

PARKGLEN
CIVIC IMPROVEMENT
ASSOCIATION
P.O. BOX 2
STAFFORD, TX. 77497-0002
281-530-NEWS

www.parkglen.net

FOCUS



JUNTA DE MIEMBROS
22 DE ENERO, 2013- 7:30PM
EN EL CENTRO CIVICO
11212 VANDERFORD DRIVE

HOMEOWNERS MEETING 22 JANUARY, 2013 - 7:30PM
AT THE CIVIC CENTER - 11212 VANDERFORD DRIVE

Join us at 7:00 PM, before the meeting on January 22nd, for tasty treats donated by Salvatore Italian American Bistro and Taqueria y Ostioneria Huetamich!

Salvatore
Italian American *Bistro*

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Serving Lunch & Dinner Tues-Thurs 11AM-9PM • Fri-Sun 12-9PM • Sun Brunch 12-3PM
Michael Wagner, Exec. Chef & General Mgr. Sal Rosas, Owner
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Taquería y Ostionería
Huetamich



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Buy one entrée get
second for 1/2 price

JUAN Y MARIA MALDONADO

281.530.3656
11650 SOUTHWEST FWY.
HOUSTON, TX 77031

If you are unable to attend the Members Meeting on the 22nd, PLEASE fill out your proxy and send it in. If you have lost your proxy, you can download one at www.parkglen.net, call Lynn Nicklo at 832-506-8942 or email board@parkglen.net.

Parkglen Civic Improvement Association



Volume 3 Issue 1

13 January, 2013

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FOCUS

A New Face for 2013

by Lynn Nicklo, President

Happy New Year! For the first time in my 65 years I was glad to close a year and move on to the next. I am now ready to meet the challenges of 2013 and look forward to taking on many of them with you and the 2013 Parkglen Board of Directors.

This past year we spoke of the repairs we intended to make at the civic center but it seemed that every time we tried to initiate a project something prevented it from being started and/or finalized. We have a structural report and advice from two drainage experts. We have bids for pool repairs and civic center building repairs. We have voted on the contractors and we are now ready to begin.

Because of the extent of the repairs, we are going to vote on a special assessment at the January 22nd Homeowners Meeting. There is a proxy included in this newsletter, but I hope you will attend the meeting and vote in person so you can see why we need the funds. We will have available copies of the 2013 budget if you have questions as to what your \$120 annual payment is used for. (The annual payment has not increased in 20 years—could you still manage on the income you had 20 years ago?)

Since many of you will be unable to attend, I am including the repairs information here.

Drainage: Because the building sits lower than the surrounding grounds, water has been draining into the building and walkway. Dennis Foley and his sons are digging and installing a drain on the children's park side of the civic center building.

Pool: The pool has not been resurfaced since it was built. If you have been swimming in the past three years you have probably noticed that there are many circular places in the bottom that are very rough around the edges. These pop-outs are where the plaster has come off and failure to repair will end in the destruction of the pool. We also are required by the city to install more tiles and markers to bring the pool up to code and we have broken coping.



Tile at coping.



Pop-outs near drain.



Coping broken off.

Civic Center Building—Outside: The metal trim is rusting and leaking into the building and the soffits are rotting. The contractor is going to replace the metal trim and soffit wood with Hardy Plank.



Civic Center Building—Inside: We have a couple of cracks in the walls and the paint is peeling. The rubber baseboards kept falling down and have been removed. The ceiling tile grid is rusted.



Civic Center Security: We have had problems with drugs and vandalism at the civic center. Over the last holiday someone broke out the lock on the gate from the children's park to the pool and left it open. We have secured it with a chain and lock. There were empty MD 20 bottles around the pool and there is graffiti on the building and on the wood benches that we replaced last year. We are installing a security camera system.

The total for all of the repairs is \$56,000 providing we don't find any other major problems behind the existing ones. We are all owners of the civic association and are responsible for the maintenance. Please vote YES for the special assessment so we can prevent losing these assets.

SAVE THE DATE!
18 MAY 2013
PARKGLEN MAY FEST

Molly Silva — *Asst. Treasurer, Board of Directors*

I have maintained my home base residency in Parkglen since 1970. When my husband and I purchased our home in this neighborhood it was located out in the country with the Southwest Freeway ending at Fondren. So much has changed, but it still remains a very good location.

Now some of those young neighbors are retired like my self and still place pride and ownership in our original homes. But most all we welcome all the new families that have made Parkglen their home through the years like so many of you with children still living at home.

It brings life to the community. It is great to see the children enjoying the community center and playgrounds including the pool.

Since I have retired I would like to help give back to the Parkglen community as a volunteer to continue to uphold our neighborhood. With your help and contributions we can make Parkglen a better place to live.

Hopefully with some of my vast experiences I can make contributions to make Parkglen a place we can be proud off. I ask that you also get involved to maintain our residences in good living conditions as we all have made a great investment in our future to maintain and improve the property values of our homes. And if you are renting we welcome and invite your contributions in the up keep of your rental properties and neighborhood with volunteer involvement. And to all of the residents of Parkglen with all of your help we can improve a lot of the enmities for all the families to enjoy with a safe environment.

**PROHIBITED YARD PARKING IS
IN EFFECT FOR PARKGLEN**

Violating the Prohibited Yard Parking Requirement Area will be a misdemeanor and violators will receive a fine not to exceed \$150 a day. To report a violation call the City of Houston 311 line.

BALLOT
January 22, 2013

TO ALL PARKGLEN HOMEOWNERS:

The Board of Directors is requesting a vote for a special assessment of fifty dollars (\$50.00) from each lot owner in Parkglen.

The board intends to utilize the additional funds for the following:

- 1) to make repairs to the civic center building, both inside and out
- 2) to resurface the pool, replace tiles and bring markers up to code

All lot owners in PARKGLEN SUBDIVISION, in the City of Houston, Texas can vote on this issue.

Voting will take place:

January 22nd at the Civic Center Building, 11212 Vanderford Dr., Houston, TX from 7:30 PM to 9 PM

Please **CIRCLE** your choice: **APPROVED** **NOT APPROVED**

Date	Print your Name
<hr/>	
Your Signature	Your Address

If you do not intend to be present, please sign and date the PROXY BALLOT below. All Proxy Ballots are cast by The Secretary unless otherwise indicated. You may mail this form to:
PCIA PO Box 2 Stafford, Texas 77497-0002

PROXY BALLOT
Must be received by 8 PM, January 22, 2013

Please **CIRCLE** your choice: **APPROVED** **NOT APPROVED**

<hr/> HOMEOWNER PRINTED NAME	<hr/> HOMEOWNER ADDRESS
<hr/> HOMEOWNER SIGNATURE	<hr/> PROXY PRINTED NAME
<hr/> PROXY SIGNATURE	<hr/> DATE
<hr/> HOMEOWNER E-MAIL ADDRESS _____@_____	