

STARLIGHT RANCH

HOMEOWNERS ASSOCIATION

# Info Session & Meet & Greet

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



# Agenda

- 01 Welcome & Board Introductions
- 02 HOA & Management Company Roles
- 03 Short-Term & Long-Term Goals
- 04 Why Dues Matter
- 05 Financial Overview
- 06 Stacking Hands
- 07 Open Session - Q/A





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## Jeff Siegel

Developer / HOA Board Member

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## PROPERTY MANAGEMENT



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## MANAGEMENT CONTACTS

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# Division of Responsibilities

## The Management Company Executes

Category	Management Company Responsibility
<b>Administrative Support</b>	Send notices, maintain records, coordinate meetings, and handle communications.
<b>Enforcement Support</b>	Monitor for rule violations, send notices, and report violations to the board.
<b>Financial Administration</b>	Collect dues, pay vendors, prepare financial reports, assist in drafting the budget.
<b>Vendor Coordination</b>	Solicit bids, manage contracts, and oversee vendor performance.
<b>Project Management</b>	Oversee maintenance and repair projects as directed by the board.
<b>Homeowner Communication</b>	Answer questions from residents, process requests, and escalate issues as needed.
<b>Recordkeeping</b>	Maintain official records, meeting minutes, financial documents, and homeowner files.
<b>Compliance Monitoring</b>	Keep the board informed of legal or regulatory requirements (but not legal advisors).

## The Board Governs

Category	HOA Board Responsibility
<b>Leadership &amp; Governance</b>	Make decisions that guide the community in line with the governing documents and homeowner input.
<b>Policy &amp; Rule Enforcement</b>	Establish rules, interpret the CC&Rs, and decide on enforcement actions.
<b>Financial Oversight</b>	Approve budgets, set dues, monitor spending, and authorize financial decisions.
<b>Vendor Selection</b>	Choose vendors (e.g., landscapers, security), and approve contracts.
<b>Architectural Review</b>	Review and approve or deny homeowner improvement requests (as per CC&Rs).
<b>Community Representation</b>	Serve as the voice of the homeowners; act in the best interest of the entire community.
<b>Long-Term Planning</b>	Set goals for reserves, capital improvements, and future projects.
<b>Legal Responsibility</b>	Fiduciary duty to act in good faith, avoid conflicts of interest, and ensure compliance.

# Short Term Goals

01

Improve  
Communication  
with residents

02

Address urgent  
maintenance  
needs

03

Boost  
Community  
Involvement

04

Establish  
Committees





# Long-Term Goals

01

Increase  
Property Value  
through planned  
improvements

02

Build reserve  
funds for future  
projects

03

Explore  
sustainable  
upgrades

04

Strengthen  
Community Ties



# Why Dues Matter



**Fund essential services (landscaping, repairs, admin)**

**Prevent costly deferred maintenance**



**Support long-term planning and reserves**





# Financial Insight

## Annual Budget

169 Lots/Homes x \$420 = \$70,980.00 (assessment income)

## As of 3/31

Operating Cash: \$9,941.60

Petty Cash: \$500.00

Anticipated Landscaping and Management Costs  
for April, May, June to the tune of \$8,500 +/-

## Top 3 Expenditures = $\frac{2}{3}$ of Budget

Landscaping - \$20K Annually

Management Company - \$13K Annually

Road Repair - \$14K - One Time

## Variance

As of 3/31 - Negative variance of \$16k due to dues  
not paid



# Stacking Hands

- We all want a safe, welcoming, and well-kept neighborhood. Working together makes that possible.
- It's not "us vs. you." We're homeowners too, volunteering our time to help—and we value your input.
- Open communication matters. If you have a concern or idea, bring it forward. This is our shared space.
- Getting involved doesn't mean joining the Board—just showing up, lending a hand, or looking out for a neighbor helps.
- A strong community grows from small things: a wave, a kind word, a little help. That's how we build connection.

Let's all do our part to make this neighborhood one we're proud to call home—not just through rules, but through respect, support, and shared effort

Q&A

Thank You  
for  
Your Support!