

## TOWNHOUSE MANOR FUND, INC.

### 2022 in Review

**From: Mike Lewter**

**Re: 2022 In Review**

Happy New Year! Another year is in the books, and I do believe it was mostly a positive one in THM. We unfortunately lost resident and board member **Allen Graham** due to his untimely death. Allen and **Cindy** have been great neighbors and Allen worked tirelessly during his time on the board. He is greatly missed, but we are pleased that Cindy plans to continue to reside in THM.

I want to again express my appreciation to the other 2021-22 THM board members **Randy Chitwood, Elliott Klein, Kristin Mahan, and Ted Broussard**, who replaced Allen late in the year. And of course, to **Cindy Domenici**, who again worked tirelessly as our resident community manager. 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 treasurers Allen Graham and then Randy Chitwood. We retained a CPA to work with Cindy on the financials, and again were able to add money to our Reserve account.
2. **Insurance Coverage:** We maintained adequate insurance coverage with appropriate limits and adequate property coverage.
3. **Legal:** We retained a law firm to assist with legal issues that arise. And there were two modifications to our Deed Restrictions that passed this year. The first reinstituted an original provision that allowed the owners of 4158 Meyerwood to convert their garage back to a carport as part of their restoration. The second added leasing regulations, including restricting short-term leasing, in THM. Thanks to Elliot for his work in getting this all done.

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4. **Architectural Mod:** We continued to work with homeowners on reviewing proposed exterior modifications/renovations and new construction. Two new townhouses are under construction on Breakwood, and the major renovation on Meyerwood mentioned above is almost finished. There remains one empty lot on Bassoon.
5. **Utilities:** The City of Houston/District K Capital Improvement Project (CIP) has now reached Final Completion. Our project, along with Project Brays, will do much to minimize street flooding in THM during significant rain events. And with the addition of new streetlights, streets, sidewalks and alleys, the neighborhood looks great! A big thanks to Cindy again this year, who acted as our CIP coordinator, spending many hours dealing with both the city and the contractor on behalf of THM. With the conclusion of this project, this Ad Hoc committee is no longer necessary.
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. In addition, we installed new steps from Meyerwood and new sidewalks throughout the pool area.
7. **Landscaping:** Kristin, **Lois Hamblin** and Cindy led efforts to keep THM beautiful and restore landscaping lost or damaged during the CIP, as well as from freeze damage.
8. **Social:** Randy led the efforts of this committee in holding two parties this year. Both the Food Truck event in June and the holiday party in December were successful. A big thanks to the committee, Cindy and especially to Randy and Jenni for hosting the holiday event again.
9. **Volunteering:** Please consider answering the call for volunteers on various projects throughout the year. You get a chance to meet your neighbors as well as help THM conserve funds.

As I enter my term limited last year, 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 serving as a trustee.