

**KEMPTON CROSSING HOA  
PRESIDENT'S REPORT  
ANNUAL MEETING FEBRUARY 15, 2016**

**As of January 1, 2014, Cornerstone Properties, Inc., took over management of Kempton Crossing Homeowners' Association. Since the change to CPI, there continues to be more efficient financial reporting and better communication with management and accounting with the Board. Management has also and continues to be proactive with the Board in bring items to their attention, on-going inspections of the community and compliance follow up, obtaining and presenting proposals for any project/enhancement programs, scheduling and monitoring of projects and interaction with contractors.**

**Summary of projects in 2015: In accordance with the Reserve Study, 2 dry wells were serviced. The dry wells are inspected annually and any maintenance requirements are corrected. Additional gravel and plantings were completed and tree trimming began. Tree trimming is scheduled annually and in accordance with the specification for each species. Through proactive inspections and maintenance, the play equipment in the Tot Lot has not needed to be replaced. The sun shade was replaced in 2015 due to age. The Board is very proactive and works closely with our landscape contractor, ProQual, in establishing ongoing landscape upgrades in the community. These are budgeted and in accordance with the Reserve Study. The monument signs at Cooper and Fairview and Pecos and Cottonwood were replaced and solar lighting was installed. The Association finished 2015 \$1,564.05 UNDER budget!**

**The Board continues to be very aware of the current and future needs of the community and with the assistance of management has and continues to be very vigilant in planning for these needs.**