

# The Steadman Sentinel

## 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)

January 2019

Winter



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## 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, Jan. 29, 2019 at 6:30**

**Where: Neighborhood Management Inc.**

**9500 Ray White Road, Suite 200**

**Keller, TX 76244**

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



## **The Seasonal Scoop**

We are all so excited to start 2019 with a fresh start. In roughly 4 months the Board has reviewed contracts, financials and management reports. We discovered a number of repetitive accounting errors, unfavorable or missing contracts as well as management directives and spending that appeared to not be consistent with the best interest of the community.

The most critical issue has been our financial situation. Expenditures have exceeded our income and reserves for the community and are far below the level the reserve study obtained recommended. Maintenance that protects and increases the value of our community infrastructure has been deferred or ignored (ie. fence staining) and must be budgeted for now. The Board is committed to controlling annual dues increases, so unanimously agreed in October 2018 to freeze all controlled and unnecessary spending until such time that our financial situation is fully understood and shortfalls have been remediated.

During our discovery, it quickly became apparent that the services provided by our prior management company, did not meet the needs of our community. Your Board has conducted extensive phone and in-person interviews of several management companies and selected Neighborhood Management, Inc. Kelly Stafford will be our new property manager. Kelly is a strong property manager and brings over 24 years of direct property management experience to the relationship. We feel that she is exactly what we need to accomplish our goals which include, controlling costs, maximizing property values and creating a community that we are proud to call home. We look forward to her experience to help guide us into a fresh 2019.

This coming spring we will begin our 4 year plan to stain the fences and maintain the walls. This first year we will be staining the pergolas at the pool and one section of fence line. We also look forward to opening the pool in late spring. Please look for an email letting you know our opening day.

## Community Reminders

### • Time to Remove Holiday Décor

With the holidays behind us, we ask all homeowners to please remove all holiday decorations and lighting, including clips by Jan. 31<sup>st</sup>.

### • Trash Cans

Please remember to keep trash cans stored out of site except for days of trash collection. Bulk trash is to be put out on the 1<sup>st</sup> Monday of the month.

### • Speeding

Please remind all the drivers in your household of the speed limit in the community. There have been several reports of speeding drivers over the last month.

## 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.



## Annual Dues



The 2019 statements were recently 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 is due on February 28, 2019. Accounts are considered delinquent 30 days past the due date.

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: 00STED
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.**

If you are unable to make your full payment on time, please contact Neighborhood Management to request a payment plan at 972-359-1548.

Treasurer's Tidbits  
By: Patti Al-Ghezzi  
Your HOA Treasurer



Welcome to 2019! 2018 was a wild ride for our community. We switched from being a community that was managed for the benefit of the developer, to one that is managed for the benefit of the homeowners. I confess I did not fully realize the scope of that difference until taking my position on the Board in September of 2018 and having authority to begin accessing Steadman Farms documents. Those of you that were able to attend the meeting in January had a lot of information to take in. The most pressing issue that we all face is that the reserve fund for our community is very poorly funded. This situation evolves from the management purpose of the developer - he was in the business of selling property not saving for a rainy day, since it was a given that he would not be here. Unlike the developer, we as a community have to have long term, as well as, short term financial goals.

As a community we are now faced with the long term goal of funding our reserve as quickly as possible so that when an unforeseen expense comes up, and it is inevitable it will happen, or even a major planned expense such as resurfacing the pool arises, we can fund it without having to levy homeowners for a special assessment. We want to avoid the need for future levies. I was one of the homeowners that received a significant tax bill in late December telling me I owed additional taxes for the year due to an increased value of my home, long after my 2018 taxes were paid, so I have recent experience in how miserable getting hit with an unexpected bill at the last minute is.

However, we as a Board hear homeowners and agree with you all that a sense of community is important and greatly enhances the experience of living here. We have to keep an eye on the long term (aka funding the reserve), but also need to manage the here and now. Our first steps have been taken. We have restricted spending and engaged a property manager who is focused on managing our community in a way that respects the budget, but will preserve and enhance our community and property values.

The next step is to fund a number of small community events over the course of 2019, most likely beginning with an Easter Egg hunt for the kids. The events we have will by necessity be much more like the Santa Clause meet and greet that some very generous and enterprising homeowners put together in December. Homeowner participation will be vital going forward to pull off any events - remember how successful "You've Been Boo'ed" was?

We encourage you all to still continue to think up ideas for some home grown fund and we as a board will do the same. We have some supplies available for use during community events such as a projector screen, coffee urns and tables, but need your ideas on how to entertain on a tight budget. With community support, innovation and a little financial support from the HOA we can save as needed for a rainy day, but still enjoy the here and now with our fellow residents.

**Recipe of the Season**  
**Winter Oven Beef Stew**  
**By: Taste of Home**

**Total Time**

Prep: 20 min. Bake: 2-1/4 hours

**Makes**

6 servings

**Ingredients**

6 tablespoons all-purpose flour, divided  
1/4 teaspoon salt, optional  
1/2 teaspoon pepper, divided  
1-1/2 pounds boneless beef chuck roast, cut into 1-inch cubes  
1 medium onion, chopped  
1 tablespoon canola oil  
3 garlic cloves, minced  
3 cups beef broth  
1 can (14-1/2 ounces) stewed tomatoes, cut up  
3/4 teaspoon dried thyme  
3 large potatoes, peeled and cut into 1-inch cubes  
3 medium carrots, cut into 1/4-inch slices  
1/2 cup frozen peas, thawed

**Directions**

In a large resealable plastic bag, combine 4 tablespoons flour, salt if desired and 1/4 teaspoon pepper. Add beef, a few pieces at a time, and shake to coat.

In a Dutch oven over medium-high heat, brown beef in oil in batches. Remove and set aside. Add onion to the pan and cook until tender. Add garlic; cook 1 minute longer. Stir in remaining flour and pepper until blended. Gradually stir in broth. Add the beef, tomatoes and thyme. Cover and bake at 350° for 1-1/4 hours.

Add the potatoes and carrots. Cover and bake 1 hour longer or until meat and vegetables are tender. Stir in peas; cover and let stand for 5 minutes before serving.

<https://www.tasteofhome.com/recipes/winter-oven-beef-stew/>



## Say it in English

By: Chic Dickey  
Your HOA Vice President

*"I paid a lot of money for my house! It's MY property...my lot...my yard. I can do whatever I want with it!"*

Well...Not entirely! You can't really paint your home purple. You can't erect a life-size replica of the Statue of Liberty next to your mailbox...and it's not going to work to build a metal storage shed over your front drive-way to park your used farm implements...and maybe tether a goat or two!



One of the important reasons we have an HOA is to establish reasonable rules and guidelines for the benefit of our entire neighborhood...to enforce the "Declaration of Restrictive Covenants, Conditions and Restrictions" (CCRs). Such "deed restrictions" serve to ensure uniformity, and encourage good judgment as a means to protect property values, enhance attractiveness, promote neighborhood desirability, and engender a cohesive community for all Steadman Farms homeowners.

When you purchased your home, you also acquired **mandatory membership** in the Steadman Farms HOA, and you entered into a contract to abide by the CCRs.

Those CCRs contain a lot of complicated jargon and "legalize." A copy of specific deed restrictions should have been provided at the time you closed on your new home, but finding exactly what you're looking for can be a daunting task.

Instead, there's a simpler way to..."say it in English!"

Nearly all Exterior Modifications require approval... Not sure if you need approval, ask Kelly with NMI. To assist residents with their "home improvement" projects, our HOA has established a small "backbone" group of dedicated volunteer homeowners who comprise the "ARCHITECTURAL CONTROL COMMITTEE." The "ACC" has responsibility to evaluate all proposed exterior improvements to your property to ensure it complies with the harmony and integrity of the Steadman Farms community as a whole.

The ACC process is a simple one, and is initiated with submission of a Property Modification Approval Request Form that sets forth the specific details of your proposed property improvement, to include any required city building permits or other authorizations. Upon receipt of the completed request, the ACC will carefully review your information and research the appropriate CCR deed restrictions as they may pertain to your project. A final vote by the ACC is then taken and recorded. The homeowner will receive a letter from the Association Manager setting forth the disposition of the request, and the reasons therefore.

There are three (3) possible outcomes:

Approved with stipulations

Denied with the article in your documents showing it's not allowed in your community

Denied awaiting additional details

PLEASE refrain from embarking on any exterior improvement project without first submitting a formal request and undergoing the ACC process. Remember that the HOA Board of Directors administrates and has both the authority and duty to strictly enforce homeowner compliance with our community Deed Restrictions.

Yes, it's "YOUR" house, but remember that you are also a "neighbor" in the larger Steadman Farms community where 372 other homeowners desire to protect the significant investment in their home, and take pride in attractive surroundings.

Save time, disappointment, and unnecessary expense by following ACC procedure.



## Bytes and Pieces

By: Michael Guilfoil

Your HOA Secretary

(Communications Manager)

As some of you may be aware I have been slowly building/updating the website. I am looking into the best way to host all the data on the website, without costing the HOA money and without bringing down the site. Please bear with me as it is a slow process.

In regards to the HOA Facebook Group, we have decided to make some changes. The HOA Facebook Group is going to be a one way communication portal. It will only be used to share community happenings and information.

We know some homeowners do not have Facebook so we will be using emails as another form of communication. Please make sure your email address is listed with Neighborhood Management.

Should you need to contact the HOA, please do so by emailing Kelly at [kstafford@nmitx.com](mailto:kstafford@nmitx.com) or the HOA at [steadmanfarmshoa@gmail.com](mailto:steadmanfarmshoa@gmail.com).

## Business Ads

Do you own a business, know someone who owns a business, have a special skill, are you a babysitter, or dog walker and would like to advertise in our newsletter? We will be selling ads to help sponsor HOA community events. This is a great opportunity to get known within the community and also helps support the community. Ads will be included in the spring newsletter and sent out via email to the entire community. Please contact Kelly via email for more information.

Full Page Ad: \$50

Half Page Ad: \$35

¼ Page Ad: \$20



## 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 street lights being out.

You can also download the free

app.

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

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

Sincerely,  
Your Board of Directors and  
HOA Manager

