

TOWNHOUSE MANOR FUND, INC.

2021 in Review

Wow! What another crazy year. The continuation of the City of Houston/District K Capital Improvement Project (CIP) to upgrade our neighborhood's drainage system, along with the continuing pandemic, has made this another most difficult year for us all. I want to first express my appreciation to the other 2021-22 THM board members **Randy Chitwood, Allen Graham, Elliott Klein, and Kristin Mahan**. And of course, to **Cindy Domenici**, who again worked tirelessly as our resident community manager, completing her usual tasks along with again spending a good part of each day acting as our CIP coordinator. We all worked together as a team, sharing responsibilities with the goal of maintaining and improving our community, both property values and in appearance. We welcomed input from all homeowners, always striving to insure THM remains a great place to live. Committee reports will present more detailed information, but some highlights follow:

1. **Finances:** Cindy continued to do a great job in managing our tight finances, with support from treasurer Allen Graham. We again ended the year with a surplus, adding money to our Reserve account.
2. **Insurance Coverage:** We maintained adequate insurance coverage with appropriate limits and adequate property coverage.
3. **Rules & Policies and Deed Restriction Enforcement:** Cindy worked with homeowners on staying in compliance with our Deed Restrictions.
4. **Architectural Mod:** We continued to work with homeowners on reviewing proposed exterior modifications/renovations or new construction. With potentially three new townhouses and one major renovation planned for 2022, it should be a busy year.
5. **Utilities:** The Capital Improvement Project (CIP) has now reached Substantial Completion, with punch list and streetlight installation remaining. The mess and disruption have resulted in significantly improved drainage, as well as new infrastructure. Our CIP, along with Project Brays being essentially finished, will minimize street flooding in THM during significant rain events.
6. **Pool:** Kristin and Cindy worked together with volunteers to keep our pool area safe, clean and in compliance with local city codes and regulations.

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7. **Landscaping:** Kristin, **Lois Hamblin** and Cindy led efforts to keep THM beautiful and restore landscaping lost or damaged during the CIP.
8. **Social:** Randy led the efforts for the holiday party in December. Thanks to the committee, Cindy and especially to Randy and Jenni for hosting.
9. **Volunteering:** I also want to highlight two examples of our community volunteering to make Townhouse Manor a better place to live. The first was the addition of a sprinkler system along Fordshire in the new tree area, with tech expertise and purchasing power by homeowner **Jeff Carrowitz**. A number of volunteers helped us save over \$1,000. Next is the continuing effort by **Janis and Bill Dana** to pick up trash in our neighborhood and along the 610 Feeder Road. Anyone can help them keep THM cleared of trash, so please try to find time to volunteer!

I am confident that our board will remain strong and engaged. And I hope that more of our residents will remain or get involved in managing our association, both by volunteering and as a future trustee.

Respectfully submitted,
TOWNHOUSE MANOR FUND, INC.

Michael E. Lewter
President