

CROWN VALLEY ESTATES

THE PLACE WE CALL HOME

Autumn NEWSLETTER

OCTOBER 2025

WEATHERFORD, TEXAS

YOUR HOMEOWNERS' ASSOCIATION HAS BEEN VERY BUSY THIS SEASON WORKING ON BEHALF OF NEIGHBORHOOD HARMONY, INFRASTRUCTURE, ORDER AND AESTHETICS. THE BOARD OF DIRECTORS WOULD LIKE TO EXPRESS ITS DEEP GRATITUDE FOR THE OUTPOURING OF POSITIVE COMMUNITY SUPPORT THIS YEAR.

NEIGHBORHOOD UPDATES:

⇒ We are seeking a volunteer from Crown Valley West (off Mikus Rd.) for one of two new board seats for appointment until upcoming elections in January.

⇒ New Bylaws were approved during the August 6th meeting and are available on the Crown Valley Estates website.

⇒ Essex Management and the HOA Board have received numerous complaints about the gates being open in the mornings and afternoons for school bus passage. This is required by the district to allow access for buses to pick up our neighborhood school children. We are grateful to have bus pickup supporting this highly desirable, Aledo School District neighborhood. This policy is not subject to change.

⇒ The HOA has heard and is responding to your concerns about speeding traffic. Four new speed limit signs and two new stop signs will be installed in the coming days. Our ongoing priority and commitment is to protect CVE children and its residents.

INFRASTRUCTURE

⇒ Also of ongoing concern, water runoff and wild vegetation outside CVE fence lines. The HOA has no jurisdiction or responsibility to assess and/or repair drainage issues on any neighborhood lots. Neither does it have any authority, funds or responsibility to mow other than common areas. We contacted adjoining lot owners (outside HOA) and indicated our concerns. Many neighbors have taken it upon themselves to mow immediately adjacent areas encroaching on their properties and have not been met with any resistance. It seems like a win-win, and "neighborly" thing to do!

⇒ Parking issues are the most frequent violation issued by Essex Management. Here are the rules cited under the current CCRs which are being replicated in revised version:

- Vehicles. Any truck, bus, boat trailer, trailer, mobile home, motorhome, camp mobile, camper, motorcycle or any motorized vehicle other than a conventional automobile, shall be stored, placed or parked within the garage of the appropriate Owner - or to be completely hidden from view.
- Trucks with tonnage in excess of three-quarters (3/4) ton shall not be permitted to park overnight on the streets, driveways or otherwise within the property. No vehicle of any size, which transports inflammatory or explosive cargo, may be parked or stored within the property at any time. All street parking is to be temporary only.



Happy Fall Ya'll

AESTHETICS

⇒ We are in process of getting bids to repaint black crowns and lettering on our defining stone fence lines and entrances. Special thanks to homeowners whom have pointed this out.

The HOA maintains engagement with Oesté Golf Course concerning weeds & shrubs, especially on the 7th & 8th holes. They have done some work but more remains. We also continue to be in conversation with the City of Weatherford on getting the area around the pump station on Crown Road mowed.

⇒ Josh Shelman (HOA Secretary/Treasurer) is effectively orchestrating long-term planning for repairs and replacements of Machinery and infrastructure owned by the HOA. This includes but is not limited to Roads, Gates, Brick Walls, Security systems at gates, Irrigation systems, and common areas. We are in the process of scheduling repairs and ongoing maintenance. The largest single item will likely be Asphalt Road repairs on Crown Valley streets. These funds can be raised in one of two ways (1) increase in monthly dues – (Best Case) or (2) assessment at time of repair (Worst Case). The BOD has decided that to build the reserve fund to meet these needs there will be an assessment increase of \$20 per quarter from \$90 to \$110 for each home or lot. This is within the authority of the Board based on governing documents (CCRs) and the fees have not been increased since at least 2008. Current Reserves stand at about USD 93,000 which is not sufficient based on estimated future costs.

⇒ In the interest of transparency, we will initiate a reserve study and audit of the HOA with results to be presented as soon as available.

⇒ Please let the Board know of neighborhood gatherings, and we will strive to attend, representing the HOA.

PLAN AHEAD

⇒ The current BOD was elected under the previous bylaws so will all stand for re-election in January. There will be an appointment of two new Board members, with consequent board seats for five, ideally with balanced representation of East & West sides of CVE. Anyone interested in serving your community in a Board seat please contact Essex Management. §

We become neighbors when we are willing to cross the road for one another. There is a lot of road crossing to do. We are all very busy in our own circles. We have our own people to go to and our own affairs to take care of. But if we could cross the road once in a while and pay attention to what is happening on the other side, we might indeed become neighbors.

