



Annual Meeting of the Members

Tuesday, September 23, 2025

6:30 pm – 8:00 pm

The Golf Club House

2400 Fred Couples Drive

Gunter, TX 75058

www.bridgesatprestoncrossing.com

Agenda

- **Establish Quorum (10%)**
- **Call Meeting to Order / Meeting Conduct** **Page 1**
- **Proof of Notice** **Page 2**
- **Introduction of Board of Directors**
 - **Kade Terry, President**
 - **Matthew Dawson, Vice President**
 - **James Carney, Introduction of New Member**
- **Introduction of Essex Association Management, L.P. Representatives**
 - **Sean Corcoran, Vice President**
 - **Liberty Richburg, Community Association Manager**
 - **Essex Support Staff**
- **Financial Review**
 - **August 2025 Balance Sheet & Income Statement Summary** **Pages 3-4**
- **Community Updates** **Page 5-11**
 - **Completed Projects**
 - **Projects in Progress**
 - **Developer Updates**
 - **Upcoming Events**
- **Other Reports** **Pages 13-18**
 - **Compliance / ACC's / Web Submissions**
 - **Role of Essex / What Your Assessments Pay For**
 - **Website & Office Information** **Page 19**
- **Homeowner Q&A** **Page 20**
- **Adjournment** **Page 21**

Meeting Conduct

The meeting will be conducted in an orderly manner.

No interruptions during the meeting, please.

Save your questions until the end of the meeting.

Q&A Session will be held after the meeting adjourns.

Only one person should speak at a time.

Person or persons that are not conducting themselves in an appropriate manner will be asked to leave the meeting.

Thank you all for attending!

Let's make this a productive meeting!



Proof of Meeting Notice

Essex Association Management
Bridges at Preston Crossing HOA
1512 Crescent Drive, Ste. 112
Carrollton, TX 75006



Gunter TX 75058



Notice of Annual Meeting of the Members

The Bridges at Preston Crossing Homeowners Association, Inc.

September 23, 2025, at 6:30 p.m.

The Bridges Golf Club
2400 Fred Couples Dr, Gunter, Texas 75058

August 21, 2025

Dear Homeowner(s),

As the Managing Agent for **The Bridges at Preston Crossing POA, Inc.**, we are pleased to announce that the Annual Meeting has been scheduled for **September 23, 2025, at 6:30 p.m.** The purpose of this meeting is to discuss normal business of the Association and present information on current Association affairs.

Please take a moment to review the draft agenda posted to the Association's website at www.bridgesatprestoncrossing.com. Should you have any questions regarding the draft agenda or the upcoming Annual Meeting, please contact Essex Association Management, L.P. via the web submission tool located under the "Contact Us" tab on the Association's website and an Essex Association Management representative will respond promptly.

Sincerely,

Essex Association Management, L.P., Managing Agent,
On behalf of The Bridges at Preston Crossing POA, Inc.

Cc: HOA File
Enclosed: Draft Agenda, Proxy

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

August 2025 Balance Sheet

Balance Sheet Report The Bridges at Preston Crossings POA, Inc.

As of August 31, 2025

	Balance Aug 31, 2025	Balance Jul 31, 2025	Change
<u>Assets</u>			
Assets			
1010 - FCB Bank Operating Account	126,864.90	159,258.33	(32,393.43)
1011 - FCB Bank Reserve Account	124,899.41	124,876.08	23.33
1012 - FCB Bank- Estates	23,529.78	23,528.78	1.00
Total Assets	275,294.09	307,663.19	(32,369.10)
Receivables			
1400 - Accounts Receivable	69,017.59	80,705.95	(11,688.36)
Total Receivables	69,017.59	80,705.95	(11,688.36)
Total Assets	344,311.68	388,369.14	(44,057.46)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	3,098.44	30,575.17	(27,476.73)
2050 - Prepaid Assessments	4,278.36	4,325.36	(47.00)
Total Liabilities	7,376.80	34,900.53	(27,523.73)
Total Liabilities	7,376.80	34,900.53	(27,523.73)
<u>Owners' Equity</u>			
Equity			
3000 - Opening Bal Equity	35,444.17	35,444.17	0.00
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings	194,805.58	194,805.58	0.00
Total Equity	230,249.75	230,249.75	0.00
Total Owners' Equity	230,249.75	230,249.75	0.00
Net Income / (Loss)	106,685.13	123,218.86	(16,533.73)
Total Liabilities and Equity	344,311.68	388,369.14	(44,057.46)

August 2025 Income Statement Summary

Income Statement Summary The Bridges at Preston Crossings POA, Inc. August 01, 2025 thru August 31, 2025

	Current Period			Year to Date (8 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	1,840.42	1,100.00	740.42	299,644.11	297,460.00	2,184.11	301,860.00
Total Income	1,840.42	1,100.00	740.42	299,644.11	297,460.00	2,184.11	301,860.00
Total General & Administrative	6,000.04	2,874.00	3,126.04	36,823.15	28,117.00	8,706.15	41,895.00
Total Insurance	0.00	0.00	0.00	6,840.00	8,525.00	(1,685.00)	8,525.00
Total Utilities	1,456.21	1,500.00	(43.79)	10,080.72	12,000.00	(1,919.28)	18,000.00
Total Infrastructure & Maintenance	1,238.07	4,668.00	(3,429.93)	56,218.32	37,334.00	18,884.32	61,000.00
Total Landscaping	9,679.83	13,679.00	(3,999.17)	82,996.79	99,563.00	(16,566.21)	147,700.00
Total Reserves	0.00	0.00	0.00	0.00	0.00	0.00	24,740.00
Total Expense	18,374.15	22,721.00	(4,346.85)	192,958.98	185,539.00	7,419.98	301,860.00
Net Income / (Loss)	(16,533.73)	(21,621.00)	5,087.27	106,685.13	111,921.00	(5,235.87)	0.00

Community Updates

Completed Projects

- Power Wash, Stain, and Refurbish entry structures



Before



After

Community Updates

Before



After



Community Updates

Trees planted up The Bridges Parkway with new mulch added



Future Project (proposed):

- **Installation of submersible pump for Irrigation to bypass the Golf Course pump system. Cost and scope pending.**

Community Updates

Future Project (proposed):

Two-Part Fountain Proposal from Lake Management Services

- Deep clean, pressure wash and seal all cracks / leaks in the basin.
- Apply two-part industrial epoxy that will not only improve the aesthetics but will simplify algae prevention and the cleaning process.
- Filtration System Installation – Sand filter pump and inline chlorinator

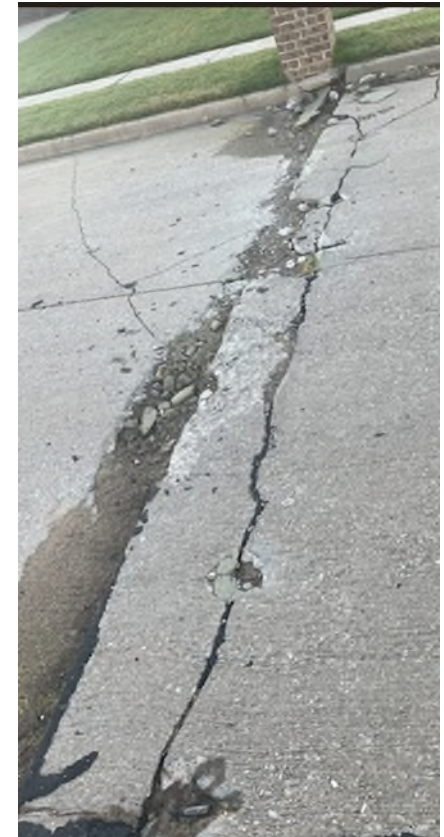
Total Project Price -
\$10,280.62



Community Updates

The following issues were reported to the City of Gunter:

- The location of the badly needed street repair at The Bridges is Running Deer Lane and Wolf Ridge Run. This was first reported a few years ago.
- Broken Curb - Whispering Pines Lane and Sparrow Hawk Lane – **Per the City: The new budget year begins October 1st at which time a request for proposal(s) will be sent out to repair streets and curbs.**
- The street sign for Calloway Drive is missing (Stonebridge Pass) – **The City has budgeted for 100 street signs and will place the order on October 1st**



Developer Updates

Phase 2A:

- Final walk complete
- Developer punch list being addressed
- Working to complete turn lane by (10-15-25)
- Waiting on acceptance letter from City and Mustang
- Delivery of lots pending acceptance letter from Stakeholders

Phase 1B:

- Plans are being finalized
- Waiting on comments by the city
- Pre-Con with City to follow
- Erosion Control will be installed
- Construction entrance will be installed
- Phase is staked
- 90 day or sooner to start construction (Pending)

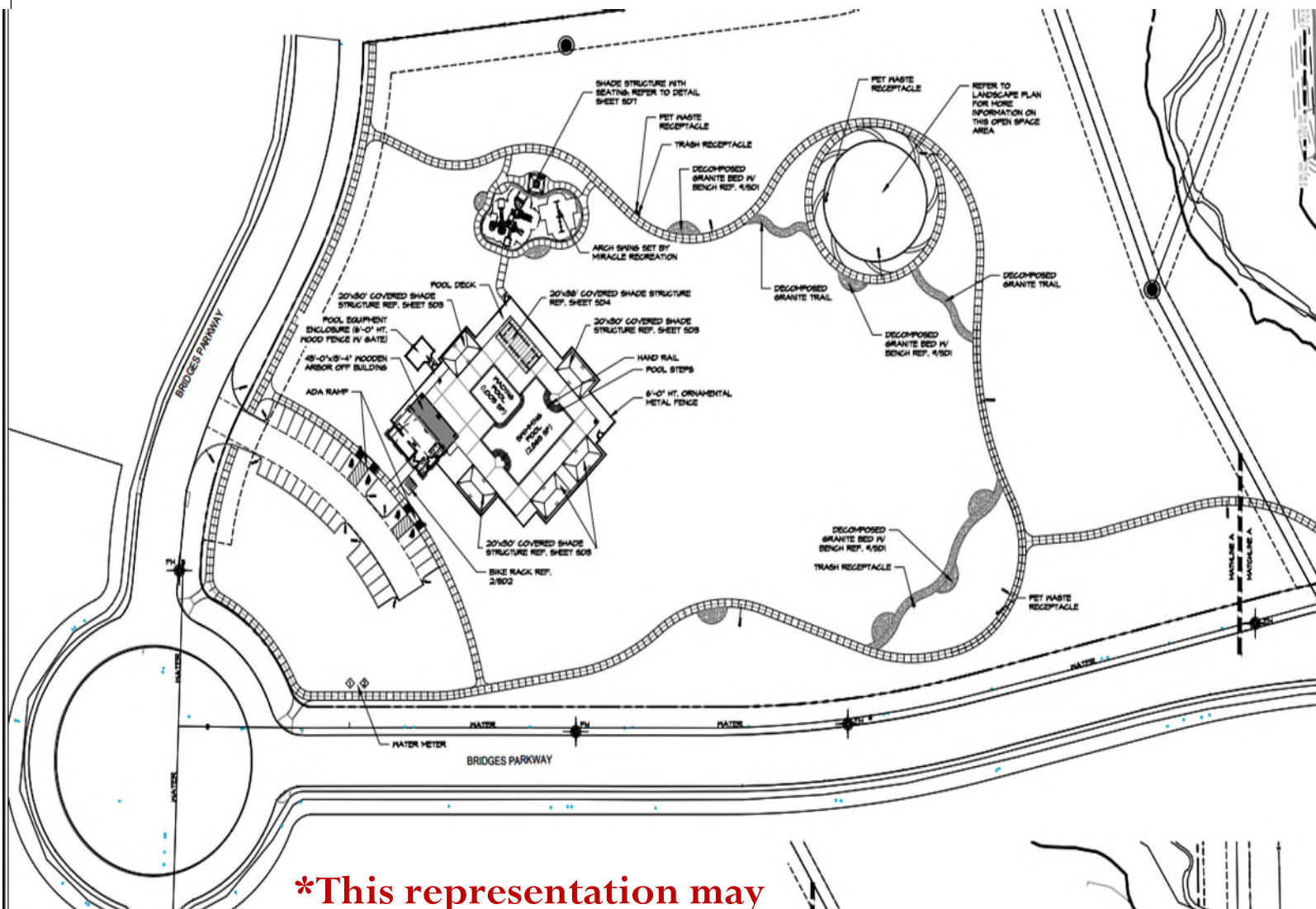
Developer Updates – Concept Plan

***This is a conceptual representation and may be subject to change.**

LOT TABULATION THE BRIDGES GUNTER, TEXAS		
PHASE	LOT COUNT	PHASE ACREAGE
PHASE 1A	361 LOTS	
PHASE 1B	96 LOTS	40.59 ACRES
PHASE 2A	137 LOTS	60.82 ACRES
PHASE 2B	403 LOTS	151.57 ACRES

THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THE CONCEPT MAY NOT NECESSARILY DEPICT THE PROJECT AS IT SHALL BE FINALLY DEVELOPED.

Developer Updates – Amenity Center Site Plan



LOCATION MAP
NOT TO SCALE

BLOCK H, LOT 12 SITE INFORMATION

ZONING: PD 2000-01-05
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 404,193 S.F. OR 9.3 ACRES
BUILDING AREA: 1,265 SF
RESTROOM: 282 SF
ATTACHED OUTDOOR STORAGE: 280 SF

BUILDING HEIGHTS: 16'-6" (1 STORY)
FLOOR TO AREA: 0.0061:1 (1,265 / 208,189)
LOT COVERAGE: 0.61%

PARKING REQUIRED: 1 / 200 SF POOL SURFACE = 3950/200
PARKING REQUIRED: TOTAL = *20 SPACES

PARKING PROVIDED: 30 TOTAL, (w/ 4 HANDICAP)

TOTAL IMPERVIOUS SURFACE: 56,823, xx%
INTERIOR LANDSCAPE REQUIRED: (LOT AREA X 10%) 44,193 SF
INTERIOR LANDSCAPE PROVIDED: xxSF

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM. INCH	SAN. SERVICE SIZE
①	2"	1"	X	8"
②	2"	1"	X	X

*A 2" TO 1" REDUCER SHALL BE PLACED ON BOTH WATER SERVICE LINES PRIOR TO WATER METER INSTALLATION.

SITE PLAN THE BRIDGES Lot 3X

~AMENITY CENTER~

BEING 9.279 ACRES OUT OF THE
JEREMIAH STANLEY SURVEY, A-351 & THE
JOHN COCKRAN SURVEY, A-XX

CITY OF GUNTER,
GRAYSON COUNTY, TEXAS



Submitted 4-16-2025

***This representation may
be subject to change**

Upcoming Community Event



SAVE THE DATE!

VETERAN'S DAY *celebration*

FRIDAY | 7TH of NOVEMBER | 5-8 PM

SPECIAL GUEST SPEAKER, VETERAN AND RESIDENT
OF THE BRIDGES AT PRESTON CROSSING
JOHN WAYNE WALDING

Join us for Food, Fun and Fellowship
Gunter Elementary School

More details to come - RSVP TO liberty@essexhoa.com

DRESS IN YOUR FAVORITE RED, WHITE AND BLUE!

Enforcement / Fining Policy

Covenants Count Report

Bridges at Preston Crossing POA, Inc.

January 01, 2025 through September 23, 2025

Above Ground Pool	1
ACC Request Received	64
Exterior Maintenance	11
Holiday Decor Removal	3
Improper Signage	2
Improper Storage	44
Inoperable Vehicle	1
Landscaping Maintenance	24
Lawn Maintenance	64
Manager Inspection	1
Notice of Unauth Modification	56
Pets - General	1
Self Help Action Notice	3
Trash Containers	75
Unauthorized Parking of Vehicle	2
Unauthorized Street Parking	1
Unauthorized Vehicle/Other	11
Unsightly / In Disrepair	3
<hr/>	
	367

- Inspection Conducted Twice Monthly
- 3 Notice are Sent Prior to Fine Being Assessed
 - 1st Courtesy Notice
 - 2nd Notice of Violation
 - 3rd Final Notice / Fine Warning (PC209)
 - 1st Fine Notice
 - Homeowner will Continue to be Fined Until Cured
- State Standard and per the 1st, 2nd, and 3rd Notices
 - 10 Days to Cure
 - If Violation of Same or Similar Nature is Observed Within 180 Day Period, Enforcement will Escalate to the Next Notice as Indicated Above

Help Keep the Community Beautiful!

Actively Seeking Volunteers in Many Capacities
to Include Compliance!

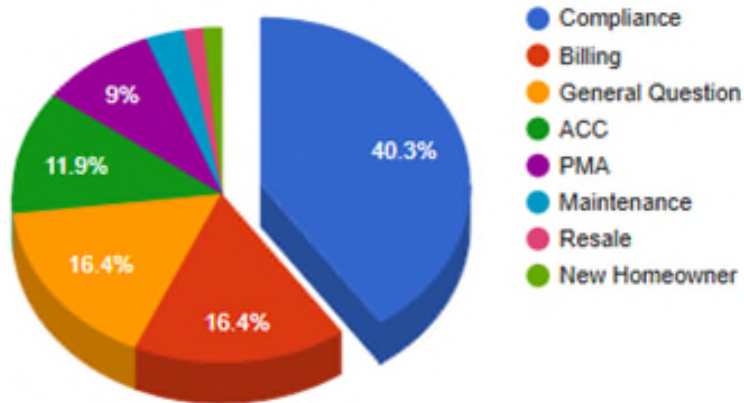
Web Submissions

Bridges at Preston Crossing POA Community Charts

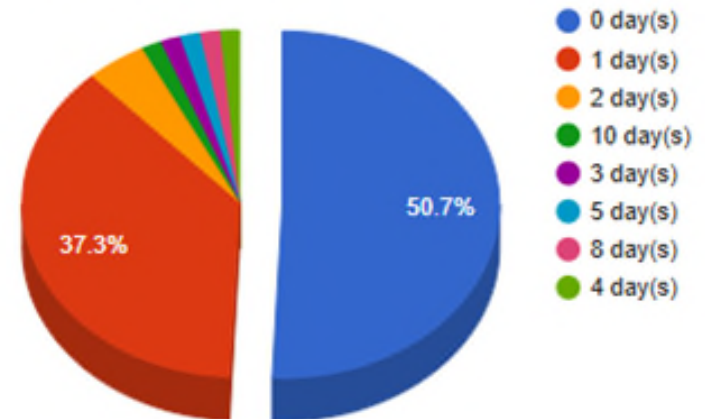
Conversation Started: 01/01/25 to 09/16/25

Total Number of Submissions for Date Range: 61

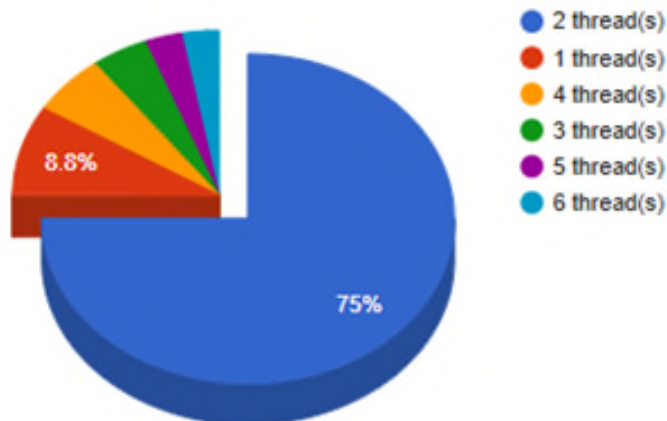
Submissions by Category



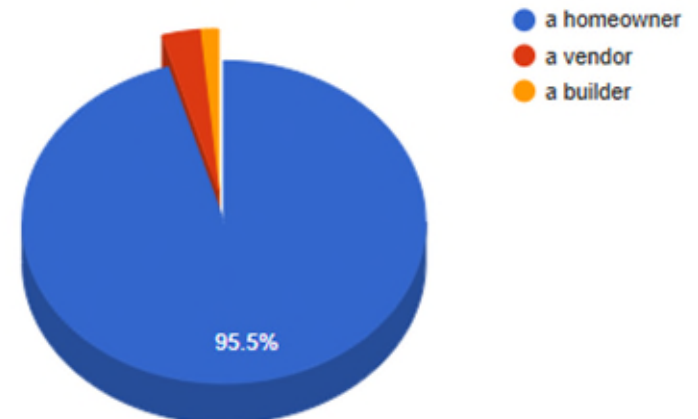
Statistics by Age



Statistics by Conversation Thread



Statistics by Submission Group



The Roles of Essex Association Management

The day-to-day functions of your management team include many different tasks.

Such tasks may include but are not limited to:

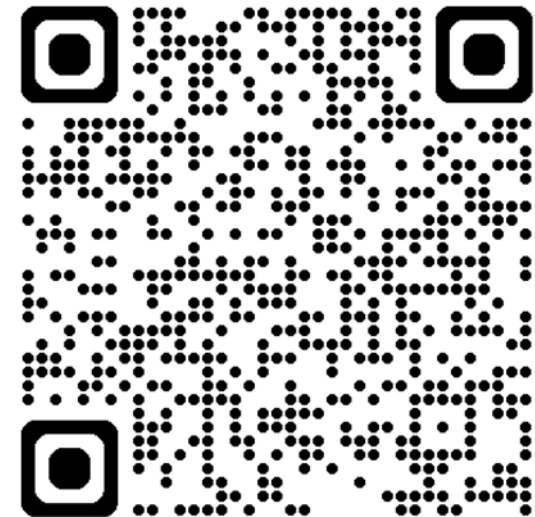
- Advise and provide administrative, managerial and operational counsel to the Board of Directors in order to assist the Board in decision making and in the operation of the business affairs of the Association
- Perform periodic site inspections of the community's common areas and routine site inspections of the individual homes
- Direct the enforcement of the restrictive covenants
- Assist in the processing of Architectural Modification Requests
- Obtain bids, evaluate and assist in acquiring insurance consistent with the restrictions and/or needs of the Association
- Supervise maintenance activities and contractor performances of vendors, obtain bids and provide proposals to the Board of Directors for new service and renewing contracts
- Provide Association financial reports, kept in accordance with GAAP (Generally Accepted Accounting Principles)
- Accounts payable and accounts receivable including the collection of delinquent accounts
- Develop and prepare Association budgets
- Work with an independent CPA firm to audit the Association books and records
- Serve as a receiving center for Association related homeowner and vendor telephone calls of all type and nature
- Reserve Fund Contribution

What Your Assessments Pay For

Essex Association Management, L.P. has been selected by the Board of Directors of your Association to provide professional management services. It is the goal of Essex Association Management to provide your community with quality service while fostering a mutual relationship of respect and trust.

- **General maintenance of all common areas:**
 - Mowing, edging, tree trimming, chemical treatments
 - Porter services
 - Replacement of trees and shrubs in the common areas
 - Installation and maintenance of seasonal color changes and mulch
- **Electricity**
 - To operate and maintain the Association's common elements and amenities, including lighting and irrigation systems
- **Repairs and General Maintenance of the Common Areas, Elements, and Amenities**
- **Legal and tax services**
 - Filing corporate, federal and state taxes, annual audits, and continual maintenance of Association books and records
- **Insurance premiums**
 - Ensuring the proper insurance is obtained, maintained, and premiums met
- **General and Administrative services (including but not limited to)**
 - Bridges at Preston Crossing POA, Inc. website, correspondence, collection letters, ACC's, postage, supplies, inspections, filing of Association documents, meetings and more.

- Submit ACC/Modification Request Forms
- Income Statements and Balance Sheets
- Governing Documents
- Homeowner Directory
- Newsletters & Announcements
- Committee Volunteer Forms
- Email Updates: Sign up Now!



THE BRIDGES
AT PRESTON CROSSING

HOMEOWNERS ASSOCIATION 18

Office Information

Essex Association Management, L.P.

Monday – Friday
9:00 am – 5:00 pm

1512 Crescent Dr. Suite 112

Carrollton, Texas 75006

Phone: (972) 428-2030

Fax: (469) 342-8205

After Hours Emergency Line: (888) 740-2233

Liberty Richburg, Community Association Manager

liberty@essexhoa.com

www.essexhoa.com



Homeowner Questions?

For any questions, comments, or concerns please submit an inquiry via the “Contact Us” tab through your Associations website and an Essex Representative will respond back shortly.



www.bridgesatprestoncrossing.com

Meeting Adjourned

Thank You For

