

# STEADMAN FARMER'S ALMANAC

**July 2021**

## Howdy Farmers!

Your HOA is excited to share our new neighborhood newsletter. While it's not truly an almanac, it will be your guide to information, resources and upcoming events in our community, and a little entertainment in the process. If you have content suggestions or would like to join us, we'd love to hear from you! Email us at [steadmanfarmsnewsletter@gmail.com](mailto:steadmanfarmsnewsletter@gmail.com)

## Upcoming Event

Friday, July 30

Teen Screen on the Green Movie Night!  
& Geppetto's Pizza Food Truck

# Mark Your Calendars!

## July

- 30th (Friday): Teen Screen on the Green Movie Night! and Geppetto's Pizza food truck

## August

- 6th (Friday): Food truck - Frios Popsicles
- 14th (Saturday): End of Summer Bash!

**HELP NEEDED!**

We need volunteer to help oversee the End of Summer Bash. Call Heather Wollitz at 773-301-9901.

## September

- 3rd (Friday): TWO Food Trucks - Geppetto's Pizza and Frios Popsicles

## October

- 16th (Saturday): Food Truck - Southern Dole Whips
- TBD - Halloween Event
- TBD - Halloween Decorating Contest

**Next edition will feature HOLIDAY info!!**

# Bulletin Board

Messages and updates from your SF board, committees and teams

We're working hard to get new committees started and a LOT of maintenance and repairs done. If you see something around the neighborhood that needs fixing, or have a question for us, email us at [steadmanfarmsboard@gmail.com](mailto:steadmanfarmsboard@gmail.com)

- SF Board of Directors

Our next issue will feature information on the Steadman Farms Committees and how you can get involved!

- Newsletter Committee

Getting your roof replaced, restaining your fence, etc. If you're replacing with the exact same thing; no need to submit for approval!

- Architectural Control Committee

The end of summer is fast approaching, and with it, our annual End of Summer Bash - but we need a leader for this event. Reach out if you can volunteer!

- Social Committee

**BREAKING NEWS!** Your Steadman Farms Sluggers softball team brought in their first RBI, with Lance Hughston bringing his wife, Wendy, in for the run! Way to go team!

- SF Sluggers, Softball Team



Jason Allen spotted the first army worm of the season! We all remember 2018, aka "The Year of the Army Worm." Be sure to treat your lawn!

- Landscape & Maintenance Committee

# So, what is an HOA?

HOAs are commonly established as a non-profit corporation governed by a set of documents including the Articles of Incorporation, the Bylaws, and the Covenants, Conditions and Restrictions (CCRs). Home values are maintained through the enforcement of community standards spelled out in these governing documents. Generally most standards focus on property maintenance and architectural design of the community.

A Board of Directors is elected to oversee the funds of the community and enforce the Bylaws. They approve contracts, set the budget, enforce the documents and oversee committees.

Finally, a property management company works with the board, handling all the day to day operations of the association, including budgeting and financials, requesting RFPs and paying invoices, common area maintenance, amenity and vendor management, violations to governing document standards, collections, and association meetings.

# Who you gonna call...



## Association Responsibility

- HOA budget management, dues and fees
- Common area maintenance, including association pools, parks, fences and walls
- Architectural modifications to exterior of owner properties as regulated by CC&Rs
- Landscaping, flags, signage, and lawn art as outlined in CC&Rs

## City Responsibility

- Public properties, including streets, lights, sidewalks, curbs, and drains
- Permits, trash and watering rules
- City ordinances, neighbor disturbances, animal control (and animal feces) issues, and illegal business operations
- Traffic enforcement, city laws, and parking enforcement on public streets and thoroughfares

# Meet Your Board of Directors



**Brandi Ward**  
President



**Kenya Alu**  
Vice President



**John Hupert**  
Treasurer



**Michelle Graglia**  
Secretary



**Raechal Petris**  
Member At Large

What is your **FAVORITE THING** about living in Steadman Farms?

*I love living in a neighborhood where we have friends, fun and a sense of community.*

*My favorite thing about Steadman Farms is the people and our phenomenal location.*

*My favorite thing about Steadman Farms is the amazing people and community pride.*

*I love that Steadman Farms is family oriented! It makes it a great place to raise our kids.*

*I love living in a neighborhood where I know all my neighbors and we all look out for one another.*

Tell us a **FUN FACT** about you!

*I grew up a military brat and have been all over the world, giving me a love for travel and various cultures.*

*My husband and I are 1st and 2nd generation U.S. Citizens, respectively. His family is from Italy and mine is from Lebanon.*

*I have dual citizenship to the United States and Ireland.*

*My husband and I met in the 3rd grade!*

*I'm a woodworker and recently filmed a TV show for the Outdoor Channel restoring a 100 yr old cabin in MO with three other woodworkers.*

# The Farmer's Guide to Roofing Season

Whether you have lived in Texas all your life or are a newcomer, you are probably familiar with the different hunting seasons around us. These can include deer, pheasant, alligator, or rabbit, but for this article I want to address one of these seasons specifically and how you can “hunt” responsibly; Roofing Season.

For the months of May-August it is open season on roofs. Mother Nature has been known to unleash furious winds and aggressive hail and it is our job as homeowners to hunt these wild predators down. This guide will help you better understand what you can do during roofing season to keep yourself and your neighbors protected.

## Conditions

- When preparing to get your roof worked on you will want to ensure to avoid potential inclement weather. Check the forecast and plan accordingly.

## Gear

- As your roof or the roof around you is getting done you will need to be extra vigilant about closed toed shoes and looking out for rogue nails on the sidewalks as well in the road.

## Navigation

- Roofers come with large trucks to carry the materials and can cause our streets to become narrow, be prepared to take alternate routes in and around the neighborhood.
- Always be aware of your surroundings, there have been sightings of runaways trailers!

## Field Dressing

- Debris from the workers may float around the streets and your yard, you should pick these up as you notice them to keep our field looking nice.

## Off-Season

- During the off season you can help prevent another extensive roofing season by being mindful of low-hanging or extending branches that can impact yours or others roofs and/or windows.

# Homeowner Business Directory, page 1

## Shopping & Specialty Retail

### [Perfectly Posh](#)

Bonny Topham

### [Thirty-One Gifts LLC](#)

Gina Robinson

### [Le-Vel](#)

Heather Meyer

### [Sheeky Boutique](#)

Megan Browning

### [Scout and Cellar Wine](#)

Colleen Cline

### [Dr. T's Soaps](#)

Trisha Swift

[tnswiftrn@gmail.com](mailto:tnswiftrn@gmail.com)

### [Marketing Scents](#)

Angela Campbell

469-464-9138

### [Skincare and More](#)

Jill Hightower Allred

817-313-3291

[jill\\_allred@outlook.com](mailto:jill_allred@outlook.com)

### [Scentsy](#)

Nicci Gowan

[niccigowan@gmail.com](mailto:niccigowan@gmail.com)

## Photography & Events

[Always Working Mom](#) (balloon arrangements)

Vivian Knox

832-868-1289

[alwaysworkingco@gmail.com](mailto:alwaysworkingco@gmail.com)

### [Events by HR](#)

Heather & Ryan Shipley

425-218-1589

[info@eventsbyhr.com](mailto:info@eventsbyhr.com)

### [Sara Bella Photography](#)

Sarah Dorn

469-952-7407

[sarabellaphotos@gmail.com](mailto:sarabellaphotos@gmail.com)

### [Thatcher Photography](#)

Josh Thatcher

817-680-7595

[josh@thatcherphotography.com](mailto:josh@thatcherphotography.com)

## Home Services

### [A&B Excavation](#)

Art Ward

940-536-9784

[art@abexcavation.com](mailto:art@abexcavation.com)

OnSite PC Services

Brian Davis

817-313-6623

[brian@ospcservices.com](mailto:brian@ospcservices.com)

# Homeowner Business Directory, page 2

## Sports & Recreation

Camp Gladiator  
Allyson Walsh  
817-219-0037

[allysonwalsh@campgladiator.com](mailto:allysonwalsh@campgladiator.com)

i9 Sports  
Micah Nisley  
817-400-PLAY (7529)

[micahNisley@i9Sports.com](mailto:micahNisley@i9Sports.com)

Roanoke ATA Martial Arts  
Fiona Morrison  
817-491-3500

[roanokeata@gmail.com](mailto:roanokeata@gmail.com)

Special Needs Gymnastics  
& 2D Sports & Fitness  
Denise Anderson  
806-438-3227

[Denise@ilovesng.org](mailto:Denise@ilovesng.org)

Studio One Dance Center  
Jennifer Brast  
817-605-7352

[jennifer\\_sodc@yahoo.com](mailto:jennifer_sodc@yahoo.com)

[Tiger-Rock Martial Arts of Keller](#)  
Jason Allen  
817-614-8098

[jallen@trmakeller.com](mailto:jallen@trmakeller.com)

## Personal Services & Care

JHunterBeauty  
Jessica Hunter  
817-823-0939

[Jaehunterbeauty@gmail.com](mailto:Jaehunterbeauty@gmail.com)

[Optavia](#) (health and nutrition)  
Lance Hughston  
214-728-1811

[lhughston@gmail.com](mailto:lhughston@gmail.com)

## Professional Services

Financial Services  
Pol VanRhee  
408-390-4876

[pol@vanrhee.com](mailto:pol@vanrhee.com)

[MeritLinkx Healthcare Consulting](#)  
Trisha Swift

[tswift@meritlinkx.com](mailto:tswift@meritlinkx.com)

## Music

Janet's Piano Lessons  
Janet Davis  
940-372-0694

[janetmdavis@hotmail.com](mailto:janetmdavis@hotmail.com)

## Travel

Off to Neverland Travel  
Chet McDoniel  
817-886-0983

[chet@offtoneverland.com](mailto:chet@offtoneverland.com)

# Homeowner Business Directory, page 3

## Real Estate & Mortgage Lending

Five Star Group Real Estate  
Kenya Alu  
817-471-7807  
[kenya.alu@exprealty.com](mailto:kenya.alu@exprealty.com)

Magnolia Realty  
Damion Brown  
972-822-8072  
[damionbrown@magnoliarealty.com](mailto:damionbrown@magnoliarealty.com)

Gatsby Group at Keller  
Williams  
Mary Petruska  
817-774-6389  
[marypetruska@kw.com](mailto:marypetruska@kw.com)

Puma Properties  
Ryan Ebersole  
817-689-6801  
[ryan@pumapropertiesinc.com](mailto:ryan@pumapropertiesinc.com)

Listing Squirrel &  
United Van Lines  
Colleen Cline  
940-597-3990  
[ccline@darylflood.com](mailto:ccline@darylflood.com)

Realtor & Mortgage Lending  
Alex Kovacev  
682-557-7777  
[ak7realty@gmail.com](mailto:ak7realty@gmail.com)

VIP Mortgage  
Matt Cline  
817-919-2823  
[matt@2qproperties.net](mailto:matt@2qproperties.net)

## Organization & Moving

Simply Functional  
Krystal DeFranco  
682-233-1986  
[simplyfunctional2018@gmail.com](mailto:simplyfunctional2018@gmail.com)

[Sorted](#) (organization and moving)  
Hannah Howell  
316-213-1215  
[hannah@sortedtx.com](mailto:hannah@sortedtx.com)

Wallport Transit Xpress (heavy  
haul)  
Nate Graglia  
832-421-7533  
[ngraglia@wtexpress.com](mailto:ngraglia@wtexpress.com)

## Insurance

AAA Insurance  
Robby Balbaugh  
866-841-0146 x1025552  
[balbaugh.robby@aaa-texas.com](mailto:balbaugh.robby@aaa-texas.com)

[Firstline Insurance Agency](#)  
Brett Hubbard  
817-618-5480

To add/update your business info,  
or notify us of one that's no longer in "the hood",  
email [steadmanfarmsnewsletter@gmail.com](mailto:steadmanfarmsnewsletter@gmail.com)