



May 1, 2026

Hello, Palmera Ridge neighbors!

Today marks a new chapter for Palmera Ridge – we now have a new HOA Board of **resident directors** as well as a new property management company. Together, we can protect our investments, manage our neighborhood, and build the kind of community we all want to live in. As your Board, we want to start strongly by sharing our priorities and how we plan to carry out the responsibilities you've entrusted to us.

First, let's acknowledge the hard work and commitment of the Transition Committee and all neighborhood volunteers who worked for weeks to select the new management company and organize our first Resident Board election. We are grateful for their service. The new Board will work closely with our management company to achieve—and maintain—the goals we share for Palmera Ridge.

Those goals are:

- **Protect the value of our homes.** For many of us, our home is the largest investment we've ever made. We will focus on fair and consistent enforcement of our governing documents, so Palmera Ridge remains the envy of greater Austin.

To do this, we'll ask everyone to honor the commitments made when purchasing a home in Palmera Ridge and agreeing to the HOA rules. We also ask you to partner with us in maintaining the appearance and day-to-day operations of our neighborhood – homes, common areas, signage, parks, ponds, and pools. Please do your part: keep your property up, help your neighbor, and report needed repairs.

- **Use Association funds responsibly and transparently.** We have met with the firm that studied our infrastructure, forecasted repair and replacement needs, and advised how much of our current funds – and future assessments – should be reserved. Your annual assessments - **\$600.00** annually – fund both long-term reserves *and* current operations and community needs: common-area mowing, pool cleaning, social events, compliance administration, legal support, and insurance.

Let's take a moment to talk about the numbers. We've tried to be candid about the possibility of an assessment increase which may be necessary due to rising service costs and changes in the real estate market. While we can't control those factors, we *can* control some operating costs directly through better compliance with the rules we all agreed to follow.

Fines are intended to discourage violations and encourage timely corrections – not to punish neighbors or generate revenue. The compliance process itself has real costs: inspections, notices, follow-up communication, and (when needed) certified mail and legal fees. In the first quarter of 2026, we addressed **366** violations – many for preventable issues such as trash/debris, parking, and landscaping.

Please help by staying ahead of common issues: mow your lawn, control weeds, store trash cans out of view, request ACC approval before making exterior modifications, and maintain/stain street-facing fences. If you haven't reviewed the governing documents recently, please take a few minutes to refresh what we all agreed to.



This year, nearly **\$10,000** in spending is planned for compliance enforcement. If we want to help limit future assessment increases, the most effective step is for all of us to meet the commitments we made.

- **Improve service quality and responsiveness.** We will be accessible, and our meetings will be regular and open to residents. We will hold our management company and vendors to cost-effective, high-quality service – and we will address long delays in repairs, responses, and follow-through. Our goal is simple: *things should work* at Palmera Ridge.

- **Build a strong sense of community.** We all want to feel: *“This is where I live. I belong here, and I’m proud of it.”* A strong community means neighbors who feel connected, engaged, and invested in the success of our neighborhood. The Board can provide leadership and support, but community is built by residents. We encourage you to get involved – volunteer, join an existing activity or event, or start something new. Neighborhood clubs, social gatherings, welcome efforts for new residents, and service projects all begin when someone steps forward. This is your neighborhood. Let’s build it together.

Your questions and suggestions are always welcome. While we’re busy, there may be things we miss – so bring an idea, a concern, and whenever possible, a proposed solution too. It helps us understand what’s most important and top-of-mind for you. Thank you for your support and trust. We’re honored by the opportunity to serve, and we will do our best. And when our term is up, please consider running for the Board to keep resident leadership strong.

It’s meaningful work—and we appreciate everyone who helps make it possible.

Sincerely,

Bob Shaver, Kevin O’Leary, and Sridhar Mallu
Palmera Ridge Master Community Board of Directors