

September 8, 2025

Dear Hillside Village Homeowners,

The Board of Directors would like to provide a few updates regarding the community, and advise you that Legacy Southwest, the property manager for the HOA, has shared recent homeowner communications with the Board.

Regarding the main entry detention pond area (the engineered design and construction of which previously received approval from the City of Celina), it collects the drainage / runoff for the community, slows it down, and allows for gradual release off-site. However, this section of the community's HOA common area has experienced ongoing drainage issues, so the Board engaged the Landscaper earlier this summer to implement a resolution plan. Due to consistently wet conditions throughout the summer, machinery could not be mobilized into the area to complete corrective work planned for this location. The Landscaper and Board both believe that consistent homeowner irrigation is creating continually wet conditions at this location. Therefore, the original plan for remediation no longer seems to be a viable solution, so the Board has reached out to the City and is currently working on a revised plan for implementation. While there is not yet an exact timeline for when this work can be completed, please be assured that the Board is committed to resolving the issue as soon as the revised plan can be finalized and conditions will allow for work.

Regarding overall "flooding" issues within the community, the home builders have recently been reminded that with inlet protection/covers in place, storm water is not allowed to flow and drain per the engineered design over the community. The builders have been advised to connect with their Storm Water Pollution Prevention Plan managers and figure out their plan to have the inlet protection pulled prior to rain events. All of the lots in Hillside Village are the responsibility of the homebuilders, and they are responsible for managing these items.

Thank you for your patience and understanding as we work toward a solution. Please reach out to Ivori Moore with any further questions.

Sincerely,

Melissa Zubik

Celina Hillside Village Owners Association, Inc.

Cc: Ivori Moore, Legacy Southwest Property Management, LLC