

## Legends of Hutto Homeowners Association, Inc.

### Notice of Annual Meeting

The Annual Meeting of the Legends of Hutto Homeowners Association, Inc. will be held on:

**Thursday, February 19<sup>th</sup>, 2025, 6:00 pm closed executive session, 6:30pm open Annual Meeting**  
**Remote via Zoom**

<https://rowcal.zoom.us/j/83272656845?pwd=reVNKBjD68WalnPkmOUNbBKRIh1hUP.1>

**Meeting ID: 832 7265 6845**

**Passcode: 630496**

The main purpose of this meeting will be the election of two (2) directors to serve on the Board of Directors for the Association. Other matters concerning the affairs of the Association will be discussed.

**Executive Session Agenda:** Review of delinquent accounts at the attorney for next action, to include foreclosure resolution, TXAUSLHH710, TXAUSLHH365  
TXAUSLHH674-Fine removal request

#### Open Session Agenda

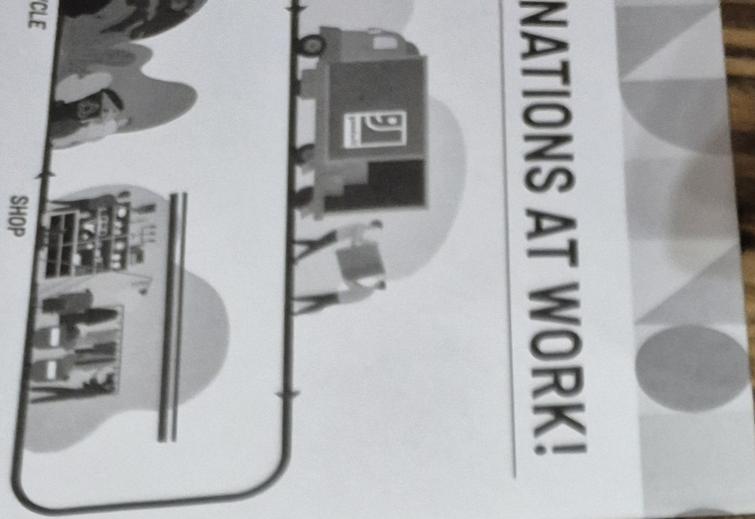
- A. Establish Quorum – quorum 10%
- B. Introductions
- C. Approval of Annual Meeting Draft Minutes
- D. Election of the Board of Directors-announcement of election results  
(2 directors)
- E. Annual Report
  - a. Board Report
  - b. Committee Reports
  - c. Treasurer's Report
  - d. Management Report
- F. Open Forum (General Community Issues Only for owners that have pre-registered via [Careteam@rowcal.com](mailto:Careteam@rowcal.com) with question/concern notated)
- G. Adjournment 7:30 p.m.

Board candidate information on the following pages.

Please be advised that Vote HOA Now will email you a link to cast your vote electronically. You will also receive an online proxy form from them to complete for quorum purposes. Even if you are undecided on a candidate, please submit your proxy to help ensure quorum is achieved. Quorum is required in order to conduct official business and hold the meeting.

If you would like to address the Board during Open Forum, please submit your question or concern to **careteam@rowcal.com** no later than **9:00 a.m. (CT) on Wednesday, February 18, 2026**.

If you have any questions regarding the election process or other Association matters, please contact Rowcal at **512.580.4212**.



Legends of Hutto Homeowners Association  
Board of Directors' Candidate Interest Form

Name Anthony Wertz (Tony)

1. Are you currently residing in your Legends of Hutto home?  (Y or N)  
2. Is your account current and without any deed restriction violations?  (Y or N)

If no, please explain: \_\_\_\_\_

3. How long have you been a resident of Legends of Hutto: 19 yrs.

4. Have you read the latest HOA approved Deed Restrictions and Bylaws?  (Y or N) AND Chapter 209

5. What expertise do you feel your election would bring to the Board? Served on Board for

14 years - Knowledge of CC&R's

6. What motivated your decision to run for a position on the Board? - Current Boards lack of communication, \$77,000 over Budget - Plus A whole bunch more.

7. What do you see as the three most important issues facing our community?

- Management Company - Communication
- Appearance of the Neighborhood - Very run down in last 2 years
- Lack of Deed Restriction - enforcement.

8. If elected to the Board, how would you address the issues you identified in question 7?

Hire A new Management Company  
Ensure Notices are sent out about Deed Restriction  
Hold open Board meeting (in person) AND let residents  
speak.

Candidate Signature: \_\_\_\_\_

Anthony Wertz

Date: \_\_\_\_\_

Jan 19, 2024

**Legends of Hutto Homeowners Association**  
**Board of Directors' Candidate Interest Form**

Name Chris Everett

1. Are you currently residing in your Legends of Hutto home? (Y or N)

2. Is your account current and without any deed restriction violations? (Y or N)

If no, please explain: \_\_\_\_\_

3. How long have you been a resident of Legends of Hutto: 8+ years

4. Have you read the latest HOA approved Deed Restrictions and Bylaws? (Y or N)

5. What expertise do you feel your election would bring to the Board? I am currently the board president. I have vast experience of the inner workings of a homeowners association and the needs of our neighborhood through my experience on the board.

6. What motivated your decision to run for a position on the Board? I chose to take this volunteer opportunity as I care about our neighborhood and want the best for all who call Legends of Hutto home.

7. What do you see as the three most important issues facing our community?

1. A frivolous lawsuit by a homeowner which is currently going through the legal process with association counsel.
2. The need for volunteers for events and committees.
3. \_\_\_\_\_

8. If elected to the Board, how would you address the issues you identified in question 7?

1. I will continue to work with the other board members and our association's legal counsel to prevail over the frivolous lawsuit and hold the party accountable for legal fees incurred in defense of the suit. 2. Continue to work with the residents (new and existing) who may want to get involved and make our community even better,

Candidate Signature: Chris Everett

Date: 1/18/2026

Thank you for your interest in serving your community.

**Legends of Hutto Homeowners Association**  
**Board of Directors' Candidate Interest Form**

**Name** George Kando

1. Are you currently residing in your Legends of Hutto home? YES

2. Is your account current and without any deed restriction violations? YES

If no, please explain: \_\_\_\_\_

3. How long have you been a resident of Legends of Hutto: Since June of 2007

4. Have you read the latest HOA approved Deed Restrictions and Bylaws? Yes

5. What expertise do you feel your election would bring to the Board? I've been on the board twice, first time I resigned due to we had a major lost in our family. Second time I resigned due to who was on the board and who was elected to the board. I would never allow anyone on this Board to have the satisfaction of trying to kick me off the board. As for expertise, I have more than who is on this currant board and the way the HOA has run the past two years there is no way I would be any worst than this board.

6. What motivated your decision to run for a position on the Board? Wow, where do I begin as that is a loaded question! I hope to replace the way our HOA have transformed over the two years, what we have now is not the kind of leadership we want, we need the board to have our best interest.

7. What do you see as the three most important issues facing our community?

1. Put a STOP to allowing the Board to created law suites, especially ones that there is no chance on winning .
2. Replace the Management Company, one that knows Texas HOA Laws, and follows our deed restrictions.
3. Find out why certain expenses have gone up so much, we were promised an audit. I believe I told we even paid for it, only thing is it was either not shared or they hired a company that took the money and ran.

8. If elected to the Board, how would you address the issues you identified in question 7?

Very simple, fire Rowcal, the law firm Row-cal had this board use. We need firms to work for us that care and earn the money we pay them. Two years ago this board insisted we needed transparency, whats funny is that is one major thing we do not have. Allow any homeowner to have a voice, not the way this board has done. You speak and what happens. your yelled at by the HOA president saying your out of here. Like a broken record, real class. What was he afraid of? the truth? I can go on and on, but like it was said keep it to one page.

**Candidate Signature:** George A. Kando Sr.

**Date:** 1/19/2026

**Thank you for your interest in serving your community.**

**Legends of Hutto Homeowners Association**  
**Board of Directors' Candidate Interest Form**

**Name** \_\_Janet Horace\_\_\_\_\_

1. Are you currently residing in your Legends of Hutto home? (Y)

2. Is your account current and without any deed restriction violations? (Y)

If no, please explain: \_\_\_\_\_

3. How long have you been a resident of Legends of Hutto: 2006

4. Have you read the latest HOA approved Deed Restrictions and Bylaws? (Y )

5. What expertise do you feel your election would bring to the Board? Project planning, management and working with teams

6. What motivated your decision to run for a position on the Board? \_I feel I can be a motivating force for the Board.

7. What do you see as the three most important issues facing our community?

1. \_\_Communication\_\_\_\_\_

2. \_\_Participation\_\_\_\_\_

3. \_\_Transparency\_\_\_\_\_

8. If elected to the Board, how would you address the issues you identified in question 7?

Try to get more participation from community, Try to work close with board members and listen to suggestions from community.\_\_\_\_\_

**Candidate Signature:** \_\_\_\_Janet Horace\_\_\_\_\_

**Date:** \_\_1.19.2026\_\_\_\_\_

**Thank you for your interest in serving your community.**

## Legends of Hutto Homeowners Association

### Board of Directors' Candidate Interest Form

Name Whonne Beavers

1. Are you currently residing in your Legends of Hutto home? (Y or  N)

2. Is your account current and without any deed restriction violations? ( Y or N)

If no, please explain: \_\_\_\_\_

3. How long have you been a resident of Legends of Hutto: I purchased my home in 2006

4. Have you read the latest HOA approved Deed Restrictions and Bylaws? ( Y or N)

5. What expertise do you feel your election would bring to the Board? I bring over 9 years of HOA board experience, including 5 years as President of the Legends of Hutto HOA. During that time, I've led initiatives to improve community standards, streamline communication, and ensure financial stability. My leadership has given me a strong understanding of how to work effectively with management companies, vendors, and residents alike. Professionally, I have a background in financial planning, project oversight, and team leadership — skills that directly support the Board's responsibilities. I believe this experience, combined with a long-term perspective on our neighborhood's needs, will allow me to make balanced, informed decisions that benefit the entire community.

6. What motivated your decision to run for a position on the Board? The sense of community and the true purpose of an HOA — to protect property values, promote transparency, and foster neighborhood pride — feels diminished right now. Many homeowners don't know who serves on the Board, what it does, or why it matters. I'm running to restore that connection. With my prior experience, I know how effective a well-functioning board can be. I want to re-engage residents, improve communication, and ensure the HOA is truly serving the community's best interests. I care deeply about the future of Legends of Hutto, and I'm ready to step up and lead with integrity and accountability.

7. What do you see as the three most important issues facing our community?

- Maintaining Property Values and Community Appearance:** Keeping our neighborhood well-maintained and attractive is crucial to protecting everyone's investment in their homes.
- Community Engagement and Communication:** Like many communities, we sometimes struggle with low homeowner participation or a lack of transparent communication
- Financial Stability and Responsible Budgeting:** Prudent financial management underpins everything our HOA does. We need to carefully manage our budget to meet current maintenance needs while planning for the future.

8. If elected to the Board, how would you address the issues you identified in question 7?

**Preserving Property Values:** Homes are sitting on the market well beyond the average 90 days, signaling declining curb appeal and weak enforcement of standards. We need to refocus on upkeep and consistent application of deed restrictions.

**Boosting Communication & Transparency:** Many residents feel disconnected from the Board. We must restore trust through in-person quarterly town halls, monthly updates via email and the website, and a clear, year-round calendar of events.

**Financial Stability & Transparency** We ended the year nearly \$80K over budget, with 18 line items exceeding projections — a clear sign that better financial oversight is needed. I will work closely with the Treasurer and management company to create a realistic, prioritized budget, build healthy reserves, and ensure competitive bidding for contracts. Most importantly, I will push for full transparency through regular financial reporting, so homeowners understand how funds are managed and can trust the HOA's fiscal direction.

Candidate Signature: Whonne Beavers

Date: 1/19/2026

**Thank you for your interest in serving your community.**