

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).

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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.

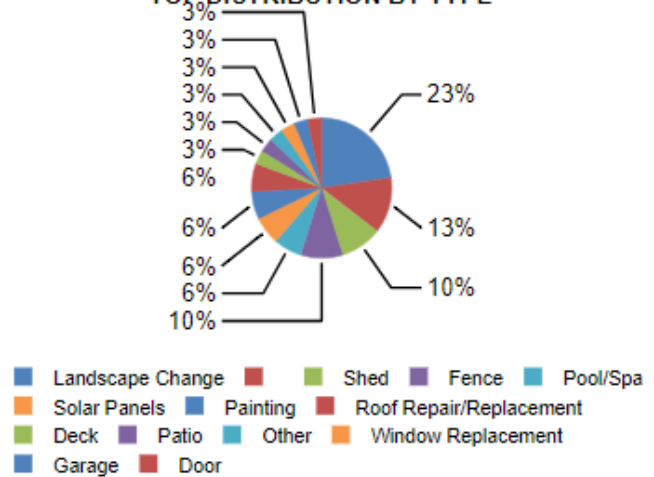
Park Glen Neighborhood Association, Inc.

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

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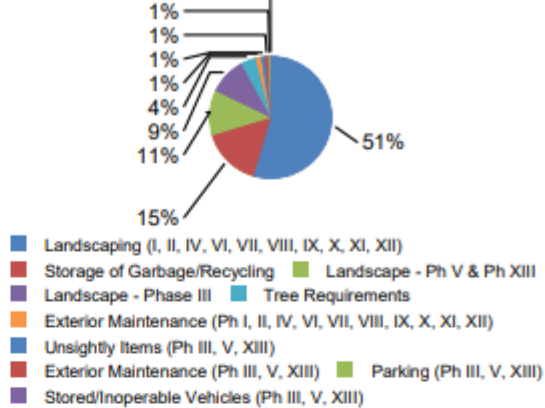
Park Glen Neighborhood Association, Inc.

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.**

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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

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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

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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.