

# THE BOZMAN BEAT



## Happy New Year!

### 2018 in review, and what's coming up 2019

It's been a busy year at Bozman. A property of this size, with multiple amenities, requires quite a bit of maintenance. In addition to routine maintenance of fountains, pond, pool equipment and fencing, projects this year included:

- Expanded the fence around the Lake Trail playground
- Added new cushion to Lake Trail playground
- Sitewide tree trimming
- Removal of 8 dead or damaged trees
- Repainted entrance sign
- Restained wood trim at Valley Stream pool
- Installation of shade structures at Wildwood pool
- Installation of picnic tables and trash cans at Wildwood playground
- Installation of five additional pet waste stations
- Updated holiday decoration

Last fall, the Advisory Committee (comprised of volunteers homeowners from the neighborhood) met to discuss projects for 2019. They identified additional lighting at the pools and landscape improvements as key priorities. We are in the process of gathering estimates for these projects. Other maintenance that has been completed so far this year includes:

- Stripe parking lot of Valley Stream pool
- Replaced damaged fence at cemetery

Winter

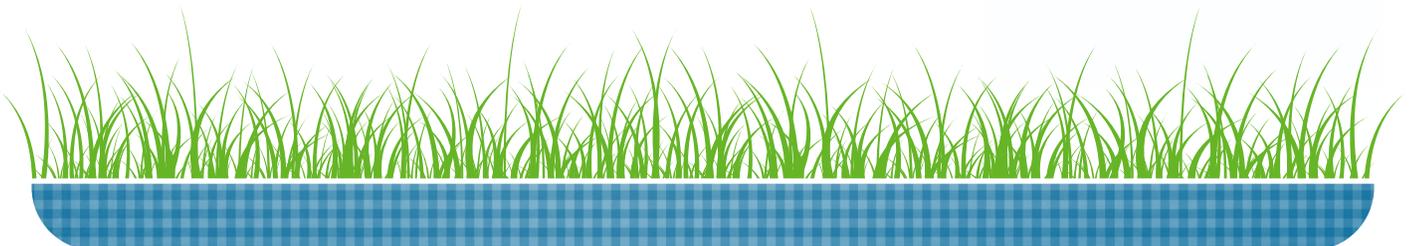
2019

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#### Upcoming Events

03/26	Annual Meeting
03/27	Spring Flower Sale orders due
04/20	Bozman Easter Parade
04/27	Spring Flower Sale deliveries
05/03	Pools open



## 2019 Annual Meeting

**What:**

*Bozman Farms 2019  
Annual Meeting*

**When:**

*Tuesday, March 26, 2019*

**What time:**

*Sign in starts at 5:45,  
meeting called to order at  
6:00PM*

**Where:**

*Waterbrook Bible Fellow-  
ship  
Church, 507 Thomas  
Wylie, TX*

**Why:**

*The purpose of this meeting  
is to review the  
Association financials and  
answer questions from  
homeowners.*

The Annual Meeting is the most important event in the year of a Homeowner's Association. A homeowner's association is a corporation, and the annual meeting is the opportunity for you, the members of the corporation, to review its status.

When the Association eventually transitions to homeowner control, the Annual Meeting will also be the time and place at which you will conduct Board elections, or hold votes on other matters that must be approved by the membership. So attending this meeting is a good habit to get into.

As in past years, Larry Taylor from Allegiant Realty Partners, your community developer, will be on hand to provide an update on the development and building status.

We will also review the Association's financial reports, the 2019 calendar of community events, volunteer needs and opportunities, and take questions from homeowners.

If you want to learn more about how HOAs operate or how your dues are spent, this is your best opportunity to get that information.

Details are in the box to the left.



# Covington's Spring Flower Sale

Orders Due: Tuesday, March 26

Delivery: Saturday, April 27

Pricing per flat of 20 4' pots

Begonia, Impatiens, Zinnia—\$13 plus tax

Lantana, Moss Rose, Penta - \$15 plus tax

Potato Vine—\$20 plus tax

Flowers are delivered to the Wildwood Pool, owners must pick up.

To order, email your color choices and number of flats to [Bthomas@guardianllc.net](mailto:Bthomas@guardianllc.net)



Begonia Bronzeleaf Mix



Begonia Greenleaf Mix



Impatiens Mix



Lantana New Gold



Lantana Confetti



Lantana Dallas Red



Potato Vine Purple



Potato Vine Green



Profusion Zinnia Double Mix

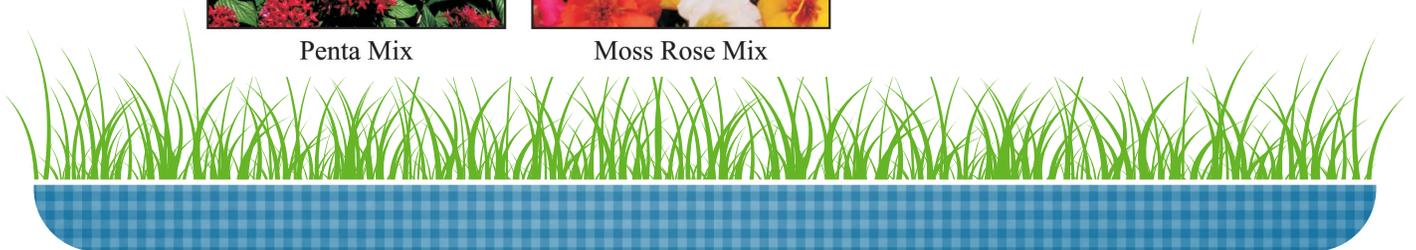


Penta Mix



Moss Rose Mix

Add Covington's Premium Flower & Garden Fertilizer when planting for the best blooms in town!



# 2019 SOCIAL CALENDAR

## **VOLUNTEERS ARE NEEDED!**

**Email [bthomas@guardianllc.net](mailto:bthomas@guardianllc.net) if you can volunteer for any event.**

**Volunteer duties include helping to set up and/or break down, organize parade entries, hand out refreshments, keep score for games, judge entries, answer questions, or loan items like tables, coolers, extension cords or Cornhole sets for the tournament.**

**We also accept sponsorships from local businesses. If your business is interested in sponsoring an event, please contact Barbara Thomas at [bthomas@guardianllc.net](mailto:bthomas@guardianllc.net).**

### **EASTER PARADE**

**Saturday, April 20**

**10AM, at the pond**

**Parade, Easter Bunny visit, candy eggs, kite flying**

### **Spring Flower Sale**

**Orders Due 3/26, delivery 4/27**

### **DIVE IN MOVIE**

**Friday, July 12**

**7:30pm, Wildwood pool**

**Family film, popsicles,**

### **TAILGATE PARTY**

**Saturday, Sept 14**

**11am, location TBA**

**Cornhole tournament**

**Chili cookoff**

### **Fall Flower Sale**

**October**

### **Halloween Decorating Contest**

### **COOKIES W/SANTA**

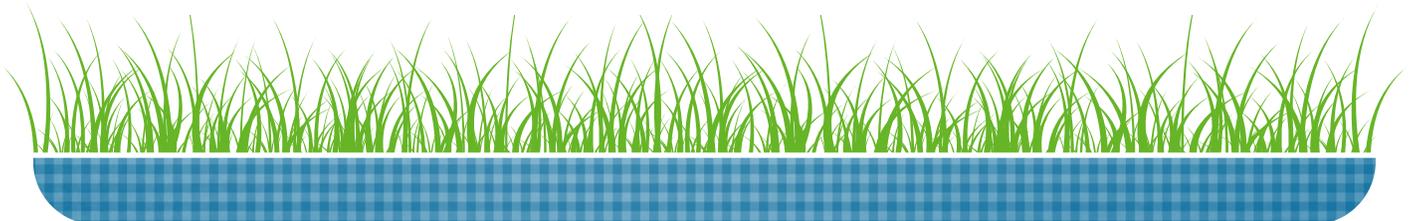
**Saturday, Dec 14**

**1pm, Wildwood pool**

**Photos with Santa**

**Cookie exchange**

### **Holiday Decorating Contest**



# Join the Parade! (Or Cheer it On)

Start working on your bonnets or floats, and join us for a good old fashioned Easter Parade. The parade will be led by the Easter Bunny himself, who will be handing out candy-stuffed eggs to all children in attendance. Residents are invited to march in the parade with their best Easter bonnets, decorated bicycles, wagons or strollers, or their dressed up (well behaved) pets. The parade will begin across from the model homes and follow the path around the pond, ending in the green space across from the playground. Don't want to march? That's okay! You



can gather in the green space along the path to wave and cheer!

After the parade, you can visit with and take photos with the bunny, fly kites, throw frisbees, and more springtime fun.

WHEN: Saturday, April 20, parade starts at 10AM

Where: Parade will begin on the walking trail opposite the model homes and end at the playground.

## Parade Entry Form

Name \_\_\_\_\_ Address \_\_\_\_\_

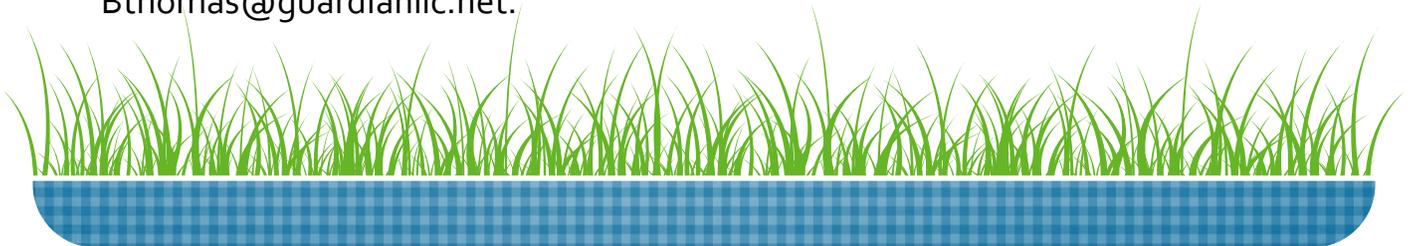
Email \_\_\_\_\_

Entry type:

Bonnet                       Float (decorated wagon, bicycle, or stroller)

Pet (must be leashed and well behaved)    Musician

You can print out this form and drop it in the mailbox at the management office, located at the Wildwood pool, or simply email your information to [Bthomas@guardianllc.net](mailto:Bthomas@guardianllc.net).



# Hot (Dog) Topics

## For All Your Poop Scooping Needs:

Pet waste stations are located throughout the neighborhood and are emptied weekly. If a station is out of bags or needs immediate service please call 469-304-0004.

## It's 10AM, Do You Know Where Your Dog Is?

We've seen an uptick in loose dogs in the neighborhood. Many homeowners post dog sightings on the community Facebook page to help these pets get home. However, the owners may not be members of the Facebook page, or may not go online for hours, and some dogs do not even belong to Bozeman homeowners. So, we strongly encourage you to call Wylie Animal Control to report any and all loose dogs. It gets them off the street and out of danger, and if they have tags or a microchip their owners will be contacted. During business hours Animal Control can be reached at 972-442-5268. After hours, contact police dispatch at 972-442-8171.



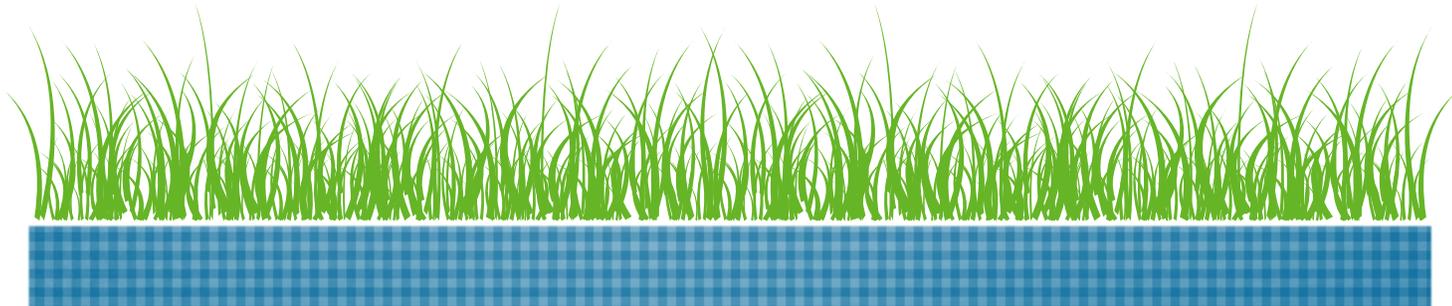
## Barking and Barking and Barking, Oh My!

Like most neighbor to neighbor conflicts, this one is often best resolved with a friendly conversation between the neighbors involved.

*For dog owners:* Assume the best. Your neighbor is alerting you to an issue you might not be aware of. Look for other signs of stress or boredom in your pet. Does he dig holes, fling himself at the fence when anyone walks by, or otherwise damage the yard? If so, he is probably barking, too. Your veterinarian can give you tips to mitigate these issues.

*For bark hearers:* Assume the best. Dog owners may not be aware of how often their dogs bark when they are outside, or how the sound carries. If you're frequently hearing barking, it may be coming from more than one yard. Jot down the times you hear barking. It can feel excessive when you have a headache or a napping kid, but it might actually be just a few minutes in an hour.

No matter what side of the conversation you are on, assuming the best intentions and making a good faith effort to fix the problem goes a long way. If a neighborly chat doesn't solve the problem, you can always contact Animal Control.



## *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:

- Article 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: [Bthomas@Guardianllc.net](mailto:Bthomas@Guardianllc.net).

### ***Bozman Walking Group***

Walking is a great, low-impact fitness activity with the added bonus of fostering neighborhood camaraderie. We'll meet every Thursday, weather permitting, at the Wildwood Pool. Members will take turns leading the group and planning the route for the week.

**Thursdays, 6pm  
Beginning March 7**

*Meet at the Wildwood Pool, or jump in when you see us coming down the street!*



## FAQ & A

In anticipation of pool season, here are some questions and answers about the pool.

Q. Can I host a party in the common area/playground/pool?

A. *Yes! Members of the Association are welcome to use the amenities to host parties or family events. The pool, playground, or green space must remain open to other members however. No area can be exclusively reserved and the pool may not be used past the regular closing time of 9pm. Please submit a party scheduling form, available from your Association Manager.*

Q. When does the pool open?

A. *The first weekend of May.*

Q. I don't have a pool card/lost my card/my card doesn't work. What do I do?

A. *Contact your Association Manager at 469-304-0004 or bthomas@Guardianllc.net. Each address is issued one card. The fee for replacing lost cards is \$25 and lost card numbers are deactivated.*

Q. Can we have adult-only hours at the pool?

A. No. Federal law prohibits discrimination against individuals based on age or family status. Courts have held that "adult only" swim times constitute such discrimination and HOAs have been successfully sued for establishing adult only swim times.

## What To Do When You See a Bobcat

It is an unfortunate reality that construction displaces wildlife. In recent weeks, bobcats have been sighted in and around Bozman Farms.

If you see a bobcat, don't panic. Bobcats have a solitary and reclusive nature and attacks on humans are virtually unknown. Bobcat prey includes mice, rats, squirrels, chickens, small fawns, wild birds, feral cats, cottontail and rabbits. It's very unlikely, but possible, that free-roaming cats or small dogs left outside unattended might be taken as well.

Below are some tips for deterring bobcats from entering your yard, all endorsed by the Humane Society.

- Use noise and/or motion-activated deterrents to make a bobcat uncomfortable, such as sprinklers or a radio outside set to a news or talk channel.
- Clear any excess vegetation to remove secluded hiding spots.
- Do not leave pet food or water outside when your pet is indoors.
- Pick fruit from trees as soon as it ripens and pick up all fallen fruit.
- If you feed the birds or squirrels, ensure there is no overflowing bird seed on the ground to attract rodents at night, or restrict feeding. Bobcats can be attracted to the squirrels and birds.
- Keep your fence in good repair.
- Do not leave small pets outdoors unattended.

