

# Park Glen Neighborhood Association

*Agenda Board of Directors Online Meeting – October 19,  
2020 (7 pm)*

APPROVED  
BY BOARD  
OF  
DIRECTORS  
AT 1/18/21  
BOARD  
MEETING

## **Call to Order and Roll Call**

Susan called the meeting to Order at 7:03pm and welcomed everyone and the Board members introduced themselves. The following Board members were present: Susan Kenney, Kelly Wingo, Tom Kaul, Paul Grove, Beth Rutkoski. Martin arrived at 7:08 pm. Deb Troy was absent.

**Kelly made a motion to approve the August 17, 2020 Board meeting minutes. Beth seconded the motion. The motion passed unanimously.**

**The September 21, 2020 Board meeting minutes were not available yet and were not voted on.**

## **Board Member Reports & Comments**

• Susan Kenney- President updated everyone on the follow items:

- Items brought up at Annual Meeting
- HOA Dues due on or before Nov. 1st. Bills were sent out on Tues., Oct. 6th.
- Update on Rezoning Case: ZC-20-093. Will be heard at Oct. 20th City Council meeting.

Susan explained how the Board had originally recommended denial to the rezoning request and the developer had postponed their rezoning request at City Council until the October meeting. The property proposed to be rezoned is located west of the Racetrac (located at the northwest corner of N. Tarrant Pkwy and Ray White Rd). Cary Moon's office worked with the developer to try to limit liquor sales and auto services on the property as much as possible. Susan showed the rezoning request maps and explained that she spoke with Alicia Ortiz, Director for Councilman Cary Moon's office, and she said that the developer has agreed to change the rezoning request for the 2 most eastern lots, Lots 5 & 6 to rezone to a Planned Development with an underlying "E" zoning (which previously they were requesting F zoning). Planned Development is a designation which allows more flexibility in the design of the site to allow for a better site plan. The "F" that was previously being requested allowed for freestanding liquor sales as well as auto repair and body shop, and car wash as a conditional use. The "E" zoning now being requested instead still allows for liquor sales, such as a free standing liquor store; however, the property owner has agreed to limit the property to only liquor sales as part of a restaurant and not have a freestanding liquor store. The "E" zoning also doesn't allow for auto repair or body shop uses or car wash. During the discussion Susan showed the permitted use tables for the City regarding the "F" and "E" zoning. This compromise of the developer is a better option for the neighborhood to not have auto repair/body shop or car wash on the these eastern lots. The western lots that are not a part of this rezoning request are already zoned "FR" which allows for auto repair and body shop, and car wash as a conditional use and they are entitled to do this if they choose.

- Sidewalk Project #2 Update

Susan read Sidewalk Project Coordinator Daniel Guido's update: We're underway! Neighborhood entrance signs are up, first permit is in hand, and we're starting saw cut/demo at the three addresses in Phase 3 that were missed last project, then we will begin in The Bluffs. The contractor has begun walking/markings pavement to be demolished and removed, and edges to be ground. Opt-ins is still at about 50%. Contractor is OK with me making another round of door-to-door to try and get additional opt-ins and we thought it would be good to try after we begin the work (so they see the construction occurring). I'm going to do this early Friday and early Saturday mornings.

- Directors & Officers Insurance Renewed
- Playground Construction Completed
- Other Board member Reports & Comments

**Community Manager's Report:** Christina Fountain, Community Manager gave the following reports

- Neighborhood Updates/Status Report (see attached)
- Monthly Financial Reports – September (see attached)

**Treasurer's Report:**

- Financials

**Events & Activities Report:**

- Halloween/Harvest Decorating Contest (Oct. 22-27), judging will take place any time between 7-10 pm on any of the dates) - Beth Rutkoki
- Turkey Challenge, an online virtual fitness challenge event (Nov. 1-26th)- takes the place of the Turkey Trot. - Susan Kenney

**Business & Motions:**

- Discussion and **possible motion to hold future Board meetings online through the January Board meeting. At that time, the Board will re-evaluate whether to keep holding Board meetings online or change to in-person, taking into account what is happening with COVID-19 at that time.**

The Board decided that a motion was not needed on whether or not the meetings were held in-person or online, so there is no motion. The Board decided that starting with the Dec. 7 Board meeting, the meetings will be both in person at the Pack & Play at the old Longhorn Activity Building, and will also be online. Paul will take responsibility to make sure all protocols are being followed at the in-person meeting and also to have the computer set up to allow for interaction with the people that are online.

- Susan made a **motion to support the proposed rezoning Z-20-093, concerning lots 5 & 6 which are proposed to be rezoned to a Planned Development (PD) with underlying Neighborhood Commercial (E) zoning, which would allow for alcohol sales as part of a restaurant, but not as a freestanding liquor store.** Paul seconded the motion. The motion passed unanimously.

## Member Comments

The meeting adjourned at 8:16 pm. **Next Board Meeting is December 7, 2020**



# COURTESY ZONING NOTIFICATION OF PUBLIC HEARING NOTIFICACIÓN DE CORTESÍA DE UNA AUDIENCIA PÚBLICA ZONIFICACIÓN

**PUBLIC HEARING TIMES AND DATES:** Zoning Commission: 1:00 p.m., Wednesday, August 12, 2020  
City Council: \* 7:00 p.m., Tuesday, September 15, 2020

*\*\*To speak at the City Council meeting only: Speaker registration forms must be turned in by 5:00. You may also register to speak before the meeting online at [fortworthtexas.gov](http://fortworthtexas.gov) or by calling 817-392-6150. Para español llame a este numero 817-392-8028.*

LOCATION: COUNCIL CHAMBER, 2<sup>nd</sup> FLOOR, NORTH END OF CITY HALL  
200 TEXAS ST., FORT WORTH, TEXAS, 76102

A zoning change has been requested for the property shown in heavy outline on the map on the next page of this notice. **Un cambio de zonificación ha sido solicitado para la propiedad indicada en un contorno del mapa en la siguiente página de esta notificación.** You are not required to attend this meeting and the City is neither purchasing nor developing the property referenced in this notice.

**You are being notified because you are listed as an organization located within a 1/2 Mile (Usted ha sido notificado porque figura como titular de una propiedad ubicada dentro de 1/2 milla)** of the proposed change according to the Neighborhood Database. The purpose of this notice is to provide you with an opportunity for public comment. You may: 1) take no further action; 2) attend the public hearing to present your views and opinions or just merely to observe the proceedings or; 3) provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case.

Approval or Denial of the proposed zoning change by the Zoning Commission is only a **recommendation** to the City Council. City Council makes the final determination on the outcome of a zoning case. You are welcome to attend the Council meeting where this case will be heard.

If you desire to comment on this case, please return the form below with any additional written correspondence. An e-mail reply will also be accepted. **Responses must be received in writing for your opinion to be counted.** Please submit your response by the Monday before the hearing by 5:00 p.m. Address all correspondence to:

Chair of the Zoning Commission  
c/o Planning & Development Department  
City Hall  
200 Texas St.  
Fort Worth, Texas 76102

For more information / **Para mas informacion:**  
Phone/Telefono: 817-392-8028  
Fax: 817-392-7526  
E-mail/Correo electronico:  
E-mail: [Zoninglanduse@fortworthtexas.gov](mailto:Zoninglanduse@fortworthtexas.gov)

ZC-20-093		
<b>Applicant:</b> MQ Northside Retail LLC	<b>Address:</b> Tarrant Pkwy & Ray White Rd	<b>Council District:</b> 4 - Cary Moon
<b>Current Zoning/Zonificación Actual:</b> "CF, E, FR"- Low Density, Neighborhood Commercial, General Commercial Restricted	<b>Proposed Zoning/Propuesta de Zonificación:</b> "FR, F"-General Commercial Restricted, General Commercial	<b>Proposed Use/Usó Propuesto:</b> Commercial
Organizations Notified		
North Fort Worth Alliance	Valley Brook Estates HOA	
The Vineyards at Heritage HOA	Heights of Park Vista HOA	
Trace Ridge HOA	Heritage HOA	
Coventry Hills HOA	Park Glen NA	
Streams And Valleys Inc	Trinity Habitat for Humanity	
Public Improvement District #6	Keller ISD	

**Organization/Organizacion:** \_\_\_\_\_

**Oppose/Contra:**

*Please indicate how consensus for opposition/support was taken within your Organization (i.e. majority vote, committee vote)*

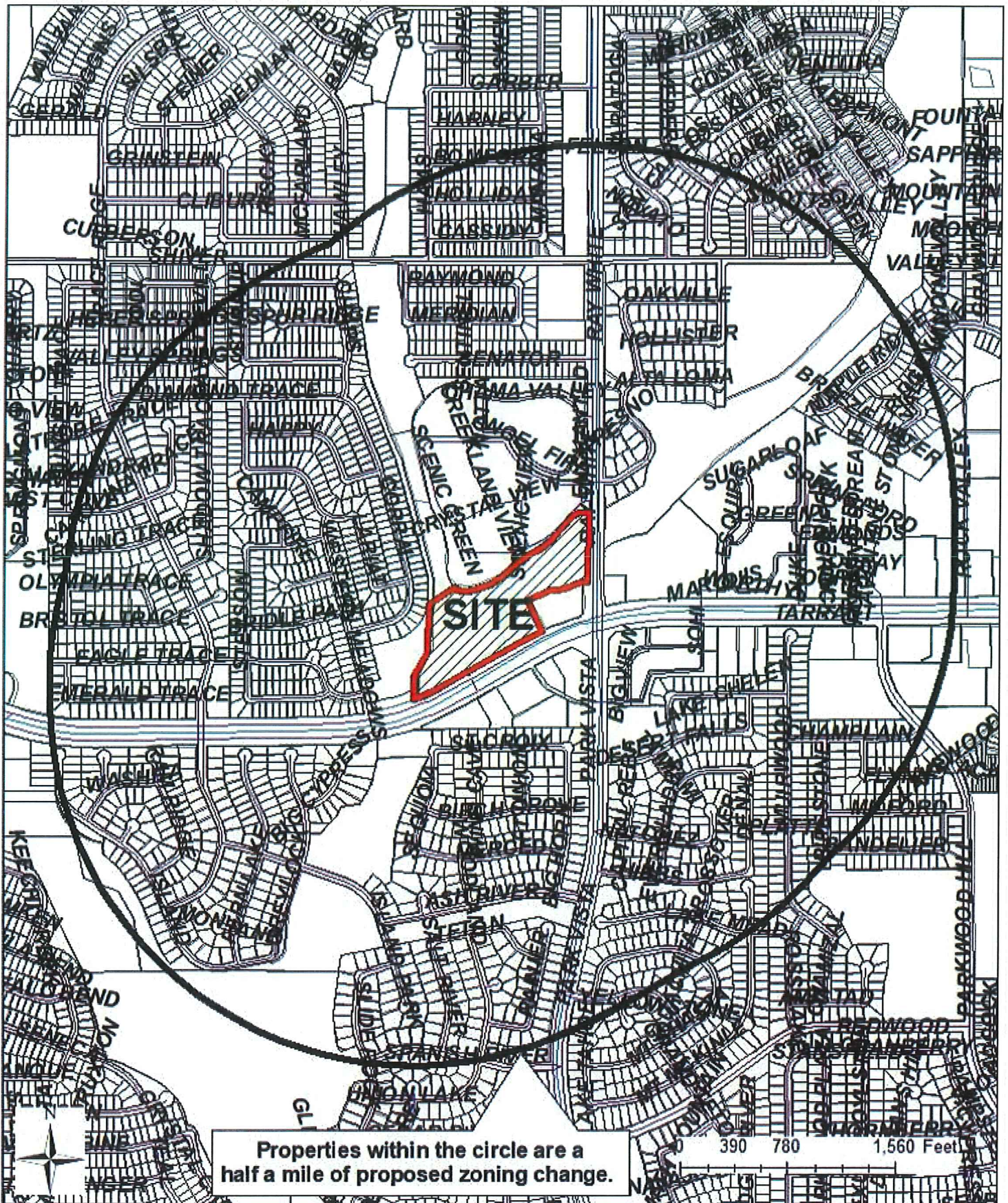
**Support/Soporte:**

\_\_\_\_\_  
**Signature/Firma of Representative/Date/Fecha**

*(Please provide comments on the back of this sheet or via e-mail)*

\_\_\_\_\_  
**Printed Name/Imprima Nombre**





Properties within the circle are a half a mile of proposed zoning change.

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# APPLICATION TO AMEND THE ZONING ORDINANCE/SITE PLAN

City of Fort Worth, Texas.....Planning & Development Department.....Zoning Applications Section

(Must be a complete application for acceptance)

**PROPERTY OWNER** MQ NORTHSIDE RETAIL LLC  
Mailing Address 4622 Maple Avenue, Suite 200 Telephone ( 214 ) 393-3983  
City Dallas State Texas Zip 75219 Email / dsilverman@mqcompanies.com Fax \_\_\_\_\_

**APPLICANT / AGENT** Winkelmann & Associates Inc. / Maria Bonilla  
Mailing Address 6750 Hillcrest Plaza Dr, Suite-215 Telephone ( 972 ) 490-7090 x229 Cell ( 214-544-5820 )  
City Dallas State Texas Zip 75230 Email / Fax mbonilla@winkelmann.com

**OTHER CONTACT** Name Michael Clark Phone 972-490-7090 x215

## PURPOSE OF PROPOSAL

Amend the ZONING MAP to change the zoning district boundaries on the following parcel(s): Refer to Zoning Exhibit.

<u>6</u> <sup>A</sup> Lot / Tract No. _____	<u>5</u> <sup>A</sup> Lot / Tract No. _____	<u>6</u> <sup>A</sup> Lot / Tract No. _____	<u>5</u> <sup>A</sup> Lot / Tract No. _____
From <u>E</u>	From <u>FR</u>	From <u>CF</u>	From <u>CF</u>
To <u>E-F</u>	To <u>FR-F</u>	To <u>CF-FR</u>	To <u>CF-FR</u>

If a Conditional Use Permit (CUP) Overlay: Name of proposed business: \_\_\_\_\_

- Site Plan Included (CUP Site Plan cannot be waived; approval does not waive health & safety standards)
- Site Plan Required (e.g. a site plan will be submitted through the SP process at a later date)

If a Planned Development District (PD): Name of development: \_\_\_\_\_

- Site Plan Included (Approval of a site plan does not waive health & safety standards.)
- Site Plan Required (e.g. a site plan will be submitted through the SP process at a later date)
- Site Plan Waiver Requested Reason Site Plan not provided: \_\_\_\_\_

If providing only a Site Plan or Site Plan amendment, please provide different SP case application.

## DEVELOPMENT INFORMATION

Location address or block range: NWC of North Tarrant Parkway and Ray White Road

Developer of property will be:  Present Owner  Purchaser  Unknown

Present use of this property is: Vacant

Describe proposed new use and purpose for zoning change: Extend the existing FR zoning and have a better transition between FR and E.

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 Planning and Development 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 ASAP.



ZC-20-093 - Revised 3/4/19

Is this property part of a current Code Compliance case?  Yes  No If so, please explain

**PROPERTY DESCRIPTION**

**Total net land area** 14.669 (acres)  
 **Sketch Drawing** of Area to be Re-Zoned, including Location Map (8 1/2" x 11")

**Certified Legal Description:**

**NOT PLATTED:** A Registered Texas Surveyor's **certified metes and bounds** legal description is required with **case exhibit drawings** of the entire area to be rezoned. The boundary description shall be furnished on 8 1/2" x 11" paper, bearing 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 must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. An **Electronic copy of survey** may be emailed within 2 days of application. Send to zoninglanduse@fortworthtexas.gov.

**PLATTED:** If it is within a recorded subdivision, provide a **copy of the plat** with the subdivision name and recording information. Any partial or non-surveyed parcel or tract, extracted from a recorded deed, will require a certified legal description as noted above.

Subdivision Name \_\_\_\_\_  
Block \_\_\_\_\_ Lot(s) \_\_\_\_\_; Block \_\_\_\_\_ Lot(s) \_\_\_\_\_; Block \_\_\_\_\_ Lots(s) \_\_\_\_\_

**ACKNOWLEDGEMENTS**

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 first 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.

Signature of Owner Agent\* Maria L. Bonilla Date July 1, 2020  
(circle one) Maria Bonilla Phone No. 972-490-7090 x229

\*Note: An Agent must furnish a **signed Letter of Authorization from the owner** when submitting this application.  
If qualified for NEZ benefits: I DO NOT decline use of NEZ certification to waive the fees for this application (circle one)

Fee \$ \$1,200.00	Receipt No. <u>1298828</u>	Application Received By: <u>[Signature]</u>	Date filed: <u>7/14/20</u>	Case No.:
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ZC-20-093-



**ZONING EXHIBIT**  
 PARK VISTA BLVD & N TARRANT PKWY  
 FORT WORTH, TEXAS 76137

**Winkelmann & Associates, Inc.**  
 ENGINEERS & ARCHITECTS  
 1000 WEST MAIN STREET, SUITE 200  
 FORT WORTH, TEXAS 76102  
 TEL: 817-335-7888  
 FAX: 817-335-7889  
 WWW.WINKELMANN-ASSOCIATES.COM

NO.	DATE	REVISION

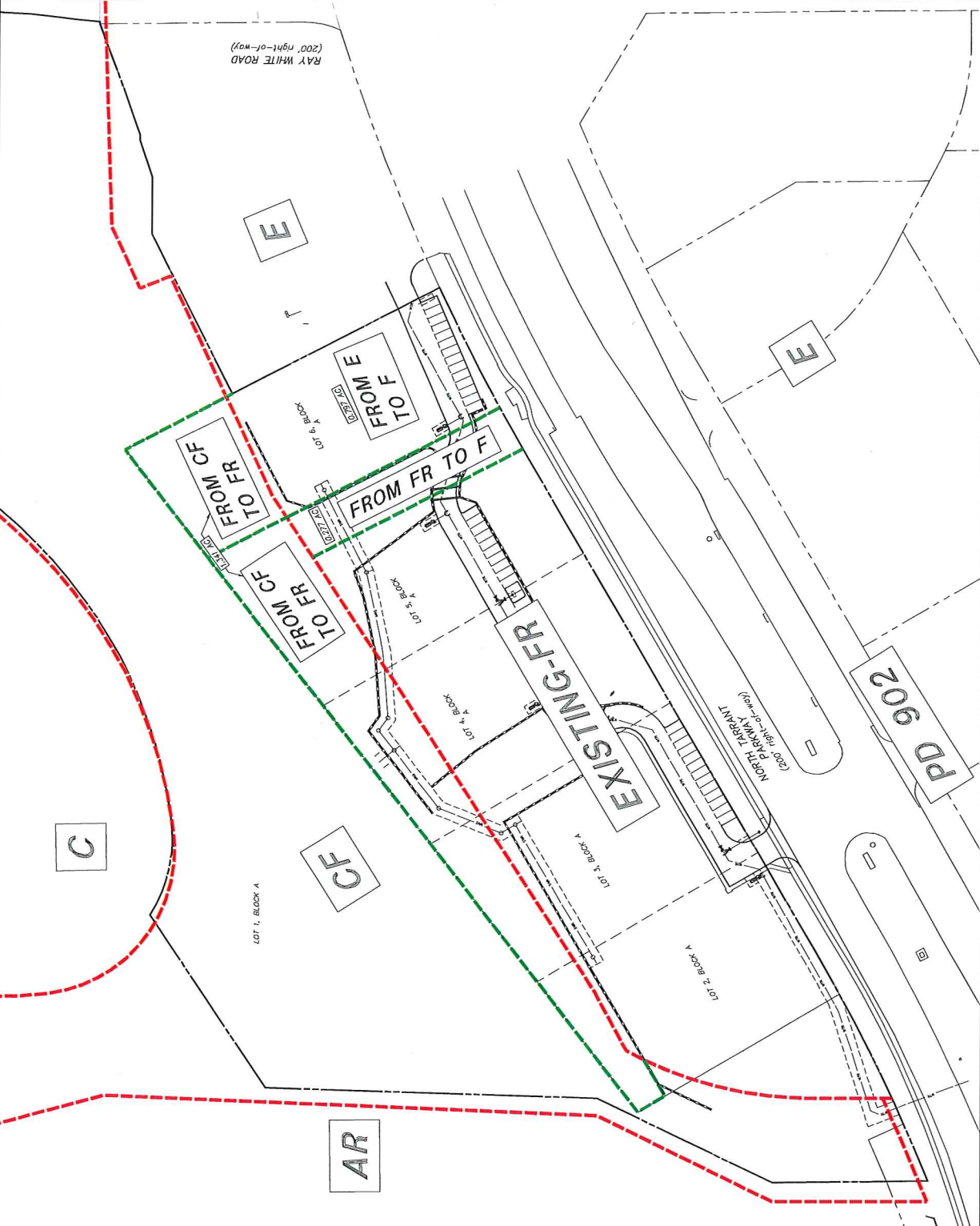
APPROV: \_\_\_\_\_

**LEGEND**

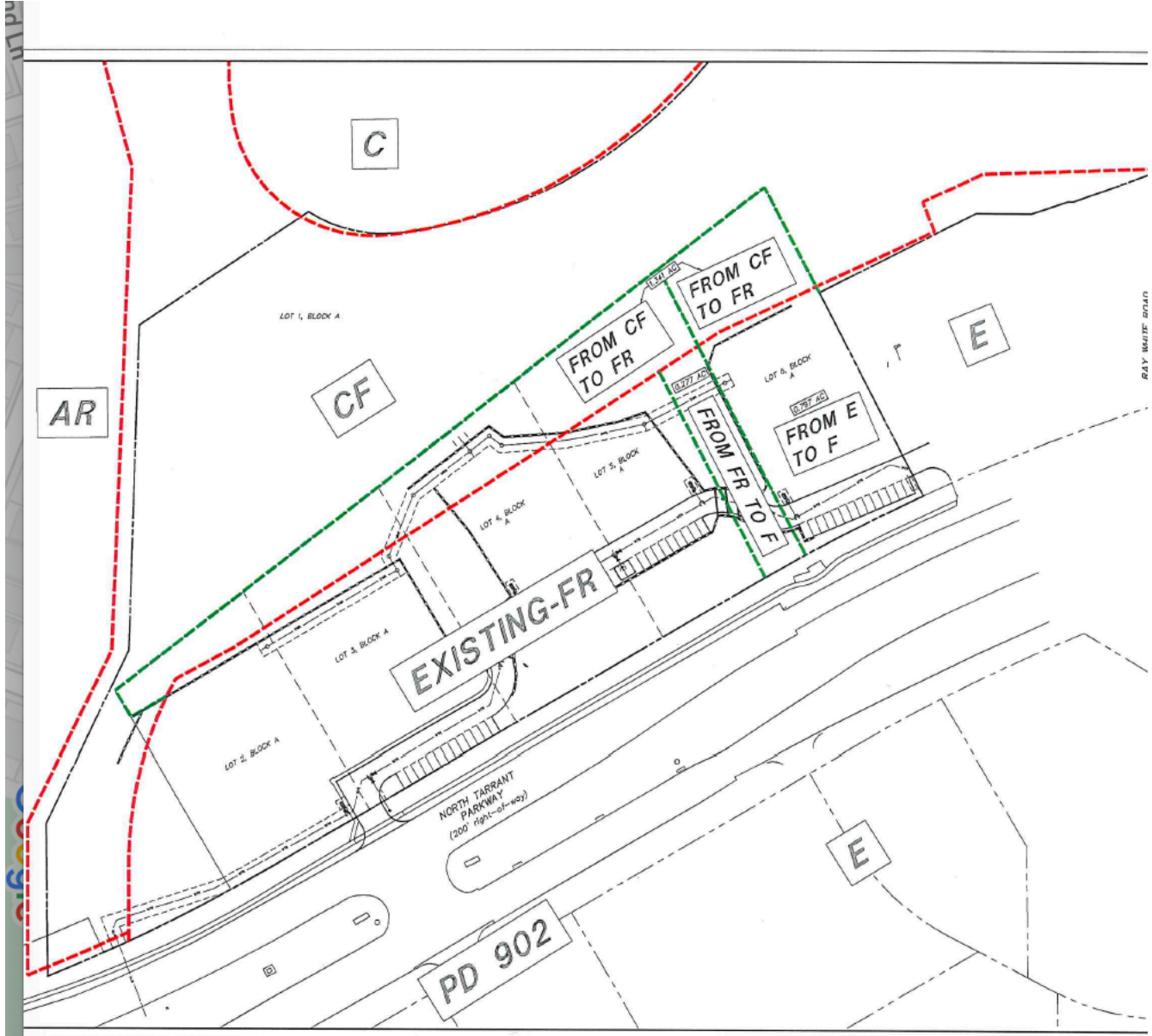
- SITE BOUNDARY
- EXISTING ZONING
- BOUNDARY-FEE CAPW
- CS
- PROPOSED ZONING
- BOUNDARY

SCALE: 1" = 50'  
 0 50' 100'

VICINITY MAP NOT TO SCALE







Nonresidential Uses	Commercial										Industrial					Special Districts			
	ER	E	FR	F	G	H	I	J	K	AG	Cf	O-1	O-2	PD/ CUP					
Kennel							P*	P*	P*										
Large retail store		P*	P*	P*	P*	P*													
Laundry or dry cleaning collection office	P	P	P	P	P	P	P	P	P										
Laundry, dry cleaning or washeteria		P	P	P	P	P	P	P	P										
Leather goods shop	P	P	P	P	P	P	P	P	P										
Liquor or package store		P		P	P	P	P	P	P										
Locksmith	P	P	P	P	P	P	P	P	P										
Medical supplies/equipment sales or rental	P	P	P	P	P	P	P	P	P		P								
Mini-warehouses																PD			
Mortuary or funeral home		P	P	P	P	P	P	P	P										
Newspaper distribution center			P*	P*	P*	P	P	P	P										



**4.803 Nonresidential District Use Table**

<b>4.803 Uses</b>		<b>4.803 Nonresidential District Use Table</b>													<b>In Res. Table</b>	<b>Supplemental Standards</b>
		<b>Commercial</b>						<b>Industrial</b>						<b>Special Districts</b>		
<b>Nonresidential Uses</b>		<b>ER</b>	<b>E</b>	<b>FR</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>AG</b>	<b>Cf</b>	<b>O-1</b>	<b>O-2</b>	<b>PD/CUP</b>	
Veterinary clinic w/outdoor kennels								P*	P*	P*						<a href="#">5.142</a>
Auto parts supply, retail				P	P	P	P	P	P	P						
Automotive repair; paint and body shop				P*	P*	P*	P*	P*	P*	P*						<a href="#">5.104</a>
Car wash, full or self service				CU P	CU P	CU P	CU P	P*	P*	P*						<a href="#">5.108</a>
Gasoline sales			P	P	P	P	P	P	P	P						
Mobile home or manufactured housing sales								P	P	P						
Parking area or garage, storage commercial or auxiliary		P*	P*	P*	P*	P*	P*	P*	P*	P*		P*		CU P*		<a href="#">6.202</a>
Recreational vehicle (RV) sales/service								P	P	P						
Service station				P*	P*	P*	P*	P	P	P						

# Park Glen Neighborhood Association

## Management Report September 1<sup>st</sup> through October 16, 2020

### Administrative

#### Homeowner Contact:

- 12 resale certificate inquiries.
- 25 regarding violations (this includes violations on their own properties or neighbors)
- 63 inquiries on balances, statement requests for new assessment, credit refunds and ledger requests for refinancing.
- 8 conversations regarding Property Modifications requirements/information.

#### Change of Ownership

44 Properties had ownership changes processed from 9/1/2020 to 10/16/2020.

### ACC Applications from 9/18/2020 to 10/16/2020

21 ACC applications have been received from owners since 9/17/2020.

- 16 applications were approved for:
  - Exterior Painting
  - Patio Cover/Enclosure
  - Playscape
  - Roof Replacement
  - Shed
  - Tree Removal/Replacement
  - Solar Panels
  - Window Replacements
- 2 were approved with conditions
  - Exterior Painting
  - Tree Removal/Replacement
- 2 applications were denied
  - Flagstone walkway
  - Gutters (color)
- applications is pending



# Park Glen Neighborhood Association

## Management Report September 1<sup>st</sup> through October 16, 2020

- Violation Report - Detail for 9/1/2020 - 10/16/2020

### SUMMARY

<b>Courtesy Notice</b>	<b>127</b>
Architectural	4
Basketball Goal	2
Exterior Maintenance - Paint and/or Stain	1
Fence	6
Garbage Cans	38
Landscaping	48
Signage	14
Stored/Inoperable Vehicle(s)	4
Unsightly Items	10
<b>Monitor</b>	<b>2</b>
	1
Fence	1
<b>Warning Notice</b>	<b>12</b>
Architectural	1
Exterior Maintenance - Paint and/or Stain	2
Garbage Cans	2
Landscaping	5
Recreational/Commercial Vehicle	1
Stored/Inoperable Vehicle(s)	1

# Park Glen Neighborhood Association

Management Report September 1<sup>st</sup> through October 16, 2020





# Park Glen Neighborhood Association

## Management Report September 1<sup>st</sup> through October 16, 2020

### Accounting

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

### Collections

As of 10/10/2020, below is a summary of legal and non-legal collections. Please refer to attached report from association attorney.

#### Legal:

- 4 Combo – Collections/Deed Restrictions/Pre-Litigation
- 4 Active Deed Restrictions Litigation
- 3 Judicial Foreclosures – \*\*down 1 from last month
- 7 Collection Pre-Litigation
- 7 Active Post Judgments - \*\* up 2 from last month, of those 4 are in payment plans
- 1 Bankruptcy

#### Non-Legal:

- 1 pending payment plan – paying as agreed.

Respectfully Submitted,

*Christina M. Fountain, FL CAM*  
Neighborhood Management, Inc.

# Park Glen Neighborhood Association, Inc.

## Balance Sheet as of 9/30/2020

Asset	Operating	Reserve	Total
<b>Current Assets</b>			
1000 - CAB Operating Checking *4480	\$5,242.76		\$5,242.76
1001 - CAB Operating Money Mkt *9421	\$24,823.99		\$24,823.99
1005 - CAB ICS Operating Money Mkt *3193	\$50,036.68		\$50,036.68
1020 - PPB Operating Account	\$119,329.94		\$119,329.94
1101 - TCB Reserve Money Mkt *2228		\$122,695.74	\$122,695.74
1102 - AAB ICS Reserve MM *845		\$125,598.90	\$125,598.90
1200 - CDARS Reserve CD 52 weeks 8/27/20 *4751		\$128,017.74	\$128,017.74
1201 - CDARS Reserve CD 52 weeks 8/27/20 *4735		\$128,017.74	\$128,017.74
1600 - Accounts Receivable	\$87,975.52		\$87,975.52
1605 - Allowance for Doubtful Accts	(\$78,970.07)		(\$78,970.07)
1715 - Prepaid Taxes	\$2,800.00		\$2,800.00
<b>Total Current Assets</b>	<b>\$211,238.82</b>	<b>\$504,330.12</b>	<b>\$715,568.94</b>
<b>Total Asset</b>	<b>\$211,238.82</b>	<b>\$504,330.12</b>	<b>\$715,568.94</b>
<b>Liability / Equity</b>			
<b>Current Liabilities</b>			
2003 - Due to Mgmt. Co.--Trf Fees	\$720.00		\$720.00
2003-99 - Due to NMI--Collect Ltr/Pmt Plans/Admin	\$25.00		\$25.00
2050 - Prepaid Owners Assessments	\$13,599.11		\$13,599.11
<b>Total Current Liabilities</b>	<b>\$14,344.11</b>		<b>\$14,344.11</b>
<b>Equity</b>			
3500 - Fund Balance Retained	\$84,567.56	\$500,025.34	\$584,592.90
3550 - Current Year Gain / Loss	\$112,366.46	\$4,374.87	\$116,741.33
3600 - Prior Year Adjustments	(\$39.31)	(\$70.09)	(\$109.40)
<b>Total Equity</b>	<b>\$196,894.71</b>	<b>\$504,330.12</b>	<b>\$701,224.83</b>
<b>Total Liability / Equity</b>	<b>\$211,238.82</b>	<b>\$504,330.12</b>	<b>\$715,568.94</b>

# Park Glen Neighborhood Association, Inc.

## Statement of Revenues and Expenses 9/1/2020 - 9/30/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
4100 - Assessments	66.00	-	66.00	219,054.00	218,922.00	132.00	218,922.00
4200 - Late Fee	(123.43)	-	(123.43)	(53.65)	-	(53.65)	-
4500 - Interest Income	11.40	35.00	(23.60)	198.95	420.00	(221.05)	420.00
4550 - Interest on Assessments (Delinquent)	(133.29)	100.00	(233.29)	2,949.97	3,900.00	(950.03)	3,900.00
4603 - Social Event Income	150.00	-	150.00	23,655.00	24,000.00	(345.00)	24,000.00
4604 - Advertising Revenue for Benevolence	-	-	-	25.00	-	25.00	-
4900 - Insurance Settlements (also see 5257)	-	-	-	1,579.21	-	1,579.21	-
<b>Total Income</b>	<b>(29.32)</b>	<b>135.00</b>	<b>(164.32)</b>	<b>247,408.48</b>	<b>247,242.00</b>	<b>166.48</b>	<b>247,242.00</b>
<b>Total Income</b>	<b>(29.32)</b>	<b>135.00</b>	<b>(164.32)</b>	<b>247,408.48</b>	<b>247,242.00</b>	<b>166.48</b>	<b>247,242.00</b>

## Operating Expense

### General and Administrative Expenses

5104 - Administrative	-	-	-	3,303.62	3,200.00	(103.62)	3,200.00
5105 - Postage	52.75	125.00	72.25	1,191.55	2,850.00	1,658.45	2,850.00
5107 - Social Committee/Community Events	487.14	550.00	62.86	14,497.41	20,250.00	5,752.59	20,250.00
5107-02 - Community Programs	-	250.00	250.00	1,134.35	1,250.00	115.65	1,250.00
5112 - Committee Expense	-	325.00	325.00	177.45	600.00	422.55	600.00
5113 - Professional Management	6,675.00	6,942.00	267.00	80,100.00	83,304.00	3,204.00	83,304.00
5114 - Storage	180.00	140.00	(40.00)	2,117.35	1,895.00	(222.35)	1,895.00
5115 - Website/Portal	-	8.00	8.00	50.30	96.00	45.70	96.00
5116 - Association Meetings	-	160.00	160.00	38.00	960.00	922.00	960.00
5117 - Licenses, Permits & Fees	-	10.00	10.00	5.00	120.00	115.00	120.00
5118 - Hospitality	-	-	-	-	1,700.00	1,700.00	1,700.00
5120 - Copies	-	-	-	-	550.00	550.00	550.00
5176 - Legal Fees	-	400.00	400.00	160.00	4,800.00	4,640.00	4,800.00
5177 - Legal Fees Billed Back	(4,541.18)	-	4,541.18	(4,749.18)	-	4,749.18	-
5180 - Other Professional	(3,672.79)	-	3,672.79	-	6,250.00	6,250.00	6,250.00
5181 - Audit & Accounting	-	-	-	425.00	700.00	275.00	700.00
5183 - Benevolence	-	-	-	460.00	-	(460.00)	-
5184 - Scholarships/Charity	2,025.00	-	(2,025.00)	13,500.00	16,500.00	3,000.00	16,500.00
<b>Total General and Administrative Expenses</b>	<b>1,205.92</b>	<b>8,910.00</b>	<b>7,704.08</b>	<b>112,410.85</b>	<b>145,025.00</b>	<b>32,614.15</b>	<b>145,025.00</b>

### Taxes

5202 - Corporate Income Tax	-	-	-	2,858.00	-	(2,858.00)	-
<b>Total Taxes</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,858.00</b>	<b>-</b>	<b>(2,858.00)</b>	<b>-</b>

# Park Glen Neighborhood Association, Inc.

## Statement of Revenues and Expenses 9/1/2020 - 9/30/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Insurance</b>							
5250 - Commercial Package Insurance	-	-	-	17,577.00	17,600.00	23.00	17,600.00
5252 - Umbrella Policy	-	-	-	974.00	-	(974.00)	-
5257 - Insurance Deductible/Claim (see also 4900)	-	-	-	1,050.00	-	(1,050.00)	-
<b>Total Insurance</b>	-	-	-	<b>19,601.00</b>	<b>17,600.00</b>	<b>(2,001.00)</b>	<b>17,600.00</b>
<b>Infrastructure and Maintenance</b>							
5470 - Community Maintenance & Repairs	-	1,250.00	1,250.00	172.17	15,000.00	14,827.83	15,000.00
<b>Total Infrastructure and Maintenance</b>	-	<b>1,250.00</b>	<b>1,250.00</b>	<b>172.17</b>	<b>15,000.00</b>	<b>14,827.83</b>	<b>15,000.00</b>
<b>Reserves</b>							
6000 - Reserve Contribution	-	69,617.00	69,617.00	-	69,617.00	69,617.00	69,617.00
<b>Total Reserves</b>	-	<b>69,617.00</b>	<b>69,617.00</b>	-	<b>69,617.00</b>	<b>69,617.00</b>	<b>69,617.00</b>
<b>Total Expense</b>	<b>1,205.92</b>	<b>79,777.00</b>	<b>78,571.08</b>	<b>135,042.02</b>	<b>247,242.00</b>	<b>112,199.98</b>	<b>247,242.00</b>
<b>Operating Net Total</b>	<b>(1,235.24)</b>	<b>(79,642.00)</b>	<b>78,406.76</b>	<b>112,366.46</b>	-	<b>112,366.46</b>	-



# Park Glen Neighborhood Association, Inc.

## Statement of Revenues and Expenses 9/1/2020 - 9/30/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Income</b>							
4500 - Interest Income	187.58	-	187.58	6,364.12	-	6,364.12	-
4750 - Reserve Fund Contribution Income	-	69,617.00	(69,617.00)	-	69,617.00	(69,617.00)	69,617.00
<b>Total Income</b>	<b>187.58</b>	<b>69,617.00</b>	<b>(69,429.42)</b>	<b>6,364.12</b>	<b>69,617.00</b>	<b>(63,252.88)</b>	<b>69,617.00</b>
<b>Total Income</b>	<b>187.58</b>	<b>69,617.00</b>	<b>(69,429.42)</b>	<b>6,364.12</b>	<b>69,617.00</b>	<b>(63,252.88)</b>	<b>69,617.00</b>
<b>Reserve Expense</b>							
<b>Infrastructure and Maintenance</b>							
5478 - Sidewalk Repair & Root Mitigation	-	-	-	1,989.25	-	(1,989.25)	-
<b>Total Infrastructure and Maintenance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,989.25</b>	<b>-</b>	<b>(1,989.25)</b>	<b>-</b>
<b>Total Expense</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,989.25</b>	<b>-</b>	<b>(1,989.25)</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>187.58</b>	<b>69,617.00</b>	<b>(69,429.42)</b>	<b>4,374.87</b>	<b>69,617.00</b>	<b>(65,242.13)</b>	<b>69,617.00</b>
<b>Net Total</b>	<b>(1,047.66)</b>	<b>(10,025.00)</b>	<b>8,977.34</b>	<b>116,741.33</b>	<b>69,617.00</b>	<b>47,124.33</b>	<b>69,617.00</b>

**This Park Glen Halloween/Harvest Decorating Contest is being held to recognize and show appreciation to residents for their outstanding efforts to decorate their homes for everyone to enjoy. Decorations may be related to Halloween, Harvest Season, or a combination of both.**



**Judging will be on October 22nd-27th**

- Entries or nominations are not required. Volunteer judges will tour the neighborhood looking at home decorations between 7 p.m. and 10 p.m. Two nights of judging per Round
- **It is recommended that spot lights be used on decorations that are only visible during the day, so that judges can view the decorations when they drive through the neighborhood in the evening.**
- Judging will be based on “curb appeal” as viewed from the street only. The primary factor will be overall presentation (“wow factor”), but judges will also consider uniqueness & creativity, storyline or theme, and neatness & organization.
- 13 homes will be selected (one from each of Park Glen’s 13 villages), with **each winner receiving a \$50 gift card and a yard sign to display for three weeks.** Winners will also be announced and pictured on our website and in the newsletter.  
**Be creative, be festive, and have fun! Judges are volunteers that judge a different village from their own and are still eligible for the contest.**

**Questions contact Beth at [PGNABeth@gmail.com](mailto:PGNABeth@gmail.com)**

- Get ready for Thanksgiving and the holidays by meeting the Turkey Challenge.
- The Challenge is to do some kind of physical activity of your choice, for a minimum of 20 minutes for 20 days from Nov. 1st through Nov. 26th (Thanksgiving Day).
- The key is that you get to choose when and what type of physical activity you do, and you can change it up whenever you like.
- Fill in the tracking form on your computer or print it out and keep track of each day that you do at least 20 minutes of physical activity.
- When you've completed 20 days, you've met the Turkey Challenge!
- Weekly door prizes!
- A certificate and fun prize, if the Turkey Challenge is met.

Park Glen Neighborhood Association

## Turkey Challenge

from November 1st – 26th  
Open to everyone. Benefitting the Park Glen Scholarship Program. This event is in place of TurkeyTrot 2020.



Please register by October 25. Late registration (\$5 additional fee) **Register at [https://secure.getmeregistered.com/get\\_information.php?event\\_id=134862](https://secure.getmeregistered.com/get_information.php?event_id=134862)**. Details at [www.ParkGlen.org](http://www.ParkGlen.org). Individual fee: \$15 (\$20 from October 26-November 4), Team Member fee: \$13 (\$18 from October 26-November 4). Groups of 4 or more can form Teams. Team Captains need to register their team of 4 or more members to receive the discounted rate. Additional team members can register separately by selecting the “join an existing team” category and entering their Captain’s transaction number.

A Team has just been created for Park Glen Elementary. Friends/Family can join the Team too. See [ParkGlen.org](http://ParkGlen.org) for complete details. Online registration processing fee is INCLUDED in the prices above. Any questions, please email:

[TurkeyChallenge@ParkGlen.org](mailto:TurkeyChallenge@ParkGlen.org).

Participants will be able to compete in raising the most sponsorship dollars by asking family, friends, and businesses to sponsor him/her in the Turkey Challenge.

The top 3 participants in this regard will win a medal and a gift card prize: **1st place - \$50 prize, 2nd place - \$25 prize, and 3rd Place - \$15 prize.**

Post your photos and comments about your progress & experience on our [PGNA Turkey Challenge Facebook Page](#).