



SUTTON FIELDS
Homeowners Association

Townhall Meeting

Tuesday, November 5th 2024 at 6:00PM

Virtual Microsoft Teams Meeting

Meeting ID: 234 478 505 919 Passcode: guRiQq

Call-in Option (Audio Only)

Dial-In: 323-433-2148 Conference ID: 743 949 563#

Draft Agenda

- Call meeting to Order

Welcome and introduction

- Introduction of the Board of Directors
 - Mathew Dawson, President
 - Dustin Warren, Vice President
 - Ronald Corcoran, Member
 - Brandon Brown, Secretary
 - Cameron Smith, Assistant Secretary
- Introduction of Essex Association Management
 - Cinnamon Anderson, Sr. Association Manager
 - Kennedy Middlebrooks, Assistant Association Manager

Community Updates:

The purpose of the town hall is to inform the residents of the Renters Policy update and planned projects for this budget year.

- Discussion: Updated Renters Policy

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Phone: (972) 428-2030 Fax: (469) 342-8205
<https://suttonfieldshoa.com>



- Discussion: Proposed Sand Volleyball Court. Survey Results
 - See attached project description
 - Discussion: Proposed Xeriscape Demonstration Garden. Survey Results
 - See attached project description

Q & A Session

- The Board and Management will answer written questions submitted by the Owners in the Amenity Interest Survey only.

Adjourn Meeting

Discussion: Sand volleyball court

Purpose:

The sand volleyball court is being proposed to provide a recreational space for residents, encouraging outdoor activity and community engagement.

Requests for Proposals (RFPs):

Eight RFPs were sent out to various contractors.

The proposals have been narrowed down to four potential contractors.

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Phone: (972) 428-2030 Fax: (469) 342-8205
<https://suttonfieldshoa.com>

**Areas Considered:**

Three potential locations have been evaluated for the sand volleyball court. The final decision will depend on factors such as space, accessibility, and community feedback.

Maintenance:

The sand volleyball court will be maintained by the community, encouraging residents to take part in the upkeep and ensuring it remains a valuable, well-kept amenity for all to enjoy.

Estimated Costs:

The cost of the sand volleyball court will depend on the final selected contractor, but key cost components include:

- **Excavation and grading:** Prepping the site for the court.
- **Sand:** High-quality, soft sand suited for volleyball (often washed and filtered).
- **Net and poles:** A regulation-sized net system.
- **Perimeter fencing:** Optional, to prevent the ball from leaving the court.
- **Additional features:** Lighting, benches, and potential shading structures, which would increase costs if added.
- **Total potential costs:** The cost of the sand volleyball court is estimated to range between \$51,250.00 and \$72,198.00, depending on the final options chosen, such as: Court size, Lighting for evening play and benches for spectators and players.

Funding:

The HOA will allocate funds for the project in the upcoming projected budget.

Additional Features (pending community feedback):

Lighting: For evening play.

Benches: Seating areas for spectators or resting players.

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Phone: (972) 428-2030 Fax: (469) 342-8205
<https://suttonfieldshoa.com>



Timeline: Once a contractor is selected, the project can move forward, with the timeline dependent on contractor availability and weather conditions.

Discussion: Xeriscape demonstration Garden

Purpose: The purpose of the xeriscape demonstration garden project is to create a sustainable, low-maintenance garden that conserves water, while providing a serene space for the community with benches for relaxation. It will also serve as an educational resource, showing residents how they can implement water-efficient landscaping in their own yards.

- **Goal of the Demonstration Garden:**

To create a sustainable, low-maintenance, water-efficient space that educates the community on water conservation and environmentally friendly gardening techniques.

Location and Replacement of Existing Garden Boxes

- **Current Garden Boxes:**

The new xeriscape garden location TBD. Will have required significant maintenance and water resources. This transition reflects a move toward sustainability and lower resource consumption.

- **Raffle and School Donation:**

As part of this project, we will raffle off 32 of the existing garden boxes to Sutton Fields residents and donate 4 boxes to Christy Elementary, encouraging community engagement and outreach to local schools.

Funding and Partnerships

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Phone: (972) 428-2030 Fax: (469) 342-8205
<https://suttonfieldshoa.com>



- **Mustang Water Contribution:**

We've secured a \$5,000 commitment from Mustang Water to support the garden's development. This partnership highlights the value of water conservation.

- **Pending Funding from Other Sources:**

We are in discussions with Coserv, Upper Trinity Regional Water District, and The Meadows Foundation for additional funding. Securing these partnerships will help to provide more resources to expand the garden's impact.

Potential costs

- ~~The **estimated** costs can vary widely depending on materials, design complexity, and labor. A general range for xeriscaping runs from \$6 to \$18 per square foot. For our 60' x 20' space, the total cost could range from **\$7,200 to \$21,600**, depending on the choices we make regarding plants, irrigation, and hardscaping features like benches.~~
- ~~If we include more elaborate hardscaping elements such as a pergola, benches, pathways, or raised garden beds, the cost could increase further. Installing drip irrigation, for example, typically costs around **\$1.70 to \$4.80 per square foot**, adding to the overall cost. Labor for a professional landscaper typically runs around **\$50 to \$100 per hour**, and the more intricate the design, the higher the potential total.~~
- ~~With contributions from Mustang Water and potentially other sources, securing additional funding will help offset these expenses and ensure that the project remains financially manageable while achieving our vision for a serene, sustainable space.~~

Community Benefits

- **Educational Resource:**

The demonstration garden will be an educational tool for residents, offering guidance on how they can xeriscape their own yards, reduce water usage, and maintain sustainable landscapes.

- **Water Conservation:**

By using drought-tolerant native plants and promoting efficient watering practices, the garden will help conserve water, a critical resource in our region.

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Phone: (972) 428-2030 Fax: (469) 342-8205
<https://suttonfieldshoa.com>



Project Timeline and Volunteer Needs

- **Anticipated Timeline:**

The project will begin in early spring, with completion expected several months later, by mid to late summer. This schedule allows for optimal planting and steady progress.

- **Volunteer Opportunities:**

We have a need for more volunteers. Community involvement is key to the project's success.

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Phone: (972) 428-2030 Fax: (469) 342-8205
<https://suttonfieldshoa.com>