

# Parkwood Hill Homeowners Association Newsletter June 2004 Edition



## From The Board:

I love this time of year when people are getting out doing yard work and washing their cars, enjoying the warm weather. I hope everyone has had a great school year and is ready for summer fun. I want to remind everyone that in October, we will be voting on a new three-year term board member. The nominating committee will be in search for those of you who are interested in running for this position. If there is someone you would like to nominate, please e-mail me @ [parkwoodhill.net](mailto:parkwoodhill.net) and let me know.

There are a few things that I need to mention about our amenities center. There will be a lot of people at the pool this summer and renting the clubhouse so lets work together and keep it in good condition. Remember to review your documents on pool rules. We have a lot of uninvited guests and we need to all watch closely and report those who do not live here. Also, when bringing guests, there is a limit that is based on the number of people living in your home and you must accompany all guests at all time. If HOA dues and fines are not current, you will not be able to use these facilities. Be prepared at all times to show identification while at the pool. There will be people on the pool committee that will be monitoring the pool area, so please be polite when they ask you for your I.D. We also have a new property manager, Terrie Sims, who can be reached at 817-451-7300 extension 202 if need be. I look forward to seeing you.

Missy Poston

## Social Committee:

It's been an exciting and busy first half of the year for the social committee! Our first big event was the annual Easter egg hunt held at the neighborhood soccer field. Thanks to everyone who came out to visit with the Easter bunny, hunt for over 2000 prize filled eggs, and take a ride on the miniature train. Several eggs contained large prizes including gift certificates to Toys R' Us, Blockbuster and McDonald's. Seeing the joy and excitement in so many little faces made the event extra special!

On May 22, the social committee hosted the second annual Hawaiian Luau. Wow, what a great night full of live music and outstanding food! Red Hot & Blue Barbeque provided the delicious food while neighbors jammed to the live sounds of the band Triple Shot. Thanks to all who came out and made the night a huge success!

Show your patriotism! Bring friends and family out for our third annual July 4<sup>th</sup> parade, on Saturday, July 3<sup>rd</sup> at ten a.m. Meet at the clubhouse and show your red, white and blue spirit! Join neighbors after the parade at the pool where prizes will be awarded.

Please remember that all of these events are made possible by volunteers in our community. The social committee is a fun way to get involved! If you are interested in volunteering, please contact Richard Miller at 817-605-1516.

## From the Pool Committee:

Looks like were off to a great start this summer. I've seen several new and familiar faces already. You may have notice that the pool was empty for a few days before the May 1st official pool opening date. This was due to a chemical imbalance. Our pool was drained, cleaned, and refilled with fresh water. What a great way to kick off the summer with a BIG CHILL!!

You may have noticed the bulletin board located by the drinking fountain. This is a great tool to inform you of any neighborhood events or new information. Please check board for updates at your convenience. I've left an open section for Parkwood Hill homeowners only, to advertise your business using your business card.

We are always open for new ideas and suggestions to improve our park, playground, and pool. There is a drop box located at the front entrance of the pool house and we have a new web site [Parkwoodhill.net](http://Parkwoodhill.net).

As a reminder make sure all outstanding charges are paid off with Principal Management, so that your pool cards will work. If your card doesn't work or you are new to the neighborhood contact Principal Management #817-451-7300.

When visiting and leaving the park, playground, and pool we would ask that you please make sure to pick up your trash and take home all of your belongings. We need and appreciate any help with monitoring these areas.

If you would like to be part of Parkwood Hill Pool Committee visit our new web site at [Parkwoodhill.net](http://Parkwoodhill.net).

Thank you, Pool Committee.

# ARCHITECTURAL CONTROL COMMITTEE NEWS

By Lisa Burdick

I can't believe that the kids are out of school and that summer is almost here.... Time really does fly!

You guys have been keeping us busy with your home beautification projects and we love it. Remember, sheds, patio covers, decks, fence extensions and any landscaping change, just to mention a few, will need approval. We really do appreciate the time you take to comply with the rules and regulations by turning in your applications and necessary paperwork. I believe that by being able to drop your applications off at the drop box it has made it easier and much more convenient to turn in those applications. Please use the Beautification Guidelines as a tool in knowing what is and isn't necessary to apply for. And, if you're ever unsure about a project please call our community call notes, 817-605-1516, leave me a message and I'll call you back within 24 hours.

Our community has formed a new group that I believe will really help out Fort Worth's Code Compliance. Code Rangers will be a very useful tool in helping out our management company and the ACC in code violations in our community. If you're interested in learning more about what's involved please call our callnotes number, ext. 1 and leave a brief message and your call will be returned. This is a perfect opportunity for those that have made complaints in the past to get involved in something that they truly believe in. This group is not associated with the HOA, like Code Blue, it's run by the city of Fort Worth.

I want to take this opportunity to thank Lino Viereck for serving on the ACC. He was instrumental in re-writing the Beautification Guidelines as well as the day to day work involved in this committee. Lino leaves us to go onto bigger and better things that take up the majority of his time.... Fighting crime! He's become a police officer for Granbury and we wish him the best of luck....go get the bad guys Lino! At the same time we welcome a new member, Reta Reed. She's lived in the neighborhood for over two years and is very involved in the community. She serves on the board at Lone Star Elementary School, is the website coordinator for the PTA and we are also fortunate to have her as our website coordinator. She's brought a lot of new ideas to our committee and I'm really glad to have her work along with Bryon and myself.

Since my last newsletter I've really noticed a problem with weeds in our neighborhood. It's a tough problem that we are all dealing with. Personally, I live right in the middle of two abandoned homes, one right behind me and the other right beside me. It's an every day problem that keeps my husband and myself busy tackling those hard to kill weeds. I've recently learned of a service offered free of charge called Texas Cooperative Extension Office in downtown Fort Worth. The office is staffed with volunteer Tarrant County Master Gardeners. They have the resources available to help you with all of your lawn and garden questions. Their number is 817-884-1944. They will be happy to send you publications ranging in subject matter from a to z at no charge. Also, the Code Enforcement Officer for our community is Stan Bastek. I am a believer that if you want something done it's usually faster to take care of it yourself. In the case of violations it's so much faster if you simply

call or email Officer Bastek... he can be reached at: 817-831-3093 or email him at: [Stanley.bastek@fortworthgov.org](mailto:Stanley.bastek@fortworthgov.org). After a brief conversation with him, he informed me that since we are an HOA, he doesn't frequent our community. Unless he's told about a violation he won't likely drive through and see it. So if you see something that you know is a violation please either call callnotes and leave me the information or call him directly. For a list of city code violations go to [www.cityoffortworth.com](http://www.cityoffortworth.com).

Keep up the good work everyone. We really do have a beautiful community!

## NEW GROUP!!!! CODE RANGERS

**The City of Fort Worth's Code Compliance Department is starting a new program called "Code Rangers." It is similar to the police department's group, Code Blue.**

Code compliance officers are finding it harder to cover the huge amount of code violations in our area; this is where this new group comes in. Code Rangers will give citizen volunteers the ability to enforce violations of city code ordinances. These volunteers will be trained by the Code Compliance department to recognize common violations. Once training is complete, neighborhood groups will be formed with a Code Compliance officer assigned to lead and advise each group. These groups can then report code violations in their community to their Code Compliance officer who can then issue a citation without having to visit the site himself. There is a course that consists of three 3 hour classes and then a ride along with a code officer. Once this has been completed you are a certified Code Ranger.

We, in Parkwood Hill, hope that this program will address the rise in code violations. Violating and ignoring the rules brings a rise in crime and a fall in property values. We want to avoid that situation in Parkwood Hill.

If you are interested in participating in the Code Ranger program, please call 817-605-1516 ext 1. Leave your name and phone number and someone will get back to you with more details.

## Walking Group For Stay-At-Home Moms:

Amy Hawks would like to start a walking group for stay-at-home moms in Parkwood Hill. If you are interested please email Amy at [amyhawks@sbcglobal.net](mailto:amyhawks@sbcglobal.net) to let her know what days and times you would prefer.

NATIONAL NIGHT OUT ON CRIME  
TUESDAY, 8/3/04, 6-9PM

## What is National Night Out?

The National Association of Town Watch started National Night Out. This is the 20<sup>th</sup> annual event. National Night Out is designated to:

- Heighten crime and drug prevention awareness
- Generate support for, and participation in, local anticrime programs
- Strengthen neighborhood spirit and police-community partnership
- Send a message to criminals letting them know that neighborhoods are organized and fighting back.

You can participate in more than one way. **TURN ON YOUR PORCH LIGHT.** Walk around in your own neighborhood for a visit with a neighbor. Mingle up and down your street and meet the other people participating. Knowing your neighbors is key to knowing what is happening on your street and knowing if it is right or wrong on your street.

Our own Parkwood Hill Citizens On Patrol is busy making arrangements for this night so we sincerely hope that you will participate. Keep your eyes open for the signs and banner as the day gets closer. In the meantime, have a very fun and SAFE summer!

## Finance Committee

Since 1999 our HOA has been depending on our management companies to provide us with budget proposals, contractor bids, insurance coverage and financial documents. These provisions were never really questioned and very little oversight of these items was performed. Well, thanks to the Board and a few dedicated volunteers, the HOA has a newly formed Finance Committee. Our objective is not to dictate to the Board how the member's money is allocated, but to provide an oversight of the HOA financials so the members can trust the financial decisions the Board makes and to have the complete satisfaction that their money is being accounted for and handled properly.

Another goal of the committee is to assure that all the contractors have adequate insurance and are charging the appropriate amounts for the work being performed as stated in their contracts with the HOA. We will also be involved in the bidding and selection process of new and old contracts.

The Finance Committee has met several times and we are currently waiting on several requests for documents from Principal Management. Once we have the necessary documents, we will begin reviewing them and will report to the Board any items which merit further investigation. We are also in the process of making arrangements to meet with some members of the Park Glen Association to share ideas on the best way to operate our HOAs.

If any member wishes to voice a concern or just has questions, I encourage you to email or contact one of the committee members and not wait until the annual meeting to address your issues. Remember, the HOA will be only as good as the members make it. Please, get involved.

## Landscape Tips for June:

It is getting hotter out; plan your lawn/garden work for early morning or evening to avoid the heat of the day. Make sure you drink plenty of non-alcoholic fluids, preferably water, to keep from becoming dehydrated.

Plan your mowing schedule around the growth of your lawn. You should not mow more than 1/3 of the blade length off at a time. IF you water or fertilize too much, you will generate excessive growth. This will require more frequent mowing to avoid cutting off more than 1/3. If you postpone mowing, you will be damaging your lawn, generating excess clippings which will require more of your time to mow over them multiple times, and you will do your small mower engine harm by trying to mow too much grass with it's smaller horsepower. With proper fertilization and watering, weekly mowing should be adequate; there will be exceptions however.

You can fertilize again this month with a 3-1-2-ratio fertilizer; try to get it with a minimum of 50 % slow release nitrogen to stretch out its benefits. Water the granular fertilizer in soon after application. You can water your patio plants and hanging baskets with a diluted 20-20-20 water- soluble fertilizer. Try to use filtered or distilled water for these plants and baskets to reduce the chlorine getting to the plants.

Canopy your trees to allow more sunlight to get to the lawn grasses underneath. Low tree canopies will not allow grass to survive. You want the lower branches removed anyway for safety reasons while mowing. You don't want to get poked in the eye.

On Red-tip Photinia and Indian Hawthorne's watch for maroon colored spots on the leaves. This indicates a fungal leaf spot and could be fatal to the shrubs if left unattended. Apply a fungicide, Banner or Daconil as soon as you can. Powdery mildew on roses, crape myrtles, eunonymus and zinnias in late spring can be treated with a funginex spray weekly.

Trim your spring flowering shrubs now and then leave them alone. Your Indian Hawthornes and other spring flowering shrubs are done blooming. Now is the time to trim them back. After you do this, do not trim them again until after they bloom next spring. Trimming them later in the year may result in your removing the flower bud heads for next year. June bugs DO NOT mean to treat for their larva, grub worms. Treatment is only effective in late July/early August IF you have grubs. Spider mites can be treated with miticides, insecticidal soaps or just a blast of water from your hose.

If we can help you, please give us a call. **May God Bless You and Yours.**

Ron Kerwin, Captain Ron's Lawns and Landscaping, Inc 817-485-7890

## FINANCIAL FOCUS

### 529 Plans Can Help You Cope With College Costs

The school year has come to an end. If you have young children, you're that much closer to the day when they head off to college. And if you want to help them pay for their schooling, the time to start saving is now, because college costs are moving in only one direction – up.

Just how high is the cost of higher education? Consider these figures from the College Board: In 2003-2004, the average annual total charges (tuition, fees, room and board) at a four-year public institution is \$10,636, while the corresponding figure for a four-year private school is \$26,854. And if college expenses continue to rise faster than the general inflation rate, you can expect much higher costs in the future.

Fortunately, you've got some attractive college savings vehicles available – and one of the best of these is the Section 529 plan, named after that part of the Internal Revenue Code authorizing these accounts.

You can choose from two types of Section 529 plans: a pre-paid tuition program or a savings plan.

In a pre-paid tuition plan, you buy future tuition credit – at today's prices – at an in-state, public school. If your child or grandchild decides not to attend your state college, you can transfer the value of your contract to private and out-of-state schools.

In a Section 529 savings plan, you put money in specific investments. All withdrawals will be free from federal income taxes, as long as the money is used for a qualified college or graduate school expense of the beneficiary you've named – typically, your child or grandchild. (However, the money will appear as income on the child's tax return.) Withdrawals for expenses other than qualified education expenditures may be subject to federal, state and penalty taxes. This tax benefit is effective through 2010, unless extended by the U.S. Congress.

#### **Section 529 plan benefits**

Of the two types of 529 plans, the savings plan is far more popular. In many ways, it offers more freedom than the pre-paid tuition plan, and, of course, it has tax advantages. But the 529 savings plan also offers other key benefits, including the following:

- **High contribution limits** – Section 529 plan contribution limits are typically quite high – more than \$200,000 per beneficiary in many state plans. Special gifting provisions apply. As with many investments, before investing in a 529, you should consult your tax professional.
- **No residency requirements** – You can generally contribute to the Section 529 plan of any state you choose, even if you don't live there. However, if you participate in your own state's plan, you may receive additional tax benefits.

- **Investment flexibility** – If you want to move your investment around, you can generally change to a different option in a 529 savings plan once a year. You can also transfer your account to a different state’s program as often as once every 12 months
- **Estate planning advantages** - If you’re a grandparent, you may be especially interested in the 529 savings plan. Because you can contribute large amounts of money to the plan, you’ll be able to reduce the size of your taxable estate. Plus, even though the assets are out of your estate, you retain control of them. You decide who will get the money and when they’ll get it. You can even change the beneficiary to another family member.

So, there you have it – some reasons to consider investing in a Section 529 plan. If this plan is appropriate for your individual needs, it can be a great way to help boost your college savings. As for your child’s grades – well, that’s up to them.

*Kolburn W Conway, Edward Jones Investment Representative, 6200 N. Beach, Ste 103,  
817.577.6047*

<p><b>Board of Directors:</b> (callnotes: 817-605-1516)</p> <p>President      Missy Poston  Vice-Pres      Ray Metker  Secretary      Steve Ransom-Jones</p> <p><b><u>Committee Chairs:</u></b></p> <p>ACC              Lisa Burdick  Pool              Carey Shinnaman  Social            Richard Miller  Website        Gary Burdick  Website        <a href="http://www.parkwoodhill.net">www.parkwoodhill.net</a>  Principal Management Group      817-451-7300*  *voice messages may be left with Principal</p> <p><b><u>Important Phone Numbers:</u></b></p> <p>Emergency                              911  Non-Emergency Police                817-335-4222  Police Local Storefront Office      817-234-9301  Ronny Desselles (NPO-Fort Worth) 817-994-3453  Councilperson Becky Haskin        817-871-6193  Action Center                            817-871-8888  Neighborhood Dispute Mediation   817-877-4554  Parks and Recreation                817-871-5700  Street Division /Lights and Signals 817-871-8700  Water Department                      817-871-8210  City of Fort Worth Website        <a href="http://ci.fort-worth.tx.us/">http://ci.fort-worth.tx.us/</a></p>	<p><b>Newsletter Policies and Guidelines:</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>4. Views, opinions and errors in any part of this publication are the responsibility of the author and not the NPC.</li> <li>5. Deadline for submission is the second Friday of the first month of the quarter. The newsletter will be published quarterly. Please leave a voicemail at 817-605-1516 if you would like to submit an article.</li> </ol>
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