

The Steadman Sentinel

June 2019



Inside the Issue

- Property Management Information 1
- Board of Directors 1
- Next Board Meeting 1
- The Seasonal Scoop 2
- Treasurer's Tidbits 3
- U.S. Mortgage of Texas 4
- Recipe 5
- Say it in English 6-7
- RKG Roofing 8
- Upcoming Events 9
- Business Ads 9
- Fort Worth Reporting Website 9
- HOA Questions 9

Property Management Contact Information



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

<https://neighborhoodmanagement.com/>

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

Board of Directors

Lindsey Petric: President
Chic (Charles) Dickey: Vice President
Patti Al-Ghezzi: Treasurer
Michael Guilfoil: Secretary
Robert Leader: Member at Large

To contact The Board directly please use the following email:
steadmanfarmshoa@gmail.com

Upcoming Board Meeting

When: Monday, July 29, 2019 at 6:00

Where: Neighborhood Management Inc.

9500 Ray White Road, Suite 200

Keller, TX 76244

www.steadmanfarmshoa.net



The Seasonal Scoop

Summer is here and it has been really nice seeing all our neighbors enjoying the sunshine. We have some fun events planned for the upcoming 4th of July holiday time that we are all looking forward to. Remember judging for red, white and blue mailboxes will be Wednesday, June 26th. Also, be sure to mark Saturday, June 29th from 10 AM to 1 PM on your calendars for our 4th of July Parade and Pool Party. An email about the details was sent out a few weeks ago. You can also see the flyer on our website at steadmanfarmshoa.net. Please make sure you RSVP by June 22nd. We can't wait to see everyone's mailboxes decorated and we look forward to our holiday celebration.

With summer, comes warm weather and many homeowner families have been spending those hot days at our community pool. We love that so many families have been able to enjoy their time cooling off. There has been some homeowners who would like to have more security at the pool. With any HOA, any homeowner can ask for an item to be placed on the agenda at the next Board Meeting. It is one way HOAs maintain checks and balances. If you are one of those homeowners who would like more security at the pool please email Kelly and she will put this item on the agenda. The Board is willing to listen to your concerns and has started discussing the option of a security guard rather than a pool monitor.

Please note, that in order to get more security at the pool it will cost money. The HOA made an annual budget last fall based off of expectations of where the money would be spent this year. The budget did not allocate for money to be spent on security at the pool. If you have been coming to the meetings, reading the newsletters, and reading the meeting minutes you will recall that transferring from developer control to homeowner control has brought our HOA some speed bumps financially, that were needed to be remedied. Although we have made great strides, we are still in the process of finding our footing. This leads us to the simple fact that security at the pool cannot be paid for out of our current budget. There has been unexpected maintenance from dead trees, water damage, and all the little surprises we are still uncovering. If more security is something that the homeowners want, we will need to have a special assessment to fund it. This special assessment will require 67% of all homeowners to pass. Like stated earlier, if this is something any homeowner would like to pursue, please email Kelly and she can help guide us through the steps.

With so many beautifully landscaped yards, the Board would like to acknowledge these homeowners with a green thumb. Starting at the end of July and occurring monthly through the end of September, RKG Roofing, Renovations, and Restorations will be sponsoring a yard of the month. Each month the HOA will be choosing one home to receive the title of yard of the month. During the month of October and December the HOA will be choosing the top 3 holiday decorated homes. Yard signs will be placed on the winners' lawn and a gift card (sponsored by RKG) will be awarded to the hard working homeowner.s You can nominate a yard by taking a picture and emailing Kelly your entry. We are so thankful to RKG Roofing, Renovations, and Restorations for their continued support in helping us maintain community events and activities, which has really helped us during this first year as homeowner run.

Treasurer's Tidbits

By: Patti Al-Ghezzi

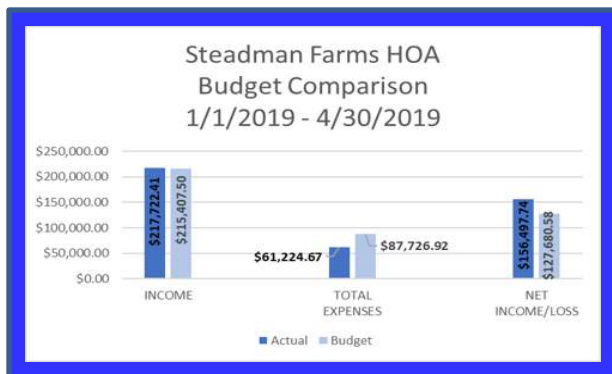
Your HOA Treasurer

We have our financials through April 30, 2019 and our financial situation is improving. The cost cutting measures have been painful, but we have still managed to get some major maintenance issues taken care of: fence/pergola staining and repair of irrigation to name two. There are some more landscaping needs to take care of such as replacing dead or dying trees, but those will need to be addressed, on an individual basis, in the fall when there is a much greater chance of transplants being able to survive.

To date we have been able to plan 2 community events with little to no money out of pocket. Our Easter Egg Hunt cost a total of \$190.81 out of pocket. Of this amount \$64.72 was for durable goods (photo backdrop and stand) that can be used from year to year for a net cost of \$126.09. We then went on to sell \$135 worth of advertising in the newsletter, which reduced the true cost of the Easter Egg Hunt to -\$8.91.

We have a 4th of July Celebration planned for June 29th. For that event we have partnered with our various vendors who will be hosting the food and prizes so that event will be a \$0 cost to the HOA. If anyone has an idea of a low to no cost event for the community or would like to volunteer their time or talents, please reach out to Kelly Stafford, our property manager, at kstafford@nmitx.com.

Now for the nuts and bolts of our financial position. Below are 2 charts that outline our 2019 budget vs. our income and expenses through 4/30/19. Overall our income is \$2,314.91 more that we had estimated and our expenses are \$26,502.25 less than what was estimated – the bulk of that (\$16,372.18) is due to reductions and economies that we have made to utilities. The net effect is that as of 4/30/19 we have spent 22.57% (\$28,817.16) less that what was budgeted for the year!



	Actual	Budget	Variance
INCOME	\$217,722.41	\$215,407.50	\$2,314.91
EXPENSES			
General & Administrative	\$6,599.27	\$8,956.68	-\$2,357.41
Infrastructure & Maintenance	\$8,922.00	\$14,600.00	-\$5,678.00
Insurance	\$8,663.32	\$8,014.00	\$649.32
Landscape	\$26,066.62	\$29,085.32	-\$3,018.70
Other Expense	\$866.25	\$0.00	\$866.25
Pool & Amenity Center	\$4,146.03	\$4,737.56	-\$591.53
Utilities	\$5,961.18	\$22,333.36	-\$16,372.18
Total Expenses	\$61,224.67	\$87,726.92	-\$26,502.25
NET INCOME/LOSS	\$156,497.74	\$127,680.58	\$28,817.16

LOAN PROGRAMS

with a Difference

Backed by underwriting expertise and uncompromising service, we offer a wide array of outstanding mortgage loan programs to meet the unique needs of our customers.

Products:

Conventional - A home loan that falls under the conforming loan limit of \$453,100.

- 10, 15, 20, 25 and 30 Year Fixed
- 5/1, 7/1, and 10/1 ARM
- Fannie Mae 97%
- Texas Home Equity
- DU Refi Plus
- Up to 10 Financed Properties
- Home Ready
- Future Income (job offer letters)
- Limited Review Condo

FHA - Insured by the Federal Housing Administration, FHA loans allow for down payments as low as 3.5% and lower credit scores than conventional loans.

- 10, 15, 20, 25 and 30 Year Fixed
- FHA Streamline
- FHA Down to 580 Credit Score
- HUD REO with Repair Escrow
- FHA with simple escrows

VA - With qualifying income and credit, veterans, service members or surviving spouses can buy a primary residence with no money down.

- 10, 15, 20, 25 and 30 Year Fixed
- VA IRRRL
- VA Cash-out Refinance
- VA Jumbo
- VA Down to 600 Credit Score

USDA - A flexible home loan with a low down payment and flexible income and credit requirements to purchase properties designated by the United States Department of Agriculture

- 30 Year Fixed
- USDA Down to 620 Credit Score
- USDA Refinance

Jumbo - Loans to purchase premium real estate that exceed the conventional loan limits of \$453,100 to \$679,650.

- Up to 95% LTV
- Borrowers choose fixed rate or 5/1 or 7/1 ARM
- 10 Options

Second Mortgages - Fund construction projects or pay off high-interest debts and take advantage of the low interest rates and tax benefits refinancing offers.

- Home Equity Lines
- 30 Year Fixed
- No prepayment penalties

Non-QM

- 12 and 24 months Bank Statement Programs for Self-Employed Borrowers
- 1 year Alternate Documentation with 2 years Self-Employment
- Asset Depletion Program
- Near-Prime and Non-Prime (Scores down to 540)
- DTI's up to 55%
- DSCR
- Foreign National
- Non-warrantable Condos

Special Programs/Grants

- Down payment and closing cost assistance grant programs (where available)
- Down payment and closing cost assistance second lien programs (where available)
- Mortgage Credit Certificate for first time homebuyers (MCC)

Other Loans

We have a variety of other loans available such as: Reverse Mortgage, Hard Money Loans, Commercial Loans, Streamlined Renovation, Homestyle Renovation, Construction/Renovation, Rescue Loan, The Doctor Loan, Neighborhood Hero, and Brokered Loans.

Whether you're ready to get started or just have questions, don't wait! Call us today!



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weverett@usmtg.com
usmtgtx.com
9500 Ray White
Keller, TX 76244



Recipe of the Season

Patriotic Fruit Pizza

By: allrecipes.com

Total Time

1 hour

Makes

24 servings

Ingredients

2 3/4 cups all-purpose flour
1 teaspoon cream of tartar
1 teaspoon baking soda
1/4 teaspoon salt
1/2 cup vegetable shortening
1/2 cup margarine, softened
1 1/2 cups white sugar
2 eggs
1 teaspoon vanilla extract
2 (8 ounce) packages cream cheese, softened
1 cup white sugar
2 teaspoons vanilla extract
3 large bananas, sliced - or as needed
1 tablespoon lemon juice, or as needed
1 (16 ounce) package fresh strawberries, sliced
1 (6 ounce) container fresh blueberries

Directions

Preheat oven to 350 degrees F (175 degrees C). Whisk the flour, cream of tartar, baking soda, and salt in a bowl.

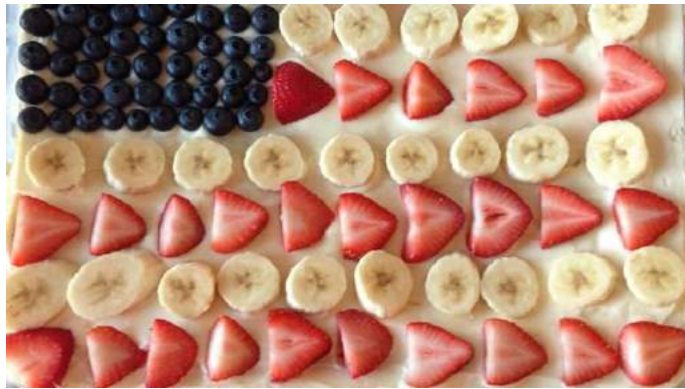
In a large mixing bowl, mash the vegetable shortening and margarine together until thoroughly combined, and beat in 1 1/2 cup of sugar, eggs, and 1 teaspoon of vanilla extract. Mix in the flour mixture to make a workable dough, and spread the dough out in a rectangle shape onto an ungreased 12x17 inch baking sheet.

Bake in the preheated oven until very lightly browned, 8 to 10 minutes. Allow to cool completely.

While the cookie base is cooling, mash the cream cheese with 1 cup of sugar and 2 teaspoons of vanilla extract in a bowl until smooth. Place sliced bananas in a bowl, and gently toss with lemon juice to prevent browning.

To decorate the pizza, spread the cream cheese filling all over the cookie base in an even, smooth layer. Place the blueberries in a square in neat, closely-spaced rows, in the left upper corner for blue stars. Arrange alternating stripes of white bananas and red strawberry slices across the pizza. Refrigerate leftovers.

<https://www.allrecipes.com/recipe/218358/patriotic-fruit-pizza/>





“Say it in English”
By: Chic Dickey
Your HOA Vice President

Your HOA is dedicated to preserve and protect the considerable investment and pride that all of us have in our homes. An important goal is the preservation of a “single, unified community,” that results in “architectural harmony.” To achieve those objectives, your HOA works within its defined authority to ensure that established community policies are adhered to, and that residents abide by the agreed-upon rules. This benefits all 373 families that make up our Steadman Farms community.

However, it’s also important to understand that your HOA can’t do it all. Some examples are the public streets, curbs, sidewalks, and lighting inside our sub-division. These items are all owned and controlled by the City of Fort Worth or Tri-County, which have sole responsibility for maintenance, just as the control of vehicular traffic through our neighborhood, along with enforcement and handling of traffic infractions, is the responsibility of the Fort Worth Police. Our HOA is not a law enforcement agency, nor is it a city/private utility with the capability to respond to such events as power outage, flood, wind, hail, and/or any damage caused to privately-owned structures by other natural and weather-related events beyond the HOA’s control.

With the exception of ensuring compliance with the rules in accordance with published governing documents such as Steadman Farms “Design Guidelines” and our “Covenant of Construction, Fence, and Use Restrictions,” your HOA has no authority over your property, nor any reason to be on a resident’s private homestead. Regrettably, despite very clear guidelines, unfortunate mis-understandings still arise. Probably the most commonly encountered are infractions regarding “accessory sheds” and various out-buildings, pergolas and play structures. The rules leave little room for doubt, stating:

“Before making an improvement or alteration to the structure or exterior appearance of a lot or home, a builder or owner **MUST APPLY FOR WRITTEN APPROVAL**. (To the Architectural Control Committee (“ACC”).

Beyond that, the basic physical parameters for such structures are set forth quite specifically (see Part 3 – Exhibit A “Basic Use Restrictions for Steadman Farms”). Some of those specific requirements are as follows:

Only one such structure per house

Roof pitch must match house

Cannot exceed 8 feet tall at ridge line, and must be less than 80 square feet total

Must be on concrete slab

Must be constructed of brick or cement fiber board matching house

Must be painted to match trim color of house

Shingles must match house

Cannot be visible from street

Cannot be in front yard, or unfenced side yard



Despite the very clear caveat: “If an accessory structure is installed in violation of this Section, the Architectural Reviewer reserves the right ...to remove it, at the owner’s expense,” there are still residents who insist on going down to Home Depot, COSTCO, or SAM’s Club, dragging back one of those over-size, over-height, totally non-matching “rubber” sheds to stick up in their yards without a concrete slab, in full view from the street in front of their house...and without ever bothering to seek the required ACC approval!

A final note regarding HOA “jurisdiction.” Your HOA is dedicated to the prudent budgeting of collected homeowner dues. Your HOA must diligently care for and maintain those community locations that are deemed to be the “common areas” of public access, to include “greenbelt” sections and associated landscaping maintenance, fencing that is not on private property, and of course the community swimming pool and recreational area.

Simply stated, as is in most cooperative communities, responsibilities must be “shared.” Some belong to the municipality where we live, others are a job for our HOA, and the rest belong to each of us individually, as responsible home-owners and concerned Steadman Farms residents. Working together, using common sense, and following the rules, we can “get the job done” for the benefit and mutual enjoyment of us all!





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- *Synthetic underlayment
- *Actual starter shingle
- *Actual hip & ridge

2) Warranties

- *Best in industry labor warranty
- *Systems installed to manufacture specs qualifying for extended warranties

3) Reputation

- *Preferred contractor with OC, Tamko, and Malarkey
- *Insured
- *Great Google Reviews
- *Active following on social media
- *References as Requested

WWW.RKGLLC.NET

WWW.RKGROOFINGANDCONSTRUCTION.COM



(817) 320-1217

Upcoming Events

Wed. June 26: Red, White, and Blue Mailbox awards given out.

**Sat. June 29:
4th of July Celebration**

**Mon. July 29 at 6 p.m.:
Board Meeting**



**Last week of July:
Yard of the Month Begins**

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



Fort Worth Reporting Website



Please log on to **fortworthtexas.gov/report**
To report any animal issues, code violations, crime, or other issues such as parking. You can also download the free app.

How to get in touch with the HOA?

This is just a reminder that if you have a question, concern, or comment, the only way to properly communicate is by emailing or calling Kelly at kstafford@nmitx.com or by phone at 972-359-1548 ext. 174. Once again, the HOA Facebook group does not handle questions, comments or concerns. It is only a tool the Board is using to distribute information. Also, the HOA emails are distributed to homeowner emails only. If a home is being rented it is the responsibility of the homeowner to inform their tenant of rules, governing documents and community events.



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

Sincerely,
Your Board of Directors and
HOA Manager

