

THE BOZMAN BEAT



The Year in (Almost) Review

The year is not quite over yet, but it's late enough that we can look back on 2019's hits and misses.

The Easter Parade and attendant events were an overall success. Next year I hope we will have lots more parade entries (I know some of you have golf carts—bring 'em out!). We will definitely get more kite-making kits for next year, and maybe a few less pounds of crawfish.

The Tailgate Party was well attended (photos inside). For next year, we may cap the number of teams for the cornhole tournament, and eliminate one of the two cooking events (chili or bakeoff). It was a lot to keep track of at once.

At homeowner request, the Wildwood pool stayed open through October. However, after the first weekend of that month, there were less than a dozen residents who used the pool, so there may not be a need for extended dates next year. The Wildwood pool will continue to open at 8am for lap swimming.

We launched a Yard of the Month program this past summer, but had to terminate it due to lack of volunteers for the committee that chose the winning yards each month. Instead of a yard of the month award, residents with stellar landscaping are being sent postcards thanking them for keeping Bozman beautiful.

We have an exciting calendar of social events next year, and are considering seeking sponsorships from local businesses to defray costs. If you have connections that might be helpful in this area, please let me know!

It is my pleasure to serve as your onsite manager and I have enjoyed getting to know more residents over this past year. Never hesitate to call or stop by if you have any questions or concerns about the Association.

— Barbara Thomas, CMCA, General Manager

Fall

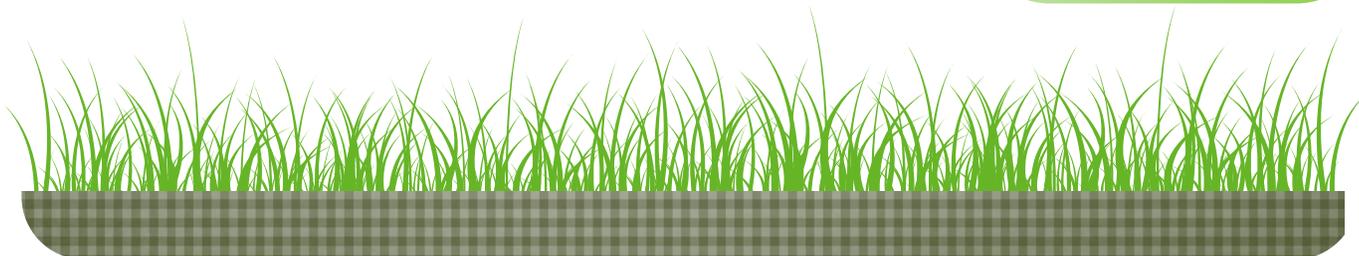
2019

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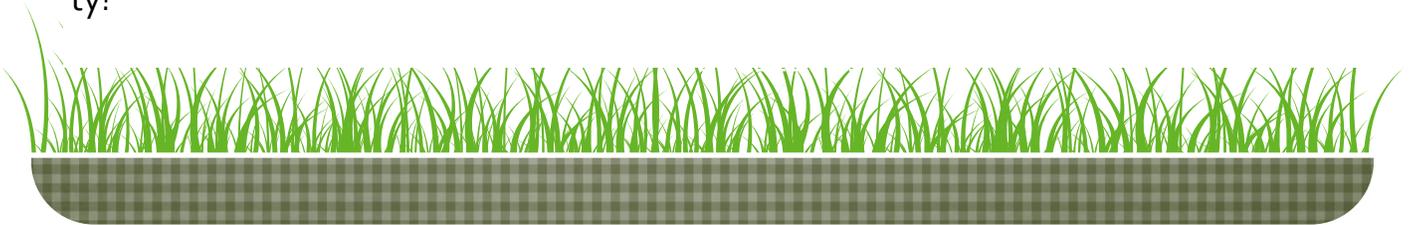
Upcoming Events

12/14 Holiday Party

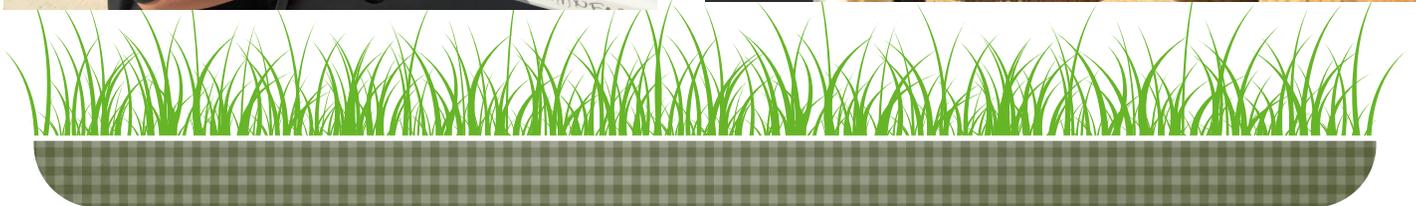




Fall was packed with fun events: September's Tailgate Party, Cornhole Tournament and Bakeoff (winners pictured above) and October's Dog Swim Day and Farmer's Market (right). Don't miss out on these and other events throughout the year. Visit the HOA website and subscribe to e-news. See you in December for the holiday party!



Fall Social Events



Looking Ahead: 2020 Budget and Maintenance

The 2020 budget has been approved and the assessment will remain the same as prior years: \$503.12.

Proposed maintenance projects for 2020 include:

Valley Stream Pool

- Re-plaster main and baby pool
- Replace sections of tile in main pool
- Replace sand in filters
- Restrap several chairs and loungers

Wildwood Pool

- Purchase additional chairs and small tables
- Add second toilet/urinal to bathrooms

Other

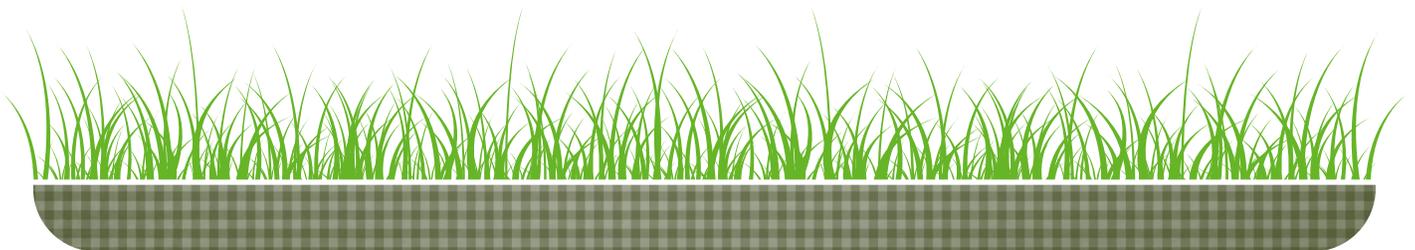
- Stain, repair and reset various common area fencing
- Population control for turtles/restock fish in pond

These projects are in addition to the regular maintenance that occurs in any given year such as: tree trimming replacement of dead landscaping, and as-needed repairs to lighting, fountain components, pool equipment. A copy of the complete budget will be distributed at the annual meeting.

A total of 174 new lots were added as of mid-November. This includes lots that have been purchased by builders and are still under construction and homes that were completed and sales closed. Phase 6, the final phase, is graded and lots are ready to be sold and built upon.

Of course the question everyone has is “When will the assessment go up?” and that’s not easy to answer. There are many factors at play: the number of new home sales next year, vendor contract renewals, how much the Association wishes to save for future large-scale projects.

Increasing the assessment is never a decision made lightly, and it will be one that is evaluated and re-evaluated several times in a year. Any homeowner who lives in an HOA should prepare their household budget with the expectation that their annual assessment may increase.



2020 Board of Directors Election

The association's Annual Meeting will occur in March and at that time you will elect your first homeowner to the Board of Directors.

When an association reaches 75% homeowner occupancy (75% of all lots are owned by homeowners rather than builder or developer) the Texas property code requires the Board of Directors to be comprised of 1/3 homeowner members. Bozman Farms will reach this stage in or near the month of March.

Nominations will be accepted via online form as of January 15 and must be received by February 15 to ensure that your name is placed on the ballot. You can nominate yourself. If you are nominating someone else, they will be given the opportunity to accept or decline. Nominations will also be accepted from the floor at the meeting itself.

The general responsibilities of a board member include: reviewing monthly financial reports, approving property modification requests, making decisions regarding the enforcement of violations and collection of delinquent accounts day to day management decisions such as pool hours, social activities, common area use and creation of the annual budget.

Candidates or potential candidates are also invited to a workshop in February to learn more about board responsibilities, with real world examples of issues board members may face.

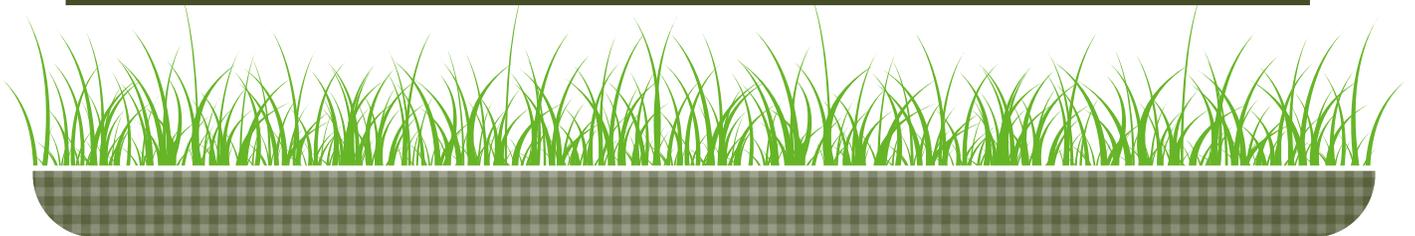
Additional details on the nomination forms, annual meeting date and election will be shared via email. If you are not already subscribed to the email list, please visit www.BozmanFarmsHOA.org to sub-

Election Timeline:

Nominations open: January 15-February 15

Candidate Workshop: February 11

Annual Meeting and Election: March, date TBD



Neighborhood Helpers Wanted

Volunteers are the lifeblood of any community and we've been so lucky to have so many people help out at social events throughout the year. Community events simply would not be possible without these folks. We have eight community events next year for which volunteers will be needed.

We are also looking for the following:

Welcome Committee:

Visit new residents (monthly or quarterly) and give them a personal welcome to Bozman Farms.

Clean Up Crew

A service organization (Scouts, sports team or other youth group) who would be willing to pick up litter in the community once or twice a year as a service project or in exchange for a donation to their organization. (Common area litter—not builder trash)

Newsletter Contributors

Articles, reviews of local businesses and especially pictures taken in the neighborhood.

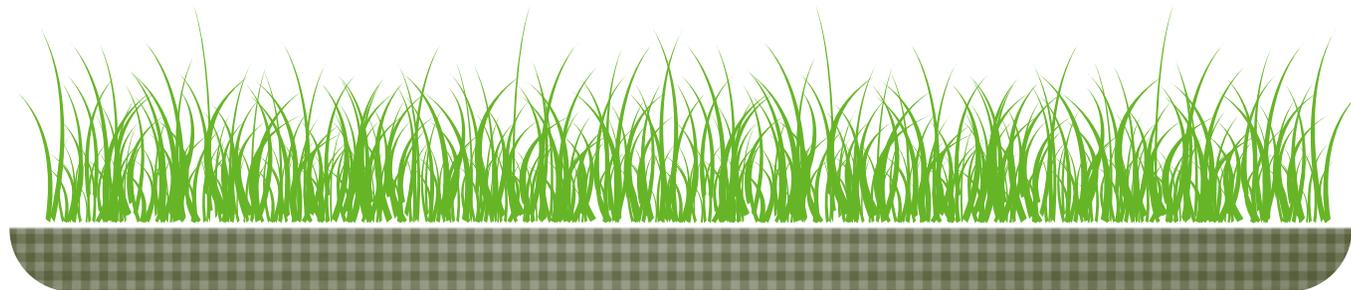
Collection Drive For Amazing Grace Food Pantry

This holiday season we are collection donations for the Amazing Grace Food Pantry in Wylie. Established in 2006 as a community outreach food pantry and a proud agency member with the [North Texas Food Bank](#), they have an open-door policy and have a reputation for being a food source for anyone in need so that no one goes hungry.

Monetary donations can be made at their website, [AmazingGracePantry.org](#). Donations of food and toiletries can be brought the onsite management office or to the holiday party on December 14.

Current Needs:

Toilet paper, paper towels, shampoo, canned chili, Spaghettios (easy open can), grape jelly, diapers, toothpaste, laundry soap, Ziploc storage bags, bar soap, dish soap, deodorant, toilet bowl cleaner.



Assessment Payments

Your 2020 HOA assessment can be paid via check or online. Checks are made out to Bozman Farms HOA and can be mailed to:

Bozman Farms HOA c/o Guardian Association Management

PO BOX 93784

Las Vegas, NV 89193-89193

Assessment payments are not accepted at the onsite management office

To access online payments, visit Guardianam.com and choose the "Make a Payment" option. You will then be redirected to the Alliance Association Bank payment portal.

AAB has recently updated this portal. If you have previously registered for online payments, your account information, including username and password, have been transferred to the new system.

New users can create an account, or make one time payments.

Important things to note:

- You do not need your account number. The updated system allows you to search for your account by address. Enter your house number and first few letters of your street name, and select your address from the results.
- The payment portal will not show your account balance. It is your responsibility to know your total balance due, which will be on the statement you receive in November. Or, you can obtain your balance by contacting the management office at 469-304-0004.
- Bozman Farm's assessment is due in full, on January 1. The payment portal lists monthly/quarterly options because other associations the bank also serves have those payment options. Bozman owners must pay their full balance to avoid incurring late fees.
- Payments can take up to three business days to post. The due date is the date funds must be received, not the latest date they can be sent. Make your payment a few days before the due date to allow it time to post.
- Late fees are assessed on any past due balance and are \$15 plus 18% interest. Late fees are posted on the 15th of every month.
- If you are unable to pay your assessment in full, please contact your manager.



HOLIDAY PARTY

Saturday, December 14.

2-4pm

Wildwood Pool

- * Train Rides
- * Pictures With Santa
- * Cookies and Cocoa
- * Donations Accepted For Amazing Grace Food Pantry
- * Crafts and Baked Goods for sale from Bozman residents

