

Park Glen Neighborhood Association

Agenda Board of Directors Meeting- In-person Only
Tuesday, June 18, 2024 at 7pm

Generations Church (formerly Alliance Church)
8400 Park Vista Blvd. (near north end of Park Vista Blvd.), Room E100 in the Main Building

The closest parking to the Main Building Entrance door is the southeast parking lot along Desert Falls Dr (second drive from Park Vista).

Please enter through the south drop off entrance.

APPROVED
BY BOARD
OF
DIRECTORS
ON
7/16/24

Call to Order, Welcome, and Introduction of Board Members:

Susan Kenney started the meeting at 7:03 PM. The quorum was met, and the meeting was called to order. The following Board Members were present in person: Susan Kenney, Tom Kaul, Paul Grove, and Alvin Donohue. Beth Rutkoski arrived at 7:11 PM. Ralph Robb and Mark Stingley were absent.

Announcement of Board Actions since the May 21, 2024 Board Meeting:

- Susan Kenney reported that on June 6, 2024, Susan Kenney made a motion to approve the color post-card mail-out, announcing the opportunity and instructions for candidates about the PGNA Board Election, at a cost not to exceed \$2,000 for a 5.5" x 8.5" color postcard, including postage. Tom Kaul seconded the motion. Those voting in favor of the motion were: Susan Kenney, Tom Kaul, Alvin Donohue, Mark Stingley, Beth Rutkoski, Paul Grove, and Ralph Robb. **The motion passed unanimously on 6/7/24.**
- Susan Kenney reported that on June 10, 2024, Susan Kenney made a motion to expend not more than \$35 to make the existing website SSL protected. Beth Rutkoski seconded the motion. Those voting in favor of the motion were: Susan Kenney, Beth Rutkoski, Tom Kaul, Mark Stingley, Alvin Donohue, Ralph Robb, and Paul Grove. **The motion passed unanimously on 6/10/24.**

Consideration of May 21, 2024 Board Meeting Minutes:

The Consideration of May 21, 2024 Board Meeting Minutes was postponed until the next meeting because the minutes were not ready.

Susan Kenney asked the Board if the criteria for Mailbox Repair and the Mailbox Repair items on the agenda could be moved up to this part of the meeting since volunteer Mailbox Coordinator Matt McCoy needed to leave by 8 pm. The Board agreed.

- Susan Kenney made a motion to approve the following criteria for Mailbox Repairs:
Criteria for Mailbox Repair consideration can include but are not limited to the following:
 - Leaning 5 degrees or more
 - Missing and/or cracked or broken bricks
 - Structural integrity is significantly damagedAlvin Donohue seconded the motion. **The motion passed unanimously.**

- Beth Rutkoski made a motion to approve a budget not to exceed \$40,000, utilizing \$15,000 from the budget for the fiscal year 2023 - 2024 budget and to use the remainder from reserves to fix the mailboxes located at the locations highlighted in the document presented at the meeting and including the mailbox damaged by an accident on 6/17/24 on Mesa Verde Trail. Work shall be done by the pre-approved contractor Brick Experts DFW. The mailboxes as presented at the meeting are leaning 5 degrees or more, or have broken, missing and/or cracked bricks, or the structural integrity is significantly damaged. Moving forward, any additional mailboxes that meet the criteria will be paid out of reserves. Paul Grove seconded the motion. **The motion passed unanimously.**

Board Member Reports & Comments:

- Susan Kenney reported that our insurance was renewed and increased by 10.3 %.
- Gerry Sauls, Sidewalk Coordinator reported that Sidewalk Project #4 is completed and a financial report will be presented at the next meeting.
- Susan Kenney reported that the City of Fort Worth Prescribed Burn may occur in July, depending on weather conditions.
- Beth Rutkoski gave a brief report on the last PID6 meeting. The next PID6 Meeting is on Wednesday, July 31, 2024, 6:30 pm - 8:00 pm. (see PID6.org)

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

- Neighborhood Updates/Status Report - Management Report (see attached)
- Monthly Financial Reports - May 2024(see attached).

Treasurer's Report:

- Financial Report for Coffee/Tea and Yoga in the Park Events - Paul Grove reported that this will be presented at the next meeting.

Events & Activities Report:

- Paul Grove reported on the Scholarship Program. The Scholarship Selection Committee is still reviewing the applications, and the recipients will be notified at the end of the month.
- Susan Kenney reported on the following events and presented the winners of the June YOM:
 - The Yard of the Month Program Contests will take place any time June 1-4, July 6-9, and August 3-6. If you have any questions or if you want to be a volunteer judge, email PGNAMatt@gmail.com.
 - The PGNA Election & Annual Meeting: Candidates can file between June 21 and July 23, 2024. PGNA Annual Meeting and Election will be held on Tuesday, September 10, 2024, at 7:00 pm at Generations Church, 8400 Park Vista Blvd.
 - The Park Glen Annual Independence Celebration Parade will take place on June 29th, 9 am - 10 am. Anyone can be in the parade or watch and cheer everyone on. There will be contests for the kids, a Marching Band, and more. The parade begins at Arcadia Park #4 at 4850 Glen Springs Trail. The Kid's Contest is from 9:15-9:30 am. The Parade will commence at 9:35 am.
 - The PID6 Annual Fireworks Event is on June 29th. The Event starts at 7 pm, culminating with the Fireworks at 9:15 pm. The Event is located at Arcadia Park #2, 8301 Island Park Drive. See PID6.org for more details. If you have any questions, please contact the PID6 Manager at lillan.-Collins@fsresidential.com.

- Movie Night was held on June 15th and had approximately 90-100 people in attendance.
- National Night Out is on October 1, 2024. If any PGNA resident would like to host a block party contact Melissa Medici, the coordinator at PGNAMelissa@gmail.com. Melissa had a table set up at the Board Meeting and encouraged everyone to sign up to host a block party.

Business & Motions:

- Susan Kenney reported and made a motion stating that based upon the input at the May 14th Community Meeting and review of the latest site plan proposal dated June 15, 2024, the Park Glen Neighborhood Association recommends denial of the proposed rezoning ZC-24-022. Paul Grove seconded the motion. **The motion passed unanimously.**
- The criteria for Mailbox Repair and the Mailbox Repair items on the agenda were moved to the beginning of the Board Meeting.
- The budget for the Mailbox Repairs was moved to the beginning of the Board Meeting.
- Susan Kenney asked that matters pertaining to the Website, at this time, be tabled to the next Board Meeting.
- Susan Kenney presented a shorter version of the Exterior Lighting Guidelines resulting from discussions between Susan Kenney and our attorney.
- Susan Kenney reported that we will most likely not be able to have Pool Night at iExplore Montessori because they are asking for a blanket waiver.

Member Comments - No additional comments were given.

Adjourn - The meeting was adjourned at 8:53 PM

Next Board Meeting is on July 16, 2024

Park Glen Neighborhood Association

Management Report from May 17, 2024 to June 14, 2024

Administrative

- 40 inquiries or actions on specific violations (this includes violations on their own properties or neighbors).
- 3 resale certificate inquiries and/or mortgage questionnaires.
- 7 requesting contact change information (or adding email/phone numbers).
- Management sent several email blasts on behalf of the board.
- Management referred 5 accounts to the attorney after the 209 expiration date.
- Management conducted 18 separate inspections.
- Management met with board president and the HOA attorney via phone conference.
- Management processed 12 invoices on behalf of the HOA.
- Management forwarded 3 requests to the PID6 manager.
- Management worked with Insurance company to obtain special event policies as well as the upcoming 2024-2025 policy.

Our office hours are Monday through Thursday 8:30 to 5:00. 8:30 to 3:00 on Fridays. There is a drop box outside the office for after hours. Office address is 5421 Basswood Blvd, Fort Worth 76137 (2 doors down from Premier Eye).

Christina Fountain, Senior Community Association Manager – cfountain@nmitx.com, 972-359-1548
Ashlee Weeks, Administrative Assistant, aweeks@nmitx.com, 972-359-1548 ext. 207
customercare@nmitx.com for all customer care information and assistance.

Change of Ownership

There have been 11 Properties ownership changes since June 14th.

Homeowner Emails on File

As of June 14, 2024, we currently have 2916 emails on file (up 3 from the 2,913 on last management report).

Park Glen Neighborhood Association

Management Report from May 17, 2024 to June 14, 2024

ACC Applications from 5.17.24 to 6.14.24

34 ACC applications were received from owners for the dates above.

16 approved, 3 denied. 15 under review or waiting for additional information to be supplied.

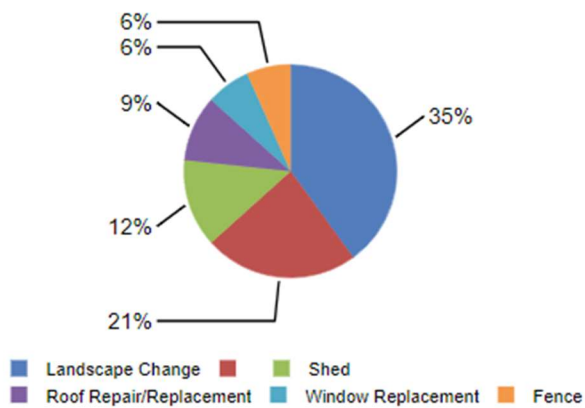
Park Glen Neighborhood Association, Inc.

ARC Report - Detail for 5/17/2024 - 6/14/2024

SUMMARY

Approved	15
	3
Fence	2
Landscape Change	6
Other	1
Shed	1
Window Replacement	2
Approved with Conditions	1
Landscape Change	1
ARC Review	5
	1
Garage	1
Roof Repair/Replacement	2
Shed	1
Denied Application	3
	1
Landscape Change	1
Roof Repair/Replacement	1
Request More Information	10
	2
Door	1
Landscape Change	4
Pergola/Gazebo/Arbor	1
Shed	2
Total	34

TOP DISTRIBUTION BY TYPE



Park Glen Neighborhood Association

Management Report from May 17, 2024 to June 14, 2024

Violation Summary Report 5.17.24 to 6.14.24

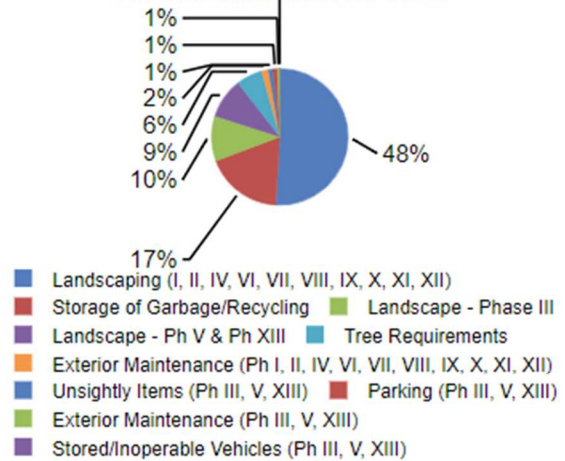
Park Glen Neighborhood Association, Inc.

Violation Report - Detail for 5/17/2024 - 6/14/2024

SUMMARY

209 Notice	144
Architectural Changes (All Phases)	6
Exterior Maintenance (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	1
Exterior Maintenance (Ph III, V, XIII)	1
Landscape - Ph V & Ph XIII	14
Landscape - Phase III	8
Landscaping (I, II, IV, VI, VII, VIII, IX, X, XI, XII)	80
Parking (Ph I, II, IV, VI, VII, VIII, IX, X, XI & XII)	2
Parking (Ph III, V, XIII)	3
Storage of Garbage/Recycling	21
Tree Requirements	4
Unightly Items (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	4
209 Notice - Sent Certified	67
Architectural Changes (All Phases)	2
Basketball Goals (All Phases Bulletin)	1
Exterior Maintenance (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	1
Landscape - Ph V & Ph XIII	8
Landscape - Phase III	2
Landscaping (I, II, IV, VI, VII, VIII, IX, X, XI, XII)	40
Leasing - PKGN	2
Parking (Ph I, II, IV, VI, VII, VIII, IX, X, XI & XII)	1
Signage (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	1
Storage of Garbage/Recycling	1
Tree Requirements	4
Unightly Items (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	3
Unightly Items (Ph III, V, XIII)	1

TOP DISTRIBUTION BY TYPE



Park Glen Neighborhood Association

Management Report from May 17, 2024 to June 14, 2024

Closed 720

	2
Architectural Changes (All Phases)	6
Basketball Goals (All Phases Bulletin)	6
Exterior Maintenance (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	16
Exterior Maintenance (Ph III, V, XIII)	6
Landscape - Ph V & Ph XIII	56
Landscape - Phase III	69
Landscaping (I, II, IV, VI, VII, VIII, IX, X, XI, XII)	311
Leasing - PKGN	1
Parking (All Phases Bulletin)	1
Parking (Ph I, II, IV, VI, VII, VIII, IX, X, XI & XII)	3
Parking (Ph III, V, XIII)	9
Residential Use (Ph III, V, XIII)	1
Signage (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	4
Storage of Garbage/Recycling	181
Tree Requirements	22
Unightly Items (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	18
Unightly Items (Ph III, V, XIII)	8

Courtesy Notice 503

Architectural Changes (All Phases)	11
Basketball Goals (All Phases Bulletin)	1
Exterior Maintenance (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	6
Exterior Maintenance (Ph III, V, XIII)	2
Landscape - Ph V & Ph XIII	52
Landscape - Phase III	60
Landscaping (I, II, IV, VI, VII, VIII, IX, X, XI, XII)	241
Parking (Ph I, II, IV, VI, VII, VIII, IX, X, XI & XII)	2
Parking (Ph III, V, XIII)	4
Signage (Ph III, V, XIII)	1
Storage of Garbage/Recycling	74
Stored/Inoperable Vehicles (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	1
Stored/Inoperable Vehicles (Ph III, V, XIII)	1
Tree Requirements	31
Unightly Items (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	8
Unightly Items (Ph III, V, XIII)	8

Park Glen Neighborhood Association

Management Report from May 17, 2024 to June 14, 2024

Monitor	79
Exterior Maintenance (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	1
Landscape - Ph V & Ph XIII	3
Landscape - Phase III	4
Landscaping (I, II, IV, VI, VII, VIII, IX, X, XI, XII)	32
Storage of Garbage/Recycling	1
Tree Requirements	36
Unightly Items (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	2
Warning Notice	295
Architectural Changes (All Phases)	6
Basketball Goals (All Phases Bulletin)	2
Exterior Maintenance (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	3
Exterior Maintenance (Ph III, V, XIII)	1
Landscape - Ph V & Ph XIII	30
Landscape - Phase III	39
Landscaping (I, II, IV, VI, VII, VIII, IX, X, XI, XII)	164
Parking (Ph III, V, XIII)	1
Signage (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	1
Storage of Garbage/Recycling	33
Tree Requirements	8
Unightly Items (Ph I, II, IV, VI, VII, VIII, IX, X, XI, XII)	6
Unightly Items (Ph III, V, XIII)	1
Total	1808

Violation Totals:

Open Violations:

Courtesy – 503 **(688)**

Warning – 295 **(277)**

209 Regular – 144 **(105)**

209 Certified – 67 **(38)**

Monitored – 79 **(46)**

Total = 1,088

720 (450) Closed

****209 Letter is the start of the legal process, these notices contain specific language that is mandated by Texas Property Code to send an account to the attorney, so a lawsuit may be filed to enforce deed restrictions that are not being met.**

Financials

Please refer to the attached Summary Financials for May 2024.

Legal (As of 5/10/2024) Collections Only

- 7** Collection/Pre-Litigation
- 1** Judicial Foreclosure
- 2** Active Post Judgments
- 10 accounts currently with the Attorney**

Respectfully Submitted,
Christina M. Fountain,
 Senior Community Association Manager
 Neighborhood Management, Inc.

Park Glen Neighborhood Association, Inc.

Balance Sheet as of 5/31/2024

Assets	Operating	Reserve	Total
Current Assets			
1020 - PPB Operating Account *1794	\$99,426.36		\$99,426.36
1021 - PPB ICS Operating MM *1794	\$129,323.59		\$129,323.59
1120 - PPB Reserve Money Mkt *1785		\$24,047.74	\$24,047.74
1121 - PPB ICS Reserve MM *1785		\$37,189.78	\$37,189.78
1200 - CDARS Reserve CD *1072 weeks 08/22/24		\$136,544.14	\$136,544.14
1201 - CDARS Reserve CD *1102 52 weeks 08/22/24		\$136,544.17	\$136,544.17
1600 - Accounts Receivable	\$68,678.15		\$68,678.15
1605 - Allowance for Doubtful Accts	(\$6,855.75)		(\$6,855.75)
Total Current Assets	\$290,572.35	\$334,325.83	\$624,898.18
Total Assets	\$290,572.35	\$334,325.83	\$624,898.18
Liabilities / Equity			
Current Liabilities			
2003 - Due to Mgmt. Co.--Trf Fees	\$1,000.00		\$1,000.00
2050 - Prepaid Owners Assessments	\$19,988.71		\$19,988.71
2003-99 - Due to Mgmt Co.--Collect Ltr/Pmt Plans/Admin/Lien	\$1,265.00		\$1,265.00
Total Current Liabilities	\$22,253.71		\$22,253.71
Equity			
3500 - Fund Balance Retained	\$139,013.57	\$560,109.95	\$699,123.52
3550 - Current Year Gain / Loss	\$131,577.67	(\$225,784.12)	(\$94,206.45)
3600 - Prior Year Adjustments	(\$2,272.60)		(\$2,272.60)
Total Equity	\$268,318.64	\$334,325.83	\$602,644.47
Total Liabilities / Equity	\$290,572.35	\$334,325.83	\$624,898.18

Park Glen Neighborhood Association, Inc.

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4100 - Assessments	-	-	-	218,876.87	218,922.00	(45.13)	218,922.00
4500 - Interest Income	148.18	-	148.18	440.84	-	440.84	-
4550 - Interest on Assessments (Delinquent)	145.50	125.00	20.50	954.68	1,000.00	(45.32)	1,500.00
4603 - Social Event Income	-	1,250.00	(1,250.00)	17,476.05	10,000.00	7,476.05	15,000.00
4604 - Advertising Revenue for Benevolence	-	-	-	50.00	-	50.00	-
Total Income	293.68	1,375.00	(1,081.32)	237,798.44	229,922.00	7,876.44	235,422.00
Total Income	293.68	1,375.00	(1,081.32)	237,798.44	229,922.00	7,876.44	235,422.00

Operating Expense

General and Administrative Expenses

5104 - Administrative	540.71	-	(540.71)	8,354.06	5,500.00	(2,854.06)	5,500.00
5105 - Postage	196.04	-	(196.04)	3,695.28	7,000.00	3,304.72	7,000.00
5107 - Social Committee/Community Events	-	-	-	26,021.38	28,900.00	2,878.62	31,800.00
5107-02 - Community Programs	-	-	-	1,994.70	1,850.00	(144.70)	2,000.00
5112 - Committee Expense	-	-	-	-	-	-	500.00
5113 - Professional Management	6,942.00	6,942.00	-	55,536.00	55,536.00	-	83,304.00
5114 - Digital/Offsite Storage & Virus Protection	314.00	303.00	(11.00)	2,468.00	2,424.00	(44.00)	3,636.00
5115 - Website/Portal	-	-	-	945.71	800.00	(145.71)	800.00
5116 - Association Meetings	-	-	-	367.00	250.00	(117.00)	250.00
5117 - Licenses, Permits & Fees	-	-	-	165.00	120.00	(45.00)	120.00
5118 - Hospitality	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
5120 - Copies	-	-	-	-	500.00	500.00	500.00
5176 - Legal Fees	600.00	-	(600.00)	3,637.50	5,000.00	1,362.50	5,000.00
5180 - Other Professional	-	-	-	-	4,000.00	4,000.00	8,000.00
5181 - Audit & Accounting	-	-	-	500.00	500.00	-	500.00
5184 - Scholarships/Charity	-	-	-	500.00	-	(500.00)	8,000.00
Total General and Administrative Expenses	8,592.75	7,370.00	(1,222.75)	104,184.63	113,380.00	9,195.37	158,410.00

Taxes

5202 - Corporate Income Tax	-	-	-	1,118.00	2,000.00	882.00	2,000.00
Total Taxes	-	-	-	1,118.00	2,000.00	882.00	2,000.00

Insurance

5250 - Commercial Package Insurance	-	-	-	918.14	-	(918.14)	16,588.81
5251 - Directors' & Officers' Ins.	-	-	-	-	-	-	8,365.20
5252 - Umbrella Policy	-	-	-	-	-	-	3,588.44
Total Insurance	-	-	-	918.14	-	(918.14)	28,542.45

Infrastructure and Maintenance

5470 - Community Maintenance & Repairs	-	-	-	-	15,000.00	15,000.00	15,000.00
Total Infrastructure and Maintenance	-	-	-	-	15,000.00	15,000.00	15,000.00

Park Glen Neighborhood Association, Inc.

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Reserves							
6000 - Reserve Contribution	-	-	-	-	-	-	31,469.55
Total Reserves	-	-	-	-	-	-	31,469.55
Total Expense	8,592.75	7,370.00	(1,222.75)	106,220.77	130,380.00	24,159.23	235,422.00
Operating Net Total	(8,299.07)	(5,995.00)	(2,304.07)	131,577.67	99,542.00	32,035.67	-

Park Glen Neighborhood Association, Inc.

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4500 - Interest Income	1,190.69	-	1,190.69	10,475.03	-	10,475.03	-
4750 - Reserve Fund Contribution Income	-	-	-	-	-	-	31,469.55
Total Income	1,190.69	-	1,190.69	10,475.03	-	10,475.03	31,469.55
Total Income	1,190.69	-	1,190.69	10,475.03	-	10,475.03	31,469.55
Reserve Expense							
Infrastructure and Maintenance							
5478 - Sidewalk Repair & Root Mitigation	33,905.21	-	(33,905.21)	236,259.15	-	(236,259.15)	-
Total Infrastructure and Maintenance	33,905.21	-	(33,905.21)	236,259.15	-	(236,259.15)	-
Total Expense	33,905.21	-	(33,905.21)	236,259.15	-	(236,259.15)	-
Reserve Net Total	(32,714.52)	-	(32,714.52)	(225,784.12)	-	(225,784.12)	31,469.55
Net Total	(41,013.59)	(5,995.00)	(35,018.59)	(94,206.45)	99,542.00	(193,748.45)	31,469.55

Criteria for mailbox repair consideration can include but are not limited to the following:

- * Leaning 5 degrees or more
- * Missing and/or cracked or broken bricks
- * Structural integrity is significantly damaged

Pink - brick repair
 Blue severe leaning

28 colored

	Address	Phase	Other Issues/ Description	Degrees Leaning/ Direction
	4753 Misty Ridge	Parkview		1°- Right
	4905 Great Divide	Parkview		3°- Left/ 1°- Back
	4950 Navajo	Parkview		2°- Right
1	7654 Beaver Head	Parkview	Leaning and Broken Brick	4°- Back
	5312 Grand Mesa	Phase 1		2°- forward
	7416 San Isabel Ct	Phase 1		3°- Right
	7425 Los Padres Tr	Phase 1		3°- forward
2	7501 Pointe Reyes Dr	Phase 1		5°- forward
3	7516 Olympia	Phase 1	Broken Bricks	
	7508 Arcadia Tr	Phase 1		
4	7521 Point Reyes Dr	Phase 1	Missing Brick	2°- Back
	5408 Mormon	Phase 3		2°- Right/ 2°- forward
	5409 Canyon Lands	Phase 3		4°- forward
5	5412 Blue Water Lake	Phase 3		5°- forward
	5424 Catlow Valley	Phase 3		3°- forward
	5444 Navajo Bridge Tr	Phase 3		4°- Left
6	7408 Bear Lake	Phase 3		5°- forward
7	7421 Mesa Verde Tr	Phase 3		7°- forward
8	7436 Mesa Verde Tr	Phase 3	Fallen Bricks, Leaning, and Cracked Bri	4°- Right
9	7440 Bear Lake	Phase 3	Leaning and Cracked Bricks	3°- Left
6	7504 Bear Lake	Phase 3	Leaning and Cracked Bricks	4°- Right
	7505 Lake Arrowhead	Phase 3		2°- Left
	7520 Bear Lake	Phase 3		4°- Right
	7529 Lake Arrowhead	Phase 3		2°- Right/ 4°- forward
11	7562 Bryce Canyon	Phase 3	Missing Brick	
12	7824 Rogue River	Phase 3		6°- Right
	7864 Rogue River	Phase 3		2°- Left
	7913 Klamath Mountain	Phase 3		1°- Right
13	5105 Cedar River Tr	The Bluffs	Cracked Bricks	
	5201 Cedar River Tr	The Bluffs		3°- forward
	5213 St. Croix	The Bluffs		2°- Right/ 2°- Back
14	8312 Big Horn Way	The Bluffs	Broken Bricks	
15	8366 Big Horn Way	The Bluffs		5°- forward
16	8413 Ft Union Ct	The Bluffs		1°- Right
	8416 Big Horn Way	The Bluffs		5°- Left/ 4°- forward
	5121 White Sands	The Crossing		3°- Left
	5136 White Hills	The Crossing		2°- Right
	5324 Big Bend Dr	The Crossing		5°- Back
17	4513 Timken	The Glen	Cracked Bricks	
18	4609 Timken	The Glen	Missing Bricks	
	4633 Gila Bend	The Glen		2°- Back
	4641 Timken	The Glen		1°- Back
	8145 Keech	The Glen		Side Brick is 2°- Back
	4625 Seneca Dr	The Hills		3°- Back

19 5208 Rainier Road

The Bluffs Broken Brick

	4632 Tonque Dr	The Hills		3°- Back
	4645 Seneca Dr	The Hills		3°- Back/ 2°- Left
	4754 Salmon Run Way	The Hills		2°- Right
20	4832 Salmon Run Way	The Hills		5°- Right
	7979 Sitka St	The Hills		2°- Back
	8001 Truxton	The Hills		2°- Back
	4908 Glen Springs Tr	The Knoll		3°- forward
21	4913 Hot Springs Tr	The Knoll	Broken Bricks	
22	5113 Rio Blanco Ct	The Knoll	Broken Bricks	
	7709 Marble Canyon Dr	The Knoll		2°- Right/ 2°- Back
	7759 Arcadia Tr	The Knoll		Not leaning
	5413 Crater Lake Dr	The Meadows		2°- forward
23	5417 Rocky Mt	The Meadows	Cracked Bricks	
	5529 Cedar Break Dr	The meadows		3°- Back
	5558 Lobos Ct	The Meadows		4°- Left
	8303 Fern Lake Drive	The Preserve		2°- Back
	8328 Fern Lake Drive	The Preserve		3°- Back
	8409 Washita	The Preserve		3°- Back
	8412 Ram Ridge Rd	The Preserve		3°- Back
	8454 Ram Ridge Ct	The Preserve		3°- Back
	8466 Big Cypress Ct	The Preserve		3°- Back/ 2°- Left
	8470 Fern Lake Dr	The Preserve		3°- Back
24	5329 Stillwater Dr	The Vistas	Missing Brick and Leaning	2°- Left/ 1°- Back
	5520 Warm Springs	The Vistas of		4°- Right
	7024 Deer Ridge Dr	The Vistas of		1°- Right/ 3°- Back
	5308 Mount Mckinney Road	Windridge		4°- Right
	5312 Desert Falls Dr	Windridge		3°- Back
	5313 Lake Mead Trail	Windridge		3°- Right
	5365 Lake Chelen Dr	Windridge		1°- Back/ 2°- Left
	5370 Desert Falls Dr	Windridge		4°- Back
	8009 Lake Tahoe Trail	Windridge		4°- forward
25	8117 Lake Tahoe Trail	Windridge		6°- forward
26	8258 Quachita Crossover	Windridge	Missing Brick	
	8352 Everglades Circle	Windridge		4°- Back

Draft

CERTIFICATE OF PRESIDENT
of
PARK GLEN NEIGHBORHOOD ASSOCIATION, INC.
regarding
BOARD RESOLUTION
adopting
PERMANENT LED LIGHTING GUIDELINES

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

The undersigned, being the duly elected, qualified and acting President of Park Glen Neighborhood Association, Inc., a Texas non-profit corporation (“Association”) does hereby certify that the following is a true and correct copy of a resolution of this corporation as adopted by the Board of Directors of the Association (“Board”) at a duly called meeting held on the _____ day of _____, 2024:

The various declarations governing the property grant the Association the power to adopt resolutions regarding reasonable, uniform, and fair architectural standards for the community.

The “Permanent LED Lighting Guidelines” were approved as set forth below:

Permanent LED Lighting Guidelines:

All exterior lighting must be approved by the Architectural Control Committee (the “ACC”) for type, location and illumination. The type, color, and quality of all exterior lighting on a Lot must be compatible with the exterior lighting generally used throughout the community, as determined by the ACC. Except as provided herein, outdoor lighting must be white or soft white in color and installed in such a way to shield or minimize the amount of spill light on adjacent properties, homes or streets. All exterior lighting must be kept in a clean and working manner, lighting should not be a nuisance to neighboring Lots. No strobe lighting is permitted.

All permanent LED strip lighting (such as JellyFish Lighting) must be approved by the Architectural Control Committee (the “ACC”) prior to installation and, except as provided below as to holiday lights, must be white or soft white in color. Applications submitted to the ACC for installation of permanent LED strip lighting must include, in addition to the standard ACC application requirements, a diagram of the home with markings showing the proposed location of the lighting.

