



Dear Emerald Forest Owners,

The Board of Directors is seeking member approval for two items:

1. A **one-time \$300 special assessment** per household to fund capital projects: One of the projects is high-priority construction of a flood barrier along the west and northern boundaries of the clubhouse to protect the pool and offices from future damage. (See list of Capital Projects below)
2. A proposed amendment to Article I, Section 8(A) of the Bylaws to increase the annual dues cap to **\$500 per year** and permit the Board to increase annual dues by up to **10% annually**, in accordance with applicable Texas Property Code requirements, with the annual dues remaining subject to the **\$500 maximum**. year.

Absentee and proxy voting is available electronically through the **"MyHOAVoting"** portal from **September 16 through October 9, 2026**. Each homeowner will receive a registration invitation via email. Please follow the instructions to register and cast your vote.

The final draft of the proposed assessment and bylaw amendment is available at www.emeraldforesthwa.org.

The Emerald Forest HOA Annual Meeting is coming up on **Tuesday, October 13, 2026, at 6:00 PM**, at **Holy Cross Lutheran Church**. Each homeowner will be receiving their annual meeting notice along with solicitation for Board Member volunteers, and Architectural Review Committee members. This Board Election vote will be in person at the Annual Meeting.

Questions can be directed to the Board at efhoa@emeraldforesthwa.org.

Thank you for your continued interest in making Emerald Forest a great place to call home.

Very truly yours,

Board of Directors Emerald Forest Community Improvement Association

Proposed Capital Projects

- Community Entrance Improvements
- Roadway & Pavement Improvements
- Drainage & Infrastructure Improvements
- Irrigation System Improvements
- Landscaping Improvements
- Street & Common-Area Lighting
- Recreation & Common-Area Improvements
- Security & Access Improvements
- Signage Improvements
- Other Reserve/Capital Needs