

Park Glen Neighborhood Association

Agenda Board of Directors Meeting- In-person Only

Tuesday, January 16, 2024 at 7pm

APPROVED
BY BOARD
OF
DIRECTORS
ON
3/19/2024

Generations Church (formerly Alliance Church)

8400 Park Vista Blvd. (near north end of Park Vista Blvd.), Room E100 in the Main Building

The closest parking to the Main Building Entrance door is the southeast parking lot along Desert Falls Dr (second drive from Park Vista).

Please enter through the south drop off entrance.

Starting at 6:00 pm (before the regular meeting), the Board will meet in closed session to hear and discuss a homeowner appeal of ACC Denial concerning 1) artificial turf and 2) patio in front yard (Account# PKN64652)

Call to Order, Welcome, and Introduction of Board Members:

Susan Kenney started the meeting at 7:13 PM. The quorum was met, and the meeting was called to order. The following Board Members were present in person: Susan Kenney, Ralph Robb, Beth Rutkoski, Tom Kaul, Paul Grove, Alvin Donohue, and Mark Stingley.

Consideration of December 5, 2023 Board Meeting Minutes:

Beth Rutkoski made a motion to accept the December 5, 2023, Regular Board Meeting minutes. **Tom Kaul** seconded the motion. None opposed. **The Motion passed unanimously.**

Presentation by Ryan Combs, President of Cross Development Residential located in Carrollton, TX. They are proposing Huntington Place Senior Living Multi-family Housing, using Tax Credits, on vacant property on Parkwood Hill Blvd., immediately north of Habaneros Mexican Restaurant at 5601 Basswood Blvd.

- There is an affordability challenge in North Texas when it comes to housing and one of the largest segments of the population is also one of the most vulnerable. The senior population in North Texas is exploding at the same time that housing costs are at an all-time high. Their proposed age-restricted independent senior living property will be a high-quality housing community for seniors (55+) that is planned to be approximately 90 units made up of 1 and 2 bedroom floor plans that are thoughtfully designed to serve seniors.
- The gated community is proposed to be located on approximately 5 acres. Their 90 unit, 3-story building will be elevator-served with a full array of amenities to serve the senior lifestyle. This community will utilize Housing Tax Credits in order to create rent control for seniors where rent is directly based off of their income creating an environment that allows them to build a high-quality property and charge rents that are appropriate for seniors, many of whom live on fixed incomes. In addition, they will pay their full Ad Valorem property tax obligations.
- Their senior renters will be typically people who are aging out of their single-family homes and want to move close to family. These seniors have by in large exited the workforce, live on fixed incomes, and are looking for a maintenance-free and cost-effective lifestyle where they can be around others in

the same stage of life.

- Their typical senior residents will consist of retired educators, healthcare workers, first responders, civil servants, veterans, and professionals from many industries. The one thing that is common for all seniors is the desire to live in a community where there are other seniors and where costs will not skyrocket with the real estate market year after year.
- The rents will be based on the income a senior has and therefore represent rent control for seniors who very often have fixed incomes.
- The property will not be "Government Housing". They are a "for-profit" developer who is using the Housing Tax Credit as an incentive to be able to develop, build and operate high-quality housing for seniors. HUD will not be involved in their development in any way.
- The property will not be "Subsidized Housing". The government will not pay any rent. This will not be Section 8 housing. Cross Development Company will do income verification on all residents to make sure they meet income requirements and rental standards including criminal and credit background checks.

Board Member Reports & Comments

- In the absence of Gerry Sauls (project coordinator), Susan Kenney and Alvin Donohue gave an update on Sidewalk Project #4. Work on the project in the Meadows began approximately a week ago. They are in the process of breaking concrete and have removed a substantial amount in the Meadows. When they are finished in the Meadows they will proceed to Parkview.
- The next PID6 Meeting is on Wednesday, January 31, 2024, 6:30pm - 8:00 pm. (see PID6.org)

Community Manager's Report: Since Christina Fountain from NMI was absent, Brian Thach summarized and reported on the following:

- Neighborhood Updates/Status Report - Management Report (see attached)
- Monthly Financial Reports – November 2023 (see attached). December financials were not available yet, and will be presented at a future meeting.

Treasurer's Report: Paul Grove summarized and reported on the following:

- The 2023 PGNA scholarships entirely came from the profits of the 2022 Turkey Trot. The net profit for 2022 was \$5,200 plus \$1,100 leftover from 2021 enabled PGNA to award 12 scholarships last year. The net profit for the 2023 Turkey Trot was \$8,100 plus \$300 leftover from 2022 will enable PGNA to award larger or more scholarships this year. None of the scholarships come from assessment fees.
- The Holiday in the Park event had a budget this year of \$6,500. There was \$800 in revenue from vendors and the expenses were \$6,994. The net cost was then \$300 less than the budget.

Events & Activities Report:

- Susan Kenney reported that the Holiday Decorating Contest took place December 7-12. The coordinator, Matt McCoy was present in the audience. The winners were chosen.
- Susan Kenney reported that the Master Gardener Workshop is scheduled for January 27, 2024, 10 am - 11:30 am at Generations Church, 8400 Park Vista Blvd., Room E100. (check www.park-glen.org for more information).

Business & Motions:

1. Paul Grove made a motion to approve the homeowner appeal of ACC Denial of artificial turf (Account# PKGN64652). Beth Rutkoski seconded the motion. None opposed. The motion passed unanimously.

2. Paul Grove made a motion to deny the homeowner appeal of ACC Denial of the patio in the front yard (Account# PKGN64652). Beth Rutkoski seconded the motion. None opposed. **The motion passed unanimously.**

3. Paul Grove made a motion to deny the homeowner appeal of ACC Denial of the river rocks in the front yard (Account# PKGN64652). Beth Rutkoski seconded the motion. None opposed. **The motion passed unanimously.**

- Paul Grove made a motion to recommend to the City Council to support the proposed Huntington Place Senior Living Multi-family Housing, using Tax Credits, on vacant property on Parkwood Hill Blvd., immediately north of Habaneros Mexican Restaurant at 5601 Basswood Blvd with the caveat that the developer add a deed restriction that the property be used only for senior living and an enforcement clause be added to the deed restrictions giving PGNA the authority to enforce the deed restrictions. Alvin Donohue seconded the motion. None opposed. **The motion passed unanimously.**
- Susan made a motion to approve proposed changes to Roofing Material Guidelines as presented to the Board. Tom Kaul seconded the motion. None opposed. **The motion passed unanimously.**
- Mailboxes: A legal determination from the HOA attorney will be made for the February Board meeting to determine if we can fix the mailboxes that need repair.
- Lifestyle Coordinator: Melissa Medici reported that the 3 person committee of Beth Rutkoski, Beverly Feirtag, and Melissa Medici made a list of possible duties that may encompass the position. The Board will discuss the list at a later date.
- Collection accounts that are to be forwarded to the attorney: Once assessments have not been paid for more than two years the Board has the option to turn it over to attorneys for collection. There are 32 accounts that at this date are delinquent for more than two years. Paul Grove made a motion to escalate the following homeowner accounts for collection action, per our collection policy, up to and including authorization of legal action to foreclose. Ralph Robb seconded the motion. None opposed. **The motion passed unanimously.**

Park Glen Accounts to be forwarded to Attorney, as of 01.15.2024:

PKGN49262, PKGN38598, PKGN95240, PKGN48032, PKGN125253, PKGN105385, PKGN80191, PKGN95397, PKGN95072, PKGN64693, PKGN20373, PKGN47903, PKGN89996, PKGN38444, PKGN89821, PKGN64721, PKGN59004, PKGN90083, PKGN49130, PKGN110032, PKGN14749, PKGN119850, PKGN107751, PKGN95716, PKGN64775, PKGN64775, PKGN106630, PKGN122807, PKGN90049, PKGN90146, PKGN74490, PKGN47831

- Beth Rutkoski made a motion to approve paying Board President, Susan Kenney's Gmail account storage fee of \$21.31. Mark Stingley seconded the motion. None opposed. **The motion passed unanimously.**

Member Comments - There were no additional Member Comments.

Adjourn - The meeting was adjourned at 8:53 PM

Next Board Meeting is on February 20, 2024

HUNTINGTON PLACE SENIOR LIVING

PARKWOOD HILL BLVD

There is an affordability challenge in north Texas when it comes to housing and one of the largest segments of the population is also one of the most vulnerable. The senior population in north Texas is exploding at the same time that housing costs are at an all-time high. Our proposed age restricted independent senior living will be a high-quality housing community for seniors (55+) that is planned to be approximately 90 units made up of 1 and 2 bedroom floor plans that are thoughtfully designed to serve seniors.

LOCATION AERIAL



This gated community is proposed to be located on +-5 acres. Our 90 unit, 3-story building will be elevator served with a full array of amenities to serve our seniors lifestyle. This community will utilize Housing Tax Credits in order to create rent control for seniors where rent is directly based off of their income creating an environment that allows us to build high quality and charge rents that are appropriate for seniors, many of whom live on fixed incomes. In addition, we will pay our full Ad Valorum property tax obligations.

WHO WILL LIVE HERE

- Our senior renters are typically people who are aging out of their single-family home and want to move close to family. These seniors have by in large exited the workforce and live on fixed incomes and are looking for a maintenance-free and cost-effective lifestyle where they can be around others in the same stage of life.
- Our typical senior resident consists of retired educators, health care workers, first responders, civil servants, veterans, and professionals from many industries. The one thing that is common for all our seniors is the desire to live in a community where there are other seniors and where costs will not skyrocket with the real estate market year after year.
- Our rents are based on the income a senior has and therefore represent rent control for seniors who very often have fixed income.
 - **Our rents are based income**
 - **Current Avg Rents for 1 bedrooms = \$900-1,200**
 - **Current Avg Rents for 2 bedrooms = \$1,077-1,500**
 - Our rent grows annually as Area Median Income (AMI) grows

WHAT IT IS NOT

- Government Housing. We are a for profit developer who is using the Housing Tax Credit as an incentive to be able to develop, build and operate high quality housing for seniors and serve a segment of the senior population that is getting squeezed by the high cost of living in north Texas. HUD is not involved in our development in any way.
- Subsidized Housing. The government does not pay any rent. This is not Section 8 housing. We do income verification on all residents to make sure they meet our income requirements and rental standards including criminal and credit background checks.

Concept Photos of Similar Product Type



CONCEPT ELEVATION



CONCEPT PHOTOS



Park Glen Neighborhood Association

Management Report from December 02, 2023 to January 15, 2024

Administrative

Homeowner Contact:

- 23 regarding violations (this includes violations on their own properties or neighbors).
- 4 resale certificate inquiries and/or mortgage questionnaires.
- 7 requesting contact change information (or adding of email/phone numbers)
- 6 conversations regarding Property Modifications requirements/information.
- Management sent several email blasts on behalf of the board.
- 42 conversations regarding the invoices/statements from the 2023/2024 assessment billing, assisting homeowners with payments, portal logins.
- Management processed several invoices and payments on behalf of the Board.
- Management forwarded mailbox audit and submitted Bids for Consideration to several vendors.
- Management worked with HOA attorney to get the landscape changes document in legal form and ready for filing.
- Management working with ACC to streamline the modification application process in the new software.

Our office hours are Monday through Thursday 8:30 to 5:00. 8:30 to 3:00 on Fridays. There is a drop box outside the office for after hours. Office address is 5421 Basswood Blvd, Fort Worth 76137 (2 doors down from Premier Eye).

Change of Ownership

21 Properties had ownership changes processed December 02, 2023 to January 15, 2024,

Homeowner Emails on File

As of December 1st, we currently have 2905 emails on file (up 11 from 2894 in October)

Park Glen Neighborhood Association

Management Report from December 02, 2023 to January 15, 2024

ACC Applications from 12.2.23 to 1.15.24

23 ACC applications were received from owners between 12.2.23 to 01.15.24

11 applications were approved for:

- Driveway
- Other
- Painting
- Roof repair/Replacement
- Solar Panels
- Fence
- Pergola
- Window Replacement

4 Application was denied

5 Applications are still under review

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Park Glen Neighborhood Association, Inc.

Violation Report - Detail for 12/2/2023 - 1/15/2024

SUMMARY

209 Notice	31
Basketball Goals (All Phases Bulletin)	1
Exterior Maintenance (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	2
Exterior Maintenance (Ph III, V, XIII)	3
Landscape - Ph V & Ph XIII	3
Landscape - Phase III	1
Landscaping (I, II, IV, VI, VII, VIII, IX, X, XI, XII)	9
Parking (Ph I, II, IV, VI, VII, VIII, IX, X, XI & XII)	2
Storage of Garbage/Recycling	3
Tree Requirements	5
Unightly Items (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	2
209 Notice - Sent Certified	9
Landscaping (I, II, IV, VI, VII, VIII, IX, X, XI, XII)	2
Storage of Garbage/Recycling	4
Tree Requirements	1
Unightly Items (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	2
Closed	296
Architectural Changes (All Phases)	1
Exterior Maintenance (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	9
Exterior Maintenance (Ph III, V, XIII)	1
Landscape - Ph V & Ph XIII	30
Landscape - Phase III	2
Landscaping (I, II, IV, VI, VII, VIII, IX, X, XI, XII)	143
Parking (All Phases Bulletin)	1
Parking (Ph I, II, IV, VI, VII, VIII, IX, X, XI & XII)	7
Signage (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	1
Storage of Garbage/Recycling	93
Tree Requirements	1
Unightly Items (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	5
Unightly Items (Ph III, V, XIII)	2
Courtesy Notice	98
Architectural Changes (All Phases)	4
Basketball Goals (All Phases Bulletin)	3
Exterior Maintenance (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	7
Fence Screen CL - (Ph I, II, IV, VI, VII, VIII, IX, X, XI & XII)	1
Landscape - Phase III	6
Landscaping (I, II, IV, VI, VII, VIII, IX, X, XI, XII)	26
Parking (Ph I, II, IV, VI, VII, VIII, IX, X, XI & XII)	4
Parking (Ph III, V, XIII)	1
Signage (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	1

Park Glen Neighborhood Association, Inc.

Violation Report - Detail for 12/2/2023 - 1/15/2024

Storage of Garbage/Recycling 34

Stored/Inoperable Vehicles (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII) 1

Unsightly Items (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII) 9

Unsightly Items (Ph III, V, XIII) 1

Monitor 53

Landscape - Ph V & Ph XIII 2

Landscape - Phase III 2

Landscaping (I, II, IV, VI, VII, VIII, IX, X, XI, XII) 44

Tree Requirements 4

Unsightly Items (Ph III, V, XIII) 1

Warning Notice 45

Architectural Changes (All Phases) 3

Basketball Goals (All Phases Bulletin) 1

Exterior Maintenance (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII) 3

Landscape - Ph V & Ph XIII 5

Landscaping (I, II, IV, VI, VII, VIII, IX, X, XI, XII) 13

Storage of Garbage/Recycling 12

Tree Requirements 6

Unsightly Items (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII) 2

Total 532



AAMC®- ACCREDITED ASSOCIATION MANAGEMENT COMPANY®

Park Glen Neighborhood Association, Inc.

11/30/2023

Park Glen Neighborhood Association, Inc.

Balance Sheet as of 11/30/2023

Assets	Operating	Reserve	Total
Current Assets			
1000 - CAB Operating Checking	\$50,229.24		\$50,229.24
1001 - CIT Operating Money Mkt *9421	\$75,371.46		\$75,371.46
1020 - PPB Operating Account *1794	\$135,275.12		\$135,275.12
1102 - AAB ICS Reserve MM *4845		\$107,047.38	\$107,047.38
1103 - CIT Reserve Money Mkt *4542		\$75,658.11	\$75,658.11
1120 - PPB Reserve Money Mkt *1785		\$114,239.31	\$114,239.31
1200 - CDARS Reserve CD *1072 weeks 08/22/24		\$133,346.24	\$133,346.24
1201 - CDARS Reserve CD *1102 52 weeks 08/22/24		\$133,346.27	\$133,346.27
1600 - Accounts Receivable	\$107,660.12		\$107,660.12
1605 - Allowance for Doubtful Accts	(\$7,193.76)		(\$7,193.76)
Total Current Assets	\$361,342.18	\$563,637.31	\$924,979.49
Total Assets	\$361,342.18	\$563,637.31	\$924,979.49
Liabilities / Equity			
Current Liabilities			
2003 - Due to Mgmt. Co.--Trf Fees	\$1,500.00		\$1,500.00
2050 - Prepaid Owners Assessments	\$15,459.14		\$15,459.14
2003-99 - Due to Mgmt Co.--Collect Ltr/Pmt Plans/Admin/Lien	\$310.00		\$310.00
Total Current Liabilities	\$17,269.14		\$17,269.14
Equity			
3500 - Fund Balance Retained	\$137,892.64	\$560,109.95	\$698,002.59
3550 - Current Year Gain / Loss	\$206,180.40	\$3,527.36	\$209,707.76
Total Equity	\$344,073.04	\$563,637.31	\$907,710.35
Total Liabilities / Equity	\$361,342.18	\$563,637.31	\$924,979.49

Park Glen Neighborhood Association, Inc.

Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4100 - Assessments	-	-	-	218,922.00	218,922.00	-	218,922.00
4500 - Interest Income	20.36	-	20.36	41.19	-	41.19	-
4550 - Interest on Assessments (Delinquent)	(.83)	125.00	(125.83)	180.85	250.00	(69.15)	1,500.00
4603 - Social Event Income	11,304.05	1,250.00	10,054.05	13,369.05	2,500.00	10,869.05	15,000.00
Total Operating Income	11,323.58	1,375.00	9,948.58	232,513.09	221,672.00	10,841.09	235,422.00
Operating Expense							
General and Administrative Expenses							
5104 - Administrative	4,931.75	-	(4,931.75)	7,292.20	5,500.00	(1,792.20)	5,500.00
5105 - Postage	336.96	-	(336.96)	336.96	7,000.00	6,663.04	7,000.00
5107 - Social Committee/Community Events	4,290.54	12,000.00	7,709.46	4,290.54	14,700.00	10,409.46	31,800.00
5107-02 - Community Programs	-	-	-	-	1,150.00	1,150.00	2,000.00
5112 - Committee Expense	-	-	-	-	-	-	500.00
5113 - Professional Management	6,942.00	6,942.00	-	13,884.00	13,884.00	-	83,304.00
5114 - Digital/Offsite Storage & Virus Protection	303.00	303.00	-	606.00	606.00	-	3,636.00
5115 - Website/Portal	-	-	-	-	800.00	800.00	800.00
5116 - Association Meetings	120.00	-	(120.00)	120.00	250.00	130.00	250.00
5117 - Licenses, Permits & Fees	-	-	-	-	-	-	120.00
5118 - Hospitality	-	125.00	125.00	-	250.00	250.00	1,500.00
5120 - Copies	-	-	-	-	500.00	500.00	500.00
5176 - Legal Fees	112.50	-	(112.50)	112.50	5,000.00	4,887.50	5,000.00
5177 - Legal Fees Billed Back	(2,345.65)	-	2,345.65	(2,345.65)	-	2,345.65	-
5180 - Other Professional	-	4,000.00	4,000.00	-	4,000.00	4,000.00	8,000.00
5181 - Audit & Accounting	-	-	-	-	-	-	500.00
5184 - Scholarships/Charity	-	-	-	500.00	-	(500.00)	8,000.00
Total General and Administrative Expenses	14,691.10	23,370.00	8,678.90	24,796.55	53,640.00	28,843.45	158,410.00
Taxes							
5202 - Corporate Income Tax	1,118.00	-	(1,118.00)	1,118.00	-	(1,118.00)	2,000.00
Total Taxes	1,118.00	-	(1,118.00)	1,118.00	-	(1,118.00)	2,000.00
Insurance							
5250 - Commercial Package Insurance	418.14	-	(418.14)	418.14	-	(418.14)	16,588.81
5251 - Directors' & Officers' Ins.	-	-	-	-	-	-	8,365.20
5252 - Umbrella Policy	-	-	-	-	-	-	3,588.44
Total Insurance	418.14	-	(418.14)	418.14	-	(418.14)	28,542.45
Infrastructure and Maintenance							
5470 - Community Maintenance & Repairs	-	-	-	-	15,000.00	15,000.00	15,000.00
Total Infrastructure and Maintenance	-	-	-	-	15,000.00	15,000.00	15,000.00

Park Glen Neighborhood Association, Inc.

Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Reserves							
6000 - Reserve Contribution	-	-	-	-	-	-	31,469.55
Total Reserves	-	-	-	-	-	-	31,469.55
Total Operating Expense	16,227.24	23,370.00	7,142.76	26,332.69	68,640.00	42,307.31	235,422.00
Net Operating Income (Loss)	(4,903.66)	(21,995.00)	17,091.34	206,180.40	153,032.00	53,148.40	-

Park Glen Neighborhood Association, Inc.

Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4500 - Interest Income	1,107.91	-	1,107.91	3,527.36	-	3,527.36	-
4750 - Reserve Fund Contribution Income	-	-	-	-	-	-	31,469.55
Total Reserve Income	1,107.91	-	1,107.91	3,527.36	-	3,527.36	31,469.55
Net Reserve Income (Loss)	1,107.91	-	1,107.91	3,527.36	-	3,527.36	31,469.55
Net Total	(3,795.75)	(21,995.00)	18,199.25	209,707.76	153,032.00	56,675.76	31,469.55

Holiday in the Park		2023	
General Info & Revenue		Attendees (approx #):	
		Coordinator:	Kristy Shallcross
		Date:	12/3/22
		Location:	Arcadia #4
		Exhibitors:	20
		Fee:	\$40
		Total Revenue:	\$800
Expenses			
Santa:	Santa Rob	\$	475.00
Balloon Artist/Face Painter:	Provided by Adventure Kids Playcare	\$	-
Bounce House(s):	Let's Jump	\$	988.88
Snow Hill:	Emergency Ice	\$	3,409.88
Petting Zoo:	Westland Ranch	\$	600.00
Park Permit:	City of Fort Worth	\$	165.00
Craft Supplies:	Provided by AUMC	\$	-
Coordinator:	Kristy Shallcross	\$	1,000.00
Breakfast:	Provided by AUMC	\$	-
Cookies / Snacks:	Provided by the Scouts	\$	-
DJ / Sound System:	Provided by PGNA	\$	-
Signs to Promote:	Put out by Tom Kaul	\$	-
Other supplies/snacks:	Sleds provided by PGNA	\$	-
Portable Toilet:	Port-O-Gold	\$	135.41
Photography:	Provided by Kristy	\$	-
Police officer:	Officer Ulrich	\$	220.00
	Total expenses:	\$	6,994.17
Summary		Budget:	\$ 6,500.00
		Net cost:	\$ (6,194.17)
		Under / (Over) Budget:	\$ 305.83
EXHIBITORS			
	Copeland Floors		\$40.00
	Ronnie Copeland		
	Copeland Floors		\$40.00
	Ronnie Copeland		
	AT&T		\$40.00
	Andrew Wardrup		
	Well Groomed Pets		\$40.00
	Jenna Lane		
	Susan Roberts Pediatric Dentistry		\$40.00
	Ashley Webster		
	Jenna Kays Place		\$40.00
	Jennifer Ervin		
	Premier Martial Arts		\$40.00
	Bryce and Kim Ligeti		

	Modern Massage Emily Kaellner	\$40.00		
	Jennifer LeBlanc, Realtor Jennifer LeBlanc	\$40.00		
	Jennsroses Jennifer Delgadillo	\$40.00		
	Code Wiz Keller Juan Duarte	\$40.00		
	Courtney's Sublimation Station Courtney Shea	\$40.00		
	Primrose School Candice Shedlock	\$40.00		
	Primrose School Candice Shedlock	\$40.00		
	Primrose School Candice Shedlock	\$40.00		
	Primrose School Candice Shedlock	\$40.00		
	Primrose School Candice Shedlock	\$40.00		
	Primrose School Candice Shedlock	\$40.00		
	Primrose School Candice Shedlock	\$40.00		
	GAMA Creations Stephanie Gomez	\$40.00		
	Butsch Designs Brittany Butsch	\$40.00		
	Exhibitor Totals:	20	\$800.00	

Congratulations to Holiday Decorating Contest Winners 2023

Park View - 4709 North Cascades

Vistas at Park Glen - 4929 Lodgepole Ln

The Preserve - 4816 Island Circle

The Hills - 4801 Salmon Run Way

The Bluffs - 5221 Redwood Tr

Windridge - 8252 Mt. Shasta

The Knoll - 7725 Arcadia Tr

The Vistas of Park Glen - 6929 Chaco Tr

The Crossing - 7213 Wagon Run

The Glen - 4640 Gila Bend

Phase I - 7404 San Isabel

The Meadows - 7109 Isle Royale Dr

Phase III - 7420 Bear Lake

**A Big thanks goes out to Coordinator Matt McCoy and
all the volunteer judges.**

WINTER/SPRING YARD MAINTENANCE WORKSHOP

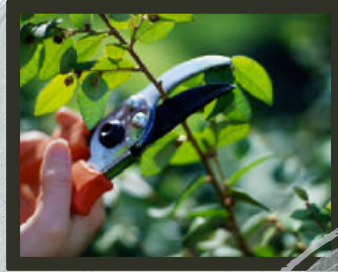
**JANUARY 27, 2024
10 AM -11:30 AM**

TEXAS A&M
AGRILIFE
EXTENSION

PRUNING



Learn what to prune and how. Will include perennials, trees and shrubs



MULCHING



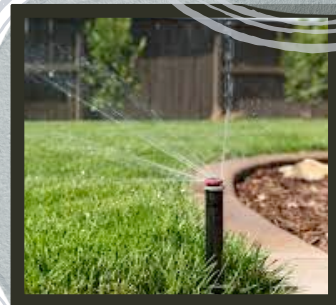
Learn about the different types of mulch and how to use it correctly



WATERING



Money saving advice. How to use water to protect plants



Location:

Generations Church

8400 Park Vista Blvd. Room E100 in the Main Building

The closest parking to the Main Building Entrance door is the southeast parking lot along Desert Falls Dr (second drive from Park Vista).

Please enter through the south drop-off entrance.

Revisions approved by Board on 1-16-14.

ROOFING MATERIAL GUIDELINES

(a transcription of guidelines dated 12/30/2011 that were included in a dedicatory instrument filed with the County Clerk 3/20/2012 as Instrument D212067329)

In order to comply with the procedures set forth by Chapter 202.011 of the Texas Property Code which precludes Associations from adopting or enforcing a complete prohibition on certain roofing Materials, the Association has adopted certain limitations on certain roofing materials. It is the intent of the Association to comply with the law to the extent it is valid and effective. It is not the intent of the Association to change the governing documents of the Association that were not legally affected by the statute.

1. The roofing materials described below may not be installed without prior written approval of the Architectural Control Committee (ACC) or its equivalent.

2. The Association shall not prohibit an Owner who is otherwise authorized to install shingles on the roof of the Owner's property from installing shingles that;

A. Are designed to:

- i. Be wind and hail resistant; or
- ii. Provide heating and cooling efficiencies greater than those provided by customary composite shingles; or
- iii. Provide solar generation capabilities;

and

B. When installed:

- i. Resemble the shingles used or otherwise authorized for use on property in the subdivision; and

- ii. Are more durable than and are of equal or superior quality to the shingles described by above; and
- iii. Match the aesthetics of the property surrounding the Owner's property.