

Park Glen Neighborhood Association

Agenda Board of Directors Meeting - In-Person Only

Tuesday, June 16, 2026

Approved on July 21, 2026

Board Meeting - 7:00 pm

Executive Session – 8:00 pm

Northpark YMCA 9100 N Beach St, Fort Worth, TX 76244 [Room: Multi-Purpose 4]

Call to Order, Welcome and Introduction of Board Members

- Alvin Donohue called the meeting to order at 7:00 p.m. The board members in attendance were: Brian Moore, Suzy Lebet, Alvin Donohue, Melissa Medici, Tom Kaul, Joe Hooton

●

Approval of Previous Board Meeting Minutes:

- Alvin Donohue motioned to approve the May 19, 2026 Board meeting minutes. Joe Hooton seconded the motion. None opposed. None abstained. The motion passed.

Announcement of Board Actions

- Consider and vote on purchasing a tent for the Welcome Committee
 - On June 6, 2026 Joseph Hooton motioned to approve a canopy tent purchase for the Welcome Committee to use at events with a budget of \$100 from GL 5107 Social Events. Melissa Medici seconded the motion. Tom Kaul, Melissa Medici, Alvin Donohue, and Brian Moore voted in favor of the motion. None opposed. Joseph Hooton and Suzy Lebet abstained. The motion passed.
- Other announcements.
- Alvin Donohue motioned to approve the above action from the board. Tom Kaul seconded the motion. All voted in favor of the motion. None opposed. The motion passed.

New Business

- Appoint 2026 Turkey Trot Coordinator
 - Alvin Donohue motioned to appoint Marcus Johnson as the 2026 Turkey Trot Coordinator. Brian Moore seconded the motion. All voted in favor of the motion. None opposed. None abstained. The motion passed.
- Sidewalk Project 6 Opt-in letter cutoff date
 - Alvin Donohue motioned that the Association will no longer accept additional opt-in letters for Sidewalk Project 6 (The Hills) after the established deadline. The original deadline stated in the SWP6 opt-in letter shall remain in effect. Joe Hooton seconded the motion.
Discussion from the president: Historically, the Association has accepted opt-in letters after the project commencement; however, the Association and Village Captain have made multiple outreach efforts to maximize participation prior to the deadline. The goal of this is to ensure the budget is strictly adhered to. This is being adopted due to the sidewalk repair expenses being over budget in prior years.
All voted in favor of the motion. None opposed. None abstained. The motion passed.
- Refer Violations to Legal Counsel
 - Alvin Donohue motioned to refer accounts PKGN247703 PKGN14558 PKGN246466 PKGN21148

for legal enforcement action following the expiration of the 209 Certified notice and PKGN283423 following the conclusion of a hearing. [Melissa Medici](#) seconded the motion. [All](#) voted in favor of the motion. [None](#) opposed. [None](#) abstained. [The motion passed.](#)

Volunteer Recognition

- [Alvin Donohue](#) recognized Rick Sharon for his contributions to the Park Glen Egret Busters Group.
- Certificate issued of appreciation
- Rick Sharon put group together to chase Egrets away
- 54 straight nights
- Approx 7830 birds were repelled
-

Officer & Manager Report

- President's Report - Alvin Donohue
 - Attended PID 6 on 05/27
 - Playground on S Basswood - not putting shades down due to soil
 - Number of rentals - have gone through the file to help with bylaws and possible cap on rentals?
 - All information was retrieved from public records: 1. Homestead exemptions, 2. Wonder mailing address, 3 who owns the house
 - 13.7% are rentals: 454 rentals, 1 in 7 homes, 3311 homes reviewed in total
 - Estimated by villages: the Vista's has the highest 32 of 119 homes, The Bluff the lowest 19 of 262
 - MEET THE CHIEF 6 pm Thursday
- Treasurer's Report - Brian Moore - no data to report
- Directors' Report - Melissa Medici
 - NNO - Block party will start coordinating
 - Last year had the highest number of block parties
 - Park Glen came in 2nd and NNO was recognized
 - Reach out to Melissa to help coordinate
- Community Manager's Report
 - Board is working on budget - residents can reach out to put in suggestions - deadline in 2 weeks

Committee & Coordinator Reports:

- Scholarship Committee – Julie Grove
- Yard of the Month – Tammy Terry
- Winner will be announced at next HOA meeting
- SWP6 – Gerry Sauls
- ATT lines are being installed
- Mailbox Repair Coordinator – Matt McCoy - not present

- Working on 6 mailboxes
- Mailboxes that are in most need of repair
- Neighborhood Tree Planting Program Coordinator – Matt McCoy
- Welcome Committee – Stephanie Lincoln
- Request for business merchandise to include in the welcome packet
- Packet includes information about the community and some treats
- Celebration Parade
- 06/27 - Parade
- Good involvement
- Band/Color Guards/Boy & Girl Scouts, Village Captains, HOA board
- Dog and bike decoration competition
- Volunteers needed to hand out ribbons
- .9 miles of parade

Events & Activities Report:

Yard of the Month	June 5-7, 2026
Independence Day Parade	June 27, 2026
Yard of the Month	July 4-7, 2026
Candidate Meet and Greet	July 21, 2026
Scholarship Award Ceremony	July 21, 2026

- Volunteer Opportunities
- Visit ParkGlen.org for more information on events and activities.

Adjourn

- [Alvin Donohue](#) motioned to adjourn the meeting. [Joe Hooton](#) seconded the motion. [All](#) voted in favor of the motion. [Names](#) opposed. [The motion passed.](#)

Homeowner Comments

Residents asked questions and discussed accounts getting closer to lawyer intervention, several warning letters are sent.

Discussed how violations are brought to the homeowner, is it fair? Has due diligence been done? is it worth sending out numerous letters? At what point does the board decide to send violation for attorney action

Can not fine anyone for violations? can report violations to property management, Property management can not look over fence to back yard. Home owners can also use Fort Worth app to report city violations

Next Board Meeting - Tuesday, July 21, 2026

Candidate Meet and Greet - Tuesday, July 21, 2026

Closed Executive Session to follow to discuss contracts. Workshop to discuss budget.

PARK GLEN NEIGHBORHOOD ASSOCIATION

How Many Homes Are Rentals?

Findings from the 2025-2026 Tarrant Appraisal District property records



Presented to homeowners – June 16, 2026

Why we looked into this

An estimate of rental versus owner-occupied homes, built from public records.



Understand our neighborhood

A clear, documented estimated count of owner-occupied vs. rental homes across all 3,311 Park Glen properties.



Establish a baseline

A documented baseline today lets us see whether the rental share rises, holds steady, or falls in the years ahead.



Use facts, not impressions

Replace assumptions about "how many rentals there are" with numbers from public records for better decisions.

How we figured it out

A few signals from public records, with unclear cases checked by hand.



Homestead exemption

Texas grants this only on a home the owner lives in. No homestead is the first sign of a potential rental.



Owner mailing address

If the owner's tax mail goes to a different address, someone else likely lives in the home.



Who owns the home

A home owned by an LLC, or a company is treated as a rental, not an owner's residence.



A second look by hand

Unclear cases were checked one by one against the public TAD portal.

In plain terms: a home with no "I live here" tax exemption, whose owner gets mail somewhere else, is a possible rental.

Estimated Rentals

13.7%

of Park Glen's homes

454

rental homes

1 in 7

homes, roughly

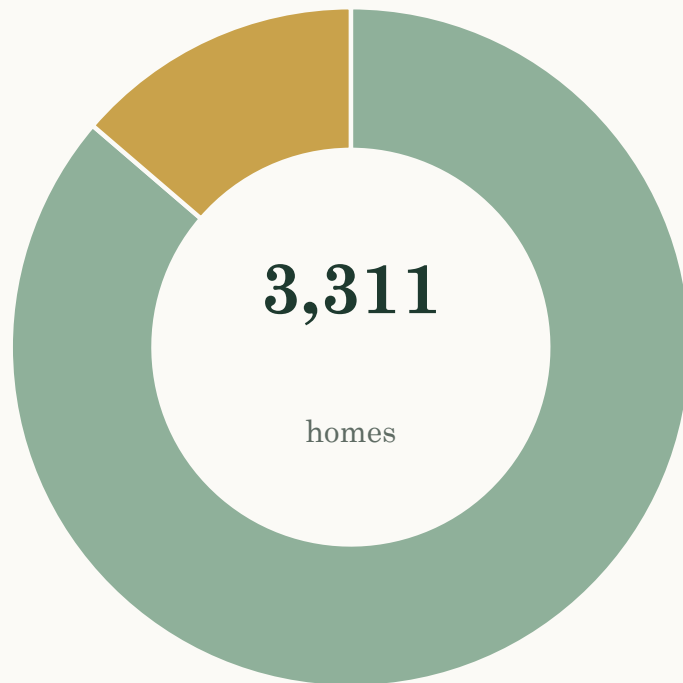
3,311

homes reviewed in total

Based on the 2025-2026 appraisal roll, cross-referenced with homestead exemption status, owner mailing addresses and owner names.

Owner-occupied vs. rentals

Of 3,311 homes, about 1 in 7 is a rental. But they don't sit evenly across Park Glen.



● **2,857** 86.3%

Owner-occupied

The owner lives in the home, indicated by a homestead exemption or a matching mailing address.

● **454** 13.7%

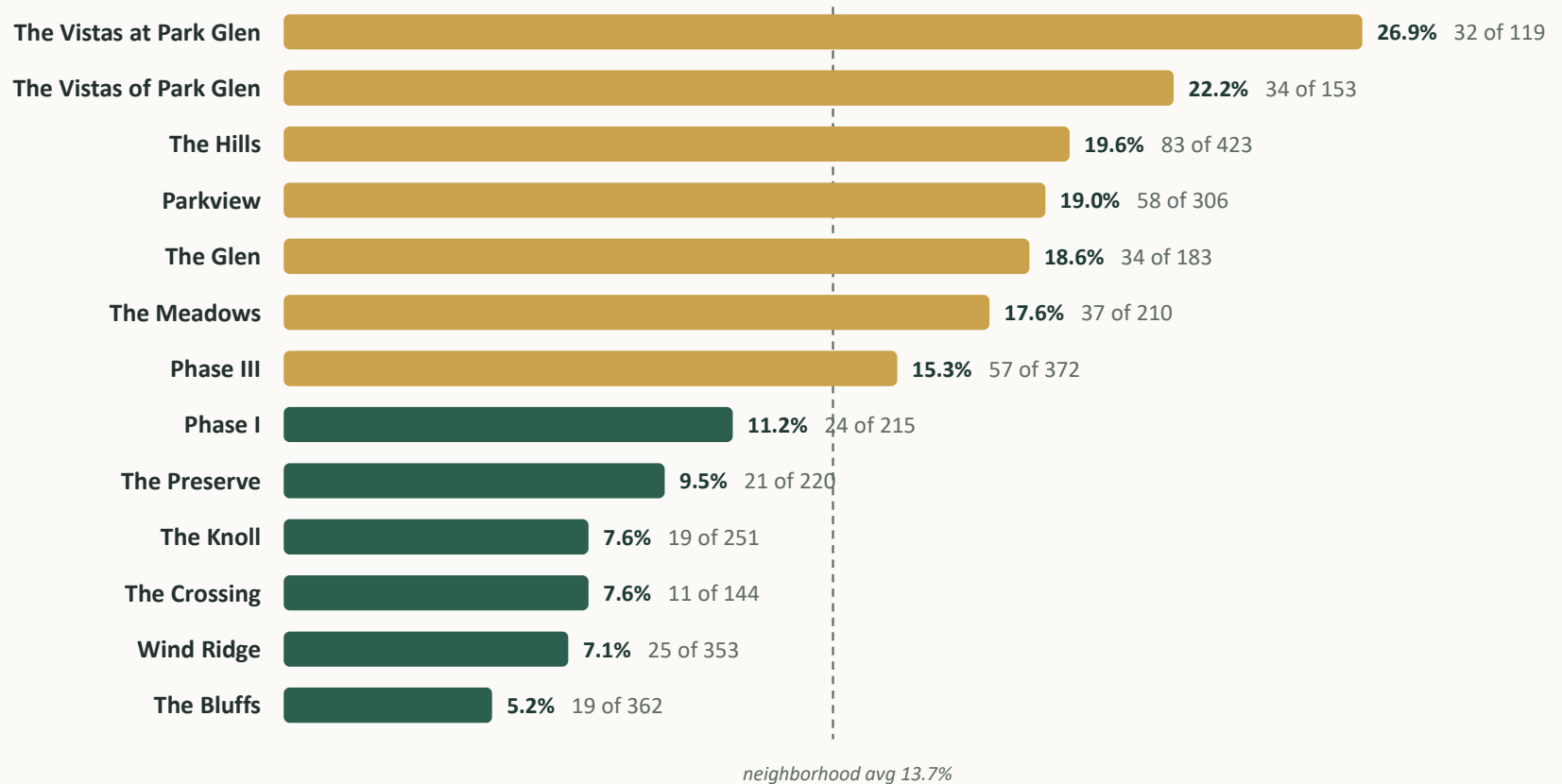
Rentals

The owner lives elsewhere and the home is probably leased out. About 1 in 7 homes.

The 454 rentals break into 392 high-confidence and 62 likely. These are careful estimates and a likely slight undercount, since self-managed rentals don't show up in public records.

Estimated rentals by village

Rentals aren't spread evenly. Concentration ranges from about 1 in 20 homes in The Bluffs to roughly 1 in 4 in The Vistas at Park Glen.



Higher-rental villages (gold) sit above the neighborhood average.

How confident we are



What makes this solid

- Built on a legal fact: homestead exemptions require the owner to live in the home.
- Every unclear case was checked by hand against the public TAD portal.
- Two independent methods were run and agreed on 99% of homes.
- The exact records are documented and anyone can verify them.



The honest limits

- It's a snapshot in time. Homes change hands and tenants move; the picture reflects the 2025-2026 records.
- It can't see informal arrangements, like a family member living in a home owned by a relative.
- A handful of cases (5) simply can't be resolved from public records.

Where the two methods agreed (99% of homes), confidence is high. The remaining homes were verified by hand.



Questions & discussion

Park Glen Neighborhood Association

Appendix: detailed figures & method

Classification	Homes	Share
Owner-occupied	2,857	86.3%
High-confidence rental	392	11.8%
Likely rental	62	1.9%
Total rental	454	13.7%
Total reviewed	3,311	100%

Owner-occupied includes 5 cases that could not be resolved from public records (too few to affect any conclusion). Figures reflect manual verification of the review queue against the TAD portal.

Methodology

Source. 2026 Tarrant Appraisal District appraisal roll (3,311 single-family / A1 records) cross-referenced with the 2025 homestead exemption file.

Primary signal.

Texas homestead exemptions require owner-occupancy, so a home with no homestead is the first sign of a rental.

Secondary signal.

Owner mailing address compared to the property address; a mismatch indicates the owner lives elsewhere.

Ownership type.

A home owned by an LLC or company as a rental signal, since these rarely indicate an owner-occupant.

Address corrections.

Typos, missing suffixes, and transition streets resolved for in-zip owners only, never street-number differences.

Lease cross-check.

A 3-month MLS lease report confirmed 22 rentals.

Validation.

Two methods agreed on 99% of homes; all ambiguous cases were checked by hand against the public TAD portal.



HAVEN
COMMUNITY MANAGEMENT

AAMC®- ACCREDITED ASSOCIATION MANAGEMENT COMPANY®

Park Glen Neighborhood Association, Inc.

05/31/2026

Park Glen Neighborhood Association, Inc.

Balance Sheet as of 5/31/2026

Assets	Operating	Reserve	Total
Current Assets			
1000 - CAB Operating Checking*4480	\$6,352.56		\$6,352.56
1020 - CB Operating Account *1794	\$153,942.00		\$153,942.00
1021 - CB ICS Operating MM *1794	\$233,258.06		\$233,258.06
1120 - CB Reserve Money Mkt *1785		\$38,921.34	\$38,921.34
1121 - CB ICS Reserve MM *1785		\$40,140.96	\$40,140.96
1600 - Accounts Receivable	\$103,584.94		\$103,584.94
1605 - Allowance for Doubtful Accts	(\$4,748.66)		(\$4,748.66)
Total Current Assets	\$492,388.90	\$79,062.30	\$571,451.20
Total Assets	\$492,388.90	\$79,062.30	\$571,451.20
Liabilities / Equity			
Current Liabilities			
2003 - Due to Mgmt. Co.--Trf Fees	\$1,250.00		\$1,250.00
2050 - Prepaid Owners Assessments	\$20,670.26		\$20,670.26
2003-99 - Due to Mgmt Co.--Collect Ltr/Pmt Plans/Admin/Lien	\$645.00		\$645.00
Total Current Liabilities	\$22,565.26		\$22,565.26
Equity			
3500 - Fund Balance Retained	\$163,551.04	\$78,525.96	\$242,077.00
3550 - Current Year Gain / Loss	\$300,627.26	\$536.34	\$301,163.60
3600 - Prior Year Adjustments	\$5,645.34		\$5,645.34
Total Equity	\$469,823.64	\$79,062.30	\$548,885.94
Total Liabilities / Equity	\$492,388.90	\$79,062.30	\$571,451.20

Park Glen Neighborhood Association, Inc.

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4100 - Assessments	-	-	-	364,870.00	364,870.00	-	364,870.00
4200 - Late Fee	643.68	-	643.68	8,630.88	-	8,630.88	-
4250 - Collection Fee HOA	1,370.00	-	1,370.00	12,970.00	-	12,970.00	-
4500 - Interest Income	227.98	-	227.98	1,589.75	-	1,589.75	-
4550 - Interest on Assessments (Delinquent)	232.14	-	232.14	2,355.81	-	2,355.81	-
4603 - Social Event Income	100.00	-	100.00	23,793.80	15,000.00	8,793.80	15,000.00
Total Income	2,573.80	-	2,573.80	414,210.24	379,870.00	34,340.24	379,870.00
Total Income	2,573.80	-	2,573.80	414,210.24	379,870.00	34,340.24	379,870.00

Operating Expense

General and Administrative Expenses							
5104 - Administrative	13.31	583.33	570.02	5,077.53	4,666.64	(410.89)	7,000.00
5105 - Postage	2,212.32	1,250.00	(962.32)	15,803.39	10,000.00	(5,803.39)	15,000.00
5107 - Social Committee/Community Events	(35.06)	3,333.33	3,368.39	20,701.26	26,666.64	5,965.38	40,000.00
5107-02 - Community Programs	-	283.33	283.33	1,688.88	3,666.64	1,977.76	5,249.96
5113 - Professional Management	6,942.00	6,942.00	-	55,536.00	55,536.00	-	83,304.00
5114 - Storage	345.00	334.00	(11.00)	2,746.75	2,652.00	(94.75)	3,988.00
5115 - Website/Portal	-	125.00	125.00	23.19	1,000.00	976.81	1,500.00
5116 - Association Meetings	3,343.52	402.54	(2,940.98)	3,343.52	3,220.32	(123.20)	4,830.50
5176 - Legal Fees	-	666.67	666.67	5,927.46	5,333.36	(594.10)	8,000.00
5177 - Legal Fees Billed Back	1,140.96	-	(1,140.96)	-	-	-	-
5180 - Other Professional	-	50.00	50.00	-	400.00	400.00	600.00
5181 - Audit & Accounting	-	50.00	50.00	485.00	400.00	(85.00)	600.00
5184 - Scholarships/Charity	-	-	-	-	-	-	10,000.00
Total General and Administrative Expenses	13,962.05	14,020.20	58.15	111,332.98	113,541.60	2,208.62	180,072.46

Taxes							
5202 - Corporate Income Tax	-	-	-	2,250.00	3,303.00	1,053.00	3,303.00
Total Taxes	-	-	-	2,250.00	3,303.00	1,053.00	3,303.00

Insurance							
5250 - Commercial Package Insurance	-	-	-	-	-	-	14,437.10
5251 - Directors' & Officers' Ins.	-	-	-	-	-	-	8,268.50
5252 - Umbrella Policy	-	618.53	618.53	-	4,948.24	4,948.24	7,422.35
5253 - Workers Compensation	-	-	-	-	-	-	364.55
Total Insurance	-	618.53	618.53	-	4,948.24	4,948.24	30,492.50

Infrastructure and Maintenance							
5404 - Mailbox Repair	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
5478 - Sidewalk Repair & Root Mitigation	-	10,833.33	10,833.33	-	86,666.64	86,666.64	130,000.00
Total Infrastructure and Maintenance	-	11,250.00	11,250.00	-	90,000.00	90,000.00	135,000.00

Park Glen Neighborhood Association, Inc.

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Reserves							
6000 - Reserve Contribution	-	2,583.50	2,583.50	-	20,668.00	20,668.00	31,002.04
Total Reserves	-	2,583.50	2,583.50	-	20,668.00	20,668.00	31,002.04
Total Expense	13,962.05	28,472.23	14,510.18	113,582.98	232,460.84	118,877.86	379,870.00
Operating Net Total	(11,388.25)	(28,472.23)	17,083.98	300,627.26	147,409.16	153,218.10	-

Park Glen Neighborhood Association, Inc.

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4500 - Interest Income	64.41	-	64.41	536.34	-	536.34	-
4750 - Reserve Fund Contribution Income	-	2,583.50	(2,583.50)	-	20,668.00	(20,668.00)	31,002.04
Total Income	64.41	2,583.50	(2,519.09)	536.34	20,668.00	(20,131.66)	31,002.04
Total Income	64.41	2,583.50	(2,519.09)	536.34	20,668.00	(20,131.66)	31,002.04
Reserve Expense							
Infrastructure and Maintenance							
5478 - Sidewalk Repair & Root Mitigation	-	833.33	833.33	-	6,666.64	6,666.64	10,000.00
Total Infrastructure and Maintenance	-	833.33	833.33	-	6,666.64	6,666.64	10,000.00
Total Expense	-	833.33	833.33	-	6,666.64	6,666.64	10,000.00
Reserve Net Total	64.41	1,750.17	(1,685.76)	536.34	14,001.36	(13,465.02)	21,002.04
Net Total	(11,323.84)	(26,722.06)	15,398.22	301,163.60	161,410.52	139,753.08	21,002.04