

Park Glen Neighborhood Association

Agenda Board of Directors Meeting- In-person Only

Tuesday, July 16, 2024 at 7pm

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 (sec-

ond drive from Park Vista).

Please enter through the south drop off entrance.

APPROVED
BY BOARD
OF
DIRECTORS
ON
8-20-24

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

Susan Kenney started the meeting at 7:02 PM. The quorum was met, and the meeting was called to order. The following Board Members were present in person: Susan Kenney, Mark Stingley, Beth Rutkoski, Tom Kaul, Paul Grove, and Alvin Donohue. Ralph Robb was absent.

Announcement of Board Actions since the June 18, 2023 Board Meeting:

On July 2, 2024, Susan Kenney made a motion that due to the case that the pre-approved mailbox contractor couldn't meet the timeframe needed, she recommended approving 10/10 Construction as the contractor for the mailbox project. Tom Kaul seconded the motion. Those voting in favor of the motion were: Susan Kenney, Tom Kaul, Mark Stingley, Beth Rutkoski, Ralph Robb, Alvin Donohue, and Paul Grove. **The motion passed unanimously on 7-3-24.**

Consideration of May 21, 2024 Board Meeting Minutes:

Tom Kaul made a motion to accept the May 21, 2024, Regular Board Meeting minutes. Beth Rutkoski seconded the motion. None opposed. **The Motion passed unanimously.**

Consideration of June 18, 2024 Board Meeting Minutes:

Alvin Donohue made a motion to accept the June 18, 2024, Regular Board Meeting minutes. Beth Rutkoski seconded the motion. None opposed. **The Motion passed unanimously.**

Board Member Reports & Comments

- Matt McCoy (volunteer Mailbox Coordinator) and Susan Kenney gave an update on the Mailbox Project. 10/10 Construction (owner: Kevin Hackbart) was chosen as the contractor. The contractor agreed to an extended warranty and also agreed to freeze the price of the repairs for three years. There's additional work that needs to be done on the mailboxes. A contract for the three years was needed to lock in those prices, which are considerably lower than the original contractor that Matt initially hired. On July 17, 2024, 10/10 Construction will begin accessing the Mailbox Project. NMI, our management company, surveyed each mailbox and measured them to see the degree to which they were each leaning. Also, NMI documented which mailboxes had bricks missing or were cracked. 27 mailboxes are on the list that we approved at the last meeting, and they are either five degrees leaning or more, or they have cracked/missing bricks. It's \$2,125 to completely replace a mailbox. If the brick needs tuckpointing and/or masonry the cost is \$406. The projected total cost of the Mailbox Project is

\$22,093.75. The budget limit is \$40,000 which allows for any unforeseen repairs.

- Susan Kenney gave an update on ZC-24-022. This involves the rezoning at the southwest corner of Park Vista and Basswood Boulevard. It's the I Explore Montessori School which was previously the Boy Scout Activity Center and before that, it was the YMCA. The current owner, who owns the I Explore Montessori, put in a request to rezone the property to retail. The Board recommended denial of the request and a lot of residents were against that as well. Many people sent e-mails to the city as well as to our council member. The request went before the zoning commission on July 10, 2024, where members, homeowners, and Susan Kenney spoke. The zoning commission recommended denial to the city council. It goes in front of the city council on August 13, 2024. Anyone wanting further information can go to www.parkglen.org on the home page. Anyone wanting to speak in person or online at the August 13th City Council meeting or submit a comment card can do that.
- Beth Rutkoski gave a brief update on the last PID6 meeting. The prescribed burn in Arcadia Park took place on July 15, 2024, and was very successful. The next PID6 Meeting is on Wednesday, July 31, 2024, 6:30 pm - 8:00 pm. (see PID6.org)

Community Manager's Report: Victoria Rosario, the HOA's new Manager, summarized and reported on the following:

- Neighborhood Updates/Status Report - Management Report (see attached)
- Monthly Financial Reports – October 2023 (see attached)

Treasurer's Report:

- Paul Grove (PGNA Treasurer) reported on the Coffee/Tea and Yoga in the Park Events (very successful and under-budget), Movie Night in the Park (very successful, and under-budget/approx. 95 people attended), and the completion of Sidewalk Project #4 (very successful and a lot more homes were finished than anticipated).

Events & Activities Report:

- Susan Kenney reported on the Scholarship Program. She gave a special thanks to Julie Grove (Program Coordinator) and Paul Grove. Nine scholarships were awarded at \$925 each to Zoe Fansler, Rebeca Meza, Ibrahim Bias, Hillary Tran, Vincent Perez, Madison Dinh, Lexi Burgess, Mathew Dinh, and Audrey Doan (winners are also listed on PID6.org.) Also, Susan gave a special thanks to the Selection Committee Members: Phil Csoros, Lawrence Courtien, Rachel Ross, and Rachel Campbell.
- Susan Kenney reported on the Yard of the Month Program and thanked Matt McCoy and volunteer judges. The next contest is August 3-6. If you have any questions or if you want to be a volunteer judge, email Matt McCoy at PGNAMatt@gmail.com
- Susan Kenney reported on the PGNA Election & Annual Meeting. The Annual Meeting will be held on Tuesday, September 10, 2024, at 7:00 p.m. at Generations Church at 8400 Park Vista Blvd. Candidates can file between June 21 and July 23, 2024. Any homeowner is eligible to run for the PGNA Board.
- Susan Kenney reported on the Park Glen Annual Independence Celebration Parade. A special thanks was given to Kristy Shallcross (Parade Coordinator) and Mark Stingley for helping with the event. The Parade was held on June 29th 9 am - 10 am. Location: Arcadia Park #4 at 4850 Glen Springs Trail. The Kids and Dog Contest was from 9:15-9:30 am and the Parade started at 9:35 am. Many people expressed their enjoyment and the success of the Parade.
- Melissa Medici (Coordinator) reported on the National Night Out (October 1, 2024). If you'd like to hold a block party, email Melissa at PGNAMelissa@gmail.com. The purpose of the National Night Out (NNO) block parties is for neighbors to get to know one another better and encourage neighbors to look out for one another to reduce crime. The HOA will pay up to \$75 for the first 40

registered block parties for block party expenses, such as for food, non-alcoholic beverages, supplies (paper products, signage, decorations, and other similar items), and rentals if you register your block party with PGNA by September 23rd.

Business & Motions:

- Susan Kenney asked that matters pertaining to Account #PKG47815 - Appeal on a Sod Violation be tabled until the next meeting.
- Susan Kenney reported and Alvin Donohue made a motion to **deny** the Appeal on ACC denial of artificial vine fencing (Account #PKG197758). Mark Stingley seconded the motion. None opposed. **The motion passed unanimously.**
- Susan Kenney reported and Tom Kaul made a motion to **approve** the Appeal on ACC denial for exterior paint (Account # PKG95768). Alvin Donohue seconded the motion. None opposed. **The motion passed unanimously.**
- Susan Kenney reported and made a motion to adjust the total expenditure from \$250,000 to \$263,000 from the reserve fund for a project (Sidewalk Project #4) throughout the Meadows and Parkview Sections, and any areas of the previous Sidewalk Projects #1, #2, #3 that were not completed, to repair/replace identified sidewalk height mismatches greater than ¼ inch and mitigate tree roots where needed. Costs to include contingency, cost of all work, the fee of coordinator (Gerry Sauls), and up to \$200 reimbursement to replace each tree removed (expected to be minimal). Tom Kaul seconded the motion. None opposed. **The motion passed unanimously.**
- Susan Kenney reported and made a motion to approve Sidewalk Project Coordinator Gerry Sauls to move forward on Sidewalk Project #5 by inventorying the next villages on the priority list with a target maximum project cost of \$250,000. Alvin Donohue seconded the motion. None opposed. **The motion passed unanimously.**
- Susan Kenney reported and the Board tabled a motion to review and approve the Exterior Lighting Guidelines until the next meeting.

Member Comments - Several audience members expressed their opinions on the content of the Exterior Lighting Guidelines draft. The Board stressed that the Exterior Lighting Guidelines **Draft** is a work in process and we are actively seeking input from the community. No determinations have yet been made concerning the Guidelines.

Adjourn - The meeting was adjourned at 8:33 PM

Next Board Meeting is on August 20, 2024

Park Glen Neighborhood Association

Management Report from June 15, 2024, to July 11, 2024

Administrative

- 51 inquiries or actions on specific violations (this includes violations on their own properties or neighbors).
- 3 requesting contact change information (or adding email/phone numbers).
- Management sent 10 email blasts on behalf of the board.
- Management referred 2 accounts to the attorney after the 209-expiration date.
- Management conducted 14 separate inspections.
- Management processed 14 invoices on behalf of the HOA.
- Management forwarded 2 requests to the PID6 manager.
- Management answered 4 inquiries regarding resales or conducted a resale inspection.
- Management accepting candidate information for the upcoming September Board of Directors election..
- Management compiling information regarding homeowner appeals (one violation and 2 ACC)

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).

Victoria Rosario – **NEW** Community Association Manager –972-359-1548

Ashlee Weeks, Administrative Assistant 972-359-1548 ext. 207

customercare@nmitx.com for all customer care information and assistance.

Change of Ownership

There have been 16 Properties ownership changes June 15, 2024 through July 11, 2024.

Homeowner Emails on File

As of July 11, 2024 we currently have 2919 emails on file (up 3 from the 2,916 on last management report).

Park Glen Neighborhood Association

Management Report from June 15, 2024, to July 11, 2024

ACC Applications from 6.15.24 to 7.11.24

31 ACC applications were received from owners for the dates above.

7 approved, 3 denied. 15 under review or waiting for additional information to be supplied. 4 closed, and 2 are pending appeal hearings.

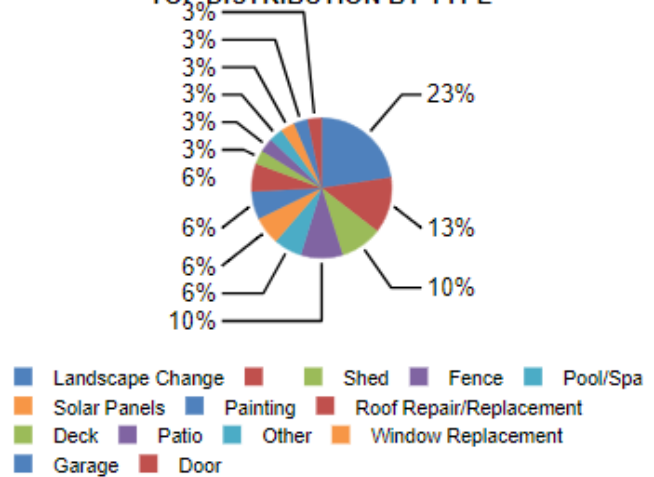
Park Glen Neighborhood Association, Inc.

ARC Report - Detail for 6/15/2024 - 7/11/2024

SUMMARY

Approved	7
Door	2
Landscape Change	1
Roof Repair/Replacement	1
Shed	1
Window Replacement	1
ARC Review	14
Deck	1
Fence	2
Landscape Change	4
Other	1
Painting	2
Patio	1
Pool/Spa	1
Solar Panels	2
Closed	4
Fence	2
Pool/Spa	1
Denied Application	3
Landscape Change	1
Roof Repair/Replacement	1
Shed	1
Pending Hearing	2
Garage	1
Landscape Change	1
Request More Information	1
Shed	1
Total	31

TOP DISTRIBUTION BY TYPE



Park Glen Neighborhood Association

Management Report from June 15, 2024, to July 11, 2024

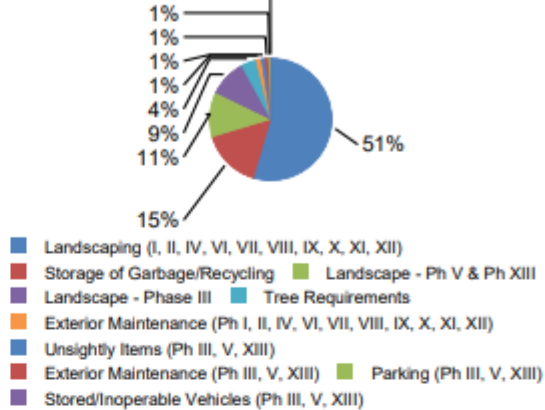
Park Glen Neighborhood Association, Inc.

Violation Report - Detail for 6/15/2024 - 7/11/2024

SUMMARY

209 Notice	87
Architectural Changes (All Phases)	3
Basketball Goals (All Phases Bulletin)	1
Exterior Maintenance (Ph III, V, XIII)	1
Landscape - Ph V & Ph XIII	14
Landscape - Phase III	4
Landscaping (I, II, IV, VI, VII, VIII, IX, X, XI, XII)	40
Storage of Garbage/Recycling	20
Tree Requirements	2
Unightly Items (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	2
209 Notice - Sent Certified	52
Architectural Changes (All Phases)	4
Exterior Maintenance (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	2
Exterior Maintenance (Ph III, V, XIII)	2
Landscape - Ph V & Ph XIII	8
Landscaping (I, II, IV, VI, VII, VIII, IX, X, XI, XII)	27
Parking (Ph I, II, IV, VI, VII, VIII, IX, X, XI & XII)	1
Parking (Ph III, V, XIII)	1
Tree Requirements	3
Unightly Items (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	3
Unightly Items (Ph III, V, XIII)	1
Closed	398
Architectural Changes (All Phases)	4
Basketball Goals (All Phases Bulletin)	3
Exterior Maintenance (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	8
Exterior Maintenance (Ph III, V, XIII)	3
Flag Displays (All Phases)	1
Landscape - Ph V & Ph XIII	47
Landscape - Phase III	36
Landscaping (I, II, IV, VI, VII, VIII, IX, X, XI, XII)	157
Leasing - PKGN	1
Parking (All Phases Bulletin)	1
Parking (Ph I, II, IV, VI, VII, VIII, IX, X, XI & XII)	4
Parking (Ph III, V, XIII)	5
Signage (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	2
Signage (Ph III, V, XIII)	2
Storage of Garbage/Recycling	86
Stored/Inoperable Vehicles (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	1

TOP DISTRIBUTION BY TYPE



Violation Totals:

Open Violations:

Courtesy – 418 (503)
 Warning – 152 (295)
 209 Regular – 87 (144)
 209 Certified – 52 (67)
 Monitored – 262 (79)
 Pending – 1
Total = 972

Closed – 398 (720)

****209 Letter is the start of the legal process, these notices contain specific language that is mandated by Texas Property Code to send an account to the attorney, so a lawsuit may be filed to enforce deed restrictions that are not being met.**

Park Glen Neighborhood Association

Management Report from June 15, 2024, to July 11, 2024

Stored/Inoperable Vehicles (Ph III, V, XIII)	1
Tree Requirements	12
Unightly Items (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	15
Unightly Items (Ph III, V, XIII)	8
Courtesy Notice	418
Architectural Changes (All Phases)	6
Basketball Goals (All Phases Bulletin)	2
Exterior Maintenance (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	6
Exterior Maintenance (Ph III, V, XIII)	2
Landscape - Ph V & Ph XIII	43
Landscape - Phase III	23
Landscaping (I, II, IV, VI, VII, VIII, IX, X, XI, XII)	219
Parking (All Phases Bulletin)	2
Parking (Ph I, II, IV, VI, VII, VIII, IX, X, XI & XII)	1
Parking (Ph III, V, XIII)	1
Signage (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	4
Signage (Ph III, V, XIII)	1
Storage of Garbage/Recycling	75
Tree Requirements	10
Unightly Items (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	18
Unightly Items (Ph III, V, XIII)	5
Monitor	262
Architectural Changes (All Phases)	1
Exterior Maintenance (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	2
Landscape - Ph V & Ph XIII	15
Landscape - Phase III	60
Landscaping (I, II, IV, VI, VII, VIII, IX, X, XI, XII)	164
Storage of Garbage/Recycling	1
Tree Requirements	19
Pending Hearing	1
Landscaping (I, II, IV, VI, VII, VIII, IX, X, XI, XII)	1
Warning Notice	152
Architectural Changes (All Phases)	4
Basketball Goals (All Phases Bulletin)	1
Exterior Maintenance (Ph III, V, XIII)	2
Landscape - Ph V & Ph XIII	24

Report generated on 7/11/2024 2:57 PM - V 3.8

Landscape - Phase III	3
Landscaping (I, II, IV, VI, VII, VIII, IX, X, XI, XII)	88
Storage of Garbage/Recycling	19
Tree Requirements	5
Unightly Items (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	6

Total 1370

Park Glen Neighborhood Association

Management Report from June 15, 2024, to July 11, 2024

Financials

Please refer to the attached Summary Financials for June 2024.

Legal (As of 7/11/2024) Collections Only

21 Collection/Pre-Litigation

2 Active Post Judgments

23 accounts currently with the Attorney

Respectfully Submitted,

Christina M. Fountain,

Senior Community Association Manager

Neighborhood Management, Inc.

Park Glen Neighborhood Association, Inc.

Balance Sheet as of 6/30/2024

Assets	Operating	Reserve	Total
Current Assets			
1020 - PPB Operating Account *1794	\$93,199.84		\$93,199.84
1021 - PPB ICS Operating MM *1794	\$129,467.16		\$129,467.16
1120 - PPB Reserve Money Mkt *1785		\$3,274.26	\$3,274.26
1121 - PPB ICS Reserve MM *1785		\$37,226.09	\$37,226.09
1200 - CDARS Reserve CD *1072 weeks 08/22/24		\$137,075.70	\$137,075.70
1201 - CDARS Reserve CD *1102 52 weeks 08/22/24		\$137,075.73	\$137,075.73
1600 - Accounts Receivable	\$60,655.09		\$60,655.09
1605 - Allowance for Doubtful Accts	(\$6,785.75)		(\$6,785.75)
Total Current Assets	\$276,536.34	\$314,651.78	\$591,188.12
Total Assets	\$276,536.34	\$314,651.78	\$591,188.12
Liabilities / Equity			
Current Liabilities			
2003 - Due to Mgmt. Co.--Trf Fees	\$1,500.00		\$1,500.00
2050 - Prepaid Owners Assessments	\$20,424.14		\$20,424.14
2003-99 - Due to Mgmt Co.--Collect Ltr/Pmt Plans/Admin/Lien	\$1,490.00		\$1,490.00
Total Current Liabilities	\$23,414.14		\$23,414.14
Equity			
3500 - Fund Balance Retained	\$139,013.57	\$560,109.95	\$699,123.52
3550 - Current Year Gain / Loss	\$116,389.36	(\$245,458.17)	(\$129,068.81)
3600 - Prior Year Adjustments	(\$2,280.73)		(\$2,280.73)
Total Equity	\$253,122.20	\$314,651.78	\$567,773.98
Total Liabilities / Equity	\$276,536.34	\$314,651.78	\$591,188.12

Park Glen Neighborhood Association, Inc.

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4100 - Assessments	-	-	-	218,876.87	218,922.00	(45.13)	218,922.00
4500 - Interest Income	143.57	-	143.57	584.41	-	584.41	-
4550 - Interest on Assessments (Delinquent)	376.68	125.00	251.68	1,331.36	1,125.00	206.36	1,500.00
4603 - Social Event Income	300.00	1,250.00	(950.00)	17,776.05	11,250.00	6,526.05	15,000.00
4604 - Advertising Revenue for Benevolence	450.00	-	450.00	500.00	-	500.00	-
Total Income	1,270.25	1,375.00	(104.75)	239,068.69	231,297.00	7,771.69	235,422.00
Total Income	1,270.25	1,375.00	(104.75)	239,068.69	231,297.00	7,771.69	235,422.00

Operating Expense

General and Administrative Expenses

5104 - Administrative	4,275.46	-	(4,275.46)	12,629.52	5,500.00	(7,129.52)	5,500.00
5105 - Postage	126.60	-	(126.60)	3,821.88	7,000.00	3,178.12	7,000.00
5107 - Social Committee/Community Events	3,435.37	-	(3,435.37)	29,456.75	28,900.00	(556.75)	31,800.00
5107-02 - Community Programs	600.00	-	(600.00)	2,594.70	1,850.00	(744.70)	2,000.00
5112 - Committee Expense	-	-	-	-	-	-	500.00
5113 - Professional Management	6,942.00	6,942.00	-	62,478.00	62,478.00	-	83,304.00
5114 - Digital/Offsite Storage & Virus Protection	314.00	303.00	(11.00)	2,782.00	2,727.00	(55.00)	3,636.00
5115 - Website/Portal	-	-	-	945.71	800.00	(145.71)	800.00
5116 - Association Meetings	-	-	-	367.00	250.00	(117.00)	250.00
5117 - Licenses, Permits & Fees	(150.00)	-	150.00	15.00	120.00	105.00	120.00
5118 - Hospitality	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
5120 - Copies	-	-	-	-	500.00	500.00	500.00
5176 - Legal Fees	262.50	-	(262.50)	3,900.00	5,000.00	1,100.00	5,000.00
5180 - Other Professional	-	4,000.00	4,000.00	-	8,000.00	8,000.00	8,000.00
5181 - Audit & Accounting	-	-	-	500.00	500.00	-	500.00
5184 - Scholarships/Charity	132.63	-	(132.63)	632.63	-	(632.63)	8,000.00
Total General and Administrative Expenses	15,938.56	11,370.00	(4,568.56)	120,123.19	124,750.00	4,626.81	158,410.00

Taxes

5202 - Corporate Income Tax	-	-	-	1,118.00	2,000.00	882.00	2,000.00
Total Taxes	-	-	-	1,118.00	2,000.00	882.00	2,000.00

Insurance

5250 - Commercial Package Insurance	520.00	16,588.81	16,068.81	1,438.14	16,588.81	15,150.67	16,588.81
5251 - Directors' & Officers' Ins.	-	8,365.20	8,365.20	-	8,365.20	8,365.20	8,365.20
5252 - Umbrella Policy	-	3,588.44	3,588.44	-	3,588.44	3,588.44	3,588.44
Total Insurance	520.00	28,542.45	28,022.45	1,438.14	28,542.45	27,104.31	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 6/1/2024 - 6/30/2024

	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 Expense	16,458.56	39,912.45	23,453.89	122,679.33	170,292.45	47,613.12	235,422.00
Operating Net Total	(15,188.31)	(38,537.45)	23,349.14	116,389.36	61,004.55	55,384.81	-

Park Glen Neighborhood Association, Inc.

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4500 - Interest Income	1,116.09	-	1,116.09	11,591.12	-	11,591.12	-
4750 - Reserve Fund Contribution Income	-	-	-	-	-	-	31,469.55
Total Income	1,116.09	-	1,116.09	11,591.12	-	11,591.12	31,469.55
Total Income	1,116.09	-	1,116.09	11,591.12	-	11,591.12	31,469.55
Reserve Expense							
Infrastructure and Maintenance							
5478 - Sidewalk Repair & Root Mitigation	20,790.14	-	(20,790.14)	257,049.29	-	(257,049.29)	-
Total Infrastructure and Maintenance	20,790.14	-	(20,790.14)	257,049.29	-	(257,049.29)	-
Total Expense	20,790.14	-	(20,790.14)	257,049.29	-	(257,049.29)	-
Reserve Net Total	(19,674.05)	-	(19,674.05)	(245,458.17)	-	(245,458.17)	31,469.55
Net Total	(34,862.36)	(38,537.45)	3,675.09	(129,068.81)	61,004.55	(190,073.36)	31,469.55

Congratulations to
PGNA 2024 Scholarship Recipients

9 Scholarships were awarded of \$925 each

Zoe Fansler
Rebeca Meza
Ibrahim Bias
Hillary Tran
Vincent Perez
Madison Dinh
Lexi Burgess
Mathew Dinh
Audrey Doan

A Big thanks goes out to PGNA Scholarship Program Coordinator Julie Grove and Scholarship Selection Committee members: Phil Csoros, Lawrence Courtien, Rachel Ross, Rachel Campbell.

PGNA Sidewalk Rehabilitation Program #4

No.	Item Description	Unit	Unit Cost	CCC Bid		Unit Cost	CCC Final	
				Quantity	Sub-Total		Quantity	Sub-Total
Concrete Construction Company								
1	Grind < 1/2" Existing Concrete Sidewalk	EA	\$147.00	53	\$7,791.00	\$147.00	62	\$9,114.00
2	Install 4" Thick 4,000 PSI Reinforced Concrete Sidewalk	SF	\$15.37	10,935	\$168,070.95	\$15.37	14,740	\$226,553.80
					\$175,861.95			\$235,667.80
3	CCC Invoice #0037 - Sidewalk > than 4" & meter box adjustments	LS						\$2,975.00
4	CCC Invoice #0038 - Brown's Tree Service, root shaving	LS						\$4,635.00
5	CCC Invoice #0039 - City of Fort Worth Residential Permit	LS	\$770.00		\$770.00	\$268.00		\$268.00
6	CCC Invoice #0043 - Brown's Tree Service, root shaving	LS						\$1,490.00
								\$9,368.00
Smith Lawn & Tree								
7	Invoice #460256 - Tree Removal & Stump Grinding	LS						\$3,897.00
8	Invoice #461995 - Tree Removal & Stump Grinding	LS						\$1,894.38
								\$5,791.38
FLO PRO Irrigation - Sprinkler Repairs from Tree Removals								
9	Invoice #XXX - 4/1/2024	LS						\$134.74
10	Invoice #1010 - 4/20/2024	LS						\$395.63
								\$530.37
Project Coordinator								
11	Gerry Sauls				\$15,000.00			\$11,233.75
					\$191,631.95			\$262,591.30

Draft Revised on 7-15-24 per comments received

CERTIFICATE OF PRESIDENT
of
PARK GLEN NEIGHBORHOOD ASSOCIATION, INC.
regarding
BOARD RESOLUTION
adopting
EXTERIOR LIGHTING GUIDELINES

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

The undersigned, being the duly elected, qualified and acting President of Park Glen Neighborhood Association, Inc., a Texas non-profit corporation (“Association”) does hereby certify that the following is a true and correct copy of a resolution of this corporation as adopted by the Board of Directors of the Association (“Board”) at a duly called meeting held on the _____ day of _____, 2024:

The various declarations governing the property grant the Association the power to adopt resolutions regarding reasonable, uniform, and fair architectural standards for the community.

The “Exterior Lighting Guidelines” were approved as set forth below:

Exterior Lighting Guidelines:

All exterior lighting must be approved by the Architectural Control Committee (the “ACC”) for type, location and illumination. The type, color, and quality of all exterior lighting on a Lot must be compatible with the exterior lighting generally used throughout the community, as determined by the ACC. Except as provided below as to holiday or event lights, exterior lighting must be white or soft white in color and installed in such a way to shield or minimize the amount of spill light on adjacent properties, homes or streets. All exterior lighting must be kept in a clean and working manner, lighting should not be a nuisance to neighboring Lots. No strobe lighting is permitted.

All permanent LED strip lighting (such as JellyFish Lighting) must be approved by the Architectural Control Committee (the “ACC”) prior to installation and, except as provided below as to holiday or event lights, must be white or soft white in color. Applications submitted to the ACC for installation of permanent LED strip lighting must include, in addition to the standard ACC application requirements, a diagram of the home with markings showing the proposed location of the lighting.

All lighting, regardless of type or color, must be set to illuminate at or after dusk and turn off by dawn.

If the lighting is for holidays or events, as described below, no ACC application is required and the LED strips or other lighting may only be turned on according the following schedule:

1. **Christmas and New Year’s Day.** The day after Thanksgiving through January 15th of the following year.
2. **Halloween.** The month of October.
3. **Other Religious/Nationally Recognized Holidays.** Thirty (30) days prior to the holiday and fifteen (15) days after the holiday.
4. **Non-holiday Events (e.g. sports celebrations, birthday party).** The day of the event.

I certify that I am the duly elected, qualified and acting President of the Association and that the foregoing resolutions were approved as set forth above and now appear in the books and records of the Association.

TO CERTIFY WHICH WITNESS our hands on this ____ day of _____, 2024.

PARK GLEN NEIGHBORHOOD ASSOCIATION, INC.

By: _____

Printed: _____

Its: President

THE STATE OF TEXAS §

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COUNTY OF _____ §

BEFORE ME, the undersigned notary public, on this ___ day of _____, 2024 personally appeared _____, President of Park Glen Neighborhood Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

Notary Public in and for the State of Texas