

# Infrastructure and Amenities Valuation Report: Long Meadow Farms Community Association

The rapid expansion of the Houston-The Woodlands-Sugar Land metropolitan area highlights the importance of master-planned developments that balance natural ecosystems with modern municipal amenities.<sup>1</sup> Long Meadow Farms, a 1,400-acre residential development in Fort Bend County, Texas, demonstrates this approach.<sup>2</sup> Developed by the Johnson Development Corporation, the community integrates historic land preservation with modern shared infrastructure.<sup>1</sup>

By analyzing the community's structural amenities, governance, financial operations, and spatial connectivity, this report provides a detailed overview of the residential landscape in Long Meadow Farms.<sup>1</sup>

## Strategic Overview for Property Valuation

For prospective buyers and real estate professionals, Long Meadow Farms offers a well-planned combination of natural elements, structured governance, and modern amenities.<sup>1</sup> The neighborhood is particularly well-suited for families, professionals, and active adults who value comprehensive recreational options, highly rated public schools, and professional property management.<sup>2</sup>

The community's financial position, characterized by consistent operating surpluses and healthy capital reserves, helps ensure that shared assets—such as its four swimming pools, tennis courts, and fitness center—remain well-maintained over time.<sup>3</sup> This active management, paired with its strong location and school zoning, helps protect property values and supports the neighborhood's long-term stability in the Richmond market.<sup>2</sup>

## Neighborhood Amenities and Recreational Assets

The physical layout of Long Meadow Farms features a network of natural lakes, preserved mature pecan trees, and native wildflower prairies designed to maintain the area's natural geography.<sup>1</sup> These geographic features are integrated with an active lifestyle infrastructure, including over 6.5 miles of paved hiking and biking trails, pocket parks, play structures, and athletic facilities.<sup>2</sup> This natural integration serves as both a physical buffer and an aesthetic anchor, helping to sustain long-term property values.<sup>2</sup>

To address the request for a comprehensive list of community assets, the table below organizes and details the shared amenities managed by the Long Meadow Farms Community Association, Inc..<sup>5</sup>

Category	Amenity Name & Asset	Primary Location / Address	Core Specifications & Key Features
<b>Aquatics</b>	Junior Olympic Competition Lap Pool	21018 Long Meadow Farms Pkwy <sup>7</sup>	Designed for lap swimming and competitive athletics; home to regional swim training programs. <sup>2</sup>
<b>Aquatics</b>	James Long Resort-Style Pool	21520 James Long Parkway <sup>7</sup>	Features zero-depth entry, water play structures, shaded gazebos, and lounge seating. <sup>9</sup>
<b>Aquatics</b>	The Trace Neighborhood Pool	Central Trace Sector <sup>9</sup>	Family-oriented leisure pool with shaded pavilions and adjacent green spaces. <sup>9</sup>
<b>Aquatics</b>	Amenity Village Leisure Pool	Central Amenity Village <sup>2</sup>	Includes dual water slides, splash pads, and interactive water play features. <sup>2</sup>
<b>Indoor Fitness</b>	Central Fitness Center	Central Amenity Village <sup>2</sup>	State-of-the-art gym equipped with professional cardio machines, free weights, and resistance training systems. <sup>2</sup>
<b>Court Sports</b>	Illuminated Tennis & Pickleball Complex	21018 Long Meadow Farms Pkwy <sup>7</sup>	Four hard-surfaced courts equipped with outdoor lighting for evening

			recreational and tournament play. <sup>2</sup>
<b>Shared Venues</b>	The Trace Clubhouse	6113 Long Prairie Trace <sup>5</sup>	Fully equipped indoor event space featuring a kitchen, AV capabilities, and furniture for up to 100 guests. <sup>2</sup>
<b>Shared Venues</b>	The Community Pavilion	21015 Long Meadow Farms Pkwy <sup>5</sup>	Covered outdoor pavilion designed for neighborhood events and private gatherings of up to 60 guests. <sup>5</sup>
<b>Greenways</b>	Paved Trail System & Lakes	Community-wide <sup>2</sup>	Over 6.5 miles of continuous paved concrete pathways designed for walking, running, and biking, winding around natural lakes. <sup>2</sup>
<b>Parks &amp; Play</b>	Neighborhood Pocket Parks	Distributed throughout sections <sup>2</sup>	Professionally maintained green spaces containing modern playground equipment and picnic areas. <sup>1</sup>

## Aquatics and Athletic Facilities Management

The distribution of aquatic facilities across the 1,400-acre master plan manages foot traffic and provides distinct uses for different facilities.<sup>2</sup> Rather than consolidating these amenities into a single high-traffic park, the community operates four distinct pool locations.<sup>10</sup>

### Aquatic Scheduling and Competitive Use

The athletic hub of the community is the Competition Lap Pool, located at 21018 Long Meadow Farms Parkway.<sup>7</sup> It features a junior Olympic design with dedicated swim lanes.<sup>2</sup> To accommodate diverse schedules, this facility is open daily from 4:00 AM to 11:00 PM,

accessible via the neighborhood's standardized electronic key card system.<sup>7</sup> This competition pool serves as the home training facility for the Long Meadow Farms Stars (LMF Stars) youth swim team and hosts First Colony Swim Team practices.<sup>7</sup>

Day of the Week	Morning Session	Afternoon Session
Monday – Thursday	5:30 AM – 8:00 AM	4:30 PM – 8:00 PM
Friday	5:30 AM – 8:00 AM	No Afternoon Practice

The remaining three resort-style pools focus on leisure, play, and family recreation, featuring water slides, interactive splash pads, and waterfalls.<sup>2</sup> The James Long Pool, located at 21520 James Long Parkway, operates on a seasonal schedule.<sup>7</sup> From early May to late May, the pool is open on weekends (Saturdays from 10:00 AM to 8:00 PM and Sundays from 12:00 PM to 8:00 PM) before transitioning to an expanded weekday schedule during the peak summer months.<sup>7</sup> To maintain safety and operational standards, all private pool parties must be booked at least two weeks in advance through Sweetwater Pools at 281-988-8480, and they must take place outside of public operating hours.<sup>5</sup>

### **Fitness and Court Sports Operations**

The central fitness center operates from 4:00 AM to 11:00 PM daily, matching the lap pool's schedule.<sup>16</sup> It is accessed using the same electronic key card issued to residents for pool and tennis court entry, removing the need for an additional gym membership.<sup>16</sup> The tennis and pickleball complex, also located at 21018 Long Meadow Farms Parkway, features four surfaced courts open daily from 5:00 AM to 10:00 PM.<sup>7</sup> To prevent scheduling conflicts, the association uses the *Court Reserve* online booking platform.<sup>7</sup> To gain access, residents must contact the Assistant General Manager, Brandie J., at the community Welcome Center or via email to register and activate their key cards.<sup>7</sup> Key card access is tied directly to the status of annual assessment payments; delinquent accounts are automatically deactivated to encourage timely payment of HOA dues.<sup>17</sup>

### **Shared Social Infrastructure and Rental Venues**

To support community activities, the association manages two formal gathering spaces available for resident rental: the Trace Clubhouse and the Community Pavilion.<sup>2</sup> These venues

require reservations and security deposits to ensure proper upkeep and protect the association's assets.<sup>5</sup>

### Venue Specifications and Booking Requirements

The Trace Clubhouse, located at 6113 Long Prairie Trace, is an indoor, climate-controlled venue that accommodates up to 100 guests.<sup>2</sup> It is equipped with fourteen 6-foot folding tables, 84 chairs, a 55-inch Smart TV with cable, high-speed Wi-Fi, a microwave, and a full-size refrigerator.<sup>5</sup>

The Community Pavilion, located at 21015 Long Meadow Farms Parkway, offers an open-air setting for outdoor events with a maximum capacity of 60 guests.<sup>5</sup> Unlike the clubhouse, tables and chairs are not provided at the Pavilion, requiring renters to supply their own setup.<sup>5</sup>

Rental Venue Name	Address Location	Maximum Capacity	Rental Fee	Refundable Security Deposit	Provided Amenities & Furniture
<b>The Trace Clubhouse</b>	6113 Long Prairie Trace <sup>5</sup>	100 Persons <sup>2</sup>	\$300 per Event <sup>5</sup>	\$500 <sup>5</sup>	14 tables (6'), 84 chairs, refrigerator, microwave, 55" Smart TV, cable, Wi-Fi. <sup>5</sup>
<b>The Community Pavilion</b>	21015 Long Meadow Farms Pkwy <sup>5</sup>	60 Persons <sup>2</sup>	No Base Fee Listed <sup>5</sup>	\$250 <sup>5</sup>	Open-air pavilion structure; tables and chairs are not provided. <sup>5</sup>

To secure a reservation, residents must submit a completed application and full payment at least two weeks before the event.<sup>5</sup> All transactions must be completed by the property owner at the community Welcome Center, located at 21015 Long Meadow Farms Parkway, during regular business hours (Monday through Friday, 9:00 AM to 5:00 PM).<sup>5</sup>

The Association maintains strict guidelines regarding venue use, reserving the right to deny applications for events that are political, commercial, policy-critiquing, or otherwise deemed divisive.<sup>5</sup>

### Governance, Financial Health, and Administrative

# Framework

Long Meadow Farms is governed by the Long Meadow Farms Community Association, Inc., a non-profit corporation formed in 2005 under Texas law.<sup>3</sup> Membership is mandatory for all property owners within the subdivision.<sup>5</sup> The association is led by a five-member volunteer Board of Directors and managed by Crest Management, a professional property management firm.<sup>4</sup>

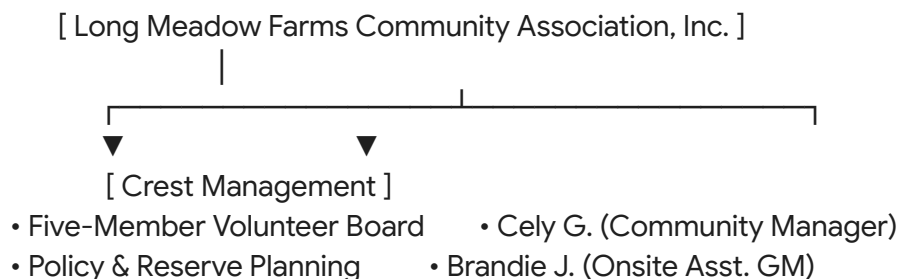
## Administrative Management and Personnel Contacts

Daily neighborhood operations, including deed restriction enforcement, exterior modification reviews, and financial billing, are handled by a dedicated property management team<sup>4</sup>:

- **Community Manager (Cely G.):** Serves as the primary liaison to the Board of Directors, coordinates meetings, and oversees contractor performance.<sup>7</sup> She can be contacted at 832-363-2000 or via email at [celyg@crest-management.com](mailto:celyg@crest-management.com).<sup>7</sup>
- **Onsite Assistant Manager (Brandie J.):** Manages architectural control applications, deed restriction matters, and amenity access registrations.<sup>7</sup> She can be contacted at 281-945-4722 or via email at [brandiej@crest-management.com](mailto:brandiej@crest-management.com).<sup>7</sup>
- **Account Assistant (Erick C.):** Oversees assessment collection, account balances, and payment plan requests.<sup>7</sup> He can be contacted at 281-945-4716 or via email at [erickc@crest-management.com](mailto:erickc@crest-management.com).<sup>7</sup>

Crest Management's headquarters is located at 17171 Park Row, Suite 310, Houston, Texas 77084.<sup>4</sup> The office is open Monday through Thursday from 8:30 AM to 5:00 PM, and Friday from 8:30 AM to 12:00 PM and 1:00 PM to 5:00 PM.<sup>4</sup> For after-hours community emergencies, residents can call the dedicated support line at 281-579-0761.<sup>4</sup>

For property purchases or historical transactions, some documents reference Lead Association Management at 281-857-6027, located at 6630 Cypresswood Drive, Suite 100, Spring, Texas 77379, or AML at 713-932-1122, highlighting the structured management framework that supports the community.<sup>5</sup>



## Financial Operations and Asset Preservation

The Community Association maintains its common areas, lighting, pest control, and recreational structures through mandatory annual assessments.<sup>3</sup> The annual assessment typically ranges between \$850 and \$900 per residential lot, with payment due on January 1st of each calendar year.<sup>5</sup> Unpaid assessments accrue interest and can result in property liens or foreclosure action by the association.<sup>5</sup>

Additionally, a transfer fee of \$295 is assessed during home sales to cover administrative transition costs.<sup>10</sup>

Fiscal Year	Total Revenue	Operating Expenditures	Tax Return Form Type	Organization Status
2019	\$2,853,008 <sup>3</sup>	No Data Available	Form 990 <sup>3</sup>	501(c)(4) Non-Profit <sup>3</sup>
2021	\$2,600,000 <sup>3</sup>	No Data Available	Form 990 <sup>3</sup>	501(c)(4) Non-Profit <sup>3</sup>
2023	\$2,929,501 <sup>3</sup>	\$2,499,459 <sup>3</sup>	Form 990 <sup>3</sup>	501(c)(4) Non-Profit <sup>3</sup>

The financial filings of the association show a consistent operating surplus.<sup>3</sup> For example, in the 2023 fiscal year, the association generated \$2,929,501 in total revenue against \$2,499,459 in total operating expenses.<sup>3</sup> This surplus is allocated to capital reserves, ensuring the association can fund long-term maintenance of the swimming pools, tennis courts, and fitness facilities without requiring sudden special assessments from homeowners.<sup>2</sup>

In addition to the residential association, the *Long Meadow Farms Commercial Property Owners Association* operates as a separate 501(c)(4) entity.<sup>20</sup> Formed in 2007, this auxiliary association manages the appearance, security, and common areas of the local commercial zones, generating \$376,974 in revenue in 2024 to support adjacent commercial properties.<sup>1</sup>

## Protective Covenants and Architectural Control

To protect property values, the association enforces strict protective covenants through its Architectural Review Committee (ARC).<sup>5</sup> Any modification to the exterior of a home or property—including paint color changes, fence installations, or structural additions—requires prior written approval through an Exterior Modification Request (EMR).<sup>4</sup>

The neighborhood's deed restrictions also establish operational standards:

- **Vehicle Storage:** No boats, travel trailers, motor homes, or commercial vehicles may be

parked or stored within public view on any residential lot.<sup>5</sup>

- **Animal Control:** Pets must be kept on a leash at all times when outside of fenced backyards.<sup>5</sup>
- **Lot Maintenance:** Lots may not be used for storage of non-residential materials or equipment, and lawns must be kept clean and maintained.<sup>5</sup>

## Regional Connectivity and Socio-Educational Zonation

The geographic position of Long Meadow Farms in Richmond, Texas, provides direct access to regional transit corridors and highly rated local public schools, which are key drivers of housing demand in the area.<sup>2</sup>

### Education and School Zoning

The community is zoned to the Lamar Consolidated Independent School District (LCISD), which holds an overall "A" rating from the Texas Education Agency.<sup>2</sup> The community is served by several schools, as outlined below:

School Name	Grade Levels	Performance Rating	Notable Programmatic Details
Judge James C. Adolphus Elementary	Pre-K – Grade 5	Rated A <sup>15</sup>	Located near the neighborhood center, supporting high walkability for local students. <sup>23</sup>
Wertheimer Middle School	Grade 6	Rated A <sup>2</sup>	Zoned for intermediate transition education within LCISD. <sup>2</sup>
Briscoe Junior High School	Grades 7 – 8	Rated A <sup>22</sup>	Located 4.5 miles away; prepares students for advanced high school programs. <sup>23</sup>
Foster High School	Grades 9 – 12	Rated A / A- <sup>12</sup>	Located 4.5 miles away; offers strong college-prep courses and

			competitive athletics. <sup>23</sup>
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In addition to these established institutions, the community is served by modern secondary facilities, such as Tomas High School and Ella Banks Junior High School, which expand local educational capacity as regional enrollment grows.<sup>22</sup>

## Commercial Growth and Regional Commutes

Long Meadow Farms is located along the Grand Parkway (State Highway 99) near the Westpark Tollway.<sup>2</sup> This location offers straightforward commutes to major employment centers:

- **Sugar Land:** Approximately a 20-minute drive.<sup>2</sup>
- **Downtown Houston:** Approximately a 35 to 40-minute drive.<sup>2</sup>

The adjacent commercial development, managed in part by the Johnson Development Corporation, includes 87 acres of retail space.<sup>1</sup> Residents have convenient access to major grocers like Kroger Marketplace and H-E-B, with a Whole Foods located nearby.<sup>1</sup>

The master-planned community is also located near retail destinations like the Shops at Bella Terra, Katy Mills Mall, LaCenterra at Cinco Ranch, and Typhoon Texas Waterpark, reducing the need for long trips outside the local area.<sup>2</sup> Local events, such as the weekly Saturday morning Farmer's Market in nearby Harvest Green, also support community connection and access to regional vendors.<sup>1</sup>

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