

# The Steadman Sentinel

**April 2019**



## Inside the Issue

- Property Management Information 1
- Board of Directors 1
- Next Board Meeting 1
- The Seasonal Scoop 2
- Community Reminders 3
- Upcoming Events 3
- Annual Dues 3
- Tiger Rock 4
- Treasurer's Tidbits 5
- Easter Egg Hunt 6
- Recipe 7
- FAQ 8
- Karen's Crafts 9
- Email Needed 9
- Business Ads 9
- Fort Worth Reporting Website 10
- Pets 10

## Property Management Contact Information



Steadman Farms is currently managed by Neighborhood Management Inc. (NMI). The website is:

<https://neighborhoodmanagement.com/>

Our new property manager is Kelly Stafford.  
You can reach Kelly  
by phone at : 972-359-1548 ext. 174  
or by email at: [kstafford@nmitx.com](mailto:kstafford@nmitx.com)

## Board of Directors

Lindsey Petric: President  
Chic (Charles) Dickey: Vice President  
Patti Al-Ghezzi: Treasurer  
Michael Guilfoil: Secretary

To contact The Board directly please use the following email:  
[steadmanfarmshoa@gmail.com](mailto:steadmanfarmshoa@gmail.com)

## Upcoming Board Meeting

**When: Tuesday, May 14, 2019 at 5:30**  
**Where: Neighborhood Management Inc.**  
**9500 Ray White Road, Suite 200**  
**Keller, TX 76244**

[www.steadmanfarmshoa.net](http://www.steadmanfarmshoa.net)



## **The Seasonal Scoop**

Happy Spring Steadman Farms! The grass is starting to turn green and the sun has been shining. Things are really brightening up, not just with the weather, but around our community too.

We've had some major projects happening in the community to help enhance and maintain our property value. For one, we have started our four year plan of maintaining the fences and walls. The fence line between Keller Haslet and Timberland on Park Vista has been restrained. The pool area pergolas have also received a facelift, just in time for the swim season. We also are in the process of reinstalling the irrigation on Timberland near Caylor. When the street was widened that irrigation was damaged by the city, but because the sprinklers were put in the right of way, the city has no obligation to repair them and has denied our request to have them repaired. . It is an unwanted inheritance for Steadman Farms, but we have made the best of it, even coming in under budget. Also, you may see some landscape work being done at the entrances and pool area. We have several disease infested rose bushes that will be removed and replaced with more hardy plants.

We also have some exciting events happening in the near future. As you all know, our Easter Egg Hunt is just around the corner. We look forward to this event, which is happening April 20th. Do you need to purge and get rid of unwanted items? Well we have some good news for you. The community garage sale is set to take place May 3rd-5th. Our pool is also going to be opening on May 10th just in time for Mother's Day weekend. Please review our pool rules located on our website. Lastly, on May 14th is a Board Meeting. During Board Meetings your Board of Directors discuss and make decisions for the community. This is the best opportunity for all homeowners to know what is going on and to get their questions answered. If for some reason you would like to have an audience with the Board, please email Kelly so you can be put on the agenda.

We are so proud of all the great work and changes being made to our community. It truly has been a work in progress, but your Board of Directors is making great strides. I know how hard the Board of Directors have been working and the time we all have put forth. I would like to thank all my fellow Board Members for their dedication and hard work. You are appreciated.



## Community Reminders

### • Streets and Street Lights

This is just a reminder that all streets are owned by the city and the street lights are owned by Tri County, not the HOA. All issues pertaining to the streets and street lights should be directed to the city or Tri County.

### • Blocking Sidewalks

When parking a car in the driveway, please do not park or even partially block the right of way of the sidewalk. It is not only an HOA violation, but also a city violation. Please also make your visitors aware of this rule.



## Upcoming Events

**April 20<sup>th</sup> from 3-5: Steadman Farms HOA Sponsored Easter Egg Hunt**

**May 3-5: Community Garage Sale**

**May 10<sup>th</sup>: Pool Opening**



**May 14<sup>th</sup> at 5:30: Board Meeting**

## Annual Dues



The 2019 statements were mailed out to the membership by Neighborhood Management. If you did not receive a copy of your statement, please email Kelly at [kstafford@nmitx.com](mailto:kstafford@nmitx.com) and she will email you a copy. Please remember the 2019 annual assessment of \$577.50 was due on February 28, 2019. Accounts are considered delinquent 30 days past the due date. Your account will incur a late fee if you have not paid or made arrangements to pay your annual dues.

Pay online at:

<https://neighborhoodmanagement.com>

No charge for eChecks (ACH)

A processing fee of \$14.95 will be added for any credit card or debit card transaction. When paying online you must have the following information:

1. Management ID: 4008
2. Association ID: OOSTED
3. Account Number: Found on your statement.

To send your payment through the mail please use the following address:

Steadman Farms Homeowners Association, Inc.  
c/o Neighborhood Management Inc. Processing Center

P.O. Box 62164

Phoenix, AZ 85082-2164

**Make all checks payable to:  
Steadman Farms Homeowners  
Association, Inc.**





my  
**SUCCESS**

starts with  
**CONFIDENCE**



**BUILDING SKILLS THAT LAST A LIFETIME.**

Success is often the result of experiences and skills that are built as an individual moves towards adulthood. At Tiger-Rock Martial Arts, our programs are structured to help participants build the skills and abilities that lead to success. Start today to get an advantage that comes with being a part of Tiger-Rock Martial Arts.

**Start building a path to success. Join Tiger-Rock Martial Arts of Keller today!**

**START TODAY FOR \$29**

**Three Training Sessions & Get an On-The-Mat Training Uniform!**

*Uniform includes shirt, pants, and belt!*



750 S Main St. Suite 112  
Keller, TX 76248

**(817) 581-6075**

**Click here to visit [TRMAKELLER.COM](http://TRMAKELLER.COM)**

## Treasurer's Tidbits

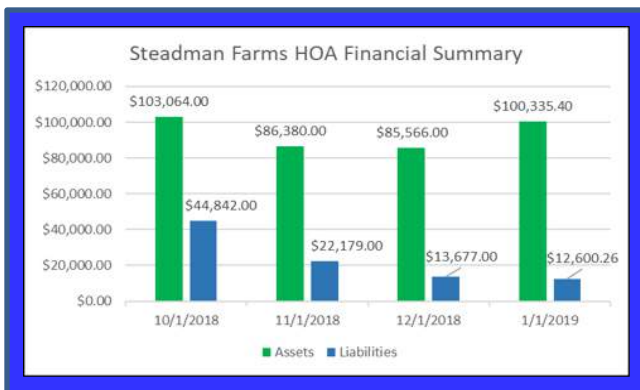
**By: Patti Al-Ghezzi**  
**Your HOA Treasurer**

As most are aware, when the newly elected Board gained access to the HOA financials in October, 2018, our financial situation was alarming. Expenditures were very high and not sustainable without significantly raising dues for 2019, a step that no one wanted to take, so it was time to reassess our wants vs. our needs as a community and we got to work.

A simple measure of financial health is to measure Debt to Equity. In October, 2018 43.51% of our assets were committed to debt. So we began examining all contracts and expenditures, cutting expenses where we could. We negotiated new contracts for landscaping, pool, and legal just to name a few and even secured a new property management firm that is local and focused on getting us back on track as a community.

As you can see from the graphs below, the measures taken are beginning to pay off. As of January 31, 2019 (our most recent audited financials available) our ratio of Debt to Equity has decreased to 12.56% , a 31% decrease and a huge step towards our financial solvency. We still have some significant upcoming expenses, fence staining and irrigation repair to name two, but we now have a better understanding of our long term financial future and can plan (and budget) accordingly.

So now for the good news! We will continue to monitor our financial situation and will be hosting some community events as funds allow, the first of which will be our upcoming Easter Egg Hunt. By necessity, the budgets will continue to be small, but we are a community and it is important that we all have opportunities to come together and celebrate. If anyone is interested in lending a hand, big or small, please reach out to us. We would be happy to hear from you.





# Steadman Farms HOA Easter Egg Hunt

When: April 20, 2019

Where: The Pool and Playground Area

Time: 3-4 p.m. 6-12 year olds

4-5 p.m. 5 years and under

Hosted by: Your HOA Board of Directors

Please have your children bring their Easter baskets to carry their eggs. All eggs will be stuffed with a non candy items so all children regardless of food allergies or food intolerances will be able to participate. We will be awarding special prizes for those children that find the magical carrot! There will be tattoos, games and a photo op for all ages. Families are welcome to bring props to help enhance their photos such as stuffed animals, plants, or even their own bunny. Springfree Trampoline will be sponsoring a trampoline for the kids for the event, as well.

We look forward to seeing you all there! Happy  
Easter Steadman Farms!



## Recipe of the Season

### Lemon Asparagus Chicken Pasta

By: Delish

#### **Total Time**

Prep: 30 min.

#### **Makes**

4 servings

#### **Ingredients**

Kosher salt

1 lb. linguine or spaghetti

1 Tbsp. extra-virgin olive oil

1 lb. boneless skinless chicken breasts

Freshly ground black pepper

2 tsp. Italian seasoning

2 Tbsp. butter

1 small red onion, chopped

1 lb. asparagus, stalks trimmed and cut into thirds or quartered if large

3/4 c. heavy cream

1/2 c. low-sodium chicken broth

Juice of 1 lemon

3 cloves garlic, minced

3/4 c. shredded mozzarella

1/2 c. freshly grated Parmesan, plus more for garnish

1 lemon, sliced into half moons

Freshly chopped parsley, for garnish



#### **Directions**

In a large pot of salted boiling water, cook pasta according to package directions until al dente. Drain and return to pot.

In a skillet over medium heat, heat olive oil. Add chicken and season with salt, pepper, and Italian seasoning. Cook until golden and no longer pink, 8 minutes per side. Transfer to a plate to let rest, then thinly slice.

To skillet, melt butter over medium heat. Add red onion and asparagus and season with salt and pepper. Cook until tender, 5 minutes, then add heavy cream, chicken broth, lemon juice, and garlic and simmer 5 minutes.

Stir in cheeses and let cook until melty, then add lemon slices and cooked linguine.

Top with sliced chicken and garnish with more Parmesan and parsley.

<https://www.delish.com/cooking/recipe-ideas/recipes/a52782/lemon-asparagus-chicken-pasta-recipe/>

# Steadman Farms Frequently Asked Questions

Q: What fence stain is approved by the HOA and where do I buy it?

A: Standard Paints, Wood Defender/Rustic Oak – Can be purchased on Amazon or Jamison Fence Supply.

Q: What is the maximum fence height that can be installed?

A: 8' \*\* Is it different for a corner lot? May required fence to be tapered down to meet a lower fence. \*\*

Q: What type of improvements require HOA approval?

A: All exterior modifications require ACC Approval.

Q: How are my HOA dues being spent?

A: This is broken down on the financials that are posted every month on NMI's portal

Q: Is the HOA budget available for me to view?

A: Yes on the Portal [www.neighborhoodmanagement.com](http://www.neighborhoodmanagement.com)

Q: What are the rules for backyard sheds?

A: See Basic Use Restrictions Part 3 Exhibit A \*\*

Q: Can I install a playground that is taller than my fence?

A: Only if you put in an 8' tall fence.

Q: How about if it can be seen from the street?

A: Can't be seen from the street.

Q: Is there a fine policy for breaking HOA rules?

A: Yes.

Q: What are the street parking rules?

A: Cars are allowed to park on the street as long as they are in good repair.. No Boats, trailer or the like are allowed in the street or driveway. No vehicles are to be stored on the street.

Q: Are we allowed to have garage sales?

A: Yes, the HOA may regulate how often and when.

Q: What are the different roof materials that can be used?

A: Composite Shingles with a warranty of at least 25 years.

Q: Are there approved colors for roofing?

A: Weathered Wood or an equivalent Earth Tone \*\*

Q: What are the trim color/garage color/door color rules?

A: Neutral Colors \*\*

Q: Can they be different?

A: If approved by the ACC.

Q: What are the landscaping rules?

A: Lots must be fully sodded, irrigated, minimum of 3 trees with a caliper of 3 inches (2 in the front yard, 1 in the back) See approved tree list 3.A.16

Q: Must I maintain a specific number of trees/plants/shrubs in my yard?

A: Yes – 3 Trees, shrubs of any number must total a minimum of 30 gallons per lot.

Q: Are there any HOA rules on flags, flag poles, lawn flags and lawn signage?

A: Yes \*\*

Q: Are there specific days that I can water my grass?

A: This is regulated by the City of Fort Worth

Q: What are rules for installing solar panels?

A: You must obtain ACC approval. Brackets and wires must match the color of the roof and they must stay in good repair at all times.

\*\* You still must obtain ACC approval



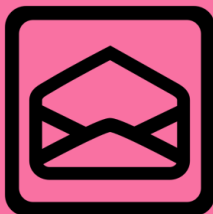
**Handmade, professionally crafted floral designs, including seasonal wreaths and arrangements. Custom porch signs, handcrafted collages of your favorite sports team or school, birthdays or special occasions. Twenty plus years of experience doing hand crafted art projects. Pet sitting services also available. Additional photos, references and rates available upon request. Please contact Karen @817-917-5783.**



### **Email Needed**

If you have not done so already, please remember to register your email with Neighborhood Management Inc.

Please note that all correspondence will be sent through email except for the notice for the community's annual meeting and annual dues statements.



### **Business Ads**

If you would like to place a business ad in our next newsletter, please contact Kelly via email. Business ad funds will be used to help sponsor HOA community events.

Full Page Ad: \$50

Half Page Ad: \$35

¼ Page Ad: \$20



### A Note to Pet Owners

Many families in the neighborhood have pets. As a reminder, please bring plastic bags with you when you take your dog/dogs for a walk and please pick up your dog's waste immediately and then dispose of it when you get back home. If you have children in your home that take your dog/dogs for a walk please make them aware of this as well. Dog waste is not only smelly and unsightly, but it can also be hazardous to our children and other pets. By cleaning up after your pet, you will help maintain the beautification of Steadman Farms and eliminate a major nuisance and cause for complaints. Your neighbors should not be responsible for cleaning up after your pet. When walking your dog in our community it should also be on a leash. Also, please bring your animals inside if they are incessantly barking. Your neighbors will be appreciative. Thank you for your cooperation.

### Fort Worth Reporting Website



Please log on to

**[fortworthtexas.gov/report](http://fortworthtexas.gov/report)**

To report any animal issues, code violations, crime, or other issues such as parking. You can also download the free app.

We hope you have enjoyed the spring edition of *The Steadman Sentinel*. We look forward to sending you another edition in the summer.

Sincerely,  
Your Board of Directors and  
HOA Manager

