

THE BOZMAN BEAT



Mid-Year Review

We are just past the midpoint of the year and much has been accomplished. On the development front, the roads in the final phase are complete, and sidewalks, streetlights etc are going in. This last phase will provide another entrance/exit to Stone Road.

As of August 1, we have 888 homeowners in Bozman Farms. If you are one of our new residents, welcome! The management office will be open late on August 28 for new residents to stop by and learn more about the HOA.

In anticipation of electing our first homeowner to the Board of Directors and next year's annual meeting, there will be a **Potential Board Member Workshop on Wednesday, October 16 at 7pm. Location TBD.** This workshop will offer an overview of HOA governance and discuss what being a board member entails. If you are interested in running for a seat on the board next year, you are encouraged (but not required) to attend. Email Bthomas@Guardianam.com to sign up.

On the financial front, the board has opened a money market account and a CD investment account for the association. Interest generated from these accounts can be transferred to the Reserve or used to fund future capital improvements.

Mid Year Balance Sheet (as of 6/30/2019)

AAB Operating 50,736.85
MM Operating 100,067.81
Operating Investments 250,000.00
AAB Petty Cash 2,000.00
AAB Reserve 57,659.51
Accounts Receivable 22,799.45

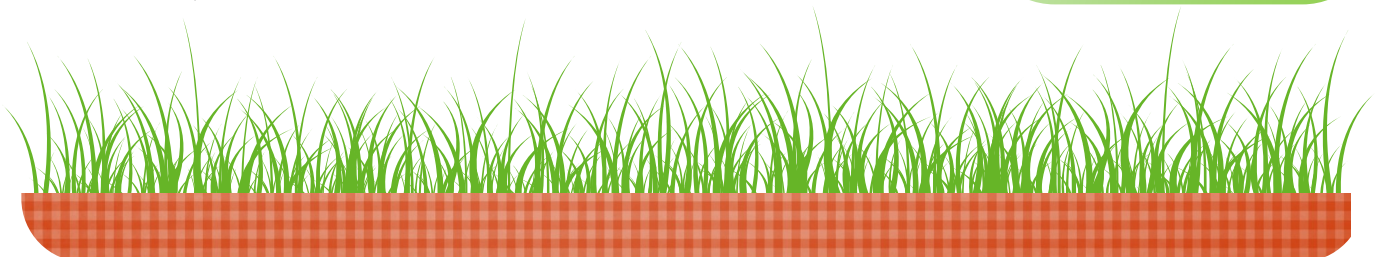
Summer
2019

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Upcoming Events

8/14	Onsite office closed
8/28	Extended office hours til 7pm.
9/6	Flower orders due
9/14	Tailgate Party
10/12	Flower pickup
10/16	Potential Board Member Workshop



TailGate Party (and more!)

What:

*Tailgate Party with
Cornhole Tournament,
Chili Cookoff and
Bakeoff*

When:

*Saturday,
September 14*

What time:

4-9pm

Where:

Enter one or all of our three competitions and you may go home with a trophy, a gift card, and bragging rights for at least a year.

Cornhole Tournament—enter as a team of two or enter as a single and we will pair you with another contestant. Round robin format, trophies and gift cards for top three teams.

Chili Cookoff—beans or no beans, vegan or meatlovers, spicy or even more spicy. Gift cards and medals for the top three vote getters.

Bakeoff — winners in four categories: pie, cake, bars/cookie and “Other”. Gift cards and trophies for best of each category.

Registration forms are on the HOA website at Boz-manFarmsHOA.org and can be picked up at the management office. Registration is required! Walk-up entries will not be accepted.

Don't want to compete? That's okay—you can come out to taste!

And enjoy games, music, and hanging out with your neighbors. Wear your favorite team gear and discover who your real friends are and who supports A&M.

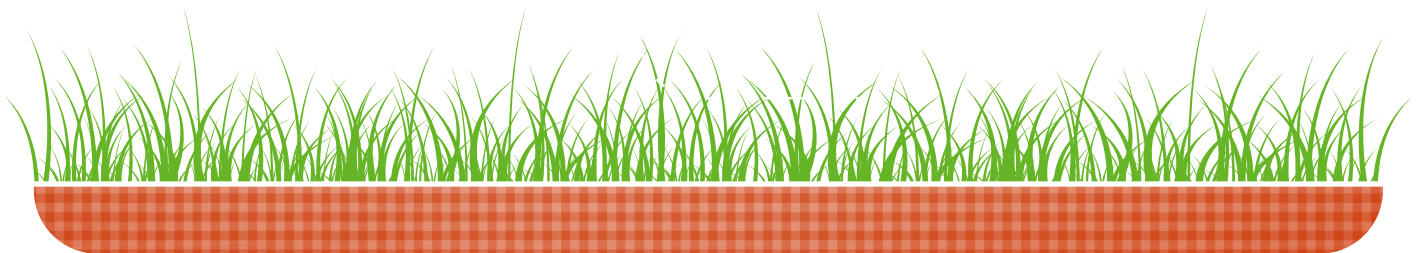
The HOA will provide chips, water, iced tea and lemonade. Residents are welcome to picnic or barbecue.

The Wildwood Pool parking lot will be closed on the 14th both for set up and during the party. Please walk, bike, or park on the street!

If you would like to volunteer at the event, or can loan tables, coolers, and cornhole sets, please contact Barbara Thomas at Bthomas@guardianam.com.

Let There Be Shade!

This is the last summer of scorching hot slides and climbers! A shade structure has been ordered for the Wildwood playground and will be installed in the fall.



Fall Flower Sale



Pansy Blotch Mix



Pansy White Blotch



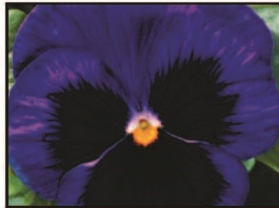
Pansy Purple Blotch



Pansy Yellow Blotch



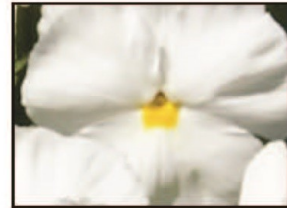
Pansy Red Blotch



Pansy Blue Blotch



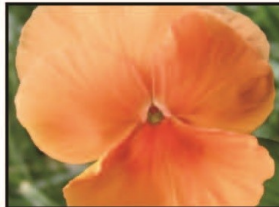
Pansy Yellow



Pansy White



Pansy Red



Pansy Orange



Pansy Blue



Pansy Clear Mix



Kale White



Kale Red



Cabbage White



Cabbage Red

You probably know the drill by now:

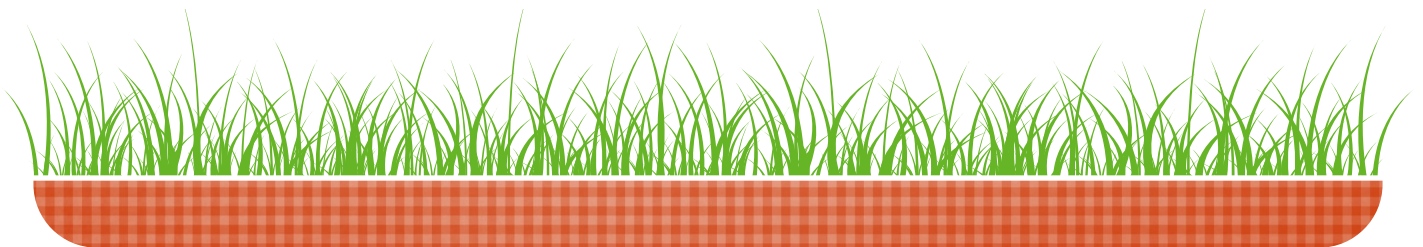
Flats are \$13 each, plus tax.

Each flat contains 20 4" pots (of the same flower)

Orders due by September 6. Delivered to the property October 12.

Pay at pickup—checks please (made out to Bozman Farms HOA).

Email your orders to Bthomas@Guardianam.com.



Pool News, Notes, and Info

The pool season got off to a rocky start with a few incidents of vandalism and fecal contamination, but things seem to have settled down. Emergency response is available 24/7 and emergencies should be reported by calling 469-304-0004.

Several lounge chairs at the Wildwood Pool have recently been repaired. Wheels and foot rests have a tendency to come loose (or fall off entirely) when the loungers are dragged across the pool area. When you are moving the loungers, please lift from the end without wheels and push the wheeled end forward, rather than grabbing the back of the lounge and dragging it backward.

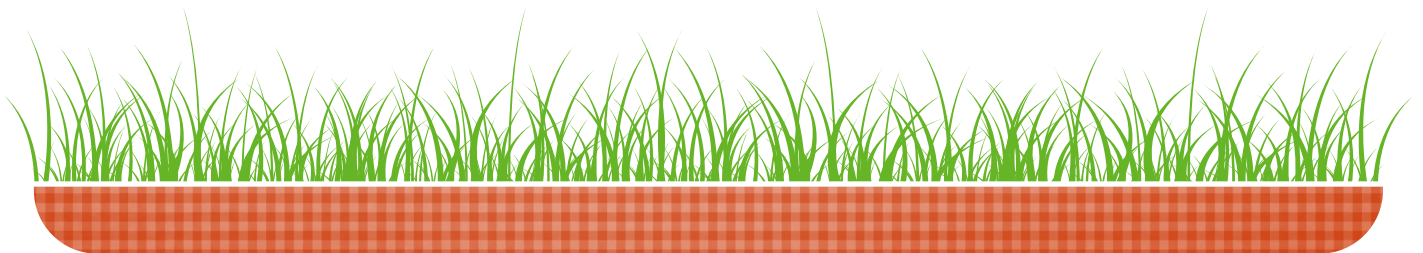
We are aware that the Valley Stream pool has missing and damaged tiles. Replacing these requires partially draining the pool and closing the pool for several days, so this project will be done in the off season.

Traditionally, the pool closes the first weekend of October. In past years, there has been a significant drop off in pool attendance once school is back in session, and Octobers have been rainy. But, based on homeowner feedback, this year, we will be trying something a little different.

The Valley Stream pool will close as scheduled the first weekend of October, but the Wildwood Pool will remain open for the rest of the month, from 8am to 5pm weekdays, and 9am-9pm weekends.

A few more things to remember about the pool:

- Please report lost cards promptly. We want to disable them so they cannot be used by non residents.
- Pool access cards only work during the pool's scheduled open times. If you come to the pool after 9pm, your card will not work, no matter how many times you try!
- Only soft and "Nerf" type balls may be brought to the pool area. Hard texture balls are — hard! No matter how good your throwing arm may be, accidents do happen and we have had residents struck in the face by wayward sports equipment .
- Music is permitted at the pool, but residents are expected to keep the volume at a reasonable level. Here's the catch! "Reasonable" doesn't mean the same to everyone and if no one speaks up, the folks with the music on have no way of knowing it's too loud. So — if you're at the pool and someone's playing loud music, ask them to turn it down. If you're playing music and are asked to turn it down— do that.



Pool, cont.

Our Dive-In Movie Night was July 19. Thank you to all who attended and to History Maker Homes, who sponsored a visit from the Kona Ice truck. And thanks to the homeowner heroes who brought a knife and cutting board for the watermelon!

Next year, we will definitely have a shorter movie, and perhaps one aimed at the grown ups (Jaws?) who are more likely to make it past 10pm!

Pictures from the event are posted on the HOA website at Bozmanfarmshoa.org.

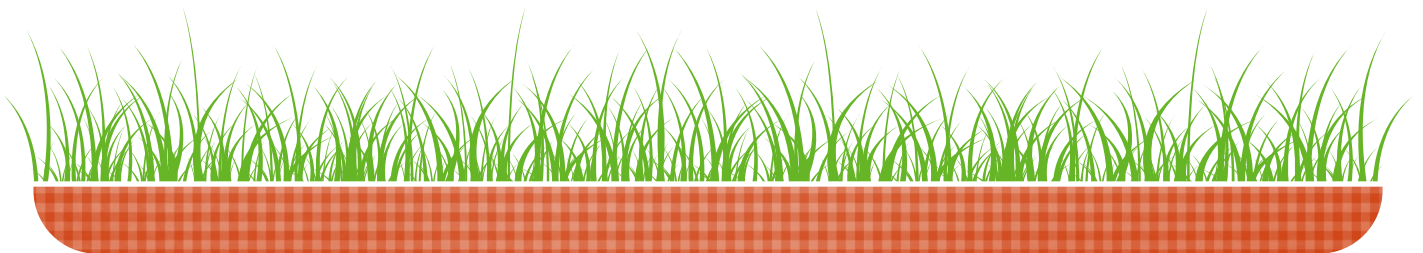


Check out the Bulletin Board!

Each pool has an enclosed bulletin board near the entrance where news and information about the HOA is posted.

Kids and teens who have small businesses or offer services such as babysitting are also welcome to post an advertisement on the boards. If the board becomes full, we'll rotate ads in 2 week intervals.

Kids and teens only, please!



The Whys and Hows of HOAs

In this issue, let's look at covenant enforcement. (i.e. violation enforcement).

Here are the basics:

Violation enforcement is a civil process. That is, violations are resolved through civil remedies, like fines, denial of access to amenities, or a lawsuit. No one is going to jail over misplaced trash cans!

All homeowners must be treated equally. An HOA can choose to handle different categories of violations in different ways but every homeowner with the same type of violation has to be treated the same way. If Mr. Smith gets extra time to fix his fence, Ms. Jones does too.

The goal is always compliance. Fines are not a source of income for the HOA, and homeowners are always able to request additional time to correct the problem.

Most importantly, please know that presence of a violation does not mean the HOA has ignored it or is not doing anything about it. The time it takes to resolve a violation depends entirely on the homeowner who receives the violation.

The enforcement process for Bozman Farms is:

First letter—a simple letter stating the violation and asking the owner to correct it within 14 days.

Second letter—reminder of previous letter and reiterating the request to correct within 14 days.

Third letter—this letter contains legal language required by the state property code, informing the owner that a fine may be levied and that they have a right to appeal the violation within 30 days. This letter must be sent via certified mail.

Fine notice—informs the owner that a fine has been added to their account, and that fines will continue to accrue until the violation is resolved.

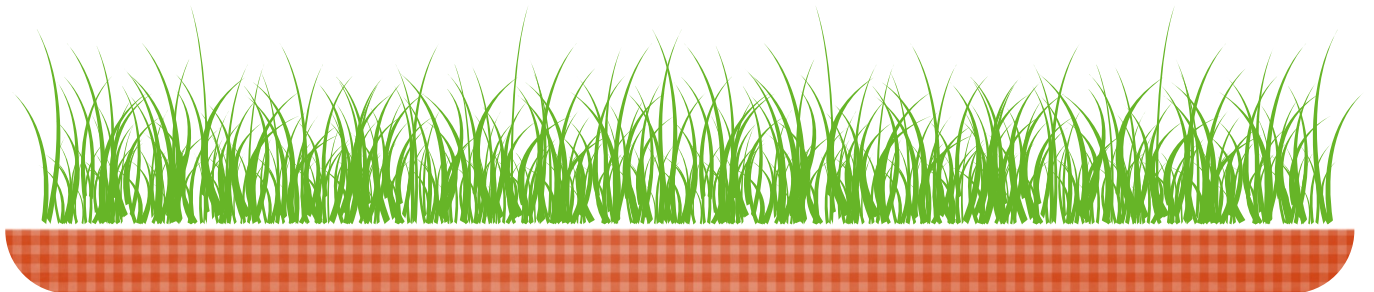
Referral to attorney—if fines don't resolve the problem the account is referred to an attorney for further enforcement, which may include a lawsuit.

Lawsuits are generally a last resort. They are expensive, they are time consuming, you never know what a judge will decide, and win or lose, precedents are set that the HOA may not want to live with. Lawsuits must always be approved by the Board of Directors.

If you want to report a violation...

There is no guarantee of anonymity. Emails sent to your HOA manager or board member are part of the books and records of the association, which any owner can review upon request. Provide only the address and the violation you think is present. Additional information about the owner is not only irrelevant, it can actually make it harder to resolve the problem. Again, all homeowners must be treated equally.

Remember too that something that may be annoying (such as cars parked on the street) isn't necessarily an HOA violation.



Continued...

At the end of the day, the ability of any organization to control the behavior of individuals has its limits. People run red lights They leave shopping carts in the parking lot. They don't mow their lawns. They do not do what they are supposed to do.

That doesn't mean we throw up our hands and do nothing (presumably everyone who chooses to live in an HOA wants a certain degree of enforcement) but it does mean being realistic about enforcement.

As an HOA manager, my philosophy has always been to assume the best: that most people care about their home and maintain it to the best of their ability. And if we all treat each other like adults, with respect and courtesy, occasional lapses will be quickly addressed.

Trash Talk

When you're walking through the neighborhood, you might notice that things sometimes look...a little trashy. There are three main sources:

Builder trash— items left behind by new home construction. Builders are expected to routinely police their lots and are routinely reminded to do so. This is a problem that will solve itself once construction is complete.

Loose Trash—items that come off the CWD trucks or are blown into the street from trash cans. Please secure all your trash in a bag and don't overstuff your can.

Littering—pretty self explanatory. The HOA does not employ a regular grounds porter. We do a sitewide cleanup once or twice a year. It is expensive!

The expectation is that people will not throw trash on the ground. We do have several trash cans around the pond and playgrounds. There are requests for more cans and that is a consideration for next year's budget. The dog waste receptacles can be used for trash in the meantime.

If you are someone who doesn't litter –thank you!

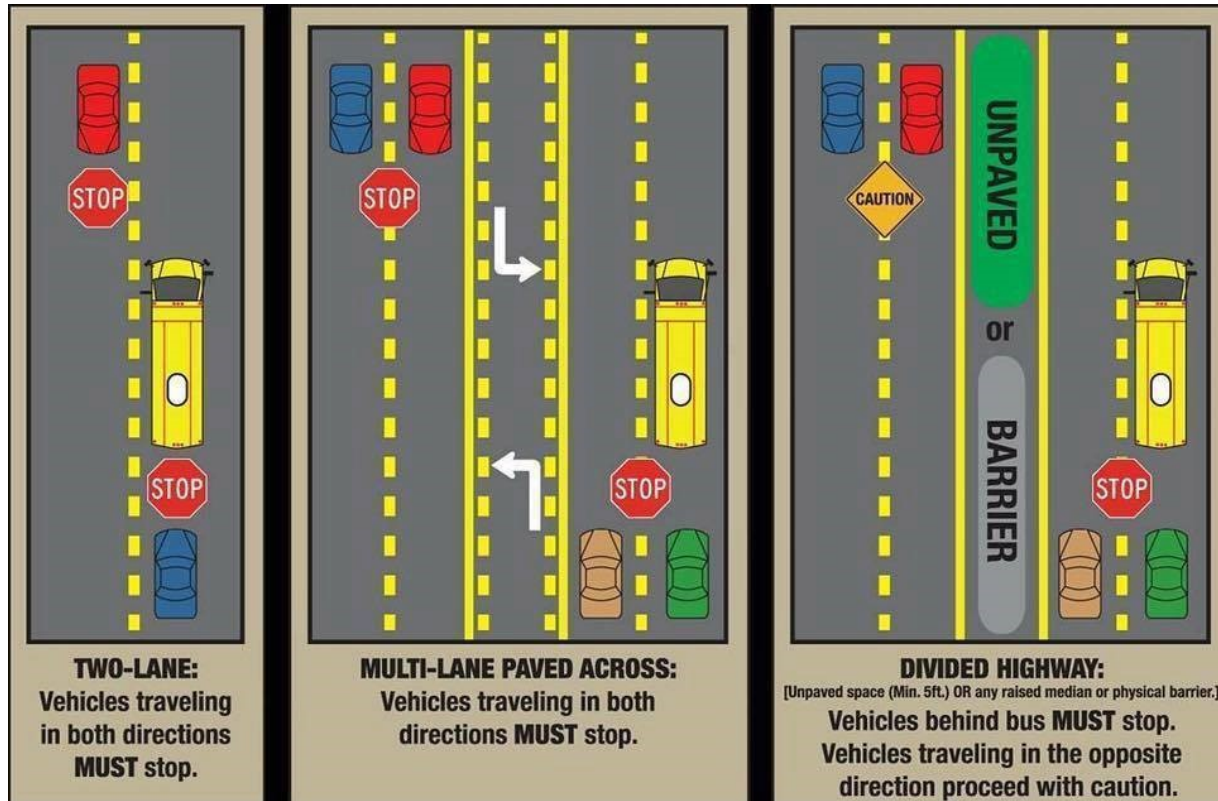
If you are someone who picks up other people's litter—*bless you!*



It's Back to School Time!

Wylie ISD resumes classes on August 15. That means more traffic on the roads and kids on the sidewalk, walking home or waiting for buses.

We have several bus stops in Bozman Farms. Stop locations may have changed, so please be alert and don't assume the stops you remember from last year are still in use. We have had some residents ask about permanent bus shelters for the kids, but due to the frequent change of



If your route home from the bus stop takes you past the management office, kids are always welcome to stop by for a popsicle or a cookie, or to wait out the rain.

If you are waiting for your child in the pool parking lot, please use a parking space, rather than parking in the parking lot entrance/exit.

