

THE BOZMAN BEAT

What's New in 2023!

These are exciting times for Bozman Farms. The community has become strong under homeowner control and will continue to grow stronger as the years go on. Your Board of Directors, Committees and Management all work tirelessly to ensure that vendors are performing according to their contracts, maintenance is done on a proactive manner and that there are plenty of fun and engaging events for the residents to enjoy. Volunteers are always welcome to assist in these efforts and can reach out to management for more information. This newsletter is provided to keep our owners informed as we go along. Please read and reach out with any questions, concerns or suggestions.

POOL OPENING IS JUST AROUND THE CORNER

A few things to remember about the pools:

- New and replacement cards can be obtained by reaching out to the Manager at the Wildwood pool office or by calling 469-304-0004.
- 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!
- Please be aware that the pools are monitored by security cameras from all angles. Any damage, disturbance or after hours access will be investigated and linked to the card used upon entry.
- Only soft and "Nerf" type balls may be brought to the pool area. Hard texture balls are dangerous! No matter how good your throwing arm may be, accidents do happen and people can get hurt.
- Music is permitted at the pool, but residents are expected to keep the volume at a reasonable level.



Spring 2023

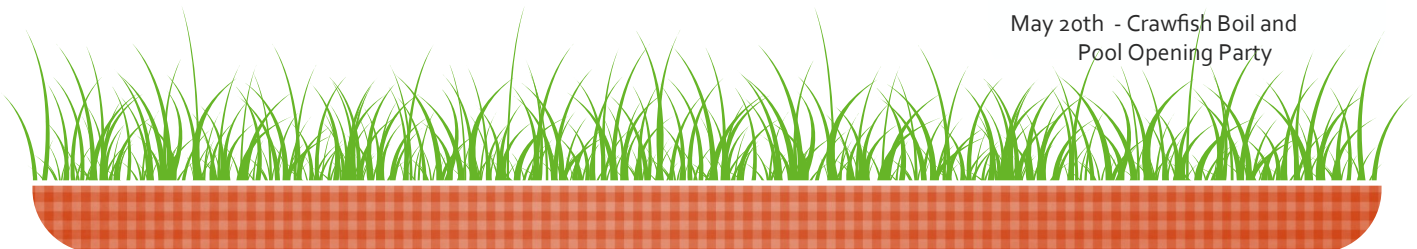


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Upcoming Events

March 25 - Garage Sale
March 26 - Easter Photos
April 1st - Craft Fair
April 2nd - Spring Fling Easter Event and Blood Drive
April 13th - HOA Board Meeting
April 30th - Cornhole Tournament and BBQ Cookoff
May 20th - Crawfish Boil and Pool Opening Party



Community Governance: Who Does What

Board Members

President

Wes Dorsey

Vice-President

Angela Ramirez

Secretary

Damian Johnson

Treasurer

Bryan Tonn

Member at Large:

DJ Shirley

General Manager

Megan Mitchell

Architectural Review Committee

Chairperson

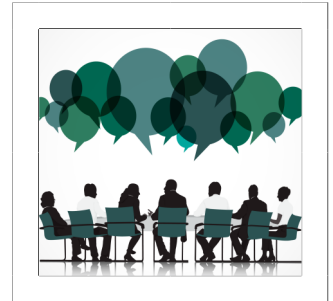
Ken Kocon

Members: *Tim Gibson, Ben Spotswood, Josh Durham*

Homeowner associations are governed by a Board of Directors, elected by the membership. Directors are elected for two year terms, and elect officers from among themselves every year.

The next board election will be on August 14, 2023, where three seats on the board will be up for election. If you are interested in serving, please reach out to the General Manager to have your name added to the ballot.

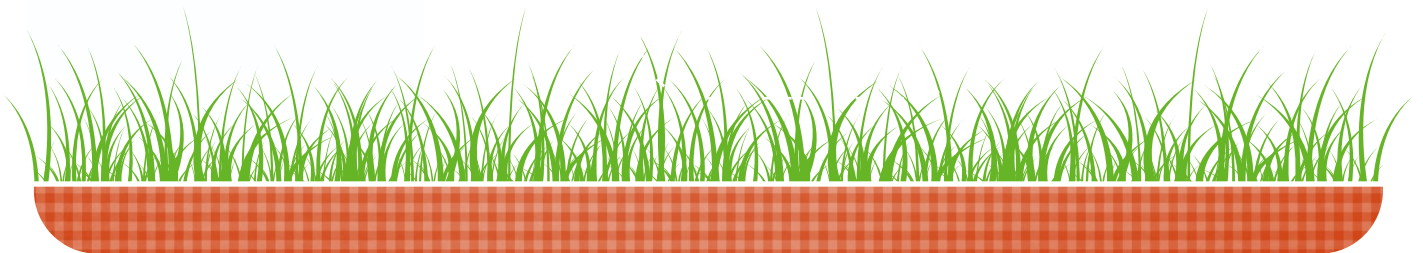
Board members make all decisions about the governance and management of the association. They decide how association funds are spent, how the common property is maintained, and how neighborhood rules are enforced. They are aided in these tasks by the General Manager, the ARC and Social committee.



The General Manager handles the day to day operational tasks involving homeowner communication and correspondence, vendor management, common area maintenance, and covenant enforcement.

The Architectural Review Committee reviews modification requests from homeowners to ensure that they meet the requirements in the association's governing documents, and make recommendations to the board regarding policies that apply to lot maintenance.

The Social Committee was formed to plan, coordinate and facilitate all of the fun and engaging social events that Bozman Farms has grown to love. Committee chairs are appointed by the board, and all committees serve at the pleasure of the board.



Social Calendar

Social events are a great way to foster a sense of neighborliness and community spirit and generally make the neighborhood a nicer place to live.



March 25 - Community Garage Sale

Residents are allowed to set up in their garage, driveway and yard as long as all items are cleaned up by dark on the day of the sale.

March 26 - Easter Photos (2pm-4pm)

Photographer, Ames C. Meyer will be doing a fun mini photo shoot for Bozman Farms families. The cost is \$10 per session, and all are welcome, even the pets .

April 1 - Craft Fair (11am-3pm)

See what your talented neighbors have to offer! Booths at both Valley Stream and Wildwood pools. All vendors will be Bozman Farms residents. The annual spring flower sale will be held in conjunction with this, cash and carry at the Wildwood Pool.

April 2 - Spring Fling Easter Event and Blood Drive - Please let us know if you would like to join by [signing up here](#).

Join us at the Wildwood pool from 3-5 for fun activities including easter egg hunts for all age groups up to 12, photos with the Easter Bunny, music and several fun craft activities for the children.

A blood drive will be held at the Wildwood Pool from 11-3. It is a great opportunity to give back to those in need and each person who donates will receive a free insulated water bottle.

April 13 - HOA Board Meeting - Waterbrook Church 6:30pm - 8:00pm

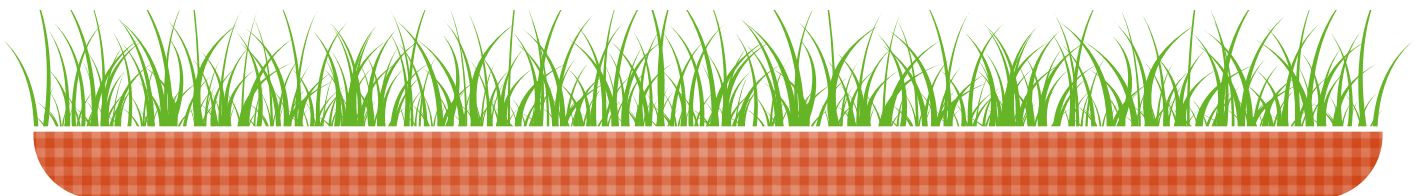
April 30 - Cornhole Tournament and BBQ Cookoff

Find your teammate and start practicing now. The 2023 cornhole tournament is just around the corner. Bring your best BBQ dish and compete to take the prize of being the best pit master in the community. With so much food on hand to keep you fed and watered , you can enjoy the day while you play, or watch the action.

May 20 - Crawfish Boil and Pool Opening Party

Back for its 4th year! Crawfish and all the fixings will be served at the Wildwood Pool. There will also be music and fun activities hosted at the pool.

July 13 - HOA Board Meeting - Waterbrook Church 6:30pm - 8:00pm



Community Reminders

◆ Trash Cans

Our governing documents require trash bins to be removed from public view when not at the curb for pickup day. Bins may be stored in the garage, behind your fence, or on the side of the home behind a screening fence or appropriate shrubbery. Bins may not be kept in driveways, even if vehicles are parked in front of them. Please appropriately store or screen your cans.

◆ Speeding & Parking

*We noticed an increase in speeding and underage residents operating motorized vehicles in and around the neighborhood. As a reminder **the State has imposed a 35 MPH speed limit here at Bozman Farms!** Please drive carefully and follow the speed limit. **State law also prohibits any persons without a valid drivers license to operate a motor vehicle on public streets. This includes golf cars and ATV's.** Please take the proper steps to protect your children by preventing access to keys and vehicles.



***No street parking is permitted within a cul de sac.** Vehicles that are parked on the street in a cul de sac interfere with access to driveways and restricts emergency access. Code enforcement may be used to remove vehicles parked in a manner preventing adequate access to the street.

***No trailers, boats, RV's or inoperable vehicles** shall be stored in a driveway or within the boundaries of any lot.

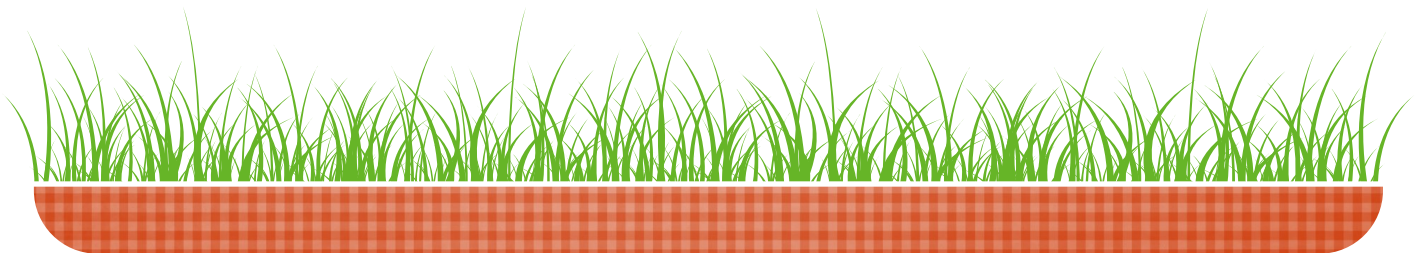
***Motorized vehicles are not allowed on any of the paved walking trails.** This includes 4-wheelers, motor bikes and golf carts.

◆ Landscape

Just a reminder to keep your home's lawn mowed and edged. All flower beds should be kept neat and free of weeds. All plants and shrubs should be kept healthy and trimmed.

◆ Dog Waste

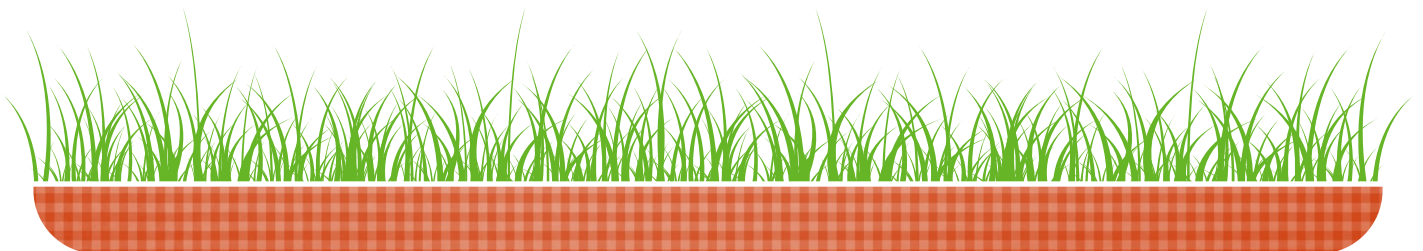
Please pick up after your dog. **It is not only a requirement in our neighborhood but also a courtesy.** No one wants to step in a mess, including the folks who neglect to clean up their dog's leavings. We mentioned this in the last newsletter but it continues to be a problem. Please utilize the pet stations and help us keep Bozman the kind of neighborhood we all want to live in.



Upcoming Projects



- The pond will be stocked with fresh feeder fish in April. This will help the other fish in the pond to grow nice and big for an exciting catch and release.
- Pond Fishing Pier Repairs - The wood decking on the pier will be completely replaced and the railings will be freshly painted.
- Pool Repairs - The Valley Stream pool house has a few electrical repairs and a roof leak that will be made prior to opening day.
- Irrigation Repairs - Extensive irrigation repairs will be completed throughout the community. Please do not remove or allow children to remove the little yellow and pink flags. These flags mark specific locations for these repairs. Once removed, the landscapers must spend more time to relocate the damaged areas, resulting in higher costs for repairs.
- Owners are encouraged to make reports of any damages or needed repairs by calling 469-304-0004 or emailing bozmanfarmsmanager@guardianam.com



Where To Find Information About the HOA

The HOA website, www.BozmanFarmsHOA.org is the official communication portal for the association and your best resource for current and accurate information.

The site contains all the association's governing documents, forms, policies, information about the pools and other common areas, financial reports, meeting minutes, assessment and payment information and answers to dozens of frequently asked questions.

If you have a question about any aspect of the association, the website is your first and best resource.

Board meeting notices and general community news are also distributed via email to owners who opt in to receive them. You can sign up for emails on the HOA website.

Questions about your specific account should be directed to General Manager , Megan Mitchell, at bozmanfarmsmanager@guardianam.com or call 469-304-0004. She also has an onsite office located at the Wildwood Pool at 1700 Wildwood Lane. Calls and emails are responded to Monday through Friday, during normal business hours. **For after hours emergencies, call the Guardian Management office at 972-458-2200.**

Neighborhood Facebook pages are great places for sharing information about lost pets, items for sale, vendor recommendations, or general conversation between residents but are not the ideal place to get up to date HOA information, or to communicate with your board members. Please also remember to be neighborly when interacting on the community Facebook pages. Inappropriate messages or posts will be removed and the user will be blocked in an effort to prevent negativity on the page.

Contacting the General manager should always be your first course of action but Board members can also be reached via email (all email address listed on the HOA website under the "Management" tab), by attending a board meeting, or by directing correspondence to the management company and asking that it be forwarded.

We Want Your Input!

Are you an expert in your field? Do you have information you want to share with your neighbors?

The Bozman Beat is looking for homeowner contributions. These could be:

- Articles about topics relevant to the neighborhood (landscape, home safety, maintenance, cooking, decorating, local history, etc.)
- Review of a local business.
- Book or movie review.
- Photos you've taken in the neighborhood.
- Questions for the FAQ &A.

Currently the newsletter is published roughly every quarter, but if we have enough content we can publish more often. If you have a suggestion that's not listed here, please let me know! We are also always looking for families to showcase in the Homeowner Spotlight.

Direct all inquiries to: Bozmanfarmsmanager@guardianam.com

