



Parkwood Hill HOA

January / February 2008



Special Community Meeting

The Board of Directors requests your presence during the February Community Meeting to discuss the issues we had at the pool during the summer of 2007 and discuss possible solutions to correct these issues. Your input is very important to the Board.

The February meeting will be held at the clubhouse on February 7, 2008 and will begin promptly at 7:15pm.

From your Board by Paul Merrill

ATTENTION HOMEOWNERS OF PARKWOOD HILL ESTATES...

Now that I have your attention, please allow me to introduce myself. My name is Paul Merrill and I am your newest board member now serving us to help make Parkwood Hill a place we ALL are proud to call home. Who am I? I am a North Richland Hills Police Officer, a husband to my wife Mary (who does almost everything as a stay at home mother and homemaker), father of five children, 5mos, 3, 13, 14, and 16 year olds, active in my Church (Richland Hills Church of Christ), and active in the community in which we live.



Why have I chosen to volunteer to help our community? To be part of the team which will keep Parkwood Hill a premier community in the area: A community which lends itself to our continued increase in investment, our homes; A community which we feel safe to live in; A community which the Home

Owners Association (HOA) actually serves to make Parkwood Hill more than just a community of 527 home sites.

How are we going to accomplish the task of making Parkwood Hill HOA, an effective tool to make our houses and community a better place to call HOME? We all must do our part to participate in the collective system we call our Home Owners Association. This starts with simply making our HOA dues payments on time. We can help the system (HOA) by volunteering our time for committees or simply attending a HOA meeting from time to time. Knowledge is power! What better a place to become informed than to participate in a community meeting.

Collectively we can accomplish much with the resources we have available. We have a great representative, who has recently come on board, John Smalley. John represents our managing company of "Real Manage." John has already done much in his short tenure to facilitate some positive changes in our

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BOARD, continued from FRONT page

community. We as homeowners can come together and make huge positive changes if we work together. This starts with making some changes on how we vote to accomplish things.

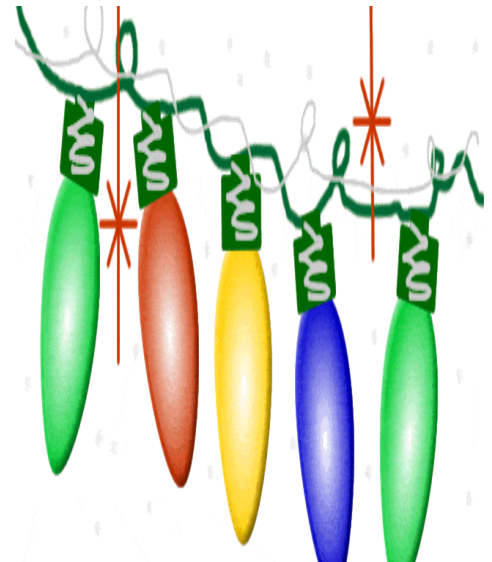
Not all of us have the time or the desire to volunteer. However, if we do not have your proxy votes, (meaning you sign a piece of paper which allows someone else, like the Board, to vote on your behalf), we can not accomplish even the simply things which begin with modifying our covenants (the rules and regulations of our community). Did you know our current covenants state you can not park a "pick-up truck" in your driveway? Of course this rule has not been enforced. However, we need to have covenants (rules and regulations) in place that make sense. We need to be able to follow the guidelines so our investment, our homes, continues to grow in value and the community remains desirable.

No system is perfect. However, if we do not at least make the effort to allow others to do what we are unwilling to do, then the system will surely fail. So with this said, be looking to the future when we will again try to get enough votes so we can modify our system of conducting business. Give your ideas when asked to present them. We have a great website where you can make suggestions. If you like to write letters on paper, we have a drop box at the clubhouse.

We as your board represent you, along with all the other committees. We sacrifice our time so that "our" community is everything it can be. Please do your part, in whatever capacity that may be, to be part of the solution.

We are looking to solve some problems with our pool gate access. Some suggestions have been to hire a part-time gate keeper to make sure only homeowners and their proper number of guests are allowed into the pool area. Others have suggested a volunteer system, by which the adults in the pool area confirm everybody in the pool area is allowed to be there. OK, I know we are not all "Cop's" and most would be uncomfortable in dealing with this problem as this adult. So what are your suggestions? Please advise.

So I started this newsletter by introducing myself as your newest board member, Paul Merrill. I will serve us in the best capacity I am capable. Remember to be safe when you are at your home. Close your garage doors when you're not in them. Lock all "three" of your doors, front, back and house to garage door. Get to know your neighbors all around you and know their vehicles. Do not be hesitant to call the police if you observe suspicious activity (believe it or not we as law enforcement personnel appreciate it when the communities come together to help us help them in solving problems). Please never hesitate to contact any of us here on your Board. Let's make 2008 the year we would all be proud to remember in the years to come.



Holiday Decorations and Lights

As noted in the Beautification Guidelines, this is just a reminder that all Holiday Decorations and Lights must be removed no more than two (2) weeks after New Year's Day. RealManage will be conducting an inspection during the middle of the month and will send out violation notices to all homeowners who do not remove their lights and decorations.



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Web site/ Email Address www.parkwoodhill.net

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boardpres@parkwoodhill.net

Vice-President - Susan McGowan

boardvp@parkwoodhill.net

Secretary/Treasurer - Paul Merrill

boardsecretary@parkwoodhill.net

Committee Chairs

ACC - OPEN

acc@parkwoodhill.net

Budget Advisory - David Kinkema

bac@parkwoodhill.net

Pool - Richard Kessler

pool@parkwoodhill.net

Social - Jennifer Pelton

social@parkwoodhill.net

Amenities - Lisa Burdick

amenities@parkwoodhill.net

Management Company:

RealManage - 866-473-2573 www.realmanage.com

Advertising Rates and Policy

Ads are accepted on a first come basis. If you have advertising questions please call (817) 528-7570 or

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Newsletter Policies and Guidelines

1. Articles, classifieds, photographs or any submissions that contain profanity, obscenity, negative or derogatory comments towards any individual, race, cast, creed, religion, or sex will not be published.
2. The Newsletter/Publicity Committee (NPC) reserves the right to reject or withhold any submission. All submissions, including but not limited to, articles and photographs, become the property of the NPC. Originals will not be returned, so please submit a copy.
3. Submissions without the submitter's name and phone number will not be considered for publication. The phone number will NOT be published in the newsletter.
4. Views, opinions, and errors in any part of this publication ("The Journal") are the responsibility of the author and not of the Newsletter/Publicity Committee nor publisher.
5. Deadline for submissions is the 8th of the month prior to publication. Go to www.parkwoodhill.net to submit article.

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Property Manager News *by John Smalley*

RealManage and the Parkwood Hill Homeowner Association are proud to announce our new Resident Portal! With this information gateway, you now have direct access to the most requested information regarding your property and your community. You will be able to view this information any time, anywhere with the click of a mouse.

With the Resident Portal features, you can now

- set up one-time online payments or recurring ACH payments
- check the status of past payments – including the date, amount and type of payment
- change your mailing address, phone numbers and other contact information
- contact us anytime using an online service request form

- view a history of relevant correspondence including various notices and documents
- look up deed restriction summaries through our easy-to-use DRV reference page
- enter deed restriction violations directly into our system for our review
- view a complete directory of the residents
- view a listing of the Board of Directors and much more

To login to the Resident Portal, go to www.realmanage.com, click on the Resident Portal link and then click “Don’t have an account? Click here.” Once you have filled in this form with a user ID and password of your choosing, an email will be automatically sent to the email address you entered. You will need to access

your email account and click on the link in that message in order to activate your login. After successfully logging in, you will need to enter the account information located on your statement or coupon book in order to add your property or properties to your resident portal account. If you have any further problems or questions, please feel free to contact us!

Log-on today to begin using these exciting new features by going to www.realmanage.com and clicking on the “Resident Portal” link on the Home page.

Note: you will need your payment coupon or a recent statement to enter your Association ID and Customer ID in order to access your account.



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Parkwood Hill Estates Architecture Control Committee

Property Modification Approval Form

For PHE ACC Use Only

Date Received: _____

Date Reviewed: _____

Decision Date: _____

In order to expedite your request, please complete the entire form and attach all required documents. Property Modification Approval Forms **must** be submitted to the ACC for review and approval **prior to** the construction and/or implementation of the requested item(s). Failure to receive approval by the ACC prior to construction and/or implementation may result in a fine according to the Parkwood Hill Estates Schedule of Fines.

1. ABOUT THE RESIDENT(S): Name(s) - _____	
€ Address - _____	Phone(s) - _____
€ e-mail - _____	Best time to call - _____
2. ABOUT THE PROJECT: Proposed/actual start date - _____ Completion date - _____	
€ Describe the nature of the project (attach pages as necessary): _____ _____	
€ Location (attach sketch/drawing/plot plan which shows relationship to residence and to neighbors) - _____	
€ Dimensions - _____	
€ Distance from fences and easements - _____	
€ Colors (if paint, attach sample) - _____	
€ Materials - _____	
€ Shape - _____	
€ Builder - _____	
€ Other (specify) - _____	
IMPORTANT: Include plan view and elevation drawings (to scale) plus any other supporting documents indicating project's location and its relationship to property lines, neighbors, construction, easements, etc.	
3 - ABOUT THE REQUIREMENTS:	
€ I/we have read the appropriate Deed Restrictions - - - - -	YES <input type="checkbox"/> NO <input type="checkbox"/>
€ I/we have obtained a City of Fort Worth building permit (attach copy) - -	YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/>
€ This project will require PID fence removal (if yes, inform PM) - - - - -	YES <input type="checkbox"/> NO <input type="checkbox"/>
€ Completed project will be visible from any street - - - - -	YES <input type="checkbox"/> NO <input type="checkbox"/>
€ Completed project will affect drainage plan of any lot - - - - -	YES <input type="checkbox"/> NO <input type="checkbox"/>
€ Check any that apply - - Corner lot <input type="checkbox"/> Iron park fencing <input type="checkbox"/> Project already started/completed <input type="checkbox"/>	

Homeowner's Signature _____ Date: _____
Signature constitutes permission for ACC members to inspect property and agreement to abide by ACC's decision.

*I/We are requesting a variance NOTE: A variance means you are asking the City of Fort Worth to make an exception to their zoning requirements. An example of a variance would be placing a storage shed within an easement. I understand that a request for a variance must identify and set forth in detail the specific restriction or standard from which a variance is sought and described in complete detail the exact nature of the variance sought. Yes No

IT IS HEREBY ACKNOWLEDGED THAT THE BUILDER/OWNER IS RESPONSIBLE FOR (1) KEEPING ALL CONSTRUCTION ON SITE AND OFF-SITE CLEAN, SAFE AND FREE OF DEBRIS AND (2) MAINTAINING EROSION CONTROL BARRIERS FOR THE ENTIRE CONSTRUCTION PERIOD. OWNER/BUILDER COVENANTS NOT TO USE ANY OTHER LOT OR PROPERTY WITHIN THE SUBDIVISION FOR STORAGE OF MATERIALS.

I/We do hereby acknowledge that I/we have received, read, and understand the Declaration of Covenants, Conditions and Restrictions for Parkwood Hill Estates (CCRs) and do agree to abide by such CCRs. It is further understood that any approval of plans, specifications, and/or variances by the ACC in no way voids all or any part of the CCRs of Parkwood Hill Estates, nor is it intended to replace or supersede any more restrictive ordinances or requirements of the City of Fort Worth, Tarrant County, Texas. Unless a variance is specifically requested and the variance is specifically described in writing, the approval of the plans and/or specifications by the ACC shall not constitute a variance and Owner/Builder will comply with all of the CCRs. The approval of the plans of Owner/Builder shall not constitute a representation or warranty on the part of the ACC or the Parkwood Hill Estates Residential Phase Homeowners Association (the HOA) that the plans and specifications comply with applicable ordinances, rules, regulations, statutes or that they are fit for their intended purpose. Builder/Owner hereby jointly and severally indemnify ACC, the HOA from all claims and causes of action, expenses (including attorney's fees) arising out of the ACC's approval of any plans and/or specifications. To the best of the undersigned's knowledge and belief, upon satisfactory completion of these improvements, the existing Improvements located on the Property will be in compliance with the requirements of the Declaration. I/We agree that neither the ACC, HOA, nor any of their respective members, officers, directors or managing agent shall be liable to any Owner or other person claiming by, through or on behalf of any Owner for any claims, causes of action or damages arising out of the granting or denial of, or other action or failure to act upon, any variance requested by an Owner. In addition to the foregoing, this application and the issuance thereof is expressly subject to any and all limitations of liability set forth in the Declaration.

Amenities Coordinator by Lisa Burdick

Happy New Year everyone!

Hope everyone enjoyed the holidays. Thanks to our Social Committee, the clubhouse was all decked out... looked awesome, thanks Jennifer!

I just want to say a huge thank you to those homeowners, who reserved the clubhouse for November and December, for doing such a great clean up after their parties and meetings! I really appreciate not having to clean up afterwards! Also, thank you for ending your events on time. As a reminder, if your reservation ends at 10:00pm then you have to be out of the clubhouse at 10:00pm. Either I or someone from the Board will be inspecting it within 15 minutes of your party ending.

As a reminder, there is never a time that alcohol is allowed in the clubhouse. This question was brought up several times when receiving requests for the month of December. I actually had a request for a wine-tasting party so please know that it is never allowed in or around the clubhouse.

Again, if you ever have any questions about anything don't hesitate to email me!

Party on!!

Lisa Burdick
Amenities Coordinator
amenities@parkwoodhill.net

Home Cookin'!

Taco Soup

2 pounds ground beef
2 cups diced onions
2 (15 1/2-ounce) cans pinto beans
1 (15 1/2-ounce) can pink kidney beans
1 (15 1/4-ounce) can whole kernel corn, drained
1 (14 1/2-ounce) can Mexican-style stewed tomatoes
1 (14 1/2-ounce) can diced tomatoes
1 (14 1/2-ounce) can tomatoes with chiles
2 (4 1/2-ounce) cans diced green chiles
1 (4.6-ounce) can black olives, drained and sliced, optional
1/2 cup green olives, sliced, optional
1 (1 1/4-ounce) package taco seasoning mix
1 (1-ounce) package ranch salad dressing mix

Corn chips, for serving
Sour cream, for garnish
Grated cheese, for garnish
Chopped green onions, for garnish
Pickled jalapenos, for garnish

Brown the ground beef and onions in a large skillet; drain the excess fat, then transfer the browned beef and onions to a large slow cooker or a stockpot. Add the beans, corn, tomatoes, green chiles, black olives, green olives, taco seasoning, and ranch dressing mix, and cook in a slow cooker on low for 6 to 8 hours or simmer over low heat for about 1 hour in a pot on the stove. To serve, place a few corn chips in each bowl and ladle soup over them. Top with sour cream, cheese, green onions and jalapenos.

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Social Article

By Jennifer Pelton

Happy New Year!

Even though you are reading this in the 2008 newsletter issue I would like to say a few words about the last couple of months in 2007.

November 2007 we tried a new event, a food drive. This event was not for ourselves to spend HOA money but for others to donate food items. The donations that we did receive filled 3 paper grocery bags. The donations ranged from food items, hygiene products, to paper towels. Those of you who gave know who you are and I would like to say THANK YOU!

The Keller Community Storehouse was so appreciative to receive the items that had been donated. If this is an event that is held again I hope that everyone can find just one non perishable item that they all ready have that can help others and give with an open heart. We have 527 homes in our community with everyone just giving one item would be fantastic.

December 2007 - Breakfast with Santa was a wonderful event for everyone who wanted to come and have their picture taken with him and give Santa personally their wish list. For two hours we had a steady stream of families come though the clubhouse and it was great. Over 100 kids were photographed with Santa. If you were not able to attend in 2007 I hope you can in 2008. Along with breakfast with Santa we were receiving blanket donations for Phillip's Wish. Phillip's Wish is a wonderful charity that has started from a child wanting to help the

homeless have a warm blanket. We collected 10 blankets and just in time because that is when our cold spell hit. . Those of you who gave know who you are and I would like to say THANK YOU! Phillip's Wish was so appreciative to receive the amount of blankets that had been donated.

I hope 2008 is a wonderful and prosperous year for you. If you are blessed with the ability to help others whether by donating items or your time please do. Giving and Volunteering is a wonderful selfless thing to do.

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