

THE BOZMAN BEAT



What's New in 2022!

These are exciting times for Bozman Farms. Following the transition election last fall, the board of directors is now entirely comprised of homeowner-elected members. New home construction will wrap up by the end of the year and the model homes will be converted to occupied residences.

Your new board is planning for the association's future with a reserve study, new landscape maintenance vendor, and a pond maintenance program. Details about all these plans can be found in this newsletter.

Santa will be back for his annual visit, the crawfish boil and cornhole tournaments will return and new traditions, like a semiannual craft sale, are beginning.

Whether you are new to the community or have been here a while, it's a great time to get involved. The board would like to get a number of committees up and running, and need people able to act as committee chairs to lead those groups. If you are interested in serving on or leading a committee, you can learn more about that in these pages.

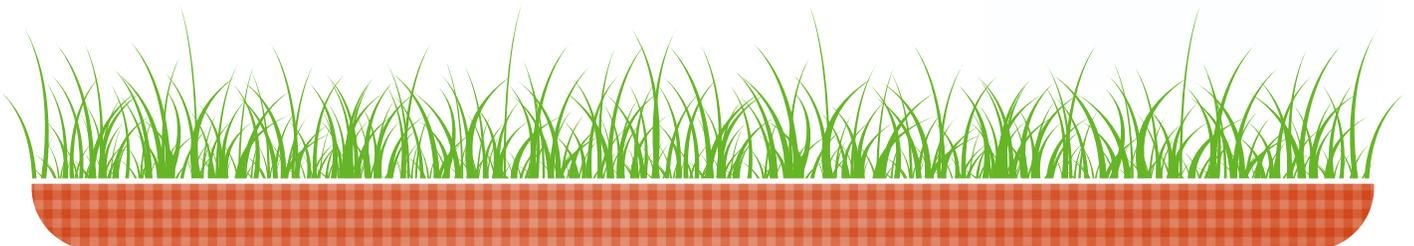
Spring 2022

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Upcoming Events

March 26—Fishing Derby
April 9—Craft Fair
May 14—Crawfish Boil



Board Members

President

Wes Dorsey

Vice-President

Angela Ramirez

Secretary

Damian Johnson

Treasurer

Bryan Tonn

Member at Large:

DJ Shirley

Architectural Review Committee

Chairperson

Ken Kocon

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

General Manager

*Barbara Thomas, CMCA,
AMS*

Community Governance: Who Does What

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.

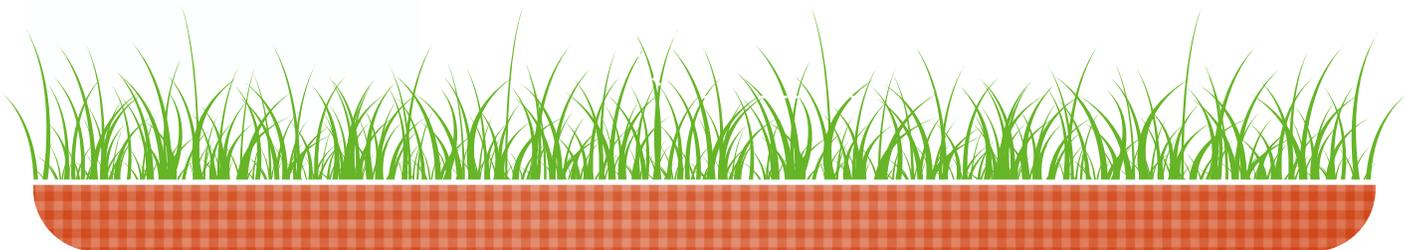
The next board election will be in August of 2022, where two seats on the board will be up for election.

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 and committees.

The general manager handles the day to day operational tasks involving homeowner communication and correspondence, 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.

Other committees, such as pool and landscape, focus on specific common areas and make recommendations to the board about those topics. The steering committee establishes long range goals for the association. Ad-hoc committees may also be formed, as needed, to address specific (usually temporary) projects. Committee chairs are appointed by the board, and all committees serve at the pleasure of the board.



Landscape News

As of November, 2021, Clean Scapes is the landscape maintenance provider for Boz-man Farms. You may have seen their vehicles around the property ; as we enter the growing season, you will see them even more often.

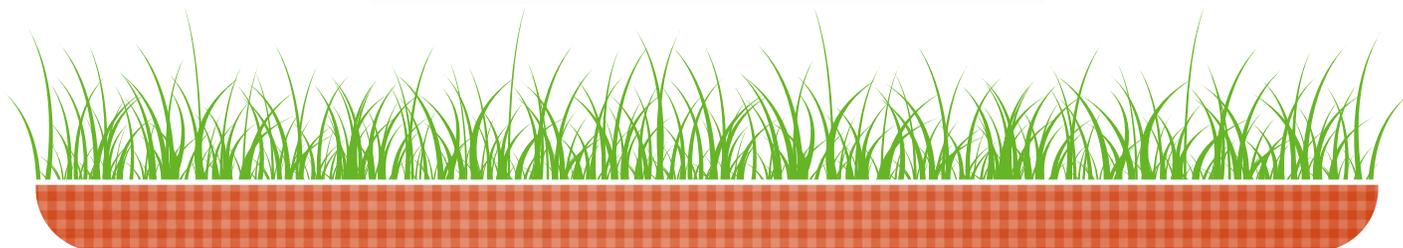
In season, common areas are mowed on one of three schedules: weekly, every other week, and monthly. Weekly mow areas include the parkways, medians , amenity areas and irrigated commons.

Areas along the walking trails and non-irrigated areas frequently trafficked will be mowed every other week. Monthly mow areas include the larger drainage and utility easements.

Given the size of the community, there may be weeks that require two service days to complete everything.

For 2022, landscaping priorities are to improve turf quality in irrigated areas and improve tree health. The flowerbed in front of the Valley Stream pool is getting a refurbish, and long term goals include redesigning the medians and side entrances to create a uniform look throughout the property.

Clean Scapes
AUSTIN | DALLAS | SAN ANTONIO | HOUSTON



Pond Projects

Whether you are feeding the ducks, enjoying catch and release fishing, or simply admiring the view, the pond is a beloved and popular asset in Bozman. Magnolia Fisheries is a local pond management service that oversees the pond. They visit twice a month from March-October to check the water quality and add (fish safe) chemicals as needed to manage the aquatic plants.

Over the last two years the pond's depth and aquatic population has been surveyed. You can find both of these reports on the HOA website. Based on these results, and with the goal of improving the health and quality of game fish at the pond, here's what's in store for the pond this year.

Fish Population Management

The pond will be stocked with bluegill and tilapia this spring. A fish feeder will be added to the pond, and will release game fish food into the pond daily.

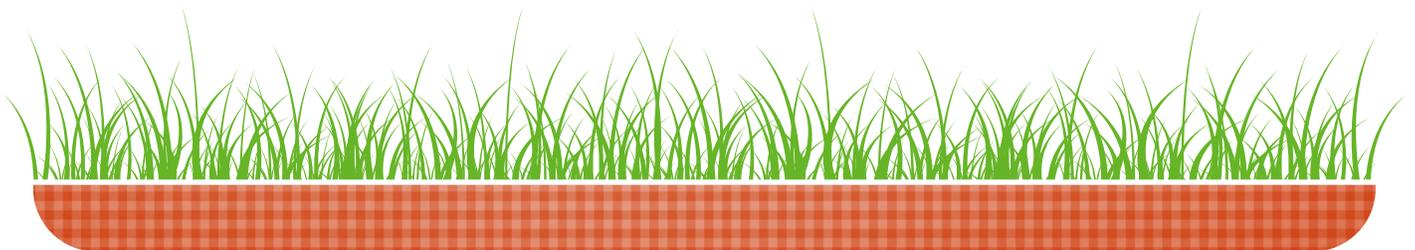
Harvesting of up to 35 bass that are sized 16" or larger and weigh less than 3lbs (see fishing derby information on opposite page).

Aquatic Vegetation Management

Extra efforts (that are human and animal safe) will be taken this year to reduce the amount of aquatic plants in the pond.

Other Wildlife

- Red eared slider turtles are an invasive species that reproduces rapidly. The turtle population was significantly reduced in 2021, and will be monitored and managed as needed going forward.
- If you wish to feed the ducks, offer them birdseed, oats, rice, or berries. Bread has no nutritional value for ducks and increases the amount of stool they leave behind.





March 26: 11am-1pm

Rules:

- Fishing from pier or shore only.
- Fish must be caught by hook and line, rod and reel
- Bass measuring over 16 inches and 3lbs or under will be removed from pond. All other fish must be released.

Categories:

Heaviest fish (in each age group), Most fish (in each age group), smallest fish (kids group only).

Volunteers will be needed to measure and record fish and photograph catches. Please contact bthomas@guardianam.com to volunteer.

Derby Entry Form

Name _____ Address _____

Email _____

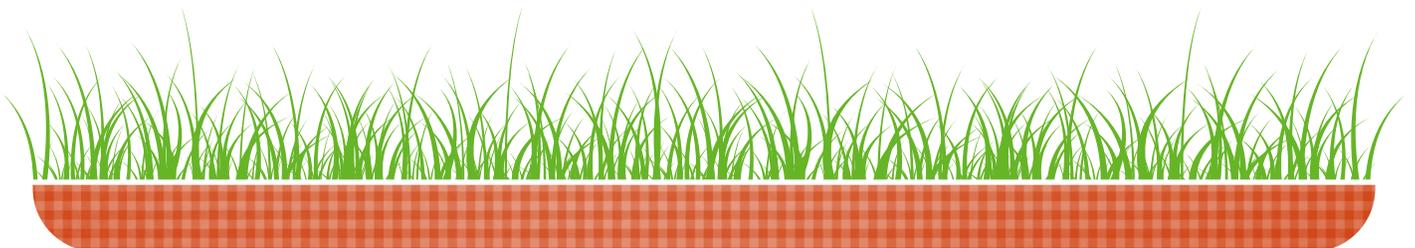
Entry type:

___ Youth (under 13)

___ Teen (13-19)

___ Adult (20+)

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@guardianam.com



Social Event Calendar

March 26—Fishing Derby

See previous page for details. Refreshments will be available for spectators.

April 9—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.

May 14—Crawfish boil (time TBD)

Back for its third year! Crawfish and all the fixings will be served at the Wildwood Pool.

Summer and Beyond...

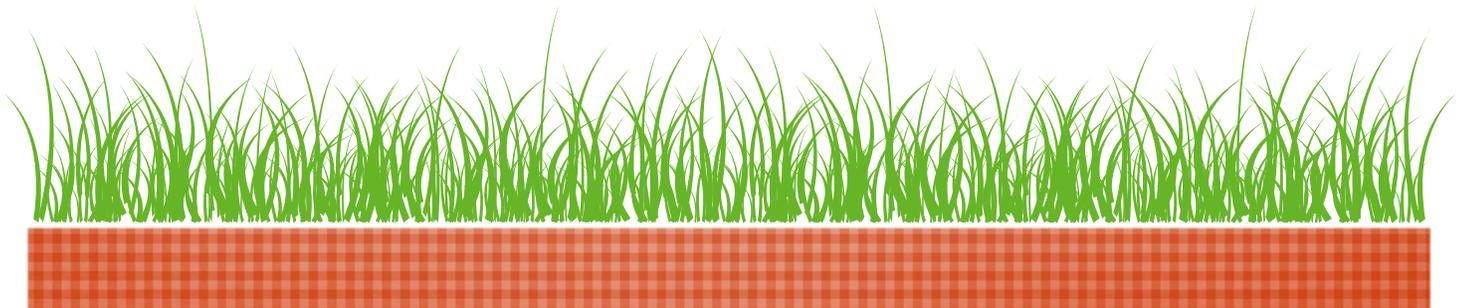
The annual cornhole tournament will return in October, and the annual holiday party will be December 3rd. There may be an additional craft fair in the fall. No other events are planned at this time.

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.

The annual operating budget includes funding for at least one event per quarter, and additional funds are generated through the spring and fall flower sales and business sponsorships.

However, social events are only possible with resident involvement. The crawfish boil and cornhole tournament are events that came about because residents suggested them and took the initiative to organize and plan the events. Other events in the past have been planned by the board or manager, but had significant help from volunteers to set up, lend equipment, work at the event, and help with cleanup.

The board is always open to suggestions for neighborhood events, and volunteers are always welcome and needed to bring them to fruition.



Reserve Study

This year, Bozman Farms will commission its first reserve study. A reserve study is a long-term budget planning tool which evaluates the current status of an association's assets and proposes a stable funding plan to offset ongoing deterioration, resulting in sufficient funds when major common area repairs are needed.

Reserve studies are typically conducted by a third party. The board has chosen Reserve Advisors to conduct Bozman's study.

All the physical assets of the property such as pools, fences, entry monuments, irrigation, fountains, etc will be evaluated by an engineer. A report, detailing the asset's current condition, estimated replacement date, and estimated cost of replacement, will be prepared. This data will allow the board to budget and save appropriately for future repairs.

When an association has not adequately saved for repair or replacement of an asset, the only options are to levy a special assessment or defer maintenance. Neither option is desirable, so adequate savings are a must

The physical property inspection will take place March 1. When complete, the full study will be made available to owners.

Cemetery Project

As you may know, Bozman is home to a small, private cemetery, located behind Phillip Lane. There are two headstones, dating back to the 19th century, and an additional 9 unmarked graves. Over the years, many residents have volunteered their time and labor to research the graves, clear the land of weeds and dead trees, repair fencing, and otherwise care for the land.

A local Scout, Ethan Jonason, will be undertaking some additional renovations, as his Eagle Scout project. Ethan plans to preserve the existing headstones, add markers to the unmarked graves, and install a bench and flowers. Look for updates on this project throughout the year.



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 , Barbara Thomas, at bthomas@guardianam.com or 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 business hours. For after hours emergencies, call and leave a voicemail.

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.

Board members can 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 man-

Winter Wonderland:

Resident Stephen Rodriguez shared this photo from the February ice storm. Have a neighborhood photo to share? Send it to bthomas@guardianam.com

