

# FREE BEACON PARK!

## INFO SHEET # 1 – What is the Master HOA?

**Introduction:** Homeowners in Beacon Park and Beacon Landing (sometimes referred to as Phase III) are members of their individual sub HOA (homeowner association) – either Beacon Park Phase I, Beacon Park Phase II, or Beacon Landing – as well as the Beacon Park Master HOA. Homeowners did not have to “join” the sub HOA or Master HOA to become a member. It happened automatically upon purchase of a townhouse or single-family home in the community.

**Governance:** Beacon Park Master HOA has its own governance structure (Board of Directors) and collects its own quarterly assessments. These assessments are used to maintain and repair Beacon Park’s entry monuments (large concrete and stone signs for Beacon Park Phase I and Phase II). Beacon Landing’s entry monuments and other areas (see map) are currently deeded to Beacon Landing. These include our ponds (and the fountains), the pool on Ribbon Falls Parkway, and common areas – parks, playgrounds, and dog park in Phase II. However, the Master HOA does not currently pay to maintain or repair the alleys behind the townhomes, even though the Master holds the deed. This is an example of one item that we want to address with this effort. Specifically, your Master HOA quarterly assessments pay for the association’s management company services, accounting and tax prep fees, legal fees, insurance policies (liability, property, umbrella, Director and Officer liability, workers comp, crime bond, etc.), landscaping and mulch, irrigation system repairs, pool maintenance and repair (lighting, electricity, video camera security, restrooms and showers), pressure washing of sidewalks, patrol services, and utilities (electricity for street lights and general services, plus water and sewer for the common areas). Much of this is duplicated by the Phases.

**Responsibilities:** Each of the three individual HOAs are not-for-profit legal entities with their own separate governance structures (Board of Directors and various committees). Each is responsible for collecting monthly assessments from homeowners, which are used to keep the subdivision clean, neat, and attractive, and improve, maintain, and repair the townhome buildings and conservation areas, as well as the storm water management system. The three individual HOAs oversee compliance with and enforcement of covenants and restrictions outlined in the HOA documents, and capital improvements and reserves for same.

**Geography:** As you can see from the provided map, Beacon Landing has only a few areas within its geographic boundaries that are deeded to the Beacon Park Master HOA. There are three ponds south of J Lawson Blvd, but only one pond is currently deeded to Beacon Landing. The other two ponds are together on one parcel of land that is deeded to the Master HOA. We propose to re-deed this one parcel to Beacon Landing since it is geographically connected to Beacon Landing. Beacon Landing does have some common areas (tot playground and pool) for resident use, but these are deeded to Beacon Landing, not the Beacon Park Master HOA. Beacon Landing residents fund these areas in addition to paying quarterly assessments to the Master HOA.

**Population:** Beacon Park Phase I is the largest individual HOA under the Beacon Park Master HOA with 370 units. It also has the largest amount of Master HOA property – four ponds, a park on Silver Strand Falls, and pool. Beacon Park Phase II has 240 units, three ponds (and two fountains), a park, playground, and dog park. Phase III has 209 units and no Master property.

**For the latest updates:** <http://www.beaconparkhoaphase1.com/dissolve.html>

If any homeowner still has questions about the proposed dissolution of the Master HOA, you can contact:

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