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Subject: Beverly Oaks Homeowner concerns.
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See comments regarding painting on
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November 11, 2009

We as owners in Beverly Oaks are faced with several major PROBLEMS.

They are as follows:

Texas Sales Tax issues.

Ownership of Streets, Entry, Exits, Concrete Walls, Water Mains, Sewer Lines and Storm Drains.

The increase cost of Painting, Trim repair, Siding Repair and backlog of houses to be painted.

The need or disaster reserves which have not been included in our planning.

Audit that was not completed for 2006.

Missing financial records for the years 2001 thru 2005.

There is a letter which has been sent to Steve Hillier requesting that he respond to all of these issues.

The contention of the current board is they want to put the past behind us and go forward and they need his input to solve these problems. Steve is not the only one who has been involved and it is not fair to single him out as the sole responsible party.

There are statements in the letter the Board and He in exempt and who is not. Principal Management Co. may have told us we were not exempt but we did not accept their word. WE made a decision that we were and they went along with our decision. Principal Management Co. and the other Vendors accepted our Sales Tax Exemption Certificate which was down loaded from the internet and filled out according to the instructions there in.

It was pointed out to me that the Vendors are the ones the State audits not the purchaser. It has also been pointed out the fact we gave these Vendors an Exemption Certificate made Beverly Oaks liable for these taxes. It also was pointed out to me that this could be considered a felony. The letter indicates that only Steve insisted we were not taxable. This in not true. We

as a board thought we were not Taxable.

We may as Beverly Oaks have liability for the past tax we have not paid if the current Board decides to pursue this issue and someone calls the sales tax people or this issue is m to fix with no budget).

What if the concrete wall in back or along Wilshire Dr. falls down and does damage to Property on the other side? (We again would have an expense we had not budgeted for that could be considerable.)

I know if you were to have ask me about these things before the current Board brought them up I would have told you I did not know these items were an issue.

PAINTING BACKLOG.

The Painting schedule I saw showed that all houses were painted stating in 2003 with a completion date of 2005. No houses were painted 3 or four times.

COMPENSATION FOR BOARD MEMBERS AND OWNERS

Board members and/or Owners were paid for their time and work they did to save Beverly Oaks money in many cases a vendor was not cost effective for doing the work.

There is a large discrepancy in who does what when it comes to many of the duties required to maintain Beverly Oaks common areas. There are a few people who never do anything but gripe about what ier had nothing to do with this decision.

MISSING FINANCIALS FOR 2001 THROUGH 2005.

What is the big deal? We had no management company at the time. We know they existed but who had them and what happened to them who knows. Again someone made a mistake in storage or labeling and documents were not handled properly.

I think I have addressed enough of the issues to let you have an idea of what we are faced with in the future. One of the things is we are definitely going to have to pay more in dues to build reserves for the things that were unknown to all of us not too long ago.

Is it fair that we pay taxes and do not receive the services on our water mains, sewer lines and streets? Should we receive a tax break?

How many Owners have resigned from the Board because of politics and pettiness?
A Concerned Owner

Roy Wilson

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