

Park Glen Neighborhood Association

Minutes of, October 18, 2022 Board meeting

APPROVED
BY
BOARD OF
DIRECTORS
ON
12-6-22

Location:

In-person: Alliance Church, 8400 Park Vista Blvd., Room E100

Online: <https://global.gotomeeting.com/join/955310189> or by
phone: (571) 317-3122 w w Meeting Access Code: 955-310-189.

Starting at 6:00 pm (before the regular meeting), the Board met in closed session to hear and discuss a homeowner appeal of a Driveway Violation (Account # PKGN80959).

Call to Order, Welcome and Introduction of Board Members:

Susan Kenney started the meeting at 7:06 p.m.; the quorum was met, and the meeting was called to order. The following Board members were present: Susan Kenney, Beth Rutkoski, Ralph Robb, Tom Kaul, Paul Grove, and Scott Roloff was online. Melissa Medici was absent.

Susan read the following announcements:

Announcement of Board Actions since the September 20, 2022 Board Meeting:

On September 30, 2022, Susan Kenney made a motion to appoint Homeowner Kalyn Hahne to the Architectural Control Committee (ACC) to serve effective immediately and until the end of the September 2023 Board Meeting. Beth Rutkoski seconded the motion. Those voting yes were Susan Kenney, Beth Rutkoski, Ralph Robb, Tom Kaul, Scott Roloff, Melissa Medici, Paul Grove. The motion passed unanimously on October 2, 2022.

On October 10, 2022, Beth Rutkoski made a motion to approve an additional \$750 cost so that the flyer to be sent with the Special Meeting notice via the US Post, can be in color. Tom Kaul seconded the motion. Those voting yes were: Beth Rutkoski, Tom Kaul, Melissa Medici, Scott Roloff, Ralph Robb, Paul Grove, Susan Kenney. The motion passed unanimously on October 10, 2022.

Consideration of August 16, 2022 Board Meeting Minutes

Tom Kaul made a motion to approve the August 16, 2022 Board Meeting Minutes. Ralph Robb seconded the motion. None opposed. **Motion passed unanimously.**

Consideration of September 20, 2022 Board Meeting Minutes

Beth Rutkoski made a motion to approve the September 20, 2022 Board Meeting Minutes.

Tom Kaul seconded the motion. None opposed. **Motion passed unanimously.**

Board Member Reports & Comments

Susan Kenney stated that the notice for the Special Meeting was mailed by USPS on October 12th and that emails were also sent on October 12th to those emails registered with PGNA

Beth Rutkoski stated that there wasn't anything to report from the PID6 Sept. 29th Meeting. Susan announced:

- Next PID6 Meetings are at 6:30 pm on Oct. 27th, and Nov. 17th, see PID6.org for details.

Community Manager's Report- Christina Fountain from NMI reported on the following:

- Neighborhood Updates/Status Report - see attached Management Report
- Monthly Financial Reports – September 2022 - see attached Financial Report

Treasurer's Report - Paul Grove stated that there was no Treasurer's Report.

Events & Activities Report - Susan reported on the following events:

- National Night Out Block Parties (evening of October 4th) Report- Gerry Sauls was coordinator. There was 8 block parties this year.
- Halloween/Harvest Decorating Contest (Oct. 20-25, 7pm-10pm)— Beth Rutkoski
- Turkey Trot (Thanksgiving morning, Nov. 24th) - Susan Kenney. Volunteers needed, particularly Course Coordinator, Refreshments Coordinator & more. Please email PGNASusan@gmail.com to volunteer.
- Holiday in the Park (December 3rd) - Kristy Shallcross
- Special Meeting on Dec. 6th at 7 pm and vote on Proposed Amendment concerning Short Term Rentals such as AirBnB's or VRBO's.

Business & Motions:

- Approve/deny homeowner appeal of a Driveway Violation (Account #PKGN80959) - The Board decided to table the Appeal request to the next meeting.
- Susan went over the events recommended for NMI and volunteers to attend for voting on-line on the proposed amendment: Park Glen Elementary Trunk or Treat which will need prizes to be given out and ideally a game for the children to play. Also, Susan recommends the Turkey Trot and the Holiday in the Park Event. The Board decided that no game or prizes were needed at the Turkey Trot or Holiday in the Park Event. Beth and Tom volunteered to be at the Park Glen Elementary Event on Oct. 28th, event 6-8pm and NMI would have three people there. At Turkey Trot there would be two NMI employees and no volunteers would be needed, and at the Holiday in the Park Event Paul Grove said he could volunteer and NMI would have three employees. **Susan Kenney made a motion to approve a**

cost not to exceed \$175 for prizes at the Park Glen Elementary Event for Vote on Short Term Rental Amendment. Beth Rutkoski seconded the motion. None opposed. **Motion passed unanimously.**

- Susan went over the Guidelines which are the same as last year. **Susan Kenney made a motion to hold the Holiday Decorating Contest, approve the Holiday Decorating Contest Guidelines, approve a budget of \$650 (\$50 gift card for one winner from each of the 13 villages), and appoint Beth Rutkoski as the Coordinator.** Paul Grove seconded the motion. None opposed. **Motion passed unanimously.**
- Paul explained that he wrote the following motion as a one-time reimbursement rather than a broader, all-encompassing approach to reimbursing volunteers for gas mileage. Paul said the Board can choose to do this at any time in the future, without a more "official policy", if we think someone deserves reimbursement for gas expenditures as part of their volunteer work. **Paul Grove made a motion to authorize a \$50 gift card for Beth Rutkoski as reimbursement for the cost of gas expended in her actions as coordinator of our 2022 Yard of the Month contests.** Ralph Robb seconded the motion. None opposed. **Motion passed unanimously.**
- Calendar of Events for 2023 - the Board tabled this item to the next meeting.
- Need to find new Project Coordinator for future Sidewalk Projects - Paul suggested that Daniel Guido, past sidewalk coordinator write up a job description. Beth said she would put together an advertisement for facebook if she received the job description.

Member Comments

Homeowner present stated that she backs up to Park Vista Blvd. around Natchez and that the speeding on Park Vista needs to be addressed. Susan stated that about a year ago the Board discussed this at a Board Meeting with Cary Moon and Derrick Simpson, and the police were able to set up for a short time, patrolling for speed. Susan stated she would email Alan Blaylock on behalf of the Board and ask for more patrol officers in the police north division and she will also email Neighborhood Police Officer Derrick Simpson to see if more attention can be given to speeding.

Adjourn -

Meeting adjourned at 8:39 p.m.

Susan announced:

Special Meeting, December 6, 2022 at 7 pm with Vote and Results announced on Proposed Amendment concerning Short Term Rentals such as AirBnB's or VRBO's.

Next Board Meeting, December 6, 2022, which will start immediately following the Special Meeting at 7pm.

Park Glen Neighborhood Association

Management Report September 17, 2022, to October 14, 2022

Administrative

Homeowner Contact:

- 1 resale certificate inquiries and/or mortgage questionnaires.
- 8 regarding violations (this includes violations on their own properties or neighbors).
- 2 conversations regarding streets/street parking.
- 4 requesting contact change information (or adding of email/phone numbers)
- 2 conversations regarding Property Modifications requirements/information.
- Management sent several email blasts on behalf of the board.
- Management attended last Board meeting, supplied board meeting packets for board members and any homeowners that might want to join. (1 homeowner was present in person).
- Management assisted in preparation and launching of second amendment vote.
- Management met with new PID manager regarding possible repair of retaining wall at North end of the Bluffs.

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 from September 17, 2022 to October 14, 2022.

Homeowner Emails on File

Currently we have 2,481 up from 2,400 emails on file, an increase of 81 emails from last month. (Mostly due to invoices and the voting from the election and amendment).

Park Glen Neighborhood Association

Management Report September 17, 2022, to October 14, 2022

ACC Applications from 9.17.2022 to 10.14.2022

10 ACC applications have been received from owners since 9.17.2022

6 applications were approved for:

- Driveway/Walkway extension
 - Exterior Painting
 - Roof Replacement
 - Solar Panel Installation
-
- **4 applications are pending**

Violation Summary Report 9/17/2022 to 10/14/2022

Courtesy Notice - **134** – (487) Everything in parenthesis is last month

Architectural – **3** (3)
Basketball Goal – **9** (2)
Driveway/Sidewalk – **3** (3)
Exterior Maintenance – **1** (1)
Fences – **3** (9)
Landscaping – **98** (276)
Parking – **4** (12)
Signage – **2** (2)
Storage of Garbage / Recycling – **9** (83)
Stored/Inoperable Vehicle – **0** (3)
Tree Requirements – **2** (10)
Unsightly Items – **2** (30)

Warning Notice **31** (191)

Basketball Goal – **1** (1)
Driveway – **2** (1)
Exterior Maintenance – **2** (2)

Park Glen Neighborhood Association

Management Report September 17, 2022, to October 14, 2022

Warning Notice con't

Fences - **1** (3)
Landscaping - **22** (58)
Storage of Garbage/recycling - **0** (76)
Tree Requirements - **2** (0)
Parking - **0** (7)
Unightly Items - **0** (37)

209 Notice **7** (27)

Exterior Maintenance - **2** (5)
Fences/Wall - **2** (1)
Landscaping - **0** (3)
Parking - **1** (4)
Signage - **0**(1)
Tree Requirements - **2** (13)

209 Notice Certified - **5** (5)

Exterior Maintenance **3** (3)
Parking - **1** (1)
Tree Requirements- **3** (1)

Monitor - **30** (19)

Basketball Goal - **1** (0)
Driveway - **2** (1)
Fence - **1** (1)
Landscaping - **22** (7)
Parking - **0** (0)
Trash Cans - **2** (2)
Tree Requirements **2** - (1)
Unightly Items - **0** (0)

Violation Totals:

Open - (134 Courtesy, 31 Warning, 12-209)
(487 Courtesy, 191 Warning, 32-209)

Monitor - 30 (12)

Closed - 121 (144)

Park Glen Neighborhood Association

Management Report September 17, 2022, to October 14, 2022

**** 2 Issue sent to Neighborhood Police Officer Simpson**

**** 1 Issues sent to Code Compliance**

Accounting

Please refer to attached reports for Balance Sheets and Budget Comparison Summary for Preliminary September 2022.

Legal (As of 10/1/2022)

1 (2) Combo – Collections/Deed Restrictions/Pre-Litigation – One on a payment plan; other one sold awaiting funds from closing

2 (1) Judicial Foreclosure

11(12) Collection/Pre-Litigation

4 (4) Active Post Judgments (3 active payment plans)

1 (1) Bankruptcy

19 accounts currently with the Attorney (20)

Respectfully Submitted,

Christina M. Fountain, FL CAM

Senior Community Association Manager

Neighborhood Management, Inc.

Park Glen Neighborhood Association, Inc.

Balance Sheet as of 9/30/2022

Assets	Operating	Reserve	Total
Current Assets			
1000 - CAB Operating Checking	\$23,077.25		\$23,077.25
1001 - CIT Operating Money Mkt *9421	\$75,108.03		\$75,108.03
1020 - PPB Operating Account *1794	\$88,824.69		\$88,824.69
1102 - AAB ICS Reserve MM *4845		\$106,736.01	\$106,736.01
1103 - CIT Reserve Money Mkt *4542		\$55,460.96	\$55,460.96
1120 - PPB Reserve Money Mkt *1785		\$3,125.72	\$3,125.72
1200 - CDARS Reserve CD *7127 52 weeks 08/24/2023		\$129,423.57	\$129,423.57
1201 - CDARS Reserve CD *7151 52 weeks 08/24/2023		\$129,423.58	\$129,423.58
1600 - Accounts Receivable	\$55,703.66		\$55,703.66
1605 - Allowance for Doubtful Accts	(\$8,042.71)		(\$8,042.71)
Total Current Assets	\$234,670.92	\$424,169.84	\$658,840.76
Total Assets	\$234,670.92	\$424,169.84	\$658,840.76
Liabilities / Equity			
	Operating	Reserve	Total
Current Liabilities			
2003 - Due to Mgmt. Co.--Trf Fees	\$750.00		\$750.00
2050 - Prepaid Owners Assessments	\$20,366.75		\$20,366.75
2003-99 - Due to Mgmt Co.--Collect Ltr/Pmt Plans/Admin/Lien	\$515.00		\$515.00
Total Current Liabilities	\$21,631.75		\$21,631.75
Equity			
3500 - Fund Balance Retained	\$144,368.73	\$590,806.29	\$735,175.02
3550 - Current Year Gain / Loss	\$73,431.79	(\$166,584.68)	(\$93,152.89)
3600 - Prior Year Adjustments	(\$4,761.35)	(\$51.77)	(\$4,813.12)
Total Equity	\$213,039.17	\$424,169.84	\$637,209.01
Total Liabilities / Equity	\$234,670.92	\$424,169.84	\$658,840.76

Park Glen Neighborhood Association, Inc.

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	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
4100-01 - Legal Adjustments	-	-	-	3,382.63	-	3,382.63	-
4500 - Interest Income	19.47	-	19.47	149.82	-	149.82	-
4550 - Interest on Assessments (Delinquent)	120.78	125.00	(4.22)	2,462.03	1,500.00	962.03	1,500.00
4603 - Social Event Income	-	1,250.00	(1,250.00)	19,798.80	15,000.00	4,798.80	15,000.00
Total Income	140.25	1,375.00	(1,234.75)	244,715.28	235,422.00	9,293.28	235,422.00
Total Income	140.25	1,375.00	(1,234.75)	244,715.28	235,422.00	9,293.28	235,422.00
Operating Expense							
General and Administrative Expenses							
5104 - Administrative	-	316.63	316.63	7,014.06	3,800.00	(3,214.06)	3,800.00
5105 - Postage	-	250.00	250.00	5,591.86	3,000.00	(2,591.86)	3,000.00
5107 - Social Committee/Community Events	-	-	-	20,265.80	24,500.00	4,234.20	24,500.00
5107-02 - Community Programs	-	-	-	2,135.11	1,800.00	(335.11)	1,800.00
5112 - Committee Expense	-	500.00	500.00	300.00	500.00	200.00	500.00
5113 - Professional Management	6,942.00	6,942.00	-	83,304.00	83,304.00	-	83,304.00
5114 - Storage	265.00	225.00	(40.00)	3,045.00	2,550.00	(495.00)	2,550.00
5115 - Website/Portal	-	20.00	20.00	3,267.52	240.00	(3,027.52)	240.00
5116 - Association Meetings	-	20.00	20.00	406.49	240.00	(166.49)	240.00
5117 - Licenses, Permits & Fees	-	-	-	-	320.00	320.00	320.00
5118 - Hospitality	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
5120 - Copies	-	-	-	1,639.35	2,200.00	560.65	2,200.00
5176 - Legal Fees	4,050.00	400.00	(3,650.00)	4,989.00	4,800.00	(189.00)	4,800.00
5177 - Legal Fees Billed Back	536.50	-	(536.50)	-	-	-	-
5180 - Other Professional	-	-	-	-	6,800.00	6,800.00	6,800.00
5181 - Audit & Accounting	-	-	-	600.00	700.00	100.00	700.00
5184 - Scholarships/Charity	1,900.00	-	(1,900.00)	10,450.00	16,000.00	5,550.00	16,000.00
Total General and Administrative Expenses	13,693.50	8,798.63	(4,894.87)	143,008.19	152,254.00	9,245.81	152,254.00
Taxes							
5202 - Corporate Income Tax	-	-	-	2,201.00	3,000.00	799.00	3,000.00
Total Taxes	-	-	-	2,201.00	3,000.00	799.00	3,000.00
Insurance							
5250 - Commercial Package Insurance	-	-	-	10,564.00	10,000.00	(564.00)	10,000.00
5251 - Directors' & Officers' Ins.	-	-	-	7,114.00	7,300.00	186.00	7,300.00
5252 - Umbrella Policy	-	-	-	1,340.00	1,250.00	(90.00)	1,250.00
Total Insurance	-	-	-	19,018.00	18,550.00	(468.00)	18,550.00
Infrastructure and Maintenance							
5470 - Community Maintenance & Repairs	-	1,250.00	1,250.00	6,506.30	15,000.00	8,493.70	15,000.00
Total Infrastructure and Maintenance	-	1,250.00	1,250.00	6,506.30	15,000.00	8,493.70	15,000.00

Park Glen Neighborhood Association, Inc.

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Landscape							
5603 - Landscape Improvements	-	-	-	550.00	-	(550.00)	-
Total Landscape	-	-	-	550.00	-	(550.00)	-
Reserves							
6000 - Reserve Contribution	-	3,884.87	3,884.87	-	46,618.00	46,618.00	46,618.00
Total Reserves	-	3,884.87	3,884.87	-	46,618.00	46,618.00	46,618.00
Total Expense	13,693.50	13,933.50	240.00	171,283.49	235,422.00	64,138.51	235,422.00
Operating Net Total	(13,553.25)	(12,558.50)	(994.75)	73,431.79	-	73,431.79	-

DRAFT - PRELIMINARY

Park Glen Neighborhood Association, Inc.

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4500 - Interest Income	385.43	-	385.43	1,598.72	-	1,598.72	-
Total Income	385.43	-	385.43	1,598.72	-	1,598.72	-
Total Income	385.43	-	385.43	1,598.72	-	1,598.72	-
Reserve Expense							
Infrastructure and Maintenance							
5478 - Sidewalk Repair & Root Mitigation	-	-	-	168,183.40	-	(168,183.40)	-
Total Infrastructure and Maintenance	-	-	-	168,183.40	-	(168,183.40)	-
Total Expense	-	-	-	168,183.40	-	(168,183.40)	-
Reserve Net Total	385.43	-	385.43	(166,584.68)	-	(166,584.68)	-
Net Total	(13,167.82)	(12,558.50)	(609.32)	(93,152.89)	-	(93,152.89)	-

FIRST AMENDMENT
to
PARK GLEN - PHASE 2
ASSOCIATION DECLARATION

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

WHEREAS, Hillwood/Park Glen, Ltd., a Texas limited partnership, as Declarant, caused the instrument entitled "Park Glen - Phase 2 Association Declaration" (the "**Declaration**") to be recorded in Volume 10944, Page 1718, *et seq.* of the Official Public Records of Real Property of Tarrant County, Texas, which Declaration imposes various covenants, conditions, restrictions, easements, liens and charges on the Property (as defined in the Declaration);

WHEREAS, additional land was thereafter annexed and made a part of the subdivision and subjected to the provisions of the Declaration and the jurisdiction of Park Glen Neighborhood Association, Inc. (the "**Association**") by Declarations of Covenants, Conditions and Restrictions duly recorded in the Official Public Records of Real Property of Tarrant County, Texas;

WHEREAS, Article V, Section 5.03, of the Declaration, provides in pertinent part:

The Declaration may be amended or terminated, in whole or in part, by a Majority Vote of the Members ... No amendment or termination shall be effective until a written instrument setting forth the terms thereof has been executed by the parties whose approval is required ... and has been recorded in the Real Property Records of Tarrant County, Texas.

WHEREAS, Article II, Section 2.04 of the Declaration, defines the term "Majority Vote of the Members" to mean the vote of Members holding, in the aggregate, a majority of the votes eligible to be cast by all of the Members present or voting by a legitimate proxy at a called meeting at which a quorum of Members is present;

WHEREAS, Article II, Section 2.04 of the Declaration, provides a quorum consists of Members holding 25% of the aggregate votes entitled to be cast by all Members, all of whom shall be represented at a meeting of the Members in person or by legitimate proxy in a form approved by the Board;

WHEREAS, Section 209.0041 of the Texas Property Code provides that a declaration may be amended only by a vote of sixty-seven percent (67%) of the total votes allocated to property owners entitled to vote on the amendment of the declaration, unless the declaration contains a lower percentage, in which case the lower percentage controls;

WHEREAS, the Declaration provides for amendment by the approval of a lower percentage of owners than the percentage set forth in Section 209.0041 of the Texas Property Code; therefore, the Declaration controls with respect to the percentage of votes necessary to effect an

amendment to the Declaration; and

WHEREAS, Majority Vote of the Members allowed under the Declaration desire to amend the Declaration (evidenced by the Ballots attached hereto as Exhibit "A" and incorporated herein for all purposes).

NOW, THEREFORE, the following provisions of the Declaration is amended as set forth below:

The Declaration is amended to add Article VI, of the Declaration, entitled "**Leasing**", to read as follows:

**ARTICLE VI
LEASING**

SECTION 6.01. **LEASING.** It is permitted for Owners to lease (as defined below) a residence in the subdivision, so long as:

- (1) Occupants are leasing the entire Lot (including all land and improvements comprising the Lot and residence) for use as a residence;
- (2) The term of the lease is at least six (6) months;
- (3) The lease is to occupants who comprise a single family;
- (4) The Owner and the occupants have the intent that the occupants remain on the Lot for the entire term of the lease, and that it become the occupants' place of permanent residency; that is, the occupants will make the Lot and residence their permanent home;
- (5) The Lot, residences or any portion thereof is not subleased or part of a member entity agreement;
- (6) The Lot is not made subject to any type of timesharing agreement, fraction-sharing or similar program where the right to the exclusive use of the Lot rotates among members of the program on a fixed or floating time schedule over a period of years;
- (7) The lease is in writing; and
- (8) The lease complies with any dedicatory instrument recorded by the Association, including any leasing policy,

rule, or regulation promulgated by the Board of Directors of the Association.

The term “**leasing**” as used herein means the occupancy of a Lot and residence by any person other than the Owner, for which the Owner receives any consideration or benefit, including, but not limited to, a fee, service, gratuity, or emolument. Uses such as short-term leases and house exchanges [less than six (6) months], subleases, temporary or transient housing, hotel, motel, vacation rental, AirBnB, VRBO, and bed and breakfast will each be considered a “**business use**” and are expressly prohibited. Leasing pursuant to this section will not be considered a “**business use**”. The provisions regarding leasing contained herein will not preclude: (A) the Association or an institutional lender from leasing a residence upon taking title following foreclosure of its security interest in the Lot and residence or upon acceptance of a deed in lieu of foreclosure, (B) the seller or transferor of a Lot and residence from leasing back the residence on such Lot for a period of time up to six (6) months after the closing of the sale or transfer of such Lot and residence, or (C) the leasing of a Lot and residence on a month-to-month basis after the expiration of a lease in compliance with this section to the occupant who executed the original lease. Leases will not relieve the Owner from compliance with the Declaration or the dedicatory instruments of the Association.

(A) Rules and Regulations. The Board of Directors of the Association may promulgate policies or rules and regulations further governing the leasing of Lots (including all land and improvements comprising the Lot and/or residence). All leases must be in writing and will contain such terms as the Board of Directors of the Association may prescribe from time to time. The Board of Directors of the Association and the Association will not be responsible for any loss, damage, or injury to any person or property arising out of authorized or unauthorized leasing.

(B) Governing Law. It is not the intent of this provision to exclude from a Lot any individual who is authorized to so remain by State or federal law. If it is found that this provision is in violation of any applicable law, then this provision will be interpreted to be as restrictive as possible to preserve as much of the original provision as allowed by applicable law.

(C) Violations. In addition to any other remedies available at law or otherwise, any violation of this section by an Owner or occupant will subject the Owner to fines, as determined and established by the Board of Directors of the Association, and in accordance with any State or federal law. Such fines will be the personal obligation of the Owner and a lien against the respective Lot to be enforced in the same manner as assessments pursuant to Article III hereof.

Except as amended herein, all provisions in the Declaration remain in full force and effect.

Capitalized terms used herein have the same meanings as that ascribed to them in the Declaration, unless otherwise indicated.

IN WITNESS WHEREOF, the President of Park Glen Neighborhood Association, Inc. hereby executes this instrument certifying the Association's approval of this amendment and the ballots attached hereto as Exhibit "A" and incorporated herein represent the approval of Majority of the Members held at a meeting in which a quorum was obtained as allowed under the Declaration. This amendment is effective upon its filing of record in the Official Public Records of Real Property of Tarrant County, Texas.

**PARK GLEN NEIGHBORHOOD
ASSOCIATION, INC.**

By: _____

Printed: _____

Its: President

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, the undersigned notary public, on this ___ day of _____, 20___, personally appeared _____, as 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 he/she executed the same for the purpose and in the capacity therein expressed.

Notary Public in and for the State of Texas

Holiday Decorating Contest Guidelines 2022

- This Park Glen Holiday Decorating Contest is being held to recognize and show appreciation to residents for their outstanding efforts to decorate their homes for everyone to enjoy.
- Decorations may be related to the Holiday Season.
- Entries or nominations are not required.
- Volunteer judges will tour the neighborhood looking at home decorations between 6 p.m. and 10 p.m. approximately from December 8-13.
- It is recommended that spot lights be used on decorations that are only visible during the day, so that judges can view the decorations when they drive through the neighborhood in the evening.
- Judging will be based on “curb appeal” as viewed from the street only. The primary factor will be overall presentation (“wow factor”), but judges will also consider uniqueness & creativity, storyline or theme, and neatness & organization.
- Two previous year winners and properties with past due balances owed to the Association or outstanding deed restriction violations will not be eligible.
- 13 homes will be selected (one from each of Park Glen’s 13 villages), with each winner receiving a \$50 gift card and a yard sign to display for three weeks. Winners will also be announced and pictured on our website and in the newsletter.
- Judges are volunteers that judge a different village from their own and are still eligible for the contest.
- Be creative, be festive, and have fun!

Table 1

PGNA - 2023 Calendar and Event Ideas			
<i>Date</i>	<i>Day</i>	<i>Event / Activity</i>	
1/17/23	Mon	Board Meeting	
2/21/23	Tue	Board Meeting	
3/10-17/2023	Fri-Fri	Spring Break Week starts (KISD)	
3/13-20/2023	Mon-Mon	Spring Break Week starts (BISD)	
3/21/23	Tue	Board Meeting	
3/25/23	Sat	Eggstravaganza & Spring Festival	
4/9/2023	Sun	Easter	
4/18/2023	Tue	Board Meeting	
4/14-16/2023	Fri-Sun	PID6 Garage Sales	
4/22/23	Sat	Free Shredding Event	
5/1/23	Mon	Start Accepting Scholarship Applications	
5/6/23	Sat	Spring Movie Night in the Park	
5/16/23	Tue	Board Meeting	
		Yard of the Month Judging (winner selected end of May, Jun, Jul, Aug)	
6/1/23	Thu	PGNA Scholarship Application Deadline. Selection Committee reviews in June	
6/20/23	Tue	Board Meeting	
7/1/2023	Sat	PID6 Independence Celebration	
7/1/2023	Sat	PGNA Independence Parade	
7/18/23	Tue	Board Meeting	
8/15/23	Tue	Board Meeting	
9/12/23	Tue	Annual Meeting & Board Election 7:00-8:30pm	
9/19/23	Tue	Board Meeting	
10/3/23	Tue	National Night Out Block Parties	
10/17/23	Tue	Board Meeting	
10/19-24/2023	Thur.-Tues.	Halloween/Harvest Decorating Contest	
10/13-15/2023	Fri-Sun	PID6 Garage Sales	
11/23/23	Thu	Turkey Trot	
12/2/23	Sat	Holiday in the Park	
12/5/23	Tue	November / December Board Meeting	
12/7-12/2023	Thur.-Tues.	Holiday Decorating Contest Judging	
		* All events are subject to change and cancellation.	