

Park Glen Neighborhood Association

Minutes of August 17, 2020 Board Meeting

Call to Order and Roll Call

Susan called the meeting to order at 7:04 p.m. The following Board members were present: Susan Kenney, Stephen Whiteland, Kelly Wingo, Tom Kaul, Kristy Shallcross and Erik Kendel.

APPROVED BY
BOARD OF
DIRECTORS AT
10/19/20 BOARD
MEETING

Consideration of July 20, 2020 Board Meeting Minutes

Susan moved to approve the minutes from the June 2020 meeting. Tom seconded. **The vote was unanimous and the motion passed.**

Announcement of Board Actions Since the July 20, 2020 Meeting

On August 6, 2020 Susan Kenney made a motion to request the City of Fort Worth to deny Zoning Change Request #ZC-20-093. This proposed rezoning does not match our Community Vision that our Park Glen Neighborhood Association adopted which desires a walkable village center in this area and at the nearby main intersection. Kristy Shallcross seconded the motion. **The motion passed unanimously.** Voting "yes" were Susan Kenney, Kristy Shallcross, Stephen Whiteland, Paul Grove, Tom Kaul, Erik Kendel, Kelly Wingo. September 15, there is a community meeting scheduled which Susan will attend and speak for Park Glen.

President Updates:

- Letters from YesElections with information on online voting and absentee ballot were sent out by August 11th. Susan covered the ways we can vote (online, mail, proxy, in-person). Please visit our website for more information.
- August Newsletter can be found at parkglen.org. Thank you, Leslie Graham, Newsletter Editor!

Vice-President Updates:

- Update on Playground renovations by City of Fort Worth – Building of the playground at Ash River is getting pretty close to being finished, although the actual opening date is not finalized yet. Arcadia 5 is now dug out and may be ready for concrete at this point.
- Update on Second Sidewalk Project – Guido updated us on the sidewalk project in the Bluffs. We are in the opt-in phase which means we are awaiting permission from the various homeowners who will be affected during the sidewalk renovation. To date he has received approximately 40% of the easement requests back from the affected homeowners. He will be doing another mailing as well as going door-to-door for those who have not responded. If he needs to, he will also make phone calls to those for whom he has phone numbers. He will be meeting with the City Development Dept. to advise them prior to our beginning construction. Realistically, he is looking at the 2nd week of September as a start date. The completion date is tentative at this point. He is anticipating that this will be a fall project, however, hoping to be finished before Thanksgiving.

Other Board Member Comments

Kristy - Director

- Update on City of Fort Worth Street Sign Topper program (says Park Glen along with tree logo) – She advised the company and Community Engagement Office know that we are ready to move forward with this project.

Kelly - Secretary

- Tax Assessments on Park Glen Properties for Fiscal Year 2020-2021 (PID6)
She reviewed for us the various aspects of what our PID6 taxes cover.
- Garbage Collection
Just a reminder that we must use City assigned garbage cans. Also, even on bulk trash days, regular rules still apply to trash disposal with regard to overfilling garbage cans.

Community Manager's Report

NMI reported on the following:

- Neighborhood Updates/Status Report
- Monthly Financial Report-July 2020 was reviewed aloud by Christina

Events / Activities

- Annual Board Meeting and Election- Online voting must be completed by noon on Sept. 14th, mail-in ballots must be received by YesElections on or before Sept. 14th. In-person ballot drop off box on Sept. 14th from 6:15 pm-7:05 pm at NMI (Neighborhood Management, Inc.) offices at 5421 Bass-wood Blvd. Suite 710 (next to Premier Eye Care). Annual Board Meeting is on September 14th at 7 pm Online.
- Report on Yard of the Month Program for Summer 2020 (August) - September coming up. Beth reported this month was fun and went very well. One winner per each Village (13).
- Shredding Event - Scheduled for September 26th at Park Glen Elementary parking lot along Black Hills Lane
- National Night Out - Oct. 6th, following the latest CDC, State, and local COVID-19 guidelines. Kelly reported that to date, she has heard from one person who expressed interest, but may not be inclined this year due to COVID-19. We will have to sit tight and wait and see.
- Halloween/Harvest Decorating Contest-It will be held the end of October. Guidelines will be covered in the motions portion of these Minutes.

Business and Motions

- **Susan moved to conduct a Turkey Challenge (from Nov. 1-Nov. 26th) coordinated by Susan Kenney as a fundraiser for the Scholarship Program, engage the company GetMeRegistered.com at a charge of \$2.50 per participant (paid from the registration fee paid by participants) to create a webpage and register participants, and authorize expense of up to \$500 (intended to be covered by registration fees).** Kristy seconded. **The vote was unanimous and the motion passed.**
- This is an online activity where participants exercise their choice of activity anywhere they choose for 20 minutes a day for 20 days and costs \$20. This will be from November 1-26th. Participants are encouraged to get sponsors and there will be prizes for the 1st, 2nd, 3rd place winners for the most sponsorship dollars received. Participants will be able to upload photos of their activities. Volunteers are requested to help with the organizing of this event.

- **Susan moved to purchase five \$75.00 gift cards and present them to the members of the Architectural Control Committee for our appreciation of their hard work and dedication in making Park Glen a Great Place to Live.** Kelly seconded. **The vote was unanimous and the motion passed.**
- **Susan moved to approve up to \$600 to purchase new individual yard winner signs for the 13 villages for both the Holiday Decorating Contest and the Yard of the Month Contest.** Tom seconded. **The vote was unanimous and the motion passed.** A mock-up of the proposed signs will be brought to the Board for review prior to ordering.
- **Susan moved to approve Halloween/Harvest Decorating Contest Guidelines.** Kristy seconded. **The vote was unanimous and the motion passed.** Beth reviewed these guidelines.
- **Susan moved to approve the proposed replacement to Landscape Bulletin B1.07.** Kelly seconded. **The vote was unanimous and the motion passed.**

Other Business

None.

Other Member Comments

None.

Adjourn

Meeting adjourned at 8:52 p.m. **Annual Board Meeting is September 14, 2020 Online (see parkglen.org for login info.) Next Board Meeting is September 21, 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 or by calling 817-392-6150. Para español llame a este numero 817-392-8028.*

LOCATION: COUNCIL CHAMBER, 2nd 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

ZC-20-093		
Applicant: MQ Northside Retail LLC	Address: Tarrant Pkwy & Ray White Rd	Council District: 4 - Cary Moon
Current Zoning/Zonificación Actual: "CF, E, FR"- Low Density, Neighborhood Commercial, General Commercial Restricted	Proposed Zoning/Propuesta de Zonificación: "FR, F"-General Commercial Restricted, General Commercial	Proposed Use/Usó Propuesto: 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:

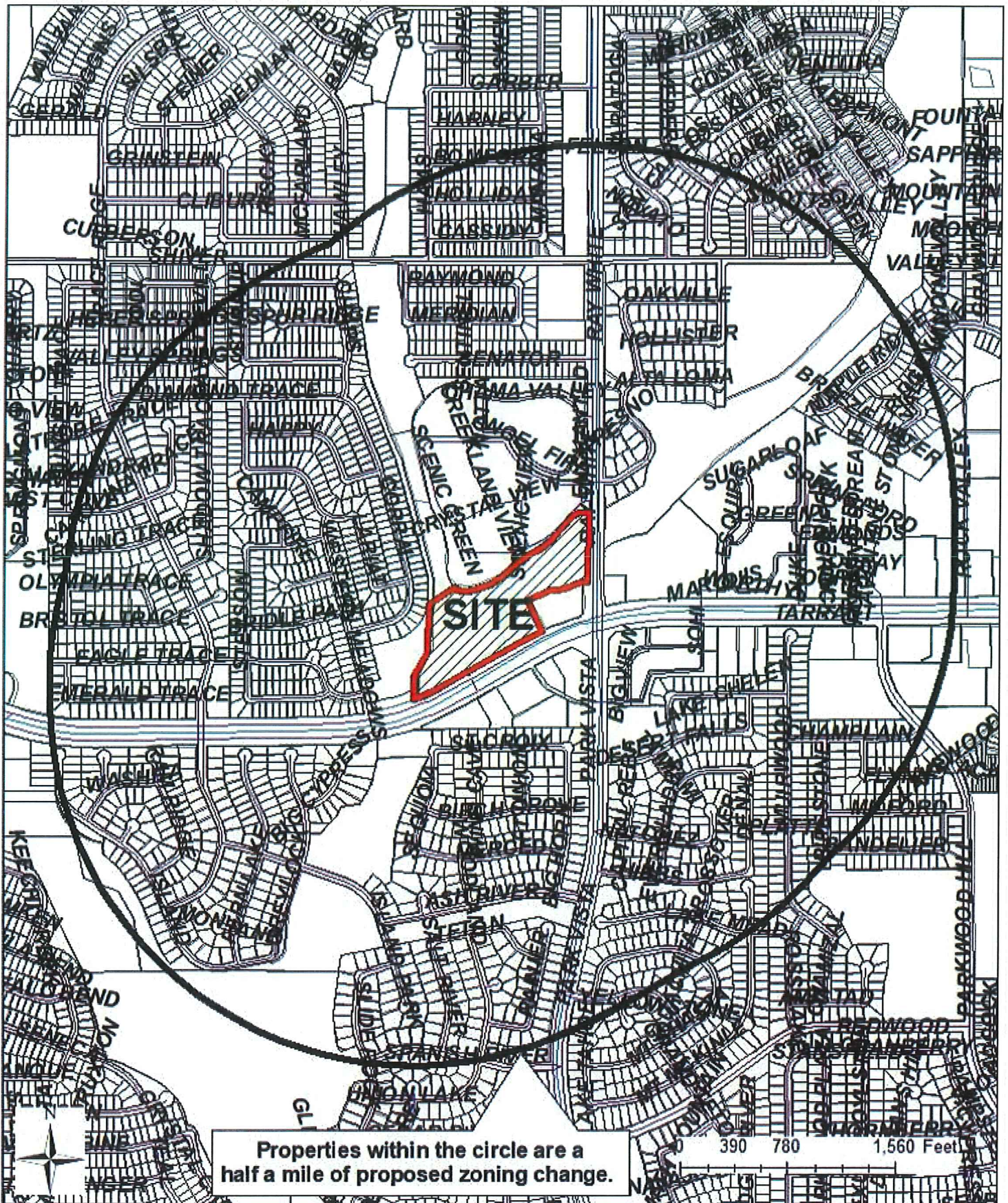
Please indicate how consensus for opposition/support was taken within your Organization (i.e. majority vote, committee vote)

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



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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> ^A Lot / Tract No.	<u>5</u> ^A Lot / Tract No.	<u>6</u> ^A Lot / Tract No.	<u>5</u> ^A 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: 817-552-2222
 FAX: 817-552-2223
 COPYRIGHT © 2018, Winkelmann & Associates, Inc.

NO.	DATE	REVISION

APPROV _____



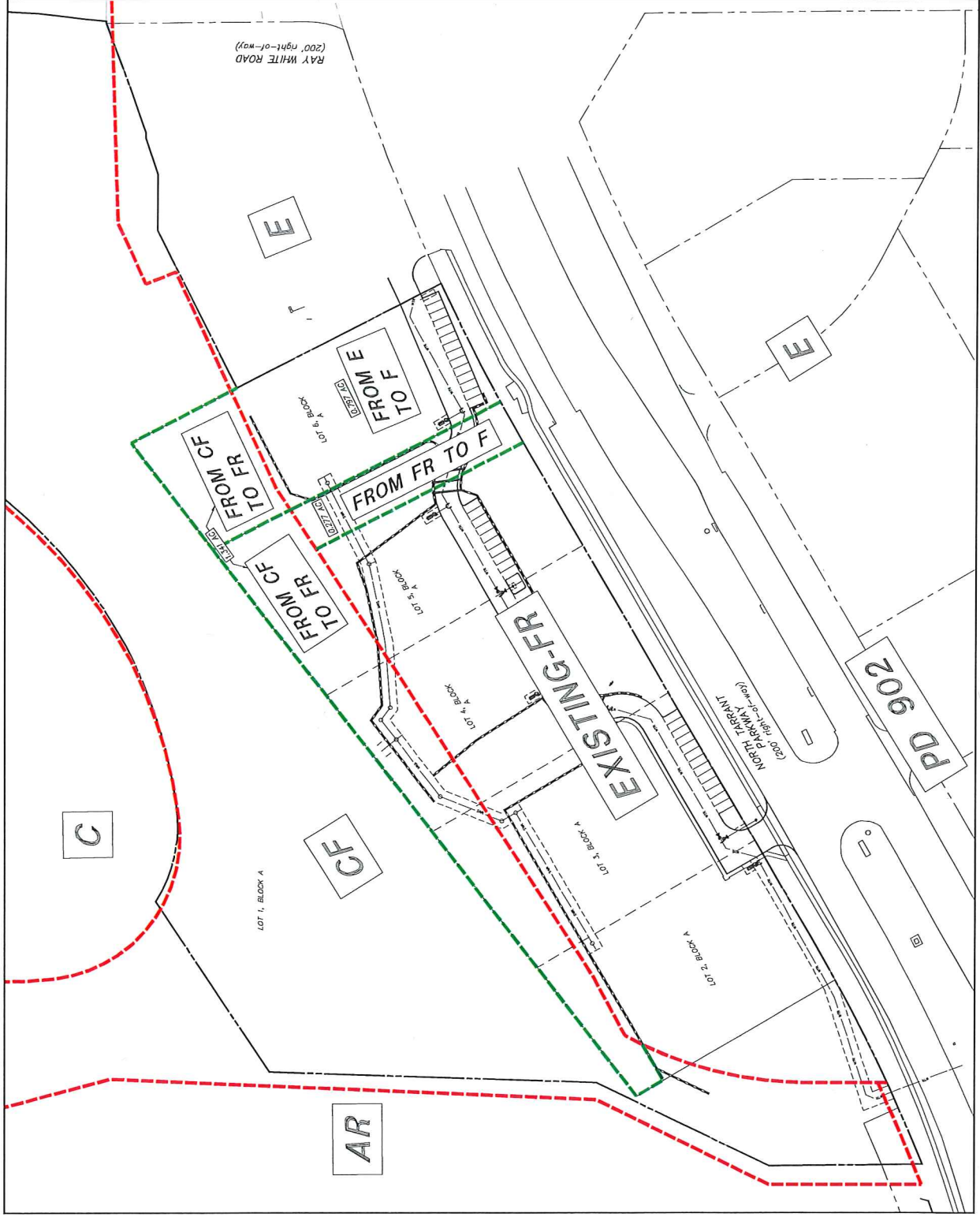
VICINITY MAP
 NOT TO SCALE



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

LEGEND

- SITE BOUNDARY
- - - EXISTING ZONING BOUNDARY
- - - BOUNDARY PER CDFM
- - - PROPOSED ZONING BOUNDARY





Arcadia Park #2

North Tarrant Pkwy

Arcadia Park #3

The Preserve

N. Beach St.

The Glen

The Bluffs

Wind Ridge

Arcadia Park #5
(Windridge Park)

The Hills

Arcadia Park #4

The Knoll

Park Vista Blvd

Phase III

Denton Hwy

New Park View

Basswood Blvd

Arcadia Park #1

The Crossing

The Meadows

The Villages of
Park Glen

Mesa Verde Park

Arcadia Park #7

The Vistas at
Park Glen

The Vistas of
Park Glen



Park Glen
A DEED RESTRICTED NEIGHBORHOOD

D

2

E

Park Glen Neighborhood Association

Management Report July 17, 2020 to August 14, 2020

Administrative

Homeowner Contact:

- 6 resale certificate inquiries.
- 40 regarding violations (this includes violations on their own properties or neighbors)
- 10 inquiries on balances, statement requests for new assessment, credit refunds and ledger requests for refinancing.
- 35 conversations regarding Property Modifications requirements/information.
- 3 Conversation with City of Fort Worth Code Enforcement Officer.
- 1 Conversation with NPO D. Simpson regarding parking.

Management provided Board with a proposed budget for 2020/2021 fiscal year.

Change of Ownership

28 Properties had ownership changes processed from 6/13/2020 to 7/16/2020.

ACC Applications from 7/17/2020 to 8/14/2020

23 ACC applications have been received from owners since 7/17/2020.

- 16 applications were approved for:
 - Roof Replacement
 - Fence Replacement
 - Shed
 - Playscape
 - Retaining wall
 - Landscape
- 7 applications are pending

Park Glen Neighborhood Association

Management Report July 17, 2020 to August 14, 2020

Compliance Summary

280 Open Violations:

- 2 Architectural Violations
- 6 Basketball Hoops on Curb
- 17 Fence Repair Needed
- 4 Holiday Decor
- 10 Repaint Trim/Chimney
- 1 Garage Door Paint/Dents
- 4 bulk items
- 20 Unauthorized Signs (commercial business signs and/or political)
- 11 Storage
- 94 Landscaping (mow, weeds in beds, trim shrubs, trees, tree stumps, sod needed)
- 4 Unsightly Appearance
- 93 Trash Cans
- 8 Trailers
- 3 Boat
- 3 parking violations

94 Monitored Violations:

- 3 Architectural
- 3 Basketball goal
- 6 Fence Repair
- 4 Storage
- 1 Bulk Items
- 5 unsightly appearance
- 2 stain/repair garage door
- 14 Repaint chimney/trim
- 49 landscaping (majority sod & tree stumps)
- 6 trash cans (left on monitor due to comments)
- 1 inoperable vehicle

78 Violations were closed.

Park Glen Neighborhood Association

Management Report July 17, 2020 to August 14, 2020

Accounting

57 Homeowner Account Payments Received between July 17, 2020 to August 14, 2020

Due to Mgt Co – Transfer Fees	\$	16.50
Due to NMI – Collect ltr/Pynt Plans/Admin	\$	492.67
Prepaid Owner Assessments	\$	464.00
Assessments	\$	648.98
Late Fee	\$	90.00
Interest on Assessments (Delinq)	\$	56.72
Legal Fees Billed Back	\$	766.71
Total:	\$	2,535.58

Please refer to attached reports for Balance Sheets and Summary.

Collections

As of 8/6/2020, 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
- 7 Judicial Foreclosures
- 7 Collection Pre-Litigation
- 5 Active Post Judgments -
- 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
7/31/2020

	Operating	Reserves	Total
Assets			
<u>Current Assets</u>			
1000 - CAB Operating Checking *4480	\$139,716.83		\$139,716.83
1001 - CAB Operating Money Mkt *9421	\$24,815.79		\$24,815.79
1005 - CAB ICS Operating Money Mkt *3193	\$50,024.22		\$50,024.22
1100 - AAB Reserve Money Mkt *2358		\$97.80	\$97.80
1101 - TCB Reserve Money Mkt *2228		\$124,622.19	\$124,622.19
1102 - AAB ICS Reserve MM *845		\$125,459.16	\$125,459.16
1200 - CDARS Reserve CD 52 weeks 8/27/20 *4751		\$127,938.26	\$127,938.26
1201 - CDARS Reserve CD 52 weeks 8/27/20 *4735		\$127,938.26	\$127,938.26
1600 - Accounts Receivable	\$91,898.67		\$91,898.67
1605 - Allowance for Doubtful Accts	(\$78,970.07)		(\$78,970.07)
<u>Total Current Assets</u>	<u>\$227,485.44</u>	<u>\$506,055.67</u>	<u>\$733,541.11</u>
Assets Total	\$227,485.44	\$506,055.67	\$733,541.11
Liabilities & Equity			
<u>Current Liabilities</u>			
2003 - Due to Mgmt. Co.--Trf Fees	\$480.00		\$480.00
2003-99 - Due to NMI--Collect Ltr/Pmt Plans/Admin	\$15.00		\$15.00
2050 - Prepaid Owners Assessments	\$10,279.44		\$10,279.44
<u>Total Current Liabilities</u>	<u>\$10,774.44</u>		<u>\$10,774.44</u>
<u>Equity</u>			
3600 - Prior Year Adjustments	\$125.38	(\$70.09)	\$55.29
<u>Total Equity</u>	<u>\$125.38</u>	<u>(\$70.09)</u>	<u>\$55.29</u>
Retained Earnings	\$84,567.56	\$500,025.34	\$584,592.90
Net Income	\$132,018.06	\$6,100.42	\$138,118.48
Liabilities and Equity Total	\$227,485.44	\$506,055.67	\$733,541.11

Park Glen Neighborhood Association, Inc.
Budget Comparison Report - Operating
7/1/2020 - 7/31/2020

	7/1/2020 - 7/31/2020			10/1/2019 - 7/31/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Homeowner-Related Income</u>							
4100 - Assessments	\$0.00	\$0.00	\$0.00	\$218,988.00	\$218,922.00	\$66.00	\$218,922.00
4200 - Late Fee	\$0.00	\$0.00	\$0.00	\$69.78	\$0.00	\$69.78	\$0.00
4550 - Interest on Assessments (Delinquent)	\$167.65	\$200.00	(\$32.35)	\$2,914.82	\$3,700.00	(\$785.18)	\$3,900.00
<u>Total Homeowner-Related Income</u>	\$167.65	\$200.00	(\$32.35)	\$221,972.60	\$222,622.00	(\$649.40)	\$222,822.00
<u>Other Income</u>							
4500 - Interest Income	\$16.91	\$35.00	(\$18.09)	\$171.18	\$350.00	(\$178.82)	\$420.00
4603 - Social Event Income	\$0.00	\$0.00	\$0.00	\$23,505.00	\$24,000.00	(\$495.00)	\$24,000.00
4604 - Advertising Revenue for Benevolence	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	\$0.00
4900 - Insurance Settlements (also see 5257)	\$0.00	\$0.00	\$0.00	\$1,579.21	\$0.00	\$1,579.21	\$0.00
<u>Total Other Income</u>	\$16.91	\$35.00	(\$18.09)	\$25,280.39	\$24,350.00	\$930.39	\$24,420.00
Total Income	\$184.56	\$235.00	(\$50.44)	\$247,252.99	\$246,972.00	\$280.99	\$247,242.00
Expense							
<u>General & Administrative</u>							
5104 - Administrative	(\$3,672.79)	\$0.00	\$3,672.79	\$3,303.62	\$3,200.00	(\$103.62)	\$3,200.00
5105 - Postage	\$124.55	\$1,475.00	\$1,350.45	\$950.60	\$2,600.00	\$1,649.40	\$2,850.00
5107 - Social Committee/Community Events	\$0.00	\$1,150.00	\$1,150.00	\$14,010.27	\$19,150.00	\$5,139.73	\$20,250.00
5107-02 - Community Programs	\$0.00	\$0.00	\$0.00	\$871.38	\$1,000.00	\$128.62	\$1,250.00
5112 - Committee Expense	\$0.00	\$25.00	\$25.00	\$177.45	\$250.00	\$72.55	\$600.00
5113 - Professional Management	\$6,675.00	\$6,942.00	\$267.00	\$66,750.00	\$69,420.00	\$2,670.00	\$83,304.00
5114 - Storage	\$345.00	\$140.00	(\$205.00)	\$1,937.35	\$1,615.00	(\$322.35)	\$1,895.00
5115 - Website/Portal	\$0.00	\$8.00	\$8.00	\$50.30	\$80.00	\$29.70	\$96.00
5116 - Association Meetings	\$0.00	\$80.00	\$80.00	\$38.00	\$720.00	\$682.00	\$960.00
5117 - Licenses, Permits & Fees	\$0.00	\$10.00	\$10.00	\$5.00	\$100.00	\$95.00	\$120.00
5118 - Hospitality	\$0.00	\$100.00	\$100.00	\$0.00	\$1,600.00	\$1,600.00	\$1,700.00
5120 - Copies	\$0.00	\$550.00	\$550.00	\$0.00	\$550.00	\$550.00	\$550.00
5176 - Legal Fees	\$0.00	\$400.00	\$400.00	\$160.00	\$4,000.00	\$3,840.00	\$4,800.00
5177 - Legal Fees Billed Back	\$1,534.08	\$0.00	(\$1,534.08)	(\$208.00)	\$0.00	\$208.00	\$0.00
5180 - Other Professional	\$3,672.79	\$0.00	(\$3,672.79)	\$3,672.79	\$6,250.00	\$2,577.21	\$6,250.00
5181 - Audit & Accounting	\$250.00	\$0.00	(\$250.00)	\$425.00	\$700.00	\$275.00	\$700.00
5183 - Benevolence	\$0.00	\$0.00	\$0.00	\$460.00	\$0.00	(\$460.00)	\$0.00
5184 - Scholarships/Charity	\$0.00	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00	\$15,000.00	\$16,500.00
<u>Total General & Administrative</u>	\$8,928.63	\$25,880.00	\$16,951.37	\$92,603.76	\$126,235.00	\$33,631.24	\$145,025.00
<u>Infrastructure & Maintenance</u>							
5470 - Community Maintenance & Repairs	\$0.00	\$1,250.00	\$1,250.00	\$172.17	\$12,500.00	\$12,327.83	\$15,000.00
<u>Total Infrastructure & Maintenance</u>	\$0.00	\$1,250.00	\$1,250.00	\$172.17	\$12,500.00	\$12,327.83	\$15,000.00
<u>Insurance</u>							
5250 - Commercial Package Insurance	\$0.00	\$0.00	\$0.00	\$17,577.00	\$17,600.00	\$23.00	\$17,600.00
5252 - Umbrella Policy	\$0.00	\$0.00	\$0.00	\$974.00	\$0.00	(\$974.00)	\$0.00
5257 - Insurance Deductible/Claim (see also 4900)	\$0.00	\$0.00	\$0.00	\$1,050.00	\$0.00	(\$1,050.00)	\$0.00
<u>Total Insurance</u>	\$0.00	\$0.00	\$0.00	\$19,601.00	\$17,600.00	(\$2,001.00)	\$17,600.00

Park Glen Neighborhood Association, Inc.
Budget Comparison Report - Operating
7/1/2020 - 7/31/2020

	7/1/2020 - 7/31/2020			10/1/2019 - 7/31/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Other Expense</u>							
6000 - Reserve Contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$69,617.00
<u>Total Other Expense</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$69,617.00
<u>Taxes</u>							
5202 - Corporate Income Tax	\$2,858.00	\$0.00	(\$2,858.00)	\$2,858.00	\$0.00	(\$2,858.00)	\$0.00
<u>Total Taxes</u>	\$2,858.00	\$0.00	(\$2,858.00)	\$2,858.00	\$0.00	(\$2,858.00)	\$0.00
Total Expense	\$11,786.63	\$27,130.00	\$15,343.37	\$115,234.93	\$156,335.00	\$41,100.07	\$247,242.00
Operating Net Income	(\$11,602.07)	(\$26,895.00)	\$15,292.93	\$132,018.06	\$90,637.00	\$41,381.06	\$0.00
Net Income	(\$11,602.07)	(\$26,895.00)	\$15,292.93	\$132,018.06	\$90,637.00	\$41,381.06	\$0.00

Park Glen Neighborhood Association, Inc.
Budget Comparison Report - Reserves
7/1/2020 - 7/31/2020

	7/1/2020 - 7/31/2020			10/1/2019 - 7/31/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Other Income</u>							
4500 - Interest Income	\$484.11	\$0.00	\$484.11	\$6,100.42	\$0.00	\$6,100.42	\$0.00
4750 - Reserve Fund Contribution Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$69,617.00
<u>Total Other Income</u>	\$484.11	\$0.00	\$484.11	\$6,100.42	\$0.00	\$6,100.42	\$69,617.00
Total Income	\$484.11	\$0.00	\$484.11	\$6,100.42	\$0.00	\$6,100.42	\$69,617.00
Operating Net Income	\$484.11	\$0.00	\$484.11	\$6,100.42	\$0.00	\$6,100.42	\$69,617.00
Net Income	\$484.11	\$0.00	\$484.11	\$6,100.42	\$0.00	\$6,100.42	\$69,617.00

August Yard of the Month Winners

Vistas AT Park Glen - 5005 Glenscape Trl

The Meadows - 7113 Isle Royle Dr

The Hills - 4509 Coconino Ct

Wind Ridge - 8355 Capital Reef Court

Phase III - 5417 Lake Powell Drive

Park View - 4741 Great Divide Dr

The Bluffs - 5225 Ash River Rd

Preserve - 8328 Trace Ridge Parkway

The Glen - 4636 Buffalo Bend Place

Vistas OF Park Glen - 7155 Stillwater Court

Crossing - 5208 White Hills Dr

Phase I - 5312 Crescent Lake Drive

The Knoll - 5200 Glen Canyon Rd

Next Yard of the Month is September 1st-4th

Recommended Landscape Plant Materials for North Central Texas

GROUND COVERS

Deciduous

Hardy Plumbago

Ceratostigma plumbaginoides

Height 3", width 6"

False Strawberry

Duchesnea indica-height 3", width 6"

EVERGREEN

Sun:

Creeping Juniper

Juniperus horizontalis (cultivars)

Height 1', width 5'

Juniper procumbens (cultivars)

Height 1', width 5'

Gray Santolina or Lavender Cotton

Santolina chamaecyparissus

Height 1.5', width 2'

Sun to Shade:

Asiatic Jasmine

Trachelospermum asiaticum

Height. 1.5', width 1'

Japanese Purple Honeysuckle

Lonicera japonica `Purpurea'

Height 2', width 2'

Liriope or Lily Turf

Liriope muscari (cultivars)

Height 1.5, width 1'

Purpleleaf Euonymus

(may require occasional shearing)

Euonymus fortunei `Colorata'

Height 2', width 1'

Partial Shade to Shade:

Ajuga or Carpet Bugle

Ajuga reptans-height 4", width 3"

English Ivy

Hedera helix-height 10", width 1'

Mondo Grass or Monkey Grass

Ophiopogon japonicus-height 9", width 1'

Periwinkle or Vinca

Vinca major-height 1', width 1.5'

VINES

Deciduous

Sun:

Improved Trumpet Vine

Campsis x tagliabuana

Height 25', width 12'

Lady Banksia Rose

Rosa banksiae - height 12', width 12'

Sweet Autumn Clematis

Clematis paniculata-height 15', width 7'

Mermaid Rose

Rosa X bracteaeta-height 20', width 20'

Silverlace vine

Polygonum aubertii-height 15', width 10'

Sun to Partial Shade:

Chinese Wisteria

Wisteria sinensis-height 28', width 15'

Passion Vine

Passiflora incarnata-height 20', width 5'

Sun to Shade:

Virginia Creeper-native

Parthenocissus quinquefolia

Height 25', width 3'

Partial Shade to Shade:

Boston Ivy

Parthenocissus tricuspidata

Height 20', width 8'

Evergreen

Sun to Partial Shade:

Coral Honeysuckle-native

Lonicera sempervirens

Height 18', width 4'

*Carolina Yellow Jessamine

Gelsemium sempervirens

Height 15', width 7'

Cross Vine

Bignonia capreolata

Height 15', width 5'

Yellow Honeysuckle

Lonicera sempervirens salphurea

Height 8-10', width 8-10'

Partial Shade to Shade:

English Ivy

Hedera helix-height 35', width 5'

Confederate jasmine

Trachelospermum jasminoides

Height 10', width 3-5'

DWARF SHRUBS

(height: 1 - 3 feet)

Deciduous

Sun:

Dwarf Nandina

Nandina domestica (dwarf cultivars)

Height 2', width 2.5'

Dwarf Yaupon Holly

Ilex vomitoria 'Nana'-height 3', width 3'

Dwarf Pampas Grass

**Cortaderia selloana*-height 7', width 8'

Sun to Partial Shade:

Dwarf Indian Hawthorn

Raphiolepis indica (dwarf cultivars)

Height 3', width 3'

Crimson Pygmy Barberry

Berberis thunbergii 'Crimson Pigmy'

Height 2', width 3'

Dwarf Crape Myrtle

Lagerstroemia indica (dwarf cultivars)

Height 3', width 3'

Semi-evergreen

Sun to Partial Shade:

Dwarf Glossy Abelia

Abelia x grandiflora 'Compacta'

Height 3', width 5'

Evergreen

Sun:

Juniper (many cultivars)

Sun to Partial Shade:

Carissa Holly

Ilex cornuta 'Carissa'-height 3', width 4'

Dwarf Chinese Holly

Ilex cornuta 'Rotunda' -height 3', width 3'

SMALL SHRUBS

(height 3 - 6 feet)

Deciduous

Sun:

Semi-dwarf Crape Myrtle

Lagerstroemia indica (semi-dwarf cultivars)

Height 4.5', width 4.5'

Sun to Partial Shade:

Dwarf Burning Bush

Euonymus alata "Compacta"

Height 4', width 5'

Flowering Quince

Chaenomeles japonica-height 5', width 6'

Purple Leaf Japanese Barberry

Berberis thunbergii 'Atropurpurea'

Height 5', width 4'

American Beautyberry

Callicarpa Americana-height 6', width 5'

Spiraea Anthony Waterer

Spiraea x bumalda 'Anthony Waterer'

Height 4', width 6'

Semi-evergreen

Sun to Partial Shade:

Edward Goucher Abelia

Abelia cv. 'Edward Goucher'

Height 3.5', width 4'

Euonymus

Euonymus fortunei-height 4', width 5'

Autumn Sage-*Salvia greggi*-height 3' width 3'

Evergreen

Sun:

Compact Pfitzer Juniper

Juniperus chinensis 'Compact Pfitzer'

Height 4', width 6'

Pomegranate 'Chico'

Punica granatum 'Chico'

Height 10', width 8'

Red Yucca

Hesperaloe parvifolia-height 2' width 2'

Sun to Shade:

Compact Nandina (many cultivars)

Nandina domestica 'Compacta',

'Habor Dwarf'-height 4.5', width 4'

Dwarf Burford Holly

Ilex cornuta 'Burfordii Nana'

Height 5', width 3'

Partial Shade to Shade:

Japanese Aucuba

Aucuba japonica (cultivars)

Height 4', width 4'

Oregon Grape

Mahonia aquifolium

Height 4', width 4'

Indian Hawthorne

Raphiolepis indica-height 5', width 5'

MEDIUM SHRUBS

(height: 6 - 9 feet)

Deciduous

Sun:

Forsythia

Forsythia x intermedia-height 6', width 5'

Rose-of-Sharon or Althea

Hibiscus syriacus (cultivars)

Height 8', width 5'

Bridal Wreath Spiraea

Spiraea x vanhouttei-height 6', width 5'

Semi-Evergreen

Sun to Partial Shade:

Glossy Abelia

Abelia x grandiflora-height 6', width 5'

Evergreen

Sun:

Agarita-native

Mahonia trifoliolata-height 6', width 4'

Pfitzer Juniper

Juniperus chinensis var. chinensis

'Pfitzeriana'-height 6', width 9'

*Texas Sage -native

Leucophyllum frutescens (cultivars)

Height 6', width 5'

Sun to Partial Shade:

Cleyera

Ternstroemia gymnanthera- Height 6', width 5'

Nandina

Nandina domestica-height 6', width 4'

Burford Holly

Ilex cornuta burfordii-height 8', width 8'

LARGE SHRUBS Sun:

(height: 9 feet and above)

Deciduous

Sun:

Crape Myrtle-*Lagerstroemia indica* (cultivars)

Height 12', width 8'

Winter Bush Honeysuckle

Lonicera Fragrantissima-height 8', width 8'

Possumhaw Holly native'

Ilex decidua-height 20', width 15'

Chaste Tree

Vitex agnus-cactus- height 20', width 25'

Hawthorne

Crataegus phaenopyrum-height 25', width 20'

Rusty Blackhaw Viburnum

Viburnum rufidulum-height 20', width 20'

Flame-Leaf Sumac

Rhusanceolata-height 15', width 15'

Pomegranate

Punica Granatam-height 10', width 8'

Mock Orange

Philadelphus texensis-

Height 8-15', width 8-10'

Evergreen

Sun:

Blue Point Juniper

Juniperus chinensis var. chinensis

('Blue Point')-height 15', width 6'

*Eastern Red Cedar-native

Juniperus virginiana 'Canaertii'

Height 25', width 15'

Wax myrtle-*Myrica cerifera*

Height 15, width 10'

*Hollywood Juniper

Juniperus chinensis var. chinensis

'Torulosa'-height 10', width 5'

Mary Nell Holly

Ilex cv. ('Mary Nell')-height 15', width 10'

Sun to Partial Shade:

Silverberry

Elaeagnus x ebbings-height 9', width 7'

Foster's Holly

Ilex x attenuata 'Fosteri'-height 9', width 6'

Sun to Shade:

*Nellie R. Stevens Holly

Ilex cv. (Nellie R. Stevens)

Height 10', width 10'

Yaupon Holly-native

Ilex vomitoria-height 10', width 6'

SMALL TREES

(height: up to 20 feet)

Deciduous

*Crape Myrtle

Lagerstroemia indica (cultivars)

Height 20', width 15'

Mesquite-native

Prosopis glandulosa

Height 20, width 15

Vasey Oak-native

Quercus pungens-var. Vaseyana

Height 25', width 20'

Desert Willow-native

Chilopsis linearis-height 15', width 20'

Flowering Crabapple

Malus spp. -height 20', width 25'

Rusty Blackhaw Viburnum-native

Viburnum rufidulum - height 15', width 10'

*Texas, Oklahoma or Mexican Redbud-native

Cercis canadensis cultivars

Height 15', width 10'

Texas or Mexican Buckeye-native

Ungnadia speciosa-height 20', width 15'

Sun to Partial Shade:

*Possumhaw Holly-native

Ilex decidua-height 12', width 8'

Mexican Plum-native

Prunus Mexicana - height 20', width 20' -

Carolinia Buckhorn,

Rhamnus carolinia - height 15', width 15'

Partial Shade:

- *Eve's Necklace-native
Sophora affinis-height 15-25'-native
- Forest Pansy Redbud-height 20', width 15'
Cercis canadensis var. *canadensis*

Partial Shade to Shade:

- *Japanese Maple
Acer palmatum (cultivars)-height 12', width 10'

Evergreen Sun:

- Sun:**
- *Little Gem Magnolia
Magnolia grandiflora ('Little Gem')
Height 10', width 8'

Sun to Shade:

- *Yaupon Holly-native
Ilex vomitoria-height 15', width 10'
- Texas Mountain Laurel-native
Sophia Secundiflora
Height 15', width 10'
- Wax Myrtle
Myrica cerifera-height 15', width 10'

MEDIUM TREES

(height: 20 - 50 feet)

Deciduous

- Sun:**
- *Bigtooth Maple
Acer grandidentatum-height 45', width 30'
- *Chinese Pistache
Pistachia chinensis-height 40', width 30'
- *Panicked Goldenrain Tree
Koelreuteria aniculata-height 25', width 25'
- *Texas Red Oak-native
Quercus buckleyi-height 30', width 30'
- Western Soapberry-native
Sapindus drummondii-height 35', width 25'
- Japanese Persimmon - *Diospyros kaki*
- Lacey Oak - *Quercus glenoides*-height 25', width 20'
- Texas Persimmon-native
Diospyros texana-height 10', width 12'
- American Smoke Tree
Cotinus coggygria-height 15', width 12'
- Shantung Maple
Acer truncatum; height 25', width 20'

An asterisk (*) denotes those plant materials which are particularly outstanding for this area.

Evergreen

- Sun:**
- Japanese Black Pine
Pinus thunbergiana-height 20', width 15'
- Eastern Red Cedar-native
Juniperus virginiana
Height 25', width 15'

LARGE TREES

(height: 50 feet and above)

Deciduous

- Bald Cypress
Taxodium distichum var. *distichum*
Height 65', width 30' *
- Bur Oak-native
Quercus macrocarpa
Height 60', width 40'
- Chinquapin Oak-native
Quercus muehlenbergii
Height 60', width 40'
- Osage Orange-native
Malclura pomifera (fruitless, thornless cultivars only)-height 50', width 40' *
- Pecan-native
Carya illinoensis-height 80', width 40'
- *Shumard Oak-native
Quercus shumardii-height 80', width 50'

Sun to Partial Shade:

- *Caddo Maple-*Acer barbatum* var. *caddo*
Height 60', width 50'
- *Cedar Elm
Ulmus crassifolia-height 50', width 40'
- Lacebark Elm
Ulmus parvifolia- height 50', width 35'

Evergreen

- Sun:**
- Afghan Pine
Pinus eldarica-height 50', width 30'
- Deodar Cedar
Cedrus deodara-height 50', width 30'
- *Southern Live Oak-native
Quercus virginiana-height 50', width 75'

Sun to Partial Shade:

- Southern Magnolia
Magnolia grandiflora-height 50', width 30'

Park Glen 2020/2021 Proposed Budget

		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Projected Aug	Projected Sep	Actuals for 2019/2020	2019/2020 Budget	Proposed 2020/2021	Comments
Income																	
4100 - Assessments	1 - Operating	218,922.00												218,922.00	218,922.00	218,922.00	No change in assessment amounts.
4200 - Late Fee	1 - Operating	39.78	15.00	15.00										69.78	0.00	0.00	we do not budget for a variable we cannot predict
4500 - Interest Income	1 - Operating	13.97	16.18	17.85	18.09	17.13	17.10	18.42	18.46	17.07	16.91	16.00	16.00	203.18	420.00	0.00	we do not budget for a variable we cannot predict
4550 - Interest on Assessments (Delinquent)	1 - Operating	48.10	1,480.37	412.16	299.78	245.01			182.46	175.49	167.65	150.00	150.00	2,331.00	3,900.00	2,500.00	*interest collection was suspended for 2 months by the board
4603 - Social Event Income	1 - Operating	1,275.00	16,853.00	5,377.00										23,505.00	24,000.00	5,000.00	Turkey Challenge, Holiday in the Park, Spring Eggstravaganza
4604 - Advertising Revenue for Benevolence	1 - Operating			25.00										25.00	0.00	0.00	we do not budget for a variable we cannot predict
4900 - Insurance Settlements (also see 5257)	1 - Operating				1,579.21									1,579.21	0.00	0.00	we do not budget for a variable we cannot predict
Total Income														246,635.17	247,242.00	226,422.00	
Expenses																	
5104 - Administrative	1 - Operating	3228.62					75							3,303.62	3,200.00	3,400.00	Projected costs of mailing annual statements
5105 - Postage	1 - Operating	198.3	177.85	132.75	23.85	100.05	117.15	37.5	21.5	17.1	124.55	150	150	1,250.60	2,850.00	2,500.00	Projected cost of monthly mailing of violation notices
5107 - Social Committee/Community Events	1 - Operating	1,202.84	4,082.60	6,416.28	1,400.17	375.00			533.38					14,010.17	20,250.00	6,000.00	Biggest expenses annually is turkey trot; with that cancelled this year, took a large amount of the expense away
5107-02 - Community Programs	1 - Operating				730.84	35.00			105.54			262.97		1,134.35	1,250.00	2,000.00	\$650 for Halloween/Harvest, \$650 for Holiday Decorating, and \$300 for July 4th - Independence Day. Totals \$1600, leaves an additional \$400 for unexpected contests
5112 - Committee Expense	1 - Operating				177.45								75	252.45	600.00	500.00	Sep cost is for \$75 gift card "thank you" gifts for ACC members and other key volunteers (not Board members). Other budget is in case we start a new committee (e.g. service) or start a new program.
5113 - Professional Management	1 - Operating	6,675.00	6,675.00	6,675.00	6,675.00	6,675.00	6,675.00	6,675.00	6,675.00	6,675.00	6,675.00	6,675.00	6,675.00	80,100.00	83,304.00	83,304.00	4% increase, increase was budgeted last year but NMI did not raise.
5114 - Storage	1 - Operating	133	133	133	253	165	165	165	165	165	180	180	180	2,017.00	1,895.00	2,200.00	rate changes in August* increase of \$15.00 from last year's new larger space, they typically raise the rates in August
5115 - Website/Portal	1 - Operating				50.30								46	96.30	96.00	120.00	
5116 - Association Meetings	1 - Operating							20	20	38.00	20	20	20	138.00	960.00	240.00	go to meeting (video conferencing) charges\$20@ month; budgeted amount for current year was for the Longhorn Rec Center which was not used after one month.
5117 - Licenses, Permits & Fees	1 - Operating		5.00										62	67.00	120.00	120.00	Corporate Filing that must be done annually.
5118 - Hospitality														0.00	1,700.00	1,500.00	In case we start up a hospitality committee/effor mid-year.
5120 - Printing and Reproduction	1 - Operating														550.00	1,600.00	Projected cost of printing on annual postcard mailing in June/July to encourage hoemowners to run for the board.
5176 - Legal Fees	1 - Operating					160.00								160.00	4,800.00	4,800.00	The last 2 years not a lot has been spent on attorney fees, but kept it in there just in case.
5177 - Legal Fees Billed Back	1 - Operating			-1,485.00	1,485.00		-448.00	-2,547.87	-2,381.52	3,635.31	1,534.08		208	0.00	0.00	0.00	This should end up being zero, it's a wash account.
5180 - Consulting/Professional Fees										3672.79			2319.45	6,250.00	6,250.00	6,250.00	YesElection (election and online voting company)
5181 - Audit & Accounting	1 - Operating					175.00					250.00			425.00	700.00	700.00	For Tax returns/auditing
5183 - Benevolence	1 - Operating									460.00				460.00	0.00	0.00	
5184 - Scholarships/Charity	1 - Operating											8,100.00	5,400.00	13,500.00	16,500.00	5,000.00	This number will be based on how well Turkey Challenge or any future events are held. It will be based on the amount of 4603.
5202 - Corporate Income Tax	1 - Operating										2,858.00	300		3,158.00		2,500.00	
5250 - Commercial Package Insurance	1 - Operating	8,582.00								8,995.00				17,577.00	17,600.00	18,000.00	
5252 - Umbrella Policy	1 - Operating									974.00				974.00		1,000.00	
5470 - Community Maintenance & Repairs	1 - Operating				170.00					2.17				172.17	15,000.00	15,000.00	Mailboxes/kiosk repairs
Expenses Total														124,143.14	177,625.00	156,734.00	
Proposed 2020/2021 Budget																	
Income Accounts Total:		226,422.00												246,635.17	247,242.00	226,422.00	
Expense Accounts Total:														124,143.14	177,625.00	156,734.00	
6000 - Amount to Transfer to Reserves:		0.00												122,492.03	69,617.00	69,688.00	
Total:														0.00	0.00	0.00	

Halloween/Harvest Decorating Contest Guidelines
August 17, 2020

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.

Entries or nominations are not required.

Volunteer judges will tour the neighborhood looking at home decorations between 7 p.m. and 10 p.m. approximately ONE WEEK before Halloween.

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.

For the future, two previous year winners and properties with past due balances owed to the Association or outstanding deed restriction violations will not be eligible.

13 homes will be selected (one from each of Park Glen’s 13 villages), with each winner receiving a \$50 gift card and a yard sign to display for three weeks. Winners will also be announced and pictured on our website and in the newsletter.

Judges are volunteers that judge a different village from their own and are still eligible for the contest.

Be creative, be festive, and have fun!