



WALNUT *Creek* REPORTER

2023 Board of Directors Election Results

Walnut Creek Community Association

Option	Votes
 Jeremy Good	32% 25
 Jonathan Rodgers	27% 21
 Linda Witham	19% 15
 Sardar Gurchani	10% 8
 Joe Klutts (incumbent)	8% 6
 Horatio Rodgers	4% 3

We would like to welcome Mr. Jeremy Good and Mr. Jonathan Rodgers to the Board of Directors for Walnut Creek!



KEEPING OUR COMMUNITY CLEAN

If you see litter in the community, please pick it up and dispose of it properly. It is good practice to recycle the litter you've collected, if at all possible. Contact Fort Bend County's recycling center (281-633-7581) for advice on whether certain materials should be collected separately, where they should be taken on how they should be disposed. Thank you!

REMINDER ABOUT TRASH PICKUP

**Trash
WCA Waste
281-368-8397**

*Please visit www.wcawaste.com for trash service information.

Regular and Heavy Trash pick up days are Tuesday and Friday. Residents need to purchase their own trash bin - cannot be more than 96 gal. Recycling on Tuesdays - WCA only provides the 18 gal bin.



Be sure to visit Community Solutions' website for important information. Details at: www.CSUTx.com.



WALNUT CREEK 2024 APPROVED BUDGET

Annual Operating Assessment \$630
 Total Estimated Owners at 1/1 1298
 Total Estimated Builder Lots at 1/1 93
 Estimated Developer Lots 0

REVENUE

Revenues:	
Residential Assessments	817,740
Pro-Rated Operating Assessments	58,590
Cap Fees	25,000
Assessment Penalties	15,000
Legal Fees - Collections	10,000
Legal Fees - Deed Restrictions	2,500
DRV Enforcement Reimbursement	250
Interest Income	3,000
Developer Funding	-
Owner Income (Gate/Pool Cards)	100
Reserve for Doubtful Accounts	(40,887)
Total Revenues	891,293

EXPENSES

Administrative	
Administrative Contract	50,400
Access Control Databases	1,200
Office Supplies	-
Copies	4,000
Postage	6,000
Community Mailings	-
Bank Charges	100
Administrative Notices	4,161
Deed Restriction Expenses	5,000
ACC Expenses	4,000
Meeting Expenses	360
Other Administrative	5,000
Newsletter/Eblasts	-
Record Storage	360
Total Administrative	80,581

Professional Services	
Legal - Corporate	5,000
Legal - Collections	55,000
Legal - Collections BTO	
Legal- Deed Restrictions	5,000
Legal - Deed Restrictions BTO	
Insurance	30,000
Tax Preparation & Audit	2,000
Reserve Study	4,000
Total Professional Services	101,000

Grounds Maintenance	
Landscape Contract	290,000
Added Work & Replacement	40,000
Irrigation Repairs	20,000
Force Mows	750
Total Grounds Maintenance	350,750

General Maintenance	
Maintenance & Repairs	14,000
Electrical Maintenance & Repairs	1,000
Fence Maintenance & Repairs	10,000
Pest/Animal Control	4,500
Playgrounds	4,000
Total General Maintenance	33,500

Pool	
Management Contract	50,000
Maintenance & Repairs	7,000
Supplies & Extras	5,000
Access Control Devices	2,000
Furniture	-
Total Pool	64,000

Utilities	
Electricity - Common Area & Parks	9,000
Water & Sewer	120,000
Telephone & Internet	2,200
Total Utilities	131,200

Taxes	
Federal Income Tax	-
Taxes - Property	750
Total Taxes	750

Bad Debts/Uncollected	
Bad Debts/Uncollected	40,000
Total Bad Debts/Uncollected	40,000

Other Expenses	
Community Events	3,000
Holiday Decorations	6,000
Miscellaneous	1,000
Total Other Expenses	10,000

Reserves	
Reserve Study	-
Reserve Contribution	61,922
Total Reserves	61,922

Total Expenses	873,703
Profit (Loss)	17,590

WALNUT CREEK COMMUNITY ASSOCIATION, INC.

2024 Maintenance Fees

The **2024 Assessment** has been approved in the amount of **\$630.00**.

The assessment is due no later than January 1st and will be considered delinquent if not paid in full by January 31, 2024. Below are payment options for your convenience:

Pay with eCheck (free) or Credit Card by scanning the C-Property Pay QR code. New users will need to create a new account.

Online payments will need the following numbers:
Management Company ID 3129
Association ID 194
Your 5-digit account number from your statement



Or

Mail a Check or Money Order for the total amount due to the address shown on the enclosed statement before January 31, 2024. **Please be sure to make your check payable to Walnut Creek** and include the bottom portion of the statement with your payment.

Contact us if you need to set up a 6-month payment plan for your 2024 assessments. Owners can make monthly payments throughout the year to prepay the next years' assessment. These payments would be made in advance of the due date and applied to the upcoming assessment billing.

Any account not paid in full on or before January 31, 2024 is considered delinquent. It will accrue interest at 10% per annum.

Accounts not paid in full by February 28, 2024 may be turned over for legal pursuit in which all accumulated costs will be the responsibility of the delinquent Homeowner. Legal fees can range from \$150.00 to over \$2,000.00.



General information relating to Walnut Creek, including all Rules and Regulations for the community and home improvements, are posted online for your review.



IMPORTANT NUMBERS



Community Solutions P.O. Box 5191
Katy, TX 77491

Centerpoint Energy	800-752-8036
Community Solutions	713-429-5440
Fort Bend County Animal Services	281-342-1512
Fort Bend County Commissioner Precinct 1	281-344-9400
Fort Bend County Community Development	281-341-4410
Fort Bend County Constable Precinct 1	281-341-4536
Fort Bend County Clerk	281-341-8652
Fort Bend County Judge	281-341-8608
Fort Bend MUD #152	832-490-1600
Fort Bend County Parks and Recreation	281-835-9419
Fort Bend County Recycling Center/HHW	281-633-7581
Fort Bend County Risk Management	281-341-8630
Fort Bend County Road and Bridge	281-342-4513
Fort Bend County Sheriff's Office	281-341-4704
Fort Bend County Tax Assessor-Collector	281-341-3710
WCA Trash Company	281-368-8397

THE MANAGEMENT COMPANY FOR WALNUT CREEK

The Walnut Creek Community Association, Inc. Board of Directors has hired Community Solutions as the new HOA management company.

The team members dedicated to Walnut Creek Community Association, Inc. are as follows:

Rachel Schmutz,
Community Manager
Rschmutz@csutx.com

Role Description: I serve as a liaison to the Board of Directors and am responsible for coordinating meetings and overseeing contracts. Contact Rachel for common area maintenance items, contractor concerns and Board requests.

Janae Murphy
Accounting Manager
Janae@csutx.com

Role Description: I handle accounting and billing. Please contact me for assessments and payment plans.

Community Solutions's main office number is 713-429-5440.

