

The Downs Board meets quarterly, by Zoom. On August 26 about ten guests attended along with Board members. In case you missed it, here's the news.

Financial Report Larry James

- Year-to-date through July, the Downs HOA OPERATING account shows a net positive operating profit of \$23.2K.
- Included in that gain is a \$12.9K settlement check received in April related to the damage caused in the August 2024 traffic accident on Churchill Way in front of the Gate House.
- Looking at expenses:
 - Legal Expenses continue to run significantly higher than historical levels. Year-to-date through July, Legal expense was \$88.9K, with \$75.0K of that related to the Feldhendler matter. From 2021 through July 2025, the HOA net legal expenses for the Feldhendler matter total \$362.9K. The HOA has recouped legal expenses associated with this matter in the past, and we expect to recoup a portion of them in the future.
 - Year-to-date Utilities are \$6.7K unfavorable to budget due to a water leak in the Common Area along Milford in March.
 - All of the HOA maintenance accounts are running year-to-date favorable to budget, which will allow us to cover unbudgeted pond dredging expense of about \$45K which is needed in the 4th quarter.
- Turning to the HOA RESERVE account, \$58K has been contributed to the fund so far this year. That includes the planned \$28K year-to-date contribution from the operating account, as well as an additional \$30.4K resulting from the sale of five Downs homes. (The Transfer Fee amendment was passed last December by a wide margin, and as a result, the HOA receives an amount equal to one-year's assessment each time a Downs home sale takes place. So far this year that has amounted to \$30.4K.)
- Due to the strong performance of the Reserve Account, year-to-date TOTAL HOA net income is \$86.6K, which is \$66.6K favorable to budget at this point in the year. As mentioned earlier, approximately \$45K of that will be needed in the 4th quarter for pond dredging.

- Focusing on the balance sheet, the HOA cash balance at the end of July was \$770K. Total Equity was \$388K, up \$12K from this time last year.
- One final note. The Downs financial statements are audited by an outside CPA firm each year. Audit of the 2024 financial statements was completed in May with a clean audit opinion.

Management Report Eusty Hermida, from SBB *It's been a busy summer.*

SBB Management drives the community twice monthly looking for needed repairs or CCR violations. Recently, they've focused on dead foliage and branches leaning into sidewalks.

Some walkways and Downs Lake Circle foot bridges have been pressure washed.

Semi-annual tree trimming addressed 224+ trees and cost almost \$28,000.

A street light not working on Downs Lake Circle is Oncor's problem, and is a work in progress.

Ponds and pumps: two pumps have been repaired at ponds 3 and 4, and dredging at 5,6 and 7 is being bid. Our shallow ponds accumulate leaves and pollen and must be dredged more often these days as Downs trees produce more and more. Cost, about \$43,000.

There's a search on for a more permanent way to put reflective stripes on our vehicle gates.

Mosquito fogging happens every Monday night in the warm months throughout the Downs. The City of Dallas has also been conducting a fogging program this summer.

Bids are being taken to repaint the 4 metal benches near ponds.

A bid was approved to install holiday decorations – and lighting over the Downs Lake Circle bridge – and we'll hope to light up right after Thanksgiving.

Landscape replacements for shrubs that have died on common property are being done. One is a tree near 3 Ryddington, others outside the entry in a raised bed.

When is a Rock More Like a Balloon?

When it's a Downs landscape rock used to edge our ponds. These large "rocks" are actually made of fiberglass and they are hollow and breakable, and certainly easier to nudge into place than the real thing. Being not really "solid as a rock", your children can puncture them when climbing on them. Children might get hurt, and certainly the rock does. How do we convince little ones to "stay off the 'rocks'"? Do we say they bite?

And While We're On The Do Not's

Dog poop belongs in plastic in trash cans, not on anybody's grass or ground cover. There are three poop containers around the neighborhood and that gives no one any excuse for abandoning their pet's production.

Then Ducks and Geese. We ask you not to feed them. Wildlife specialists say the same. They are wild and know how to find food. When you do feed them, they quickly learn to congregate and wait for their benefactors. Next, they adopt you, and finally they come running toward any human who might be looking at them, anticipating food. Then they populate the road and stop traffic, as if there might be food there, too. And glop up the sidewalks. Better to say NO FEEDING DUCKS and GEESE than to say WATCH OUT FOR DUCKS AND GEESE.

Here's a Thing TO DO *SLOW YOUR CAR DOWN!*

Are you feeling your oats with a hint of cooler weather? Please get your horsepower under control, for the sake of your safety and your neighbors', and to keep our slow-moving entry and exit gates in good working condition. Think 18 miles an hour as you drive (that's what the signs say), don't fiddle with GPS or phone, and watch out for surprises. It won't make you late but it will make you safe.

"Downsofhillcrest.com" website has a great many residents registered. On it you'll find a registry of homeowners (you can add pictures), our social calendar (updated quarterly), neighborhood information and handy forms, and just this month, some resident news you won't see elsewhere. Hint: it's in NEWS, it's written by Sara McQuaid and it's a story of Winston, a red-bellied woodpecker, so cold one day last winter that he lost his cruise control and bumped into Sara's window, knocking himself out. A hair dryer stars in the rescue.

Development News Around Us SB 840 and HEB

Two big things are happening soon, and The Downs could feel an impact, depending on lots of decision-makers.

SB 840 becomes law September 1st. It changes zoning for commercial properties in Dallas and other Texas big cities so that Multi Family (MF) and Mixed Use (MU) are included by right in every commercial zoning definition. The City Plan Commission will no longer hear these cases, and communities and Council Members will no longer have a voice in these decisions.

North of The Downs, two current office properties could be affected, and if the Trinity Bible Church decides to sell and move on, instead of renovating its buildings, a third property north of The Downs could be in play. It all depends on investors and developers and where they now choose to build.

HEB wants to build a 125,000 SF super-store at the southeast corner of Hillcrest and LBJ Freeway. City Plan Commission does hear this one, probably mid-October. The application is to upzone the property to Regional Retail (RR), the city's densest and largest-building zoning category, which also allows a 70' tall building. If the City gifts RR zoning to HEB, and HEB decides, after consideration, that they can't fit a 20-acre project into this 10- acre lot, the RR zoning and its 70' building, moves with the land to a new owner.

It will be well worth your while to attend their *third* community meeting regarding this proposal, on **Monday, September 8 (Westin Hotel Park Central, Covington Room, 6-8pm)**. You can rsvp to attend at hillcrest@HEB.com. Parking vouchers will be distributed.

Neighborhood opposition is asking for letters to be sent to City Plan Commission members before the end of September. They will be at the September 8 meeting, with addresses and helpful talking points if you are interested.

Calendar Save The Dates

For all Downs Social Connection events, remember to read emails from Punchbowl, with event details.

Here's what fall, 2025 looks like

September 4	Women's Lunch Bunch at Rise, 11:30am (monthly, first Thursdays)
September 14	Second Sunday Social at Ray's, 4-5:30pm (monthly except December)
September 18	Men's Lunch Bunch, 11:30 am (monthly, third Thursdays)
September 25	Book Clubs (most months, last Thursdays) Men's (<u>The Wealth of Shadows</u> , Moore) Women's (<u>Daughters of Shandong</u> , Chung)
October 5	Fall Street Party and Halloween shenanigans
December 7	The Downs Dine Around

The next Downs of Hillcrest newsletter will be late this year, following the next Board Meeting. Remember to check downsofhillcrest.com for information you're searching for – it's likely to be found there. Editor, Tory Agnich