

Memorial Chase CIA 2025 Annual Report

Annual Meeting

The Board of Directors would like to invite you to the Memorial Chase CIA annual meeting. The annual meeting will be held on Thursday, February 12, 2026, at 7:00PM at the Fire Station on Landry. Please plan to attend as the board appreciates your participation. If you have any questions regarding the annual meeting, please email the association at mcciahoa@gmail.com.

The meeting agenda is:

- Call to order
- Establish Quorum
- Board Members Introductions
- 2025 Summary
- 2025 Improvements
- 2026 Budget
- Long Term Outlook
- Misc. Business
- Homeowner Input
- Adjourn

Board Member Elections

Three of the seven board positions are scheduled for ballot, Mikel Fontana, Linda Benge and Norma Avila are running for re-election (without opposition currently). The board is open to additional candidates; if you are interested, please contact the Board of Directors. It is an interesting and educational experience. It is one evening per month for monthly meetings and another evening per month for a review of management reports to prepare for the monthly meeting. As a board member, you may be called upon to participate in occasional special projects.

2025 Summary

MCCIA Board of Directors – Contacts

Residents can submit questions, comments and or concerns directly to the MCCIA Board of Directors by sending an email to mcciahoa@gmail.com. All submissions must include full name, email address, phone contact and address. This should be the primary contact for all MCCIA homeowners to use.

Management Company

MCCIA Management Company is Sterling Association Services Inc.; Drew Jones is the association representative and can be contacted if you have any questions. Contact information – Phone 832-678-4500 - Fax 832-604-7093. 6842 N. Sam Houston Parkway West Houston, Texas 77064

Pets Responsibility

There were several instances in 2025 of residents and their pets being attacked while out walking by animals that were allowed to roam free and or able to get out of their fenced yards. Residents are reminded that Harris County does have a leash law, and all residents should make sure they control their pets. Residents can be held responsible for the actions of their pets.

Pool Access

Residents are reminded that valid pool tags are required to enter the pool area during the pool season. Annual dues and restriction issues and must current. Pool tags are available for pick up only at the Annual Pool opening party.

Court Usage

The court areas are **strictly for the use of basketball and tennis**. Other usage must be approved in advance in writing by the Board of Directors. Residents can request a key to the courts online at the MCCIA web site. Complete the form and submit it via email. Keys are for MCCIA residents 18 years and older. A \$25 fee applies for any replacement keys.

Collection Summary (As of 12/31/25)

| | Billed | Collected | Outstanding | % Collection |
|------|--------|-----------|-------------|--------------|
| 2025 | 88,125 | 84,947 | 3,177.79 | 96.4% |
| 2024 | 88,125 | 84,880 | 3,244.87 | 96.4% |
| 2023 | 88,125 | 86,860 | 1,250.00 | 98.6% |
| 2022 | 88,125 | 87,000 | 1,125.00 | 98.8% |
| 2021 | 88,125 | 87,000 | 601.10 | 98.7% |
| 2020 | 88,125 | 87,750 | 375.00 | 99.6% |
| 2019 | 88,125 | 87,750 | 375.00 | 99.6% |
| 2018 | 88,125 | 87,750 | 375.00 | 99.6% |

MCCIA Assessment Rate History

| | |
|-------------|-------|
| 2026 – 2011 | \$375 |
| 2010 – 2009 | \$350 |
| 2008 – 2006 | \$325 |
| 2005 – 2004 | \$300 |
| 2003 – 2001 | \$275 |

Note - Each year, the board of directors review all contracts and monthly expenses to keep our costs down.

The balance sheet of Memorial Chase CIA as of 12/31/25 is shown below. (Preliminary)

Assets:

| | | |
|-----------------------------|--------------|---------------------|
| Operating Fund | \$165,280.17 | |
| Reserve Fund | 94,655.88 | \$259,936.05 |
| Assessments | 10,106.28 | |
| Collection Expense Rec. | 7,064.20 | |
| Late Fee Receivable | 3,177.79 | |
| Misc. Receivable/Assets | 214.68 | |
| Prepaid Expense | 649.50 | |
| Accounts Payable | -4,991.91 | |
| 2026 Assessments | -37,555.04 | (\$21,334.45) |
| Total Current Assets | | \$238,601.55 |

Deed Restrictions / Violations

Deed restriction violations recorded in 2025, a letter is sent to the homeowner regarding the violation, with a request for correction. 99% of the reported violations are promptly corrected. The board would like to thank every resident for their cooperation and great support. Keeping our neighborhood looking great.

Repeat issues in 2025:

- General Lawn Care – mowing/edging/trimming
- Improperly parked vehicles.
- Repair / Replace loose or broken fence boards/sections.
- Repair / Replacement Damaged siding / trim
- Materials should be stored out of sight from the street.
- Vehicles or Trailers parked in driveways and or street.
- Vehicles not displaying current registration,
- Trash Cans / Recycling Bin store where visible from street,
- Trash Cans left on curbside after collection.

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Trash Collection Guidelines

Trash collection is provided by the HC Water District #119 which contracts Best Trash. Collection days are Tuesday and Friday. To keep our neighborhood in top shape, changes were made to the deed restrictions to include the following guidelines: The water district holds the contract for trash service.

- Trash containers and recycling bins are to be stored out of view from the front of the house.
- Trash should not be placed at the curbside more than 24 hours before normal collection.
- Trash containers and recycling bins should be picked up from the curb as soon as possible after collection.
- Trash containers and recycling bins should not be placed in the street.
- Collection guidelines are posted on our website.

Issues with trash service can be reported to Best Trash customer service @ customerservice@besttrashtexas.com

MCCIA WEB Page www.memorialchasecia.com

The MCCIA’s web page has been updated. Highlights of the MCCIA web page are:

- Current Issues Impacting The Neighborhood
- ACC Forms
- MCCIA monthly meeting minutes
- Annual Meeting Information & Forms
- Pool Tag Request/ Pool Hours

Currently residents can communicate directly with board members and the association via email mcciahoa@gmail.com. All emails must include the resident’s name, address, and phone number.

Security

MCCIA residents are reminded to report any suspicious activities in the neighborhood to 911 as issues that are not reported cannot be addressed. Signs were added to stop non MCCIA residents from loitering in the area. MCCIA is looking at the options available with the Flock (LPR) Cameras.

Common Area Repairs

Repairs were made to the common area during the year due to vandalism/damage. The playground, pool and court fencing were damaged multiple times and repairs were made. Signs were added to stop non MCCIA residents from loitering in the area. Residents are to report any unlawful activities to 911.

Outdoor Burning and Fireworks

MCCIA deed restrictions prohibit any outdoor burning within the neighborhood. This would include all burning including the burning of leaves, pine needles, limbs, and lawn trimmings. MCCIA prohibits the discharging of fireworks at the Common Area – including the park, court areas and vacant lot next to the courts.

2025 Improvements

Playground

The playground equipment was repaired and repainted as needed to keep it in good condition. The live oak trees were trimmed up to open the playground area but still shading the area. Ground cushioning was added to the playground area.

Pool Area

Repairs were made to the pup room, decking areas including replacing some of the decking and pressure washing the decks. Lifeguard stand was refurbished. Storage shed added to store the pool chairs.

2026 Pool Opening Party

The 2026 pool party is scheduled for **Saturday, May 16, 2026**. **Mark your calendars!** This is one week before the Memorial Day weekend. Pool tags for 2026 will also be available for pick up during the pool party.

ACC Forms

Residents are reminded that ACC forms **must be completed and approved before any outside repairs or additions are started**. This includes additions, fences, roofs, and painting. Revised ACC forms and information are available at www.memorialchasecia.com

MCCIA Planning For the Future

2026 Financial Overview

In October of 2025, annual assessments were mailed. A payment plan was available, which allowed assessments to be paid in three payments. As of 12/31/25, \$37,555.04 of the 2026 assessments had been paid. Accounts are delinquent if not paid in full by 01/31/2026 and a \$25.00 late fee and interest can be applied. Delinquent accounts will be turned over to our attorney for collection.

2026 Budget

The 2025 budget has been set and approved by the board. The budget was set as follows:

| | |
|------------------------------|-------------|
| Budgeted 2025 Total Income | \$88,149.00 |
| Budgeted 2025 Total Expenses | 90,567.00 |
| Net Income (Loss) | (2,418.00) |

Expense Details:

| | | | |
|--------------------|----------|----------------|---------|
| Utilities | \$16,740 | Grounds Maint. | \$7,455 |
| Taxes & Insurance | 15,700 | Administrative | 4,565 |
| Legal/Professional | 10,658 | Common Area | 2,400 |
| Pool | 28,225 | | |
| Capital Reserve | 4,824 | | |

MCCIA and MCHOA (2 HOA In Memorial Chase)

Just as a reminder there are two homeowners’ associations in Memorial Chase which can be a little confusing to new residents. The two associations are MCHOA and MCCIA which are divided by the area of the neighborhood. If you have questions regarding your association (MCCIA) please feel free to ask. A map of MCCIA is available on the MCCIA website.

2026 Outlook

The financial health of our association is good, and the Board of Directors works to plan to keep our present health. We continue to work to ensure that the best interests of our neighborhood are kept as the top priority. The board is open to the opinions of each resident. Please make plans to attend the annual meeting and/or the monthly meetings held on the second Thursday of each month. Check the association web site for updated information on the meeting location.

Looking forward to seeing you at the annual meeting

Respectfully,
Memorial Chase CIA Board of Directors.
mcciahoa@gmail.com