

Park Glen Neighborhood Association

Minutes of July 19, 2022, Board Meeting

APPROVED
BY BOARD
OF
DIRECTORS
ON
8/16/22

Location:

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

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

Call to Order:

Susan Kenney started the meeting at 7:09 p.m.; quorum was met, and the meeting was called to order. The following Board Members were present: Susan Kenney, Tom Kaul, Leslie Graham, and Paul Grove, Ralph Robb was present on-line. Absent were Beth Rutkoski and Scott Roloff.

Consideration of May 17, 2022, and June 21, 2022, Board Meeting Minutes:

- **Paul Grove made a motion to accept the board meeting minutes for May 17, 2022.** Tom Kaul seconded the motion. None opposed. **Motion passed unanimously.**
- **Paul Grove made a motion to accept the board meeting minutes for June 21, 2022.** Tom Kaul seconded the motion. None opposed. **Motion passed unanimously.**

Board Member Reports & Comments:

- Susan Kenney - President
 - Sidewalk Project #3 - The Financial Report was discussed. Paul Grove went over the Final Financial Report (see attached Sidewalk Project #3 Final Financial Report). Susan explained that Sidewalk Coordinator Daniel Guido will update his Draft Sidewalk Report.
 - PGNA New Website - Update on development of new PGNA website. Susan explained that she was waiting until after the election to launch the new website, so that there is no problem with updating the website for the election.
 - Short-term Rentals - Discussion on the City of Fort Worth survey about short-term rentals in the city. Susan explained about the City's short-term rental survey, which can be found at the ParkGlen.org website or city website.
 - PID6
 - PID6 Board Meeting, June 30, 2022 - A homeowner that was at the PID6 board meeting on 6/30/22 informed the PGNA board of important information from that meeting.
 - Next PID6 Board Meeting is Thursday, July 28, 2022 (see PID6.org for details)
 - Information about the upcoming PID6 Election for districts 1, 3, 5, and 7 (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 for June 2022 – see attached Financial Report

Treasurer's Report- Treasurer:

- Accounts Receivable Status - No report given
- Benevolence Fund - No report given
- Independence Celebration Financial Report - Paul Grove reported (see attached document)

Park Glen Neighborhood Association

Events & Activities Report:

- PGNA Election candidates can file between June 24 and July 26, 2022. PGNA Annual Meeting and Election will be held on Tuesday, September 13, 2022, at 7:00 p.m. at Alliance Church at 8400 Park Vista Blvd. in room E100. - Susan Kenney reported
- PGNA Scholarship Program - Julie Grove Coordinator. PGNA scholarship winners were presented (see PowerPoint for list of names). - Susan Kenney reported
- Yard of the Month Program - Winners for July were presented and signs have been displayed. Following are the next YOM judging dates, August 6-9 (see PowerPoint for winners). - Susan Kenney reported
- PGNA Independence Parade - Was held on July 2, 2022, 10 am - 11 am. There were approximately 200 in the PGNA Independence Parade. Kids, adults, Boy Scout troop, and Central High Marching band participated. Susan suggested that in the future it would be good to start the parade earlier at 9 am due to the heat and to have the contest under the Gazebo and on the sidewalk around the playground so that it's in the shade. - Susan Kenney reported
- PID6 Independence Fireworks - was held on July 2, 2022. Susan suggested that a different person than the Parade Coordinator, coordinate and supervise the bounce houses, perhaps ask PID6 if they can do it. There were concerns with procedures with mitigating grass fires during and after the event. A resident discussed that the PID6 will be considering new procedures next year to help prevent and respond to grass fires.
- National Night Out Block Parties (evening of October 4th) - Block parties promote neighbors getting to know one another, which reduces crime. Email Gerry Sauls, coordinator at PGNANationalNightOut@gmail.com, if you'd like to hold a block party.

Business & Motions:

- Allow for a gas allowance of \$50 for Yard of the Month Coordinator Beth Rutkoski - tabled to next meeting
 - Ideas that were brought up:
 - Code Blue volunteers are reimbursed for gas after 25 hours of driving are logged.
 - Technology could be used to mitigate need for driving (ex: have judges take pictures of the houses that they recommend then the coordinator could use those pictures to make the final judgement.)
- Turkey Trot (November 24, 2022) - Discussion on the need for a coordinator and 6 more volunteers to help with planning, and preparing, and coordinating for the event.
- Proposed Amendment to Park Glen Phase 2 Association Declaration (Declaration) concerning leasing (short-term rentals) for deed restrictions - **Susan Kenney made a motion to approve the wording for the proposed Amendment to the Park Glen Phase 2 Association Declaration concerning leasing (short-term rentals), as provided by Attorney, and to place on the Ballot for the September 13, 2022, Election.** Leslie Graham seconded the motion. Those voting in favor of the motion were: Susan Kenney, Tom Kaul, Leslie Graham, Ralph Robb. Those voting against the motion were Paul Grove. **Motion passed.**
- Approve additional cost to YesElections to allow for Amendment to Declaration concerning leasing (short-term rentals) and for print materials. **Susan Kenney made a motion to approve an additional cost not to exceed \$2,500 to YesElections to allow for Amendment to Park Glen Phase 2 Association Declaration concerning leasing (short-term rentals) and for print materials.** Leslie Graham seconded the motion. None opposed. **Motion passed unanimously.**
- Proposed amendments to Election Guidelines (to allow for proposed Amendment to Declaration) - **Susan Kenney**

Park Glen Neighborhood Association

made a motion to alter election guidelines to allow for proposed Amendment to Park Glen Phase 2 Association Declaration. Paul Grove seconded the motion. None opposed. **Motion passed unanimously.**

- Approve verbiage for door hangars regarding proposed amendment to Declaration concerning leasing (short term rentals) and approve cost to make copies of door hangars (see PowerPoint for revised verbiage) - **Susan Kenney made a motion to approve verbiage, as revised at tonight's meeting, and to allow for a cost not to exceed \$500 for the printing of door hangars concerning Amendment to Park Glen Phase 2 Association Declaration.** Tom Kaul seconded the motion. None opposed. **Motion passed unanimously.**
- Soccer stadium and proposed rezoning of property where soccer stadium is proposed (property bounded by Basswood Blvd. to the south, I-35W to the west, Thompson Rd. to the north, Riverside Rd. to the east). Travis Clegg, DR Horton Developer representative, gave a presentation on latest proposed plans and Rezoning Request (see attached documents for more information). It was explained that if the soccer stadium doesn't go in, the other zoning categories listed (Commercial, Townhome, Single Family) for Tract 3 would control the zoning for that tract. Homeowners present and online had several questions that were answered by the developer. Travis Clegg explained that if the soccer stadium doesn't go in, Developer wanted the single family proposed for Tract 3 to be like the Santa Fe Enclave development that DR Horton developed in the area - **Tom Kaul made a motion to recommend approval of the Basswood35 rezoning request, but not including the proposed soccer stadium.** Paul Grove seconded the motion. None opposed. **Motion passed unanimously.**
- Proposed Budget - tabled until next PGNA Board Meeting.

Member Comments: None

Adjourn:

- Meeting adjourned at 10:42 p.m.
- Next Board Meeting is Tuesday, August 16, 2022, at 7:00 p.m. in-person at the Alliance Church, 8400 Park Vista Blvd, and online via GoToMeetings, see ParkGlen.org for login information.

PGNA Sidewalk Project #3 Cost Summary				
Budget:				
Original (Feb '21):	\$ 180,000.00			
Additional (Jan '22):	\$ 6,000.00			
	\$ 186,000.00			
Expenses:				
Concrete Construction Company:	\$ 186,428.45			
Annie Up:	\$ 3,500.00			
Brown's Tree Service:	\$ 550.00			
Daniel Guido, Project Manager:	\$ 3,985.58			
Misc supplies (yellow tape):	\$ 11.88			
	\$ 194,475.91			
Under / (Over) Budget:	\$ (8,475.91)			

Park Glen Neighborhood Association

Management Report June 17, 2022 to July 15, 2022

Administrative

Homeowner Contact:

- 6 resale certificate inquiries and/or mortgage questionnaires.
- 25 regarding violations (this includes violations on their own properties or neighbors).
- 1 conversation regarding streets/street parking.
- 10 requesting contact change information (or adding of email/phone numbers)
- 8 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 (3 homeowners were present in person).
- Management provided board with Proposed 2022/2023 budget.
- Management attended conference call and conversed with HOA attorney and Board President on amendment to be included with Election mailout.

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

17 Properties had ownership changes processed from through June 17, 2022. To July 15, 2022.

Homeowner Emails on File

Currently we have 2,368 emails on file, an increase of 2 (2,366 last month) for homeowners.

Park Glen Neighborhood Association

Management Report June 17, 2022 to July 15, 2022

ACC Applications from 6.17.2022 to 7.15.2022

20 ACC applications have been received from owners since 6-16-2022

15 applications were approved for:

- Exterior Painting
- Fence Installment/Replacement
- Front Door Replacement
- Front Door and Garage Door Replacements
- Roof Replacement
- Solar Panel Installation
- Window Replacements

- **5 applications are pending**

Violation Summary Report 6/17/2022 to 7/15/2022

Courtesy Notice - 349 – (584) Everything in parenthesis is last month

Architectural – **1 (1)**
Basketball Goal – **1 (2)**
Driveway/Sidewalk – **2 (1)**
Exterior Maintenance – **4 (1)**
Fences – **8 (12)**
Holiday Decorations – **2**
Landscaping – **154 (338)**
Parking – **9 (8)**
Signage = **3 (11)**
Storage of Garbage / Recycling -**103 (167)**
Tree Requirements – **8 (22)**
Unsightly Items – **9 (21)**

Park Glen Neighborhood Association

Management Report June 17, 2022 to July 15, 2022

Warning Notice 237 (92)

Basketball Goal - 0 (3)
Driveway - 0 (5)
Exterior Maintenance - 3 (4)
Fences - 8
Holiday Décor - 1 (2)
Landscaping - 148 (26)
Storage of Garbage/recycling - 50 (35)
Tree Requirements - 10 (1)
Unightly Items - 7 (1)

209 Notice 28 (29)

Basketball Goal - 0 (1)
Exterior Maintenance - 4 (4)
Fences/Wall - 4 (2)
Holiday Decorations - 0 (1)
Landscaping - 11 (11)
Parking - 3 (4)
Storage - 0 (4)
Tree Requirements - 2 (2)
Unightly Items - 2

209 Notice Certified -3 (3)

Holiday Decorations - 1
Landscaping - 1 (3)
Parking - 1

Monitor - 37 (19)

Basketball goal - 0 (1)
Driveway - 2
Exterior Maintenance - 1
Fence - 1
Landscaping - 28 (14)
Parking - 1 (2)
Trash Cans - 2 (2)
Unightly Items - 1

Park Glen Neighborhood Association

Management Report June 17, 2022 to July 15, 2022

Violation Totals:

Open - (349 Courtesy, 237 Warning, 32 209)

(727 (584 Courtesy, 92 Warning, 31-209)

Monitor – 37 (19)

Closed – 339 (421)

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

Accounting

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

Legal (As of 7/15/2022)

2 (2) Combo – Collections/Deed Restrictions/Pre-Litigation – One on a payment plan; other one is in the process of changing ownership (selling)

1 (1) Judicial Foreclosure

8 (9) Collection/Pre-Litigation

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

1 (1) Bankruptcy

16 accounts currently with the Attorney (17)

Respectfully Submitted,

Christina M. Fountain, FL CAM

Senior Community Association Manager

Neighborhood Management, Inc.

Park Glen Neighborhood Association, Inc.

Balance Sheet as of 6/30/2022

Assets	Operating	Reserve	Total
Current Assets			
1000 - CAB Operating Checking	\$23,074.34		\$23,074.34
1001 - CIT Operating Money Mkt *9421	\$75,052.80		\$75,052.80
1020 - PPB Operating Account *1794	\$126,581.45		\$126,581.45
1102 - AAB ICS Reserve MM *4845		\$106,682.23	\$106,682.23
1103 - CIT Reserve Money Mkt *4542		\$55,420.18	\$55,420.18
1120 - PPB Reserve Money Mkt *1785		\$3,125.29	\$3,125.29
1200 - CDARS Reserve CD *4684 52 weeks 08/25/22		\$129,168.86	\$129,168.86
1201 - CDARS Reserve CD *4471 52 weeks 08/25/22		\$129,168.85	\$129,168.85
1600 - Accounts Receivable	\$56,432.47		\$56,432.47
1605 - Allowance for Doubtful Accts	(\$8,625.32)		(\$8,625.32)
Total Current Assets	\$272,515.74	\$423,565.41	\$696,081.15
Total Assets	\$272,515.74	\$423,565.41	\$696,081.15
Liabilities / Equity			
Current Liabilities			
2001 - Due to Vendors	\$195.00		\$195.00
2003 - Due to Mgmt. Co.--Trf Fees	\$800.00		\$800.00
2050 - Prepaid Owners Assessments	\$14,540.73		\$14,540.73
2070 - Homeowner Refunds	\$66.00		\$66.00
2003-99 - Due to Mgmt Co.--Collect Ltr/Pmt Plans/Admin	\$1,380.00		\$1,380.00
Total Current Liabilities	\$16,981.73		\$16,981.73
Equity			
3500 - Fund Balance Retained	\$144,368.73	\$590,806.29	\$735,175.02
3550 - Current Year Gain / Loss	\$112,895.70	(\$167,189.11)	(\$54,293.41)
3600 - Prior Year Adjustments	(\$1,730.42)	(\$51.77)	(\$1,782.19)
Total Equity	\$255,534.01	\$423,565.41	\$679,099.42
Total Liabilities / Equity	\$272,515.74	\$423,565.41	\$696,081.15

Park Glen Neighborhood Association, Inc.

Statement of Revenues and Expenses 6/1/2022 - 6/30/2022

	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	10.20	-	10.20	91.68	-	91.68	-
4550 - Interest on Assessments (Delinquent)	102.08	125.00	(22.92)	2,060.57	1,125.00	935.57	1,500.00
4603 - Social Event Income	-	1,250.00	(1,250.00)	19,798.80	11,250.00	8,548.80	15,000.00
Total Income	112.28	1,375.00	(1,262.72)	244,255.68	231,297.00	12,958.68	235,422.00
Total Income	112.28	1,375.00	(1,262.72)	244,255.68	231,297.00	12,958.68	235,422.00

Operating Expense

General and Administrative Expenses

5104 - Administrative	5.50	316.67	311.17	5,275.81	2,850.03	(2,425.78)	3,800.00
5105 - Postage	338.44	250.00	(88.44)	5,189.28	2,250.00	(2,939.28)	3,000.00
5107 - Social Committee/Community Events	2,589.17	-	(2,589.17)	20,015.80	23,000.00	2,984.20	24,500.00
5107-02 - Community Programs	75.78	-	(75.78)	1,096.91	1,800.00	703.09	1,800.00
5112 - Committee Expense	-	-	-	300.00	-	(300.00)	500.00
5113 - Professional Management	6,942.00	6,942.00	-	62,478.00	62,478.00	-	83,304.00
5114 - Storage	265.00	210.00	(55.00)	2,250.00	1,890.00	(360.00)	2,550.00
5115 - Website/Portal	3,123.54	20.00	(3,103.54)	3,123.54	180.00	(2,943.54)	240.00
5116 - Association Meetings	190.00	20.00	(170.00)	406.49	180.00	(226.49)	240.00
5117 - Licenses, Permits & Fees	-	-	-	-	320.00	320.00	320.00
5118 - Hospitality	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
5120 - Copies	1,639.35	-	(1,639.35)	1,639.35	-	(1,639.35)	2,200.00
5176 - Legal Fees	-	400.00	400.00	709.50	3,600.00	2,890.50	4,800.00
5180 - Other Professional	-	3,400.00	3,400.00	-	6,800.00	6,800.00	6,800.00
5181 - Audit & Accounting	35.00	-	(35.00)	600.00	700.00	100.00	700.00
5184 - Scholarships/Charity	-	-	-	-	-	-	16,000.00
Total General and Administrative Expenses	15,203.78	11,683.67	(3,520.11)	103,084.68	107,173.03	4,088.35	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)	10,564.00	10,000.00	(564.00)	10,000.00
5251 - Directors' & Officers' Ins.	7,114.00	7,300.00	186.00	7,114.00	7,300.00	186.00	7,300.00
5252 - Umbrella Policy	1,340.00	1,250.00	(90.00)	1,340.00	1,250.00	(90.00)	1,250.00
Total Insurance	19,018.00	18,550.00	(468.00)	19,018.00	18,550.00	(468.00)	18,550.00

Infrastructure and Maintenance

5470 - Community Maintenance & Repairs	11.88	1,250.00	1,238.12	6,506.30	11,250.00	4,743.70	15,000.00
Total Infrastructure and Maintenance	11.88	1,250.00	1,238.12	6,506.30	11,250.00	4,743.70	15,000.00

Park Glen Neighborhood Association, Inc.

Statement of Revenues and Expenses 6/1/2022 - 6/30/2022

	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	-	3,884.83	3,884.83	-	34,963.47	34,963.47	46,618.00
Total Reserves	-	3,884.83	3,884.83	-	34,963.47	34,963.47	46,618.00
Total Expense	34,233.66	35,368.50	1,134.84	131,359.98	174,936.50	43,576.52	235,422.00
Operating Net Total	(34,121.38)	(33,993.50)	(127.88)	112,895.70	56,360.50	56,535.20	-

Park Glen Neighborhood Association, Inc.

Statement of Revenues and Expenses 6/1/2022 - 6/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4500 - Interest Income	106.68	-	106.68	994.29	-	994.29	-
Total Income	106.68	-	106.68	994.29	-	994.29	-
Total Income	106.68	-	106.68	994.29	-	994.29	-
Reserve Expense							
Infrastructure and Maintenance							
5478 - Sidewalk Repair & Root Mitigation	7,663.00	-	(7,663.00)	168,183.40	-	(168,183.40)	-
Total Infrastructure and Maintenance	7,663.00	-	(7,663.00)	168,183.40	-	(168,183.40)	-
Total Expense	7,663.00	-	(7,663.00)	168,183.40	-	(168,183.40)	-
Reserve Net Total	(7,556.32)	-	(7,556.32)	(167,189.11)	-	(167,189.11)	-
Net Total	(41,677.70)	(33,993.50)	(7,684.20)	(54,293.41)	56,360.50	(110,653.91)	-

Independence Day Parade - Cost Summary

Independence Day Parade - Cost Summary		
General Info & Revenue		
Coordinator:	Susan Kenney	Participants ~ 200
Date:	7/2/22	
Expenses		
Ice:	Donated by Outlaw Fitcamp Two pkgs of 40 16.3 oz bottles & ice (~\$16)	\$ -
Bottled Water:	Donated by Outlaw Fitcamp (~\$7)	\$ -
Supplies:	300 small flags from Rebecca's (#NVS1064) 25 dozen plastic flags at \$1.82/dozen	\$ 49.25
Prizes:	Already had available medals	\$ -
Police Patrol:	Officer Simpson and Officer Ward \$60/hour for 2 hours each	\$ 240.00
Frozen Treats:	Donated by Outlaw Fitcamp 200 rocket popsicles (~\$55)	\$ -
Marching Band:	Donation to Central High Band Booster Club	\$ 250.00
City Permit(s):	City of Fort Worth Park Permit Fee	\$ 165.00
Other:	Let's Jump inflatables (2) for the PID6 Fireworks event	\$ 754.73
	Total expenses:	\$ 1,458.98
Summary		
Budget:	Approved by the Board	\$ 1,500.00
Net cost:	Proceeds minus expenses	\$ (1,458.98)
	Under/(Over) Budget:	\$ 41.02
Suggestions		
Suggestions		
To keep in mind for next year ...		
1)	Hold parade from 9 - 10 AM because of the heat.	
2)	Hold contest in shade at the gazebo, and have kids line up on sidewalk around playground.	
3)	In 2022 the band waited under shade by gazebo until ready to go.	

Independence Day Parade - Cost Summary

	4) Consider having contest just for kids. In 2022 and 2021 only 3 adults participated. However, could continue having adult contest though.			
	5) If the contest is just for kids, advertise for kids to decorate bikes, scooters, and other unmotorized vehicles.			
	6) Keep popsicles in Yeti cooler w plenty of ice or bring just before end of parade w ice, and ice approx. 100 water bottles (16.9 fl oz or could be smaller)			



2022 PGNA Scholarship Recipients



The volunteers on the Scholarship Selection Committee selected the following 12 applicants to receive scholarship awards of \$950 each*

Gale Anderson
Lailah Bias
Emerson Conn
Madison Dinh
Mathew Dinh
Aysia Gallegos
Anneke Gurnon
Bailey Hoke
Faiza Pervez
Phoung Phan
Stephanie Tran
Hannah West

*All funding of the Scholarship Awards came from the profit from the Turkey Trot Event held on November 25, 2021.

A big thank you goes out to the Scholarship Program Coordinator Julie Grove and the volunteer Selection Committee: Jeanne Rankin, Ketra Robinson, Claudia Quintero, Jake Beliveau.

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

Park Glen Neighborhood Association

2022 Election Guidelines

(Revised by PGNA Board on 7/19/22 to allow for proposed amendment to Park Glen Phase 2 Association Declaration)

Election Timeline

- By June 24th– Mailing to all homeowners notifying of the annual meeting, the opportunity and procedures for homeowners to file as candidates, and an overview of the voting process. The mailing may also contain other topics, as the Board desires.
- By June 24th– Communicate the election, candidate filing opportunity, and guidelines via the ParkGlen.org website, e-mail messages sent to our e-blast list, and Facebook posts. Repeat between July 1-12, and again between July 16-22.
- By June 24th - Candidate filing period opens. Post candidates & candidate statements on website as they come in and candidate eligibility is verified.
- July 26th – Candidate filing period closes. All filings must be received by the end of the day on this date, regardless of the sending method.
- By July 28th - send candidate names and statements to YesElections, each candidate, the existing Board members, and the ParkGlen.org webmaster.
- By July 30th – YesElections prepares candidate information sheets, ballots, information letters, & voting website.
- By August 10th – YesElections mails letter, directed proxy, & candidate information sheet to each homeowner.
- By August 12th - Advance Voting period opens.
- September 12th (Tuesday) at noon - Advance voting period ends for receipt in YES Elections office of mail in directed proxy.
- September 13th (Tuesday) - Online voting will be available until 7:30 pm.
- September 13th (Tuesday) - The Annual Meeting will be held in-person and online at 7pm. In-person voting will be available at the in-person meeting from 7:00 – 7:30 pm. Assuming quorum is met, results will be made known at or after the meeting.

Election Coordinator

The Association's contracted community manager will serve as the "Election Coordinator" for 2022 and will:

- ensure that the process is kept free from reliance on or inappropriate involvement by biased parties,
- ensure homeowner confidence in the process,
- maintain competence and completeness of the process,
- provide direction on all matters that do not rise to the level of requiring Board action.

The Election Coordinator may utilize other trusted parties in coordinating the election. Any expenditures or financial commitments must be authorized by the Board in advance.

Candidate Filing Process

The Election Coordinator will collect candidate filings, verify homeowner status, communicate receipt of filings to filers, and provide candidate information to the community's webmaster and to YesElections.

The candidate filing form and relevant filing guidelines will appear on the Park Glen website by June 24th. The form will contain these questions:

1. Name

2. Position Being Sought
3. Candidate Statement – this statement (up to 75 words) will be provided to Park Glen Neighborhood Association homeowners, so feel free to include anything that you want voting members to know. If your statement includes more than 75 words, only the first 75 will be used. The statement will not be edited or proofed in any way, other than to eliminate any off-color or non-family-friendly content.
4. Address of Park Glen Home of which you are an owner
5. E-mail address
6. Phone number

The information from questions 4, 5, and 6 will be used only by the Election Coordinator. The information from 1, 2, and 3 will be published on the website and provided to all members before advance voting.

Ideally, candidates will be able to file by as many of these methods as the Election Coordinator can support: mail, in-person, fax, or e-mail. All filings (even mailed filings) must be received by the Election Coordinator by the end of the last day of the filing period.

The guiding principle will be to have an open, inclusive, fair election, so the Election Coordinator will have the responsibility of working with potential candidates to ensure their inclusion if they desire to run and are Park Glen homeowners.

Upon receipt of a candidate filing, the Election Coordinator will:

- verify that the applicant is personally listed as a Park Glen homeowner on Tarrant Appraisal District records or has otherwise proven ownership of a Park Glen home to the satisfaction of the Election Coordinator,
- confirm acceptance of the filing to the candidate by e-mail within 48 hours of receipt or by July 27th whichever is earlier, including the actual typed "candidate statement" that the Election Coordinator intends to submit for publication and use in the election (to give the candidate an opportunity to correct anything).
- Relay the candidate's name, position being sought, and candidate statement to the ParkGlen.org webmaster within 48 hours of receipt or by July 27th, whichever is earlier, so that the candidate's information can be promptly added to the website.

After the close of the candidate filing period, no changes may be made to the filed information or candidate statement, and all filed candidates must remain on the ballot, even if a candidate wishes to withdraw from the race, chooses to not serve if elected, is no longer able to take office, or is no longer eligible to take office. The scenario of a candidate being elected and unwilling, unable, or ineligible to serve will be resolved according to the vacancy provisions of the bylaws.

The coordinator will create a single document that lists all the candidates, positions being sought, and filing statements. Candidates will be listed on all documents, ballots, and forms by the position being sought, then in the order that filings were received. Within four days after the filing period ends, the coordinator will submit the complete document to YesElections, each candidate, the existing Board members, and the ParkGlen.org webmaster. YesElections will use the information to prepare the candidate information sheet to be sent to all homeowners. The ParkGlen.org webmaster will use the information to verify and add to the candidate information already posted on the website.

Before Advance Voting Starts

Before the start of the advance voting period, YesElections is to send voting information to exactly 3,317 homeowners of record, using an owner address list from the Association's management company and provided to YesElections by the date that they have specified to need that file.

The mailing from YesElections to each homeowner will be in a white envelope with the words "PARK GLEN NEIGHBORHOOD ASSOCIATION" and the words "Proxy Enclosed" across the front in red. The envelope will contain:

- An explanation of the election and the voting process, including
 - Instructions and individual access code for online voting via YesElection's website.
- A candidate information sheet that shows the name, office being sought, and candidate statement of each candidate who filed.
- A paper proxy that a homeowner may fill out and send to YesElections.
- A preprinted return envelope (but not postage-paid).

At the time that the envelopes are mailed, the YesElections website should be ready within two days to accommodate online voting, including the display of candidate names and filing statements submitted by the candidates.

Content of Ballots and Forms

Online ballots, paper ballots, and proxy forms will have a write-in blank for each of the seven positions.

Paper ballots or proxy forms submitted by members must be signed (per Texas Property Code 209.0058).

Proxy forms will allow a homeowner to:

- direct the specific candidates to be voted for by the proxyholder, or
- designate that the proxyholder may select the candidates to be voted for.

Advance Voting / Proxies

In advance of the September 13th Annual Meeting, a homeowner may:

- Vote in advance online using the access code provided by YesElections, by 7:30 pm on September 13th.
- Vote in advance by designating a proxy and returning to YesElections the proxy provided by YesElections, for receipt in YesElection's office by 12 noon September 12th.
- Designate another Park Glen homeowner as his or her proxy (to cast a vote on his or her behalf in person on September 13th) The proxyholder must cast an in-person vote on behalf of the original voter in the same manner as any other in-person voter (see "In-Person Voting" below).

Any homeowner who has a question about the voting process or needs help in voting should call YesElections at 866-384-9978. Inquiries to YesElections must allow sufficient time for the appropriate information, forms, access, or resolution to be provided. If insufficient time remains to meet a request or supply information, the only remedy to the homeowner will be to vote in person on September 13th.

On a regular basis throughout advance voting, YesElections will communicate to the Election Coordinator the number of votes cast and proxies submitted so far. This information will be posted on the Park

Glen website and relayed by the Election Coordinator to candidates, existing members of the Board, and the ParkGlen.org webmaster.

In-Person Voting

In-person voting on September 13 will be conducted under the direction of the Election Coordinator, who may recruit and utilize other trusted volunteers.

If attending the in-person annual meeting: Paper ballots, as similar as possible to the "electronic ballot" provided by YesElections, will be available. Copies of candidate filing statements will also be available. Submitted paper ballots must be signed (per Texas Property Code 209.0058).

If attending the online annual meeting: You must vote by electronic ballot or by proxy.

If a homeowner voted in advance and wishes to vote in person, YesElections and the Election Coordinator must ensure that only the in-person vote counts (per Texas Property Code 209.00592-b-2, "any vote cast at a meeting by a property owner supersedes any vote submitted by absentee or electronic ballot previously submitted").

In-person voters will be given personalized voting credentials or a paper ballot from the Election Coordinator, who may require identification from any person wishing to vote. If a person who is not on YesElection's list of eligible voters wishes to vote in person, the Election Coordinator must be sufficiently satisfied that the person is a Park Glen homeowner before allowing the person to vote.

Assuming quorum is met, the Election Coordinator and YesElections will work together to ensure that complete vote results are provided in the annual meeting very quickly after voting is over.

If Quorum is not Met

If quorum is not met at the initial annual meeting or any reconvened meeting:

- No voting results are to be made known.
- The meeting will be recessed and voting will be extended.
- The meeting is to be reconvened at a convenient location set by the Association President and a convenient time and date between 5 and 14 days later set by the Election Coordinator. The time and place of the reconvened meeting is to be announced before the meeting is recessed.
- The list of candidates will not change.
- Votes already cast will count (unless a voter replaces his or her vote in an allowable way).
- A non-personalized proxy form (as similar as possible to the proxy form sent out by YesElections) will be quickly made available on the Park Glen website and may be mass-produced for solicitation and collection by any Park Glen homeowner, to be voted in person by proxyholders at subsequent reconvened meetings until quorum is met.

Other Guidelines

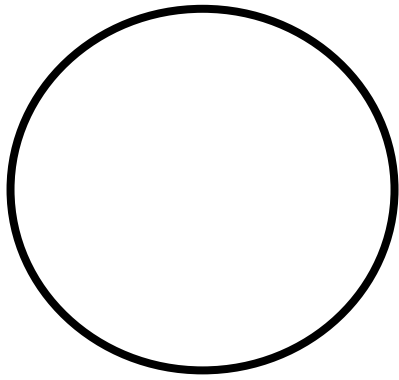
If a home has a different owner after the owner address file is prepared for YesElections, the new owner may vote by:

- obtaining the voting information from the previous owner
- voting in person on September 13th.

At the in-person annual meeting, three \$50 gift cards will be purchased by the Association and given away as door prizes at the annual meeting. Only homeowners present at the in-person meeting who have voted either in advance or at the meeting will be eligible for the random drawing. One entry per Park Glen property. Door prizes will not be able to be given away to those attending online.

The elected President, Vice President, and Secretary will be the candidate in each of those races receiving the greatest number of votes. The elected Directors will be the four candidates receiving the greatest number of votes among all candidates running for Director. This is according to Section 7.6 of the Association Bylaws.

If a Board is not elected on September 13th (e.g. lack of quorum or meeting postponed), the existing Board will continue, but action between September 13th and the date a Board has been appropriately elected is to be limited to that necessary to perpetuate the Association and to resolve emergency situations, with all action taken subject to review and/or reversal by the Board that is eventually elected.



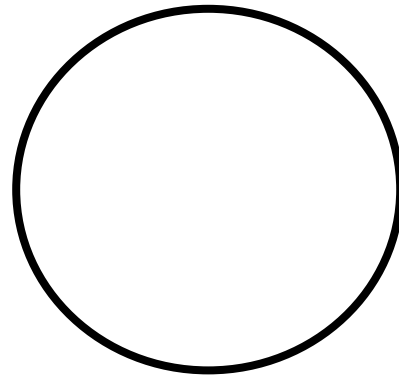
**SHORT-TERM
RENTALS
HERE IN PARK GLEN?**

Park Glen homeowners are encouraged to vote on the proposed deed restriction amendment, which requires rentals in Park Glen to be 6 months or more.

If you would like to vote on short-term rentals in Park Glen.

**Vote before or on
September 13, 2022,
at the PGNA Annual Membership
Meeting or Online**

**For more info go to
parkglen.org or scan**



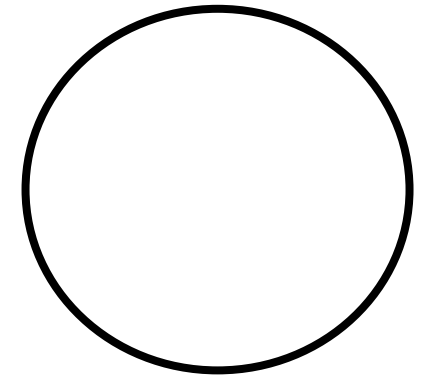
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parkglen.org or scan**



On 7-14-22, the Park Glen Neighborhood Association sent the following email to FWConnection@fortworthtexas.gov:

To Whom it may concern:

The Park Glen Neighborhood Association, at it's April 19, 2022 Board Meeting, unanimously passed a motion stating that the Park Glen Neighborhood Association is strongly against short-term rentals in single family units.

We ask that the City please protect single family areas and continue to prohibit Short Term Rentals in Single family units.

Thank you,
Susan
817-521-8892

Susan Kenney
President
Park Glen Neighborhood Association
pgnasusan@gmail.com

On 6-15-22, the Park Glen Neighborhood Association sent the following email letter to Mayor Mattie Parker and to all City Council members:

Mayor Parker and City Council Members:

The Park Glen Neighborhood Association, at it's April 19, 2022 Board Meeting, unanimously passed a motion stating that the Park Glen Neighborhood Association is strongly against short-term rentals in single family units.

We ask that you please protect single family areas and continue to prohibit Short Term Rentals in Single family units.

Thank you,
Susan

Susan Kenney
President
Park Glen Neighborhood Association
pgnasusan@gmail.com

[More Information Below](#)

Short Term Rentals Summary
By Rusty Fuller, President of North Fort Worth Alliance
(Organization of HOA's north of North Tarrant Pkwy and extends
west from 377

Short Term Rentals – The issue is before City Council

Short Term Rentals (STRs) are those rentals through agencies like, but not only, Airbnb and Vrbo, to people who want a different living experience when visiting our fair city. Some of the uses to which STRs are put are: families attending weddings or other family gatherings; groups attending sporting or concert activities; tourists; families accompanying a loved one who is receiving long-term medical attention; and a place to hold parties. STRs can be the renting of a single room or the whole house. Some of you may have used such services when traveling on vacations.

For some property owners, this rental of their property brings in revenues to help make ends meet. Others use it to earn some money while they, themselves, are away for a period of time. Others are investors that buy property for the sole purpose of renting the property as an STR.

Proponents of STRs have been approaching the City of Fort Worth to legalize these types of rentals in areas where they are currently illegal – areas zoned residential. The proponents argue that such rentals would bring in additional revenues to the property owners, provide the City increased revenues associated with Hotel Occupancy Tax (HOT), and provide lodging spaces in addition to the local hotels and motels. What they don't tell you is a large majority of those entities, which list homes/apartments for STR,

own more than one unit, i.e., those folks/entities are running a business, not casual renting while they are away. Half of those entities do not live in the city where the STR homes/apartments are located. (from <http://insideairbnb.com/dallas/>)

The opponents argue that the STRs are primarily business ventures. STRs can bring loud parties; the potential for altercations including gunfire; unsafe environment for the children in the neighborhood; poor property maintenance; those additional revenues from HOT may, by law, only be applied to promoting tourism in the City and not to enforcement of issues that may arise from unneighborly conduct, and they work against neighborhood watch programs. The purchase of homes by investors for the purpose of STR drive up housing costs and take homes off the inventory for long-term leases or home buyers.

Currently, in accordance with City zoning ordinances, STRs are illegal in areas zoned as residential. It is legal to operate a bed and breakfast under a Conditional Use Permit if the property owner uses the building as their primary residence. To do so the owner would have to go before the Zoning Commission. It is also possible for the property owner to apply for a zoning change for the property, which would be the case for someone opening a bed and breakfast/inn. Under both scenarios, the neighbors would be notified of the request and be able to present their own case in favor or against the change.

Some our HOAs have provisions in their documents forbidding short term rentals. Some boards are considering instituting such policies or changing their documents to forbid short term rentals. We have not heard from all our members, but generally speaking, older HOAs do not have such provisions; newer one might have such provisions.

Here is an over-riding issue in Fort Worth: enforcement. CFW Code Compliance has told neighbors that the department does not have the staff to investigate and close down STRs that neighbors have reported or complained about conduct or conditions at STRs. They can only work on what they term as "nuisance properties." With the scarcity of police patrol officers in our area and the fact that loud noise and disturbances complaints are lower priority calls, it is likely that such calls will go unanswered in a timely fashion or at all.

One HOA reported an incident at illegal STR in their boundaries that included gun shots. Other HOAs in Fort Worth have reported noisy, late-night parties, trash, and other unneighborly behaviors. Without adequate staffing in both the police and the Code Compliance, the City can not enforce the illegal STRs, no less an increase in legal STRs. You should also remember that the FWPD has been trying for quite a while just to keep up recruiting, hiring and training police officers to match attrition.

City Staff is researching the issues around STRs in the City of Fort Worth and nearby municipalities, north Texas, Texas as a whole, and across the nation. They are studying the successful implementation of limited STRs, banning STRs, laws and ordinances that were successful and which created unintended consequences. They will be holding public meetings on their findings and possible recommendations to the City Council.

The member HOAs of the North Fort Worth Alliance have voted to oppose STRs in residential areas. We are coordinating with United Neighborhoods of Fort Worth, which includes a large group of neighborhood associations and alliances across the City. We are supported by Texas Neighborhood Coalition, which has worked with citizens in the City of Arlington and other areas to help work toward solutions that benefit the community. They continually

update their research to keep current on the successes and failures and share that information.

www.txneighborhoodcoalition.com

The best way to express your opposition or advocacy for STRs is to write to your Council member. District2@fortworthtexas.gov District4@fortworthtexas.gov District7@fortworthtexas.gov and the Mayor mattie.parker@fortworthtexas.gov

You can also sign up to address the Council at its Public Comment session on the first and third Tuesdays of the month. These sessions start at 6PM at City Hall. Details on how to sign up are at <https://www.fortworthtexas.gov/departments/citysecretary/appear-at-council>



ZONING CHANGE APPLICATION



APPLICATION INSTRUCTIONS

All application materials and attachments should be submitted electronically through the Accela Online Permitting System:

[Click Here to Apply Online](#) or visit www.fortworthtexas.gov/zoning

The deadline to submit applications is the first Monday of each month at 5:00 pm. Completed applications will be scheduled for Zoning Commission consideration the following month. All incomplete or inaccurate applications will be placed on hold until the applicant has made the required changes. These applications will be re-evaluated on the next deadline day.

Please refer to the most recently adopted [Zoning Commission Calendar](#) for exact filing deadlines and meeting dates.

For more information about rezoning and the public hearing process, please visit www.fortworthtexas.gov/zoning.

FEE SCHEDULE

Base Zoning Change Fee

Site Acreage	Fee	82.2 acres
Less than 1 acre	\$1,200*	\$9,000
1 – 5 acres	\$1,800	
5.01 – 10 acres	\$2,700	
10.01 – 25 acres	\$3,300	
25.01 or more acres	\$3,300 plus \$75 per acre (not to exceed \$9,000)	

* A reduced fee of \$450 applies when less than one acre of property is downzoned to a one or two-family district consistent with the Future Land Use Plan.

Additional Fees for Planned Developments (PD) or Conditional Use Permits (CUP) Site Plan Review

Site Acreage	Fee	82.2 acres
0 – 5 acres	\$1,200	\$9,000
5.01 – 10 acres	\$2,700	
10 or more acres	\$3,300 plus \$75 per acre (not to exceed \$9,000)	
PD or CUP with Development Standard Waiver Requests	\$750 Additional Fee	

Other Fees

Site Plan Submittal or Amendment (with public hearing)	\$800
Administrative Site Plan Amendment (staff review only)	\$250
Hearing Continuance at Applicant's Request (after public notice)	\$200
Paper Filing Fee	\$50
Quick Turn (request to expedite City Council consideration)	Twice the total application fee as calculated above

Please note: To determine if your site is within a Neighborhood Empowerment Zone (NEZ) and if you qualify for the program benefits, please contact 817-392-7316. In order to qualify for fee waivers on this Zoning Change Application, the NEZ application must be completed and approved prior to submission of the Zoning Change Application. Otherwise, full zoning fees will apply.



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Basswood 35 Land LLC

Mailing Address 1941 Savage Rd 100A PMB 615 City, State, Zip Charleston, SC 29407

Phone _____ Email _____

APPLICANT D.R. Horton

Mailing Address 6751 North Freeway City, State, Zip Fort Worth, TX 76131

Phone 817.230.0800 Email _____

AGENT / OTHER CONTACT Peloton Land Solutions, Travis Clegg

Mailing Address 600 W 6th St, Ste 175 City, State, Zip Fort Worth, TX 76102

Phone 817.953.2777 Email travis.clegg@pelotonland.com

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): 8463 N Riverside Dr & 7400 Old Denton Rd

Total Rezoning Acreage: ±361 I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

YES - PLATTED

Subdivision, Block, and Lot (list all): _____

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: _____ acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

NO – NOT PLATTED

A Registered Texas Surveyor’s certified metes and bounds legal description is required. The boundary description shall bear the surveyor’s name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: ±361 acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another <input checked="" type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): CR, E, A5 & PD Proposed Zoning District(s): PD- A5, R2, C, D, CF, G & I

Current Use of Property: undeveloped

Proposed Use of Property: single family, townhome, multi-family, commercial, stadium and industrial

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: PD- A5, R2, C, D, CF, G & I

Land Uses Being Added or Removed: single family, townhome, multi-family, commercial, stadium and industrial

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

n/a

- Site Plan Included (completed site plan is attached to this application)
- Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)
- Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: _____

Additional Use Proposed with CUP: _____

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

- A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

See Attached Narrative.

ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?** Yes No If yes, please explain:

2. **Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities?** Yes No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. **Have you contacted the relevant Council Member to discuss your proposal?** Yes No [Click to find your Council District.](#)

4. **Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?** Yes No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. **Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing?** (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) Sí No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* _____

6. **The following items are required with your application.** Please confirm submittal by checking each item below.

- Completed copy of Zoning Change Application with original signatures (pages 2-6)
- Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- A copy of the recorded plat or certified metes and bounds description (page 2)
- An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - Site Plan meeting requirements of attached checklist (pages 7-8)
 - A list of all waiver requests with specific ordinance references

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission’s public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner’s Signature (of the above referenced property): _____

Owner’s Name (Printed): _____

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

AUTHORITY IS HEREBY GRANTED TO (NAME) Peloton Land Solutions ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:
see attached (CERTIFIED LEGAL DESCRIPTION)

Owner’s Signature (of the above referenced property)

Applicant or Agent’s Signature

Owner’s Name (Printed)

Applicant or Agent’s Name (Printed):





SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

Items to be Shown on All Site Plans

Project Identification:

- Site Address and Legal Description
- Title of project or development (in bold letters) in the lower righthand corner of the plan
- Date of preparation or revision, as applicable
- Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- Vicinity map, north arrow, and scale
- Label the zoning case number in the lower righthand corner of the plan, below the title
- Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

Site Conditions:

- Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- For Multifamily Site Plans - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

General Notes:

The following notes should be included on all site plans:

- This project will comply with [Section 6.301, Landscaping](#).
 - Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)*
- This project will comply with [Section 6.302, Urban Forestry](#).
- All signage will conform to [Article 4, Signs](#).
- All provided lighting will conform to the Lighting Code.

For multifamily projects in CR, C, or D districts, also include the following note:

- This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.

**BASSWOOD35 PD ZONING REQUEST
NARRATIVE**

The request is being made to rezone the Site from CR, E, A5, PD and E to a Planned Development. The Planned Development is approximately 361 acres of land located east of Interstate 35W (at the Hwy 287 split), north of Basswood Boulevard, south of Thompson Road and west of Riverside Drive. The Site is composed of two parcels of land separated by land owned by Brazos Electric Power Coop and ONCOR ENERGY.

The zoning request is for a Planned Development (PD) containing seven tracts. The overall base zonings include A5, R2, C, D, CF, G and I. The purpose of the zoning request as a PD is to allow for the highest and best uses in this area and flexibility in each tract. The proposed uses also provide a transition between the highway and the residential uses on the east as well as allowing connection to the school to the north. The development of the Site would also allow connection to a transition from the adjacent commercial to the south.

The following is the breakdown of acreages and requested zonings in each tract:

TRACT	PROPOSED ZONING	ACREAGE ±
1	G, D, & R2	19.0
2	R2, A5, D & G	104.2
3*	CF, G, R2 & A5	119.8
4	G & D	16.4
5	I & D	40.0
6	I & G	42.1
7	G & D	19.8

*Tract 3 is currently under negotiation with the City of Fort Worth. The intent is for the City to purchase a portion and develop such as a stadium. The proposed uses would allow for flexibility in this case should the City not make the purchase.

The City's Future Land Use Plan designate the Site be developed as neighborhood commercial, general commercial, medium density residential and single family residential. The proposed uses support these uses by applying the following zonings:

Land Use	Proposed Zoning
Neighborhood Commercial	G
General Commercial	G
Medium Density MF	R2, C, D
Single Family	A5

The G district allows the flexibility for uses of the neighborhood commercial and general commercial without being overly complicated.

The multi-family land use is intended to be met through the R2, C and D base districts and provide for a variety of residential products that can be tapered to current market conditions and maintain a transition between the Site and the existing uses.

The A5 allows for further mixes of residential products by adding single family to the area at various price points.

The request for a Planned Development and not a mix of adjacent straight zoning districts is to allow the development of the Site to be flexible and to provide the necessary components to buffer the adjacent single family without being overly strict.

TRACT 2 - ± 105.0 AC. NET

- R2 - TOWNHOME
- A5 - SINGLE FAMILY
- C - MEDIUM DENSITY MULTI FAMILY
- E - NEIGHBORHOOD COMMERCIAL

N RIVERSIDE DR (110' R.O.W.)

THOMPSON DR

SUMMERFIELDS BLVD (110' R.O.W.)

N RIVERSIDE DR (110' R.O.W.)

PROPOSED ZONING LINE

TRACT 1 - ± 24.5 AC. NET

- G - COMMERCIAL
- D - HIGH DENSITY MULTI FAMILY
- R2 - TOWNHOME

287



TRACT 3 - ± 119.0 AC. NET

- CF - STADIUM
- F - COMMERCIAL
- R2 - TOWNHOME
- A5 - SINGLE FAMILY

TRACT 7 - ± 19.6 AC. NET

- G - COMMERCIAL
- D - HIGH DENSITY MULTI FAMILY

TRACT 6 - ± 42.0 AC. NET

- R2 - TOWNHOME
- A5 - SINGLE FAMILY
- I - LIGHT INDUSTRIAL
- G - COMMERCIAL
- D - HIGH DENSITY MULTI FAMILY

TRACT 4 - ± 16.0 AC. NET

- C - MEDIUM DENSITY MULTI FAMILY
- E - NEIGHBORHOOD COMMERCIAL

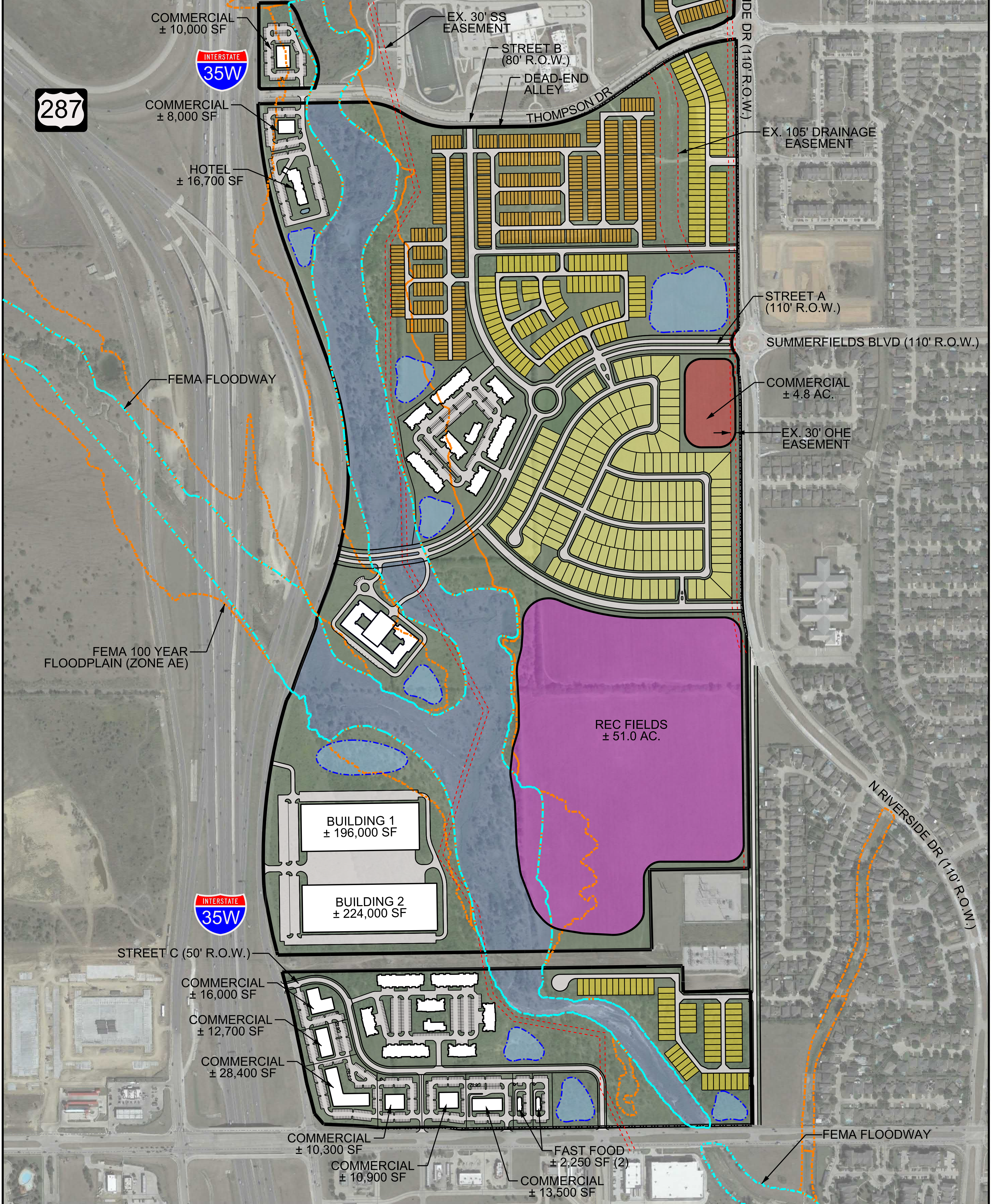
TRACT 5 - ± 39.0 AC. NET

- D - HIGH DENSITY MULTI FAMILY
- G - COMMERCIAL

BASSWOOD BLVD (130' R.O.W.)



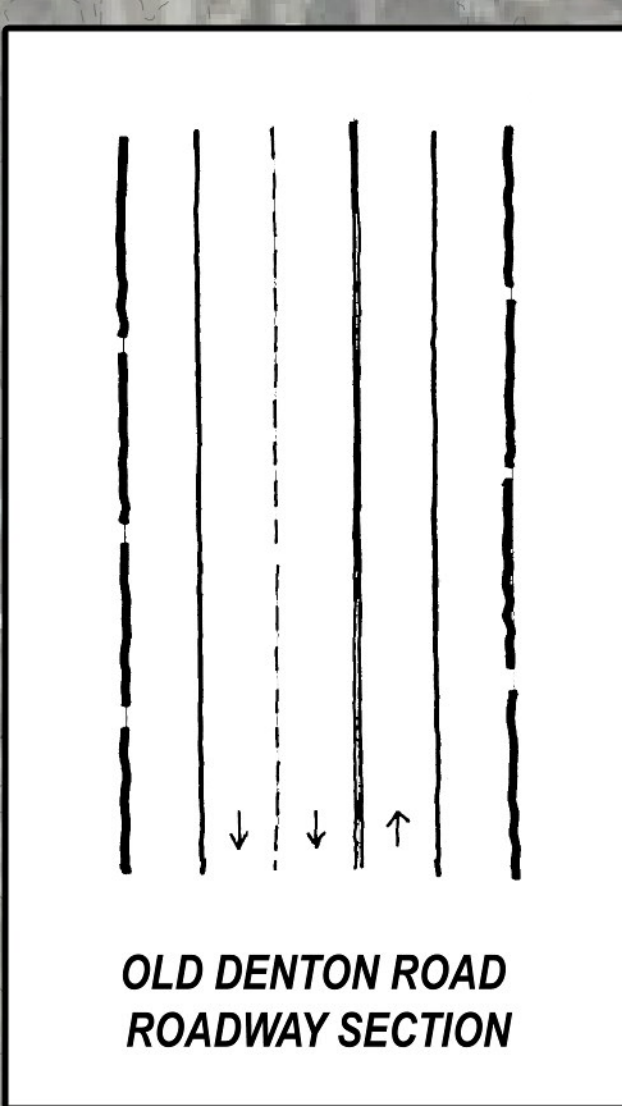
NOTES
 THIS EXHIBIT HAS BEEN PREPARED FOR DR HORTON CIRCULATION ONLY.
 DEVELOPABLE BUBBLES SHOWN ARE SCHEMATIC IN NATURE AND UTILIZE THE RECLAIMED FLOODPLAIN INFORMATION SHOWN WITHIN THE PROVIDED "FORT WORTH STAR" RFP DUNAWAY FLOODWAY MAP.



LOT SUMMARY		
	ACREAGE (±)	LOT YIELD (±)
DETACHED TOWNHOMES (35' x 100' TYP.)	40.6	212
TOWNHOME (22' x 60' TYP.)	41.6	449
SINGLE FAMILY (50' x 120' TYP.)	44.4	161
TOTAL:	126.6	882



THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THE CONCEPT MAY NOT NECESSARILY DEPICT THE PROJECT AS IT SHALL BE FINALLY DEVELOPED.



LOT TABULATION	
35' X 100'	223
22' X 60'	551
TOTAL	774

Park Glen 2022/2023 Proposed Budget

	Actuals 2021/2022	2021/2022 Budget	2022/2023 Proposed		
Income				Comments	
4100 - Assessments	1 - Operating	218,922.00	218,922.00	218,922.00	No change in assessment amounts.
4200 - Late Fee	1 - Operating	-	0.00	0.00	we do not budget for a variable we cannot predict
4500 - Interest Income	1 - Operating	92.00	0.00	0.00	we do not budget for a variable we cannot predict
4550 - Interest on Assessments (Delinquent)	1 - Operating	2,061.00	1,500.00	1,500.00	do not like to budget for a variable, but common sense dictates there will be some late interest.
4603 - Social Event Income	1 - Operating	19,799.00	15,000.00	17,000.00	Income Received from 2021 Turkey Trot, Holiday in the Park and 2022 Spring Event
4604 - Advertising Revenue for Benevolence	1 - Operating	3,858.00	0.00	0.00	we do not budget for a variable we cannot predict
Total Income		244,732.00	235,422.00	237,422.00	
Expenses					
5104 - Administrative	1 - Operating	5,276.00	3,800.00	5,500.00	This is the cost for 3rd mailing of invoices, 209 letters, any fedex or credit card charges as well as notary charges
5105 - Postage	1 - Operating	5,189.00	3,000.00	5,500.00	This is the postage cost for mailing statements, late notices and violation notices
5107 - Social Committee/Community Events	1 - Operating	20,016.00	24,500.00	25,500.00	\$11K for turkey trot.; \$5,500 for holiday in the Park; Spring Event \$5,700; Independence Day \$1650 -National Night Out \$1100. \$550 discretionary.
5107-02 - Community Programs	1 - Operating	1,097.00	1,800.00	2,000.00	\$650 for Halloween/Harvest, \$650 for Holiday Decorating. \$100 gift cards for annual meeting; \$500 National Night out and/or other contests
5112 - Committee Expense	1 - Operating	300.00	500.00	500.00	5 - \$75 gift cards for ACC member thank yous. \$125 discretionary
5113 - Professional Management	1 - Operating	83,304.00	83,304.00	83,304.00	No increase in Management Fees - Fees have been frozen until 2023/2024
5114 - Storage	1 - Operating	3,045.00	2,550.00	3,233.00	\$265a month x 10 months, then 2 months @291.50; large overage was due to switched to a larger unit
5115 - Website/Portal	1 - Operating	3,123.54	240.00	800.00	169 hosting + 689 updating; large amount over budget this year was due to switching to new website and the initial creation of webpage
5116 - Association Meetings	1 - Operating	406.49	240.00	240.00	go to meeting (video conferencing) charges\$20@ month; overage was due to camera that was purchased for online meetings
5117 - Licenses, Permits & Fees	1 - Operating	320.00	320.00	120.00	Due to new law Management Certificates must be refiled to include additional information (\$200) (\$120 is for annual corporate filing fee)
5118 - Hospitality		-	1,500.00	1,500.00	In case we start up a hospitality committee/effor mid-year.
5120 - Printing and Reproduction	1 - Operating	1,639.00	2,200.00	2,200.00	Projected cost of printing on annual postcard mailing in June/July to encourage homeowners to run for the board.
5176 - Legal Fees	1 - Operating	1,400.00	4,800.00	4,800.00	The last 3 years not a lot has been spent on attorney fees, but kept it in there just in case.
5180 - Consulting/Professional Fees		8,000.00	6,800.00	8,000.00	YesElection (election and online voting company); guestimating overage due to amendment
5181 - Audit & Accounting	1 - Operating	600.00	700.00	700.00	For Tax returns/auditing
5183 - Benevolence	1 - Operating	-	0.00	0.00	Do not budget for variable.
5184 - Scholarships/Charity	1 - Operating	11,000.00	16,000.00	11,000.00	This number will be based on how well Turkey Trot or any future events are held. It will be based on the amount of 4603.
5202 - Corporate Income Tax	1 - Operating	2,201.00	3,000.00	2,300.00	
5250 - Commercial Package Insurance	1 - Operating	10,564.00	10,000.00	10,670.00	allowing for a 10% increase
5251 - Director's & Officers	1 - Operating	7,114.00	7,300.00	7,825.00	allowing for a 10% increase
5252 - Umbrella Policy	1 - Operating	1,340.00	1,250.00	1,474.00	allowing for a 10% increase
5470 - Community Maintenance & Repairs	1 - Operating	5,271.00	15,000.00	15,000.00	Mailboxes/kiosk/column repairs
Expenses Total		171,206.03	188,804.00	192,166.00	
Proposed 2022/2023 Budget					
Income Accounts Total:	235,422.00	244,732.00	235,422.00	237,422.00	
Expense Accounts Total:	158,734.00	171,206.03	188,804.00	192,166.00	
6000 - Amount to Transfer to Reserves:	47,518.00	73,525.97	46,618.00	45,256.00	
Total:	0	0.00	0.00	0.00	

Turkey Trot Financials		2021	
General Info & Proceeds		# of participants:	495
		Coordinator:	Susan Kenney
		Race fees:	\$ 13,393.80
		Sponsor proceeds:	\$ 5,355.00
		Total proceeds:	\$ 18,748.80
Expenses			
T-Shirts:	<i>Panther City Promotions</i>	\$	2,605.85
Food and Snacks:		\$	91.70
Race Timing:	<i>Chip-2-Chip</i>	\$	2,054.00
City Event Permit:	<i>City of Fort Worth</i>	\$	150.00
City Park Permit:	<i>City of Fort Worth</i>	\$	165.00
Police Officers:	<i>Individual officers (3)</i>	\$	900.00
Gift Cards:	<i>4 \$25 cards donated</i>	\$	-
Medals and Sponsor Plaques:	<i>Multiple sources</i>	\$	738.05
Door Prizes:	<i>Donated</i>	\$	-
Printing:			
Postage and Envelopes:		\$	44.52
Special Event Insurance:	<i>Scarborough, Medlin, & Assoc</i>	\$	250.00
Supplies:		\$	133.58
Cone rental:	<i>Dallas Lite & Barricade</i>	\$	303.10
		Total expenses:	\$ 7,435.80
Summary			
		Budget:	\$ 11,000.00
		Under / (Over) Budget:	\$ 3,564.20
		Net profit:	\$ 11,313.00
		Previous surplus:	\$ 184.75
		Available for scholarships:	\$ 11,497.75
		# of scholarships:	TBD
		Scholarship amount:	TBD

Holiday in the Park	2021	
General Info & Revenue	Attendees (approx #):	700
	Coordinator:	Kristy Shallcross
	Date:	12/4/21
	Location:	Arcadia #4
	Exhibitors:	15
	Fee:	\$50
	Total Revenue:	\$750
Expenses		
Santa:	Rob Meyer	\$ 450.00
Balloon Artist:	Casey Foster	\$ 200.00
Bounce House(s):	Sky Pirates Inflatables	\$ 1,699.48
Petting Zoo:	Westland Ranch	\$ 750.00
Facility Rental/Permit:	City of Fort Worth	\$ 165.00
Coordinator:	Kristy Shallcross	n/a
Food:	Methodist Men	\$ 666.98
Hot Chocolate Mix:	AUMC Boy Scout Troop	n/a
DJ / Sound System:	Our portable speaker	n/a
Other supplies/snacks:	Dollar Tree - table cloths	\$ 7.58
Portable Toilet:	ChemCan	\$ 243.56
Police officer:	Officer Gray	\$ 200.00
	Total expenses:	\$ 4,382.60
Summary		
	Budget:	\$ 5,000.00
	Net cost:	\$ (3,632.60)
	Under / (Over) Budget:	\$ 1,367.40

Eggstravaganza & Spring Festival		2022	
		Date:	4/2/2022
Coordinator:		Chelsey Masters	
Kids (approx. 1,000):	Plus at least 1,000 adults	2,000	
Exhibitors:		28	
Fee:	Per exhibitor	\$50	
Total revenue:		\$1,400	
Expenses			
Permit:	City of Fort Worth	\$	165.00
Bounce Houses and Generator:	Let's Jump	\$	1,186.70
Face Painting:	Janie Baze	\$	420.00
Balloon Animal Maker:	Janie Baze	\$	420.00
Band:	Buttermilk Junction Blue grass band	\$	600.00
Candy for Eggs:	Sam's Club - 26 bags of candy ... Skittles, Starburst, etc.	\$	441.31
Supplies:	Storage bin for eggs, set of 20 cones to designate circle.	\$	22.71
Off-Duty Police Officer:	Officer Simpson	\$	200.00
Petting zoo:	Westland Ranch	\$	1,650.00
	Total expenses:	\$	5,213.67
Summary			
Net Expense:	Total expenses minus exhibitors fees	\$	3,813.67
Budget:	Approved by Board	\$	4,300.00
Under / (Over)	Budget minus net expense	\$	486.33
Exhibitors			
	All Things Little Victoria Gore	\$	50.00
	Made by Knight Shalon Knight	\$	50.00
	Vespa's 7 Spice Mix Alise Ralston	\$	50.00
	Barkin Market Co Stacy Ishcomer	\$	50.00

	Camilla Harris State Farm Monica Calton	\$	50.00		
	Beautiful Blessings Jewelry & Accessories Antonette Zendejas	\$	50.00		
	Dana's Cobbler Creations Dana Hammack	\$	50.00		
	Scentsy Bethany Babin	\$	50.00		
	Copeland Floors Ronnie Copeland	\$	50.00		
	Lucky Lizard Studio Melissa Medici	\$	50.00		
	Simply Noticed by JST Judi Sele	\$	50.00		
	Tastefully Simple Morgan Duncan	\$	50.00		
	Sassy Cassie sweets Cassie Lewis	\$	50.00		
	Cheeky Chic Boutique Rachel Riviello	\$	50.00		
	Premium Insurance Consultants Taylor Rush	\$	50.00		
	Erica Cantu L'BRI Pure n' Natural Erica Cantu	\$	50.00		
	h2oRx Sprinkler Repair Kyle Jensen	\$	50.00		
	Mary Kay Consultant Amy Brines	\$	50.00		
	Q Sciences Lori Matheny	\$	50.00		
	Tara Wilson for Fort Worth City Council District 4 Tara Wilson	\$	50.00		
	Anejo Taqueria Angie Marioni	\$	50.00		

	Childcare Network Velvet Pouncil	\$	50.00		
	Anna's Creations Anna Britton	\$	50.00		
	Premier Martial Arts Cale Bearden	\$	50.00		
	Adv Medical of North Texas Spencer Shanley	\$	50.00		
	My Guy Automotive Services Robert Segovia	\$	50.00		
	The Singing Sparrow Home Boutique Kerri Kirk	\$	50.00		
	Outlaw FitCamp Jody Roach	\$	50.00		
		\$	-		
	Totals:		28	\$	1,400.00
Cancellations and refunds issued to:	Bake Me Away	\$	50.00		
	Nellie Rose Designs	\$	50.00		

PGNA Independence Day Parade and Event

Independence Day	2022	
General Info & Revenue		
Coordinator:	Susan Kenney	~Participants 200
Date:	7/2/2022	
Exhibitor Fees:	No exhibitors	\$ -
	Total Revenue:	\$ -
Expenses		
Ice:	donation by Outlaw Fitcamp (2 pkgs of (40)16.3 oz bottles & ice-value approx. \$16)	
Bottled Water:	donation by Outlaw Fitcamp (value approx. \$7)	
Prizes:	already have medals	
Police Patrol:	Officer Simpson and Officer Ward \$60/hr for 2 hours each	\$ 240.00
Frozen Treats:	donation by Outlaw Fitcamp of 200 rocket popsicles (value	
Marching Band:	donation to Band Booster Club	\$ 250.00
Flags to hand out	300 small flags from Rebecca's (Item#NVS1064. elastic flaes 25	\$ 49.25
Park Permit	City of Fort Worth Park Permit Fee	\$ 165.00
Special Event Parade Permit	No Fee	
Other:	2 inflatables w 2 generators for PID6 Fireworks event from Let's	\$ 754.73
	Total expenses:	\$ 1,458.98
Summary		
Budget:	Approved by the Board	\$ 1,500.00
Net cost:	Proceeds minus expenses	\$ (1,458.98)
	Under/(Over) Budget:	\$ 41.02
<p>Suggestions:</p> <p>1) Hold Parade from 9am - 10 am, because it is so hot. Central HS Band Director Kevin McNulty said he thought 9 am - 10 am would be a good time because of the heat</p> <p>2) Hold Contest in shade at Gazebo at park and have kids line up on sidewalk around playground or best place for shade</p> <p>3) In 2022 the band waited under shade by gazebo until ready to go and then headed out through tennis courts and parking lot</p> <p>4) Consider having contest just for kids, but adults could have contest, in 2022 only 3 adults were in contest and also in 201 there were 3 adults in contest</p> <p>5) If have contest just for kids, advertise for kids to decorate bikes, scooters, and other unmotorized vehicles.</p> <p>6) Make sure popsicles are kept in a Yeti cooler or brought just before end of parade. This year, some were melted. Make sure enough water bottles are iced as well (in 2022 only some of water bottles were iced, and we ran out. We had popsicles and water donated and provided by</p>		