairs	7,500.00	4,500.00	-40.00%	375.00	1.65	Due to the age of equipment, we anticipate valve failures, and more repairs and equipment replacement.
<b>Total Irrigation Maintenance</b>	<b>7,500.00</b>	<b>4,500.00</b>	<b>-40.00%</b>	<b>375.00</b>	<b>1.65</b>	
<b>Reserve Contribution</b>						
6001 - Reserve Contribution	-	14,915.89	100.00%	1,242.99	5.48	No budget in past few years due to lack of funds to allocate. In 2025 we will begin reallocations to reserves to build up reserves.
<b>Total Reserve Contribution</b>	<b>-</b>	<b>14,915.89</b>	<b>100.00%</b>	<b>1,242.99</b>	<b>5.48</b>	
<b>Total Expense</b>	<b>139,824.00</b>	<b>160,702.40</b>	<b>14.93%</b>	<b>13,391.87</b>	<b>59.00</b>	

Budget approved in open session on 10/8/2024

(Per unit is based on the total number of units. For Associations with variable assessment rates, please refer to the variable assessment schedule.)\*