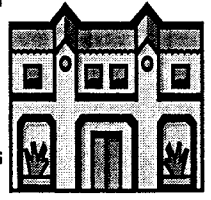


Baldwin Square



Prepared by: Principal Management Group of Houston

Summer 2004

Trash Increase

Royal Trash and Disposal announced a \$940 annual increase to the association. This amounts to approximately a \$5.70 increase per year per resident. The increase is permitted in our contract which allows them to pass-through their increased costs of gasoline, insurance, and land-fill prices.



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Baldwin Square Accomplishments To Date & Key Current Issues

The following is a list of key issues or tasks that the Baldwin Square Homeowners Association, Board of Directors are currently working on:

Interest on Association Funds: In an effort to make more interest for the association, the Board placed \$30,000 of the reserve account into a twelve month CD and \$40,000 of the money market account into a six-month CD.

Repainting of Wrought Iron Fences - In April Baldwin Court and Dennis Street townhomes had their fences repainted. Only Baldwin Square II and V is left to be painted. The repainting process normally occurs over a 3-year period. But due to our success with budget savings in other areas, we are 80% complete with fence repainting in 18 months. Our financial status will be reviewed near the end of the year to determine if repainting the fences in the remaining two complexes can be completed this budget year or

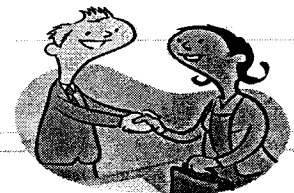
next.
Gate Maintenance Contract - Preventative gate maintenance has been completed on many of our entrance/exit gates. Maintenance on Baldwin III, IV and Crawford Court gates should be completed later this year. To date, we are under budget on gate repairs, which we hope is the intended result of the preventative maintenance efforts that have been completed.

Gate Code Updates - PMG has changed all default entrance gate codes with exception of Baldwin IV which will occur in the coming weeks. Prior to changing the code, the residents will be notified of the coming change with the new code and they will be given the opportunity to have their name setup in the system so the default code does not need to be used. If you happen to be a new resident or someone leasing, you can request being added by contacting Windy Collins at PMG. Also, if you need a remote control to

the entrance gate, Windy can also supply you with one for a small fee.

Water Leak Issue on Crawford - A water leak from a broken pipe in Baldwin Court took several weeks to repair because the leak was from a major supply line that did not have a water meter. We could not complete repairs until the City of Houston installed a meter on the line. A simple 5-hour repair became a complicated 6 week mess. All repairs have now been completed and we are simply waiting for the City of Houston to re-sod the areas outside the sidewalk. The Association incurred approximately \$3000 for our part of the repairs and those funds were used from the capital reserve account.

Our Newest Board Member



Bill Crawford has been a homeowner in the Baldwin Square community of Crawford Court since 1999.

Prior to moving to midtown, Bill owned a condominium in West University where he lived for twelve years. He served as Secre-

tary/Treasurer on the Board of Managers for the condominium association.

Bill retired in 2000, after twenty-two years, from a data processing firm which provides outsourcing services to banks and savings and loans nationwide.

While employed, he served in a variety of positions including General Manager of the Houston operations center. Now, in retirement, he enjoys traveling frequently.

Actions That Impact Baldwin Square

Outside The Fence Landscaping - Earlier this year, Teas Nursery won a bid to provide the landscaping services for the grass and trees that are outside our fences (generally, the area between the sidewalk and the curb). By providing detailed maintenance specifications (as we use in Baldwin Square), bids were accepted and resulted in a lower landscaping service fee than previously charged. This also means we will now have all of our landscaping services completed on the same day and with consistent quality of work inside and outside.

Baldwin Park Enhancements - Earlier this year a meeting was held for Baldwin Square residents in order to solicit feed-

back, suggestions and ideas. At this point, most plans have been ironed out but a few topics specifically the area of parking is still being discussed with Anita Street residents and MRIA. The latest plans do include having Anita Street going from Crawford to Chenevert and for parking to exist on this street which was a big request by the nearby residents. Bids for the enhancements are expected to go out in June and work is expected to begin in September/October.

Area Street Improvements - The City of Houston expects to begin making enhancements to Right of Way and Street Repairs to Dennis (between Austin and Hamilton), Drew (between Austin and

Hamilton), Jackson (between Anita and McGowen), Anita (between Crawford and Hamilton) and Rosalie (between Chenevert and Hamilton) late this year continuing in 2005.

Elgin Street Improvements - You may not have heard but enhancements are in the planning stages for Elgin (from Main St to Hamilton) to receive street improvements to include new sidewalks, benches, lighting, trashcans, etc.

For specific information on any of these topics, contact Ms. Allison E. Bell, phone (713) 526-7577, fax (713) 526-7519 or e-mail allisonb@houstonmidtown.com.

Purpose of Annual Meeting

The purpose of the MRIA Annual Meeting of the MRIA Membership is to elect five resident Directors to the Board of Directors. Control of the homeowners association will transition to the homeowners at this time and the new Board will be comprised entirely of homeowners. Nominations will be accepted from the floor at the meeting. However, should you desire to have your name placed in nomination for a position on the Board, please notify Windy Collins at 713-329-7100. Enclosed is a candidate questionnaire for those who are interested in serving on the Board. Please mail or fax to Principal Management Group if you are interested in serving.

Reasons you should attend the Annual Meeting

- To meet your neighbors and your management team
- To inform residents how the assessments are calculated

To show your support for those homeowners who will volunteer their time and energy to serving on the Board.

To elect new board members who are homeowners. Currently the majority of the board members were appointed by TIRZ and are not residents. If we do not get a quorum of residents, TIRZ will continue to appoint board members.

This is a very important meeting and a quorum of 10% of the residents is needed.

Date: Monday, July 12, 2004

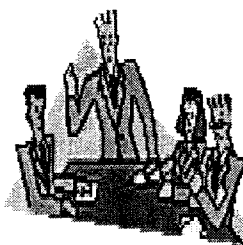
Time: 7:00 p.m. (Sign-in at 6:45 p.m.)

Location: Houston Community College

Room 151, Off Parking Lot on Alabama near San Jacinto

MRIA

MRIA stands for the Midtown Residential Improvement Association and was created by Perry Homes around 1999. It is a not-for-profit association responsible for the maintenance of landscape areas in the public right-of-way adjacent to the Perry Townhomes. There is approximately 100,000 square footage of area to be maintained. within the boundaries of the area commonly known as Midtown, more specifically, between Elgin Street, Caroline Street, Drew Street, and Chenevert Street. MRIA consists of Baldwin Square Homeowners (HOA) (165 town homes), (42 town homes not affiliated with a Homeowners association).



Financial Compliance

As of the first of June, we have received approximately **98%** of the dues. The BSHA Board of Directors would like to sincerely thank those who paid on time and those that have paid to date! For those who are still delinquent, please take advantage of this friendly reminder to pay your 2003 association fees and save yourself monthly interest and late fees that are added to your bill.

Parking

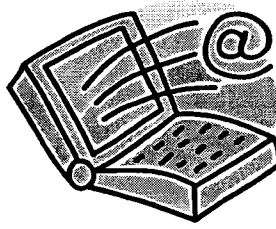
As always, please be considerate of your neighbors' safety, your safety, the landscaping and the general look of the area. At no time, should cars be blocking (even partially) common area driving lanes. These are considered emergency and/or fire lanes and need to be kept clear at all times. Additionally, with the exception of a few spaces in Baldwin Court there are no designated parking areas inside gated communities.

Water Increase

In April, the City Council approved a flood-control plan that will impose an average 9.7 percent increase in water and sewer rates for Houston residents and businesses. The new plan will take effect when the new city fiscal year begins on July 1. Apartment and town home dwellers' rates are expected to go up by an average of 14.6 percent. The rate increase will affect this year's budget, and we will have to see what the impact may be for our 2005 association fees.



!!! Community Website !!!



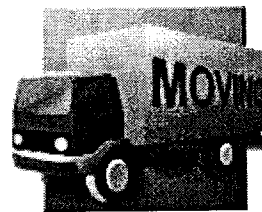
Our Community website continues to be a source of information for all new and existing residents. We are working on three enhancements to the website that we hope will facilitate more communication sharing amongst our residents! We'll announce these when available. Also, the Board occasionally sends out updates on the websites via email to residents. The Board encourages all of those not already on the distribution list to visit our website and submit your email and get familiar with everything the website has to offer. Eventually, in the efforts to save on postage, supplies, etc. we'd like to eliminate the newsletter and provide all updates via the website and email!

We still need more volunteers!

The BSHA Board is still in need and looking for volunteers in our community to give a couple of hours each month to improve our neighborhood. If you are interested in leading or participating in a committee team in a particular area such as Midtown Residential Improvement Association Board, Community Watch, Modifications/Deed Restrictions, Community Affairs or even a Social/Welcome committee, please let us know!

Special Note: The Midtown Residential Improvement Association will soon be looking for new volunteers to join their board. Baldwin Square needs to have representation on this board to look out for all of Midtown as well as our own communities benefit. See Details on the inside pages.

WE'VE MOVED!!



Principal Management Group relocated its offices to 11000 Corporate Centre Drive, Ste 150, Houston, TX 77041 as of May 25th. You can now reach Windy at 713-329-7100.

The Board members previously met in PMG's offices because of its convenience but the new location is outside the Beltway so the board is still looking for a regular meeting place that is not a public place (such as a restaurant). The Board also prefers not to meet in the comfort of their homes in order to keep the meetings focused and without distractions. If any residents have any suggestions of locations in the Midtown area, please contact Windy Collins at PMG.

Midtown Management District Public Safety Committee

The MMD Public Safety Committee meets the third Tuesday of every month at 3:00 p.m. at the Midtown Management District offices (3401 Louisiana, Suite 355). The meetings are open to the public. Evening Public Safety Meetings are also held once a quarter. Check the MMD website for schedules (www.houstonmidtown.com).

(Whereas PIP meetings are just HPD, the MMD Public Safety Meetings are attended by representatives of both the HPD and the precinct 7 Constable's office).

If you are interested in joining the committee or would like to volunteer in any other manner please contact Tom Moore at tmoore1008@yahoo.com.

NEW NON-EMERGENCY NUMBER

(HPD Dispatch)

713-884-3131

(The old number currently still works also)

The HPD encourages the reporting of all crime and suspicious activity. Any and every call helps the South Central division negotiate for more resources to patrol our neighborhood.

For on-going issues, also submit a blue form at the South Central Division (2202 St. Emanuel). Each blue form is assigned to an officer and then reported on at the next month's PIP meeting.

Security & Your Safety

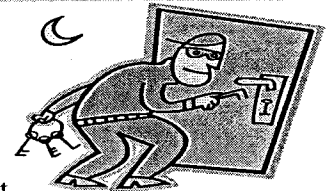
This is a reminder to the residents of Baldwin Square Homeowners Association, Inc. to make sure that you are implementing the following precautions for your home and surrounding areas:

1. *Keep pedestrian gates closed and locked.*
2. *We recommend keeping your front entry light and rear garage lights on at night (replace any that are burned out.)*
3. *Don't leave your garage door open. It is a tempting invitation for someone to jump and steal. Keep doors locked and garage door closed and locked.*
4. *Get to know your neighbors and residents of your section.*
5. *Immediately report any suspicious people, or people lingering to HPD, use the non-emergency # 713-884-3131.*

Use common sense about your surroundings. Look around before you enter and leave your home.

As a community, BSHA residents need to look out for each other. Don't hesitate to report suspicious activity. The more eyes that we have watching for all, the more incidents that will be called in, resulting in more HPD units we will see in our area. More than ever, "the squeaky wheel gets the grease."

!!REPORT PROPERTY THEFT!!



Pawn shops are required to report pawned goods into a central database and record the ids of those pawning the goods. The HPD may be able to locate and recover stolen property, and identify the person who pawned the property, if given a serial number or if the property has been engraved with an owner-assigned number

POSITIVE INTERACTION PROGRAM (PIP) MEETINGS

Each month the HPD hosts community meetings to discuss policing and crime and to provide an opportunity to the meet the officers that patrol our neighborhood. The South Central Division meeting is the third Tuesday of every month at 7:00pm at the South Central Station (2202 St. Emanuel).

ENGRAVERS

HPD storefront offices will lend engravers for marking personal property with owner-assigned numbers. A driver's license number used as an owner-assigned number can also enable police to trace unreported but found property back to its owner.

Pets or Pest? Keys to Being a Pet Owner and a Good Neighbor

Here is a checklist to make sure your beloved family pet does not become a neighborhood pest.

1. Scoop the poop! Keep your animals under control and don't let them relieve themselves in the walkways or common areas within the fence of your complex.
2. Be thoughtful of your neighbors sleep time: Your cute little lap dog or your big guard dog only generate anger and hostility when you "turn them loose" to run outside or to bark at will.
3. Scoop the poop! It is unsightly to see, unpleasant to smell and unsanitary to step in!
4. Keep your pet on a leash.

Whom Do I Call?



In most cases if you wish to report a problem you should place a call to Principal Management Group (main: 713-329-7100, fax: 713-329-7198)

Our representative is Windy Collins. Alternatively, you may also send an email to Windy at w.collins@pmghouston.com which can also be done via our website at www.baldwinsquare.org.

For emergency purposes, PMG always has someone on call 24 hours a day at 713-329-7100, press 0. Principal Management is your liaison to all services contracted by the BSHA including landscaping and sprinkler services within the fences, and trash collection.

Emergency water problems can be reported to the City of Houston at 311.

You may address letters to the BSHA Board of Directors through Principal Management.

Please refer to your BSHA manual concerning deed restrictions and other homeowner issues. You can also refer to our website 24 hours a day at www.baldwinsquare.org for more pertinent information on BSHA and Midtown (such as contact names, numbers, web links, etc.)

Baldwin Square Homeowners Association, Inc.
c/o Principal Management Group of Houston
11000 Corporate Centre Drive, Suite 150
Houston, TX 77041

Baldwin Square Committees

The Board/PMG reviewed Committee signup sheets from the November '03 Annual Meeting and contacted all of the interested volunteers. We are happy to announce that the following two committees with their members have been formed:

Modification/Deed Restrictions Committee

The Modifications Committee members are:

Luis D. Vivar - Chairman, Resident & Homeowner

Peter Hunt - Member, Resident & Homeowner

Stan Price - Member, Homeowner

The Modifications/Deed Restrictions Committee is a volunteer Baldwin Square homeowners group that meets periodically to discuss Homeowners concerns and reviews application requests for changes or improvements. All decisions and approvals are made by the Committee and not by any one Committee member. To ensure modification applications are addressed in timely due process, please direct ALL inquiries through PMG at the contact information on the HOA form (also on website). PMG will assure attention and responses are handled in the timely manner. The committee would also like to remind residents about modifications such as installation of satellite dish antennas, front door replacements/refinishing, any outside repainting, etc. require prior approval by the Modifications Committee.

New Guidelines Coming.....

As Baldwin Square was developed, variations of the Declaration of Covenants and Restrictions for Baldwin Square were provided by Perry Homes to new residents. In addition, the Architectural Control Guidelines (which summarize the deed restrictions and provide guidance for homeowners' improvements) have never been reviewed by residents to make sure they fit the present needs of our community. The Baldwin Square Homeowners Board has asked the Modifications Committee to review guidelines and cohesively address the varied home "types" within our community. The results of their work on the guidelines is expected soon.

If you are interested in joining the committee or would like to volunteer in any other manner please contact Windy Collins at PMG and she will ensure we get the message.

Social/Welcome Committee

Currently the only Social/Welcome Committee member is Linda Cole.

The goal of the Committee is to provide an opportunity for residents to meet their neighbors and share information, ideas, etc to make our neighborhood a better place to live. It also serves to provide a *welcome packet to new residents*.

This Committee hopes to hold the first social event for all residents sometime in the early fall when the weather cools. Dates and details will be determined and announced at a later date, but we expect it to be in late September or early October. Linda is currently the only member of this Committee and she could sure use help in planning and organizing this event. Anyone interested and willing to assist should contact Linda at lscole1@aol.com.

Community Watch Committee

The Community Watch Committee members are:

Tom Moore, Member, Resident & Homeowner

Noah Shapiro, Member, Resident & Homeowner

Deborah Taylor, Member, Resident & Homeowner

At the time of printing, the Community Watch committee was having their first Neighborhood Watch meeting (June 14th) in the hopes of creating an opportunity to get a pulse on resident's concerns about crime and safety in the community. If interested in helping, please contact Tom Moore (see further below). Additional, helpful information is provided on the following pages.