



# 2022 ANNUAL GOVERNANCE ANNOUNCEMENT

EASTON  PARK





December 1, 2021

Dear Easton Park Homeowner,

On behalf of the Boards of Directors and in compliance with our community's governing documents, Easton Park Master Association produce an annual governance package to share with all Easton Park homeowners.

Enclosed in this 2022 governance package, please find the following:

- 1) Budget Summary
- 2) Easton Park 2021 Assessment & Fee Schedule

Additionally, we are very excited to share that we have welcomed almost 300 new homes to Easton Park this year. The community has expanded to include Kieke Park and Discovery Park, as well as a number of new parks and green spaces into the neighborhood. We are excited for the future of Easton Park and wanted to extend our gratitude for all your support.

As we look ahead into next year, we are committed to finding new ways for our community to engage and connect with one another. We are so excited for all that 2022 has in store for us – enthusiasm and anticipation for growth within the community and programming. Stay tuned for more details in the new year regarding our strategic plans to increase programming and address priorities identified in the Livability Survey.

For questions regarding information in this annual governance package, please contact the Easton Park Community Life Team at [eastonpark@dmbcommunitylife.com](mailto:eastonpark@dmbcommunitylife.com) or 512-641-3975.

Sincerely,

Easton Park Master Community  
Managed by DMB Community Life, Inc.: people and places with purpose



Annually, Easton Park's Board of Directors prepares a budget for the upcoming fiscal year and set an assessment level to meet the fiduciary requirements of the community, ensuring that operating expenses and reserve allocations are adequately funded in accordance with Texas Property Code Chapters 202, 209, 82 and each Association's governing documents.

For 2022, the Boards have found it necessary to increase the EPMC base assessment to \$56.00 per month. Additionally, the Boards have found it necessary to increase the Union Park East base assessment to \$34.25 for a total of \$90.25 per month; Union Park West base assessment will remain at \$32, for a total of \$88.00 per month.

The 2022 budgets and assessments reflect the EPMC and EPRC's efforts to responsibly manage our resources, to acknowledge the increased number of homes contributing to community assessments, and to move closer to realizing Brookfield Residential's long-standing vision for Easton Park. This includes creating

A community that is an extension of Austin, building upon what Austinites already love about the city; A neighborhood with an eclectic collection of urban home designs and a culture that inspires a connected community. It also includes a commitment to bring over 350 acres of pathways, parks and green spaces, and including more than 14 miles of trails interconnecting neighborhoods, amenities and outdoor activities.

Please remember: Assessments are due in full on the 1<sup>st</sup> of each month; late charges are assessed after the 15<sup>th</sup> of the month. If you use an Online Bill Pay service with your bank or credit card, please confirm the withdrawal amount for your monthly assessments beginning January 1, 2022 (please also confirm your account number and mailing address, ensuring proper and timely payment).

To ensure timely payment, the EPMC encourages enrollment in the Automated Clearing House (ACH) Direct Debit program authorizing DMB Community Life to withdraw the Board approved monthly assessments from your checking or savings account. If you have questions regarding ACH enrollment or would like to receive your monthly statements via email in lieu of mailed copies, please contact [connect@dmbcommunitylife.com](mailto:connect@dmbcommunitylife.com).

By order of the Board of Directors and Trustees,

Easton Park Master Community and EP Residential Condominiums  
Managed by DMB Community Life, Inc.: people and places with purpose



## Easton Park Master Community 2022 Budget

### FEES

Easton Park Master Community Assessment	\$	56.00
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### REVENUE

Community Association Assessment	\$	958,692
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Property Transfer Fee		224,046
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Programs & Amenity		44,038
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Other		71,107
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<b>TOTAL REVENUE</b>	<b>\$</b>	<b>1,297,883</b>
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### EXPENSES

Administrative	\$	1,161,151
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Amenity Maintenance		180,983
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Utilities		197,560
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Landscaping		981,770
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Engagement		101,404
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Reserve Transfer		35,550
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<b>TOTAL EXPENSES</b>	<b>\$</b>	<b>2,658,418</b>
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<b>OPERATING EXCESS/(LOSS)</b>	<b>\$</b>	<b>(1,360,535)</b>
<b>REVENUE - JUAE DEPARTMENT</b>		
JUAE Driveway Fund	\$	2,550
<b>JUAE EXCESS/(LOSS)</b>	<b>\$</b>	<b>2,550</b>
<b>REVENUE - RESERVE DEPARTMENT</b>		
Reserve Contribution Expense	\$	17,176
<b>RESERVE EXCESS/(LOSS)</b>	<b>\$</b>	<b>17,176</b>
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<b>NET EXCESS/(LOSS)</b>	<b>\$</b>	<b>(1,340,809)</b>



**Easton Park Assessment & Fee Schedule**  
**Easton Park Master Community & Easton Park Residential Condominiums**  
 Updated May 24, 2022

Monthly Assessments	
Easton Park Master Community	\$56
EP Residential Condominiums (\$8 Condo Assessment / \$26.25 Special Area Assessment)	\$34.25 + Master Assessment
Union Park West (Associa Hill Country)	\$32 + Master Assessment
Easton Park Master Property Transfer Fees	
Document Fee & Transfer Fee (Payable to Cohere)	\$325 Document \$125 Transfer
Third-Party Disclosure Processing Fee (homewisedocs.com)	\$50
Working Capital Fee – ½ of the Annual Assessment – Per Section 5.08 Master Covenant	\$336
Community Enhancement Fee for Resales closing prior to June 1 <sup>st</sup> , 2022	.15% of Sales Price
Community Enhancement Fee for Resales for current owners (1 <sup>st</sup> owner to 2 <sup>nd</sup> owner) resells	.15% of Sales Price
Community Enhancement Fee for Resales for current owners (2 <sup>nd</sup> owner and forward)	.5% of Sales Price
Community Enhancement Fee for Resales closing AFTER June 1 <sup>st</sup> , 2022	.5% of Sales Price
Upfront Monthly Assessments Collected at Closing – 2 mo.	\$112
Declarant to Builder per lot	\$100
Resale Rush Fee – 1 business day rush	\$300 + Third -Party Fee
Resale Rush Fee – 3 business day rush	\$100 + Third -Party Fee
Resale Update Fee	\$45 + Third -Party Fee
Lender Document Fee	\$100
EP Residential Condominium Transfer Fees	
Working Capital Fee - Per Section 5.08 Master Covenant	\$50
Document Fee & Transfer Fee (Payable to Cohere)	\$150 Document \$75 Transfer
Declarant to Builder per lot	\$100
Builder to Builder per lot	\$100
Third Party Disclosure Fee	\$50

Resale Rush Fee – 1 business day rush	\$300 + Third-Party Fee
Resale Rush Fee – 3 business day rush	\$150 + Third-Party Fee
Resale Update Fee	\$45 + Third-Party Fee
Lender Documentation Fee	\$100
<b>Union Park West Condos</b>	
Working Capital (payable to Associa)	\$250
<i>Please contact Associa for all fee inquiries. (512) 328-6100</i>	
<b>Delinquency &amp; Legal Fees</b>	
Late Fee & Interest (Assessed monthly on the 16th)	\$25
Demand Fee (Assessed after the 2nd month Delinquent)	\$35
Pre-Lien Fee (Assessed after the 3rd month Delinquent)	\$70
Collection Agent Fee	\$125
Collection Demand Letter Fee	\$35
Record Notice of Lien (Payable to Collection Attorney)	\$200
Foreclosure Action Costs (Payable to Collection Attorney)	\$550 & up
Return Check Fee	\$25
<i>Delinquency &amp; Legal Fees apply to Master &amp; Condo Associations</i>	
<b>Schedule of Monetary Penalties for Noncompliance</b>	
Amenity Violation	\$25 & up
Commercial Vehicle, Recreational Vehicle, Inoperable Vehicle Violation	\$25 & up
Exterior Architectural Maintenance; Missing/Damaged Elements	\$25 & up
Landscape Maintenance Violation(s)	\$25 & up
Trash/Recycling Container Stored in Unapproved Location / Unapproved Signage	\$25 & up
Unapproved Architectural Modification(s)	\$500 & up
<i>Monetary Penalties apply to Master &amp; Condo Associations</i>	
<b>Residential Design Review Submittal Fees</b>	
Residential Application	\$35
<b>Easton Park - Union Reservations</b>	
<i>Available: The Vaughn, The Costello/Kitchen, Outdoor Courtyard</i>	
The Vaughn – Monday – Thursday (Duration of 2-6 hours including set-up and tear down)	\$75/Hour



<b>The Vaughn – Friday - Sunday – (Duration of 4-6 hours including set-up and tear down)</b>	<b>\$100/Hour</b>
<i>Vaughn Max Capacity: 128</i>	
<b>The Costello/Kitchen – Monday – Thursday (Duration of 2-6 hours including set-up and tear down)</b>	<b>\$100/Hour</b>
<b>The Costello/Kitchen – Friday – Sunday (duration of 4-6 hours including set-up and tear down)</b>	<b>\$125/Hour</b>
<i>Costello/Kitchen Max Capacity: 205</i>	
<b>Outdoor Courtyard – Monday – Thursday (duration of 2-6 hours including set-up and tear down)</b>	<b>\$75/Hour</b>
<b>Outdoor Courtyard – Friday – Sunday (duration of 4-6 hours including set-up and tear down)</b>	<b>\$100/Hour</b>
<i>Outdoor Courtyard Max Capacity: 150</i>	
<i>The Union Room Reservations require a \$300 deposit.</i>	
<b>Easton Park – Park Reservations</b>	
<i>Available: Bryant Park, Great Lawn Pavilion</i>	
<b>Bryant Park – Monday – Thursday (duration of 4-6 hours including set-up and tear down)</b>	<b>\$15/Hour</b>
<b>Bryant Park – Friday – Sunday (duration of 4-8 hours including set-up and tear down)</b>	<b>\$20/Hour</b>
<i>Bryant Park Max Capacity: 150</i>	
<b>Great Lawn Pavilion – Monday - Thursday – (duration of 4-6 hours including set-up and tear down)</b>	<b>\$10/Hour</b>
<b>Great Lawn Pavilion – Friday – Sunday (duration of 4-8 hours including set-up and tear down)</b>	<b>\$15/Hour</b>
<i>Great Lawn Pavilion Max Capacity: 30</i>	
<i>Park Reservations require a \$100 deposit.</i>	
<b>Event Related Fees</b>	
<b>Amplified Sound</b>	<b>\$30</b>
<b>Moonwalk, Inflatables, Rock Walls (no miniature trains, waterslides, or petting zoos)</b>	<b>\$10</b>
<b>Food Truck</b>	<b>\$10</b>
<b>Alcohol</b>	<b>\$30</b>
<b>Mandatory Food &amp; Beverage Fee (Up to 1 hour)</b>	<b>\$75</b>
<i>The Union is only available to residents.</i>	
<b>Amenity Access Cards (A maximum of 4 Cards per Lot)</b>	
<b>Third &amp; Fourth Facility Access</b>	<b>\$25</b>
<b>Facility Access FOB</b>	<b>\$25/FOB</b>



