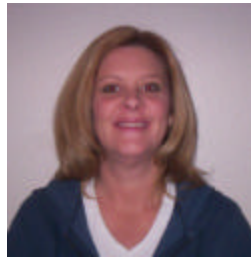


# Parkwood Hill Estates HOA



Photo by Jennifer Pelton

## From Your HOA President:



My name is Lisa Burdick and I have been chosen to be President for the Parkwood Hill HOA. My husband Gary and I have lived here for almost 5 years. We have three children, Baylee 10, Brandon almost 6 and Brett 4 months old.

I was asked to volunteer after living here only 4 months and I have been involved ever since. I have served on the board as Secretary, Vice-President and now President. I was chair for the Architectural Control Committee for almost 2 years and assisted Bryon in drafting the HOA Beautification Guidelines that we still use today.

I am a very busy stay at home mom. With the ages of my kiddos spread out the way they are, they keep me on my toes constantly. The HOA keeps me busy as well. There are many day to day responsibilities that most of you aren't aware of. Our management company is without a doubt necessary in order to pay our many bills and handle assessments, fines, etc.... but there are many other issues that come up as well.

Many of you were able to make it out to our recent Annual Meeting and Fall Festival. I want to apologize to those that stood in line for so long waiting for food and especially to those that were turned away when we ran out. When the six of us sat down to plan this we didn't have anything to go on. We didn't even have 200 homeowners at last years Fall Festival and our Annual Meeting consisted of maybe 50. My biggest fear was running out of food, only to learn that the caterers got lost and ended up being almost one hour late. We arranged enough food for 300 adults and 150 children, thinking that this would be enough I felt very confident going into the evening. When I saw the lines build up that's when I panicked. A huge thank you to those who were patient and next year we'll have something better to go on.

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## From Your HOA President Con't:

I saw many new faces that I had never seen before at this years meeting. There were several questions and answers thrown our way, and I hope we were able to answer them to everyone's satisfaction. I do appreciate these questions but I would like to stress the importance of being involved. Several of the questions that were addressed were discussed at Community Meetings and could be found in our Meeting Minutes, which are posted on our website. Please do not wait until the Annual Meeting to address us with questions. We have two very easy means of being contacted through email and call-notes.

Attached in this newsletter is a survey. We sent one out last year as well to see what you the homeowner would like to see happen in our community. Unfortunately we only received a 10% response, that's only 52 surveys returned from 527 homes. We went with the majority of those requests. I have since heard criticism from those that didn't participate in the surveys that are disappointed in some of the decisions that were made last year. My answer to that is simple, if we don't hear from you how are we going to know what you would like to see happen in our community? We want you to make your voice heard. There is no other way to do it but to send out a survey. Please take advantage of it and once you've completed it simply drop it off at the clubhouse in the drop-box.... It's as easy as that. I realize that everyone is very busy so we will continue to post our Meeting minutes and the newsletters on the website for you to read at your convenience.



## From Your HOA Vice President:



Hi, my name is Bryon Chesser and I am your newly elected Vice President for the Parkwood Hill HOA. My wife Lisa and I have lived here for 3 ½ years and have really enjoyed the neighborhood and our neighbors. Last year we celebrated the birth of our first child, Makayla, who is now one year old.

I have been involved with the HOA for almost three years on the ACC, acting as the Chair since the last annual meeting. While on the ACC, I was instrumental in drafting the HOA Beautification Guidelines as well as revising the ACC form to simplify the process.

I am currently employed by one of the largest auto finance companies in the U.S. as a certified auditor, managing the Information Technology side of our Internal Audit department. My background includes management experience in the travel, mortgage, and finance industries.

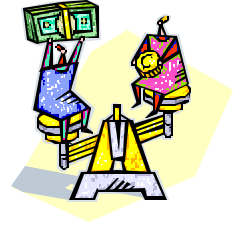
As a new Board member, I want you to know that you can always come to me with your questions and concerns about our neighborhood and I will always listen to what you have to say. It is my desire to serve the best interests of our neighborhood to ensure Parkwood Hill Estates is and will always be a great place to live. If you wish to contact me, you can do so by going to the PHE website at [www.parkwoodhill.net](http://www.parkwoodhill.net) and clicking on the Contacts link and the VP email.

## Budget Advisory Committee: David Kinkema



The Budget Advisory Committee is in the process of reorganizing and negotiating with the Board on specific duties and responsibilities.

The Committee will be working with the Board and the various committees on development of a budget for next year. Additionally, the Committee will be concentrating on the development of a plan to replenish the reserve funds for replacement of the HOA assets as they age and deteriorate.



## Pool Committee: Carey Shinneman

I would like to thank the board and social committee for putting together a very successful and productive annual meeting. Thank you for your time and hard work. A BIG thank you to Ray Metker for everything he has done to make our community a better and safer place to live. Several projects this year were done, do to Ray and the board wanting to make a difference and caring. Congratulations to Bryon Chesser! We are excited to see what the new board will bring to our HOA!



The official pool closing date is October, 23rd. Everyone should have received a new pool key by mail. If you haven't received one call Principal Management 817-451-7300. Old pool keys will no longer work and may be discarded.

The pool committee members will meet once a month during the fall season to discuss on going projects and new up coming projects. One of the new up coming projects is to update the clubhouse. We have talked about the hard plastic 8ft folding tables and metal chairs instead of the oak style dining room table and chairs. Repainting, new carpet, window treatments and 3 new sofas are part of the plan. We would love to hear your suggestions and comments on any of these updates. Email Carey at pool@parkwoodhill.net. Thank you pool committee members and homeowners for a GREAT summer! See you next season.

## Social Committee: Richard Miller

My name is Richard Miller and I'm the Social Chair for Parkwood Hill HOA. In the three years that I've lived here in PWH I've served as Social Chair for 2 ½ years of that.

I have the fun job of planning the social events in our community. The last event, our Fall Festival, exceeded all of our expectations. We had well over 400 people in attendance. Planning such an event isn't an easy task. Without the help of my committee and the board we wouldn't have made it as successful as it was. Even though the food arrived a little late and we ran out of it towards the end, the band was awesome and the feedback I received from the majority was very positive. We'll know better what to expect for next years big event! Again, I'd like to thank my committee for their hard work in pulling an event of this size off... I couldn't have done it without you!

Our next big event is Santa Claus in December. We don't have a definite date yet but when we do it will be posted on the website and marquee. Please look for those signs to come.

We have several fun events planned for the coming year; the annual Luau, movie nights and the Easter Egg Hunt just to name a few. Our committee could really use some more volunteers so if you have a little extra time please consider becoming part of this fun committee.



# Home Cookin'

## Pumpkin Soup with Chipotle Whip Cream

**Prep Time: 1 Hour 45 Minutes**

**Cook Time: 1 Hour 30 Minutes**

### **Soup Ingredients:**

**1 medium pumpkin, about 4 lbs.**

**1 tablespoon butter**

**2 slices of bacon**

**1 large white onion, chopped**

**6 cups of chicken stock**

**1/2 cup heavy cream**

**1/4 cup orange juice**

**Large pinch of nutmeg**

**Large pinch of allspice**

**Large pinch of clove**

**Salt and pepper to taste**

### **Chipotle Whip Cream Ingredients:**

**1 cup heavy cream**

**1 tablespoon of chipotle pepper in adobe sauce**

**Whole leaf fresh parsley**

### **Directions:**

**Preheat oven to 375 degree F. Halve the pumpkin from top to the bottom and place it, cut side down, on an oiled baking sheet. Bake until the pumpkin can easily be skewered, 45 to 60 minutes. Cool for about 20 minutes. With a spoon, remove the seeds and discard. Scrape the pulp and reserve. Discard the skin.**

**Melt 1 tablespoon of butter in a soup pot over medium heat. Add the bacon and onions, and cook, stirring occasionally, until the onions are soft and the bacon is just turning golden, about 7 minutes. Add the pumpkin and stock and simmer until the pumpkin falls apart, about 30 minutes. Let cool for about 20 minutes.**

**In batches, puree the soup in a blender on high speed, 3 minutes per batch, until very smooth. Strain through a fine mesh strainer into a clean soup pot and add cream, orange juice, nutmeg, allspice, and clove. Season, to taste, with salt and pepper.**

**If the soup is too thick, correct the consistency with additional water or stock. Chop 1 tablespoon chipotle pepper. Whip 1 cup cream to soft peaks. Stir peppers into cream. Ladle the hot soup into bowls. Spoon dollop of chipotle cream into soup and place fresh parsley leaves on top. If you like it hot try small dollops of just the chipotle pepper chopped on top of the soup around the whip cream.**



## MEETING MINUTES

### Notes of Annual Community Meeting of October 15 2005

The annual meeting and Fall Festival was Saturday, October 15, 2005 at the HOA Clubhouse.

#### Call to Order

The Annual Meeting of Parkwood Hill Estates HOA was called to order at 7:35 pm by Ray Metker. Board members present were:

Ray Metker - President

Lisa Burdick – Vice President

Susan McGowan- Secretary/Treasurer

Others attending were Jeanice Gaither and Crystal Lee from Principal Management Group, Social Committee Chair – Richard Miller, Architectural Control Committee Chair - Bryon Chesser, Pool Committee Chair – Carey Shinnemon, Budget Advisory Committee Chair – David Kinkema, Newsletter Committee Chair – Jennifer Pelton and the community members of Parkwood Hill Estates.

Quorum was established by Jeanice Gaither of Principal Management Group.

Ray Metker introduced all the improvements that had been made since last years Annual Meeting: the stage/pavilion, the lights for the field area, the fence extension added on Cypress Club Dr. the pool cover over the baby pool, the newly painted playground equipment, and the new gate and security system at the pool and clubhouse. New projects include possibly a new basketball court by next spring.

#### Financial Report as of October 6, 2005

Operating Account (C.A.B.)	\$38,110.17
Money Market (Beal Bank)	\$63,912.32
Petty Cash	\$ 500.00
Accounts Receivable	\$28,072.49

Lisa Burdick introduced chairs of our community committees – **ACC** – Bryon Chesser, **BAC** – David Kinkema, **Pool** – Carey Shinneman, **Newsletter** – Jennifer Pelton, **Social** – Richard Miller. People interested in serving on committees are invited to sign up on Parkwood Hill website.

The following candidates were introduced to the community:

Candidate #1 – Christopher Parrish – He has resided in this community for 10 months with his wife and 2 children.

Candidate #2 – Bryon Chesser – He has lived in our community for 3 ½ years with his wife and daughter. He has been a member of the ACC committee for 3 years, was instrumental in writing the Beautification Guidelines and has simplified the process of making improvements to your properties.

Candidate #3 – Ray Metker – He has lived in our community a number of years with his wife, Carole. He has been on the board for 3 years and has helped implement all the new changes and improvements to our community.

**Jeanice Gaither – Principal Management** opened the floor for any additional nominations, none were presented, the floor was closed and ballots were collected by PMG. Two volunteers were chosen to assist PMG in counting the votes.

Lisa Burdick then answered questions from the community.

Question 1. Why doesn't the board stop the paper newsletter and make it available on the website?

Answer. The newsletter is available on the website but not all residents in the community have access to the website. We will take this into consideration if there are enough homeowners that do not want the newsletter distributed. Until then, we will continue to print the newsletter every two months and deliver to each homeowner.

Question 2. Why do we no longer have a Finance Committee?

Answer. We dissolved the Finance Committee shortly after the Chair resigned. We changed the name to the Budget Advisory Committee, it is chaired by David Kinkema, and we are happy to have them to assist the board on all finance decisions.

Question 3. Who is monitoring the security system and how often?

Answer. The security system runs on a 24 hour loop. When we find a problem or vandalism occurs we are able to go back to the tape and find out who the perpetrator was. The surveillance tape will not be looked at unless there is a problem.

Question 4. How will the security system keep people from climbing over the gate?

Answer. It won't. To enter the pool, clubhouse and field area a card key is required which registers all homeowner information to Principal Management Group. The security system automatically shuts off access to the pool and fields at closing time which is 11:00 pm and will not let delinquent homeowners have access.

Question 5. Were we charged for second proxy letters that went out?

Answer. No, the mistake was made by Principal Management Group and we were not charged for the second letter that went out.

Question 6. Are all capital purchases agreed on by the BAC?

Answer. The Budget Advisory Committee is in place to assist the board in capital purchases. The final decision is made by the board.

Question 7. Are we current on our liability insurance?

Answer. Yes we are.

Question 8. Why were the pool keys mailed out?

Answer. The board felt that the most effective way for all card keys to be distributed was by mail. We contemplated passing them out but knew that it would be time consuming and possibly inconvenient for the homeowners to come up to the clubhouse to obtain their keys.

Question 9. How much are the pool keys?

Answer. Each homeowner will receive one card key per household. If additional keys are needed then the price is approximately \$10.00 per key. This is not a confirmed price. We will confirm that with Principal Management Group and the Security Company from whom we purchased them.

The ballots were counted and the announcement made by Jeanice Gaither with PMG. The newly elected board member is Bryon Chesser.

In a closed door meeting the three board members will decide amongst themselves who will hold what position.

The Annual Meeting of Parkwood Hill Estates was adjourned at 8:36 by Ray Metker.

# November 2005

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3 7PM HOA Board Meeting	4	5
6	7	8 	9	10	11 	12
13	14	15	16	17	18	19
20	21	22	23	24  Thanksgiving	25	26
<b>KISD Student Holiday</b>						
27	28	29	30			

# December 2005

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 7PM HOA Board Meeting	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16 Newsletter Submission Deadline 	17
18	19	20	21	22	23	24  <b>Christmas Eve</b>
<b>KISD Student Holiday</b>						
25 <b>Christmas Day</b>	26	27	28	29	30	31 New Year's Eve 
<b>KISD Student Holiday</b>						



### Advertising Rates and Policy

**Design Fee:** Create your own advertisement to avoid the Design fee. Simply submit your ad prepared to print.

**Deadlines:** Friday, December 16, 2005 By 6:00pm

**Payment:** Due on deadline date with submission

**Contact:** newsletter@parkwoodhill.net

**Website:** www.parkwoodhill.net

**DISCLAIMER:** The Journal of Parkwood Hill Estates reserves the right to refuse advertisements. Advertisements do not necessary reflect the views or opinions of this publication or homeowners' association.

### Board of Directors

President Lisa Burdick (817) 605-1516  
 Vice-Pres Bryon Chesser (817) 605-1516  
 Sec./Tres. Susan McGowan (817) 605-1516

### Committee Chairs

ACC (817) 605-1516  
 Newsletter Jennifer Pelton (817) 605-1516  
 Pool Carey Shinnaman (817) 605-1516  
 Social Richard Miller (817) 605-1516  
 Budget Advisory David Kinkema (817) 605-1516

Website/ Email [www.parkwoodhill.net](http://www.parkwoodhill.net)  
 Address

Principal Management Group (817) 451-7300\*

\*Voice Message may be left with Principal Management Group

### Important Phone Numbers

**Emergency 911**  
 Non-Emergency Police (817) 335-4222  
 Police Local Storefront Office (817) 234-9301  
 Ronny Desselles (NPO) (817)994-3453  
**City of Fort Worth**  
 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) 871-8100  
 Water Department (817) 871-8210  
 City of Fort Worth Website [ci.fort-worth.tx.us](http://ci.fort-worth.tx.us)

Size	Price per Issue	Price to Design
<b>Personal Classified</b>	Free	\$5
<b>Non-member Classified</b>	\$ 7/line	N/A
<b>Business Classified</b>	\$7/line	N/A
<b>1/8 page</b>	\$ 35	\$ 15
<b>1/4 page</b>	\$ 50	\$ 25
<b>1/2 page</b>	\$ 75	\$ 35
<b>Full page</b>	\$ 120	\$ 45

### Newsletter Policies and Guidelines

- 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.
- 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.
- 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.
- 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.
- Deadline for submissions is the 3rd Friday of every even month for publication in the next month's issue, and by 6:00pm. Go to [www.parkwoodhill.net](http://www.parkwoodhill.net) to submit article or call Newsletter Committee at (817) 605-1516.

# PARKWOOD HILL HOA SURVEY FOR 2005/2006

The Board and Committees here in Parkwood Hill Estates are constantly looking for ways to improve and upgrade our community. Below you will find a list of suggestions that we've received over the last year and an open area to add some of your own.

Once you've had a chance to complete the survey please return it in the clubhouse drop box located to the right of the front door. If you wish to complete the survey online, you may do so by going to our community website at [www.parkwoodhill.net](http://www.parkwoodhill.net) and clicking on the PHE Survey link. If you have any questions please give us a call at our call notes # 817-605-1516.

Thank you for taking the time to complete the survey. This will help us know what you would like to see in our community

The Board and your Committees

Please circle appropriate answer:

Add Basketball Court?	YES	NO	
If yes, would you like to see the court made Multi-functional to include roller	YES	NO	N/A

A new perimeter fence around the property?	YES	NO
If yes, what materials would you like to see used: Brick, stone, combination of the two or other?		

Would you like to volunteer for a committee?	YES	NO
If yes, please indicate which committee (s) you are interested in:		

Do you feel the Board communicates effectively with the HOA members?	YES	NO
If no, by what means can the communication be enhanced?		

Do you feel the communication from the Property Management company is effective?	YES	NO
If no, by what means can the communication be enhanced?		

Have you read the HOA Covenants?	YES	NO	
Do you feel the Covenants are well written and easy to understand?	YES	NO	N/A
If no, what would you change?			

Have you read the Beautification Guidelines?	YES	NO	
Do you feel the guidelines are well written and easy to understand?	YES	NO	N/A
If no, what would you change?			

Have you read the Fining Policy?	YES	NO	
Do you feel the Fining Policy is well written and easy to understand?	YES	NO	N/A
If no, what would you change?			

Do you feel the enforcement of the Covenants and Beautification Guidelines is done consistently and fairly?	YES	NO
If no, how could enforcement be improved?		

Do you utilize the neighborhood website: <a href="http://www.parkwoodhill.net">www.parkwoodhill.net</a> ?	YES	NO
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Below, please add any suggestions or comments.

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If you would like to be contacted, please give us your name, phone number and email address

NAME \_\_\_\_\_

PHONE NUMBER \_\_\_\_\_

EMAIL \_\_\_\_\_