



**CITY OF GRAND PRAIRIE**  
**COUNTRY CLUB PARK PUBLIC IMPROVEMENT DISTRICT**  
**ANNUAL MEETING**  
**OUTLAW'S BAR-B-QUE, 2334 S. BELTLINE ROAD**  
**TUESDAY, MARCH 22, 2022, 6:30 PM**

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## **AGENDA**

*The meeting will be held at Outlaw's Bar-B-Que, 2334 S. Beltline Road, Grand Prairie, Texas. The complete agenda packet has been posted on the city's website ([www.gptx.org/pid](http://www.gptx.org/pid)) for those who would like to view it in its entirety.*

### **CALL TO ORDER**

### **CITIZENS' FORUM/CITIZEN COMMENTS**

*Citizens may speak for up to five minutes on any item not on the agenda by completing and submitting a speaker card.*

### **AGENDA ITEMS**

*Citizens may speak for up to five minutes on any item on the agenda by completing and submitting a speaker card.*

- 1. Consider Minutes of November 9, 2021**
- 2. Open Meetings Act – Mark Dempsey, Deputy City Attorney**
- 3. PID Bylaws**
- 4. Projects:**
  - **Wall Maintenance**
    - i. Hawk Wall repairs on Fish Creek Road and S. Belt Line Road
    - ii. Painting wall on Belt Line Road
  - **Hunters Glen Canal/Slope Repair Update**
  - **Escoba Alley project**
    - i. Cleared brush, added boulders
  - **Landscape improvements and/or maintenance of S. Belt Line Road**
  - **Landscape Maintenance**
    - i. Earth Tones Contract
    - ii. Proposal – LandWorks
    - iii. S. Belt Line Road Entrances
      1. S. Belt Line Road/Bluegrass Dr.
      2. S. Belt Line Road/Melynn Dr.

- 3. S. Belt Line Road/Azalea Dr.
- 4. S. Belt Line Road/Holly Hill Dr.
- 5. S. Belt Line Road/Ashbrook Dr.
- 6. S. Belt Line Road/Bold Forbes Dr.
- iv. Holly Hill Median and fountain
- v. Fish Creek Road Entrances
  - 1. Fish Creek Road/Madeline St.
  - 2. Fish Creek Road/ Holly Hill Dr.
  - 3. Fish Creek Road/Winding Hollow Dr.
  - 4. Fish Creek Road/Candler Park Dr.
- vi. Candler Park Electric Easement
- vii. Hunter's Glen Drainage Area

- **Vendor/Supplier Communication Protocol**

- **Addition of Trashcans**

- i. S. Belt Line Road Entrances
  - 1. S. Belt Line Road/Bluegrass Dr.
  - 2. S. Belt Line Road/Melynn Dr.
  - 3. S. Belt Line Road/Azalea Dr.
  - 4. S. Belt Line Road/Holly Hill Dr.
  - 5. S. Belt Line Road/Ashbrook Dr.
  - 6. S. Belt Line Road/Bold Forbes Dr.
- ii. Holly Hill Median
- iii. Fish Creek Road Entrances
  - 1. Fish Creek Road/Madeline St.
  - 2. Fish Creek Road/ Holly Hill Dr.
  - 3. Fish Creek Road/Winding Hollow Dr.
  - 4. Fish Creek Road/Candler Park Dr.

- **Addition of Benches**

- i. S. Belt Line Road Entrances
  - 1. S. Belt Line Road/Bluegrass Dr.
  - 2. S. Belt Line Road/Melynn Dr.
  - 3. S. Belt Line Road/Azalea Dr.
  - 4. S. Belt Line Road/Holly Hill Dr.
  - 5. S. Belt Line Road/Ashbrook Dr.
  - 6. S. Belt Line Road/Bold Forbes Dr.
- ii. Fish Creek Road Entrances
  - 1. Fish Creek Road/Madeline St.
  - 2. Fish Creek Road/ Holly Hill Dr.
  - 3. Fish Creek Road/Winding Hollow Dr.
  - 4. Fish Creek Road/Candler Park Dr.

- **Holiday Decorations**

- i. S. Belt Line Road Entrances
  - 1. S. Belt Line Road/Bluegrass Dr.
  - 2. S. Belt Line Road/Melynn Dr.
  - 3. S. Belt Line Road/Azalea Dr.

- 4. S. Belt Line Road/Holly Hill Dr.
    - 5. S. Belt Line Road/Ashbrook Dr.
    - 6. S. Belt Line Road/Bold Forbes Dr.
  - ii. Holly Hill Median
  - iii. Fish Creek Road Entrances
    - 1. Fish Creek Road/Madeline St.
    - 2. Fish Creek Road/ Holly Hill Dr.
    - 3. Fish Creek Road/Winding Hollow Dr.
    - 4. Fish Creek Road/Candler Park Dr.
- **Management Contract – Goodwin & Company**
- **Signage Improvements and/or Maintenance**
  - i. S. Belt Line Road Entrances
    - 1. S. Belt Line Road/Bluegrass Dr.
    - 2. S. Belt Line Road/Melynn Dr.
    - 3. S. Belt Line Road/Azalea Dr.
    - 4. S. Belt Line Road/Holly Hill Dr.
    - 5. S. Belt Line Road/Ashbrook Dr.
    - 6. S. Belt Line Road/Bold Forbes Dr.
  - ii. Fish Creek Road Entrances
    - 1. Fish Creek Road/Madeline St.
    - 2. Fish Creek Road/ Holly Hill Dr.
    - 3. Fish Creek Road/Winding Hollow Dr.
    - 4. Fish Creek Road/Candler Park Dr.
- **Entrance Lighting Improvements and/or Maintenance**
  - i. S. Belt Line Road Entrances
    - 1. S. Belt Line Road/Bluegrass Dr.
    - 2. S. Belt Line Road/Melynn Dr.
    - 3. S. Belt Line Road/Azalea Dr.
    - 4. S. Belt Line Road/Holly Hill Dr.
    - 5. S. Belt Line Road/Ashbrook Dr.
    - 6. S. Belt Line Road/Bold Forbes Dr.
  - ii. Fish Creek Road Entrances
    - 1. Fish Creek Road/Madeline St.
    - 2. Fish Creek Road/ Holly Hill Dr.
    - 3. Fish Creek Road/Winding Hollow Dr.
    - 4. Fish Creek Road/Candler Park Dr.
- **Cluster Mailbox Repairs/Replacements**
  - i. **Proposal - Jose Chavez Construction** (has not provided required liability insurance)
  - ii. **Proposal – Brick Experts, \$18,850**
  - iii. **Proposal – Exterior Appeal, \$16,272.50**
  - iv. **Proposal, Brick and Stone Master, \$39,150**
  - v. **Locations**
    - 1. Ashbrook Dr
    - 2. Avatar Dr

3. Belmont Dr
4. Beltline Rd
5. Bluegrass Dr
6. Bold Forbes Dr
7. Brevito Dr
8. Candler Park Dr
9. Cavalcade Dr
10. Celtic Ash Dr
11. Dahlia Dr
12. Danzig Dr
13. Escoba Dr
14. Fish Creek Rd
15. Highpoint Cir
16. Holly Hill Dr
17. Iris Dr
18. Kaylie St
19. Kentucky Ct
20. Kentucky Dr
21. Secretariat Dr
22. Sequoia Dr
23. Silver Meadow Ln
24. Silver Meadow Rd
25. Sword Dancer Way
26. Tanbark Ct
27. Willow Spring Ct
28. Winding Hollow Dr

- **Wrought Iron Street Signs**

- i. **Locations**

1. Ashbrook Dr
2. Avatar Dr
3. Belmont Dr
4. Beltline Rd
5. Bluegrass Dr
6. Bold Forbes Dr
7. Brevito Dr
8. Candler Park Dr
9. Cavalcade Dr
10. Celtic Ash Dr
11. Dahlia Dr
12. Danzig Dr
13. Escoba Dr
14. Fish Creek Rd
15. Highpoint Cir
16. Holly Hill Dr
17. Iris Dr
18. Kaylie St
19. Kentucky Ct
20. Kentucky Dr

21. Secretariat Dr
22. Sequoia Dr
23. Silver Meadow Ln
24. Silver Meadow Rd
25. Sword Dancer Way
26. Tanbark Ct
27. Willow Spring Ct
28. Winding Hollow Dr

- **Security Camera Update**

- i. S. Belt Line Road Entrances
  1. S. Belt Line Road/Bluegrass Dr.
  2. S. Belt Line Road/Melynn Dr.
  3. S. Belt Line Road/Azalea Dr.
  4. S. Belt Line Road/Holly Hill Dr.
  5. S. Belt Line Road/Ashbrook Dr.
  6. S. Belt Line Road/Bold Forbes Dr.
- ii. Fish Creek Road Entrances
  1. Fish Creek Road/Madeline St.
  2. Fish Creek Road/ Holly Hill Dr.
  3. Fish Creek Road/Winding Hollow Dr.
  4. Fish Creek Road/Candler Park Dr.

- **Financial Reports and FY 2023 Budget**

## **5. Advisory Board Nomination and Election**

- Three Board Positions

## **6. Selection of Officers**

- President
- Vice President
- Secretary/Treasurer

## **7. Schedule of Meetings for 2022 and Next Meeting Date**

## **CITIZENS' FORUM/CITIZEN COMMENTS**

*Citizens may speak for up to five minutes on any item not on the agenda by completing and submitting a speaker card.*

## **ADJOURNMENT**

*The meeting facility is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-237-8091 or email LHarriss@gptx.org at least three (3) business days prior to the scheduled meeting to request an accommodation.*

*Certification*

*In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Country Club Park PID Board meeting agenda was prepared and posted March 18, 2022.*



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*Lee Harriss, Special District Administrator*

**Minutes of  
Country Club Park PID Board Meeting  
November 9, 2021 6:00 pm  
Outlaw's Bar-B-Que  
2334 S. Beltline Road**

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**Attendees:** Board members Sherry Easley, Anthony Blackstone, Anita Tannenbaum, Betty Hasty by proxy to Anthony Blackstone, Lincoln Dean, Rachel Bible by proxy to Anthony Blackstone and others: Monday Makin, Community Manager, Goodwin & Company, Lee Harriss, City of Grand Prairie, and about six others. Absent were board members Ada French-Goring and Ray Bush.

**Call to Order** – The meeting was called to order at 6:12 pm.

**Citizens' Forum/Citizen Comments** – There were no citizen comments.

**Consider Minutes of September 2, 2021** – The minutes were approved.

**PID Bylaws** - The discussion was tabled to the next meeting.

**Projects:**

- **Wall Maintenance**
  1. Hawk Wall repairs on Fish Creek Road and S. Belt Line Road - The wall is being examined for cracks. The board would like a reserve study.
  2. Painting wall on Belt Line Road - The board inquired about who painted the wall on I-20. Ms. Harriss will check on this.
- **Landscape improvements and/or maintenance of S. Belt Line Road**
- **Landscape Maintenance**
  - i. Earth Tones Contract - The board requested a list on landscape contractors.
    1. Fish Creek Road Entrances: Fish Creek Road/Madeline St. – The Hunter's Glen flowerbeds need to be renovated.
- **Vendor/Supplier Communication Protocol**
- **Addition of Trashcans** – Permits will be needed. The landscape may be hired to empty trashcans.
- **Addition of Benches** – Discussion – The board decided not to pursue this.
- **Holiday Decorations** – The board voted to spend up to \$20,000 per year.

- **Management Contract – Goodwin & Company** – The board would like to see improvement by December 31, 2021 (the expiration date of the current contract).
- **Signage Improvements and/or Maintenance** – The dry erase signs cost more than expected and had the wrong wording.
- **Entrance Lighting Improvements and/or Maintenance** – Discussion about LED and wrought iron stop signs. Put wrought iron street signs on the next agenda.
- **Cluster Mailbox Repairs/Replacements** – Discussion about metal and brick mailbox designs. The board voted and had a 3-3 tie. Will vote again at the next meeting.
- **Security Camera Update** – The board requested that letters be mailed to homeowners with Flock cameras in their yards, and the board also requested a mailout to the entire neighborhood about Flock cameras. Ms. Makin will provide a draft of the letter.

**Budget and Financial Reports** – Ms. Harriss reviewed the budget to actual report for 9/30/21 and the FY 2022 budget.

**Schedule of Meetings for 2022 and Next Meeting Date:** Tuesday, 12/6/21. Board members will submit agenda items by 11/29/21.

**Citizens' Forum/Citizen Comments** – There were no citizens comments.

**Adjournment** – The meeting adjourned at 8:03 pm.

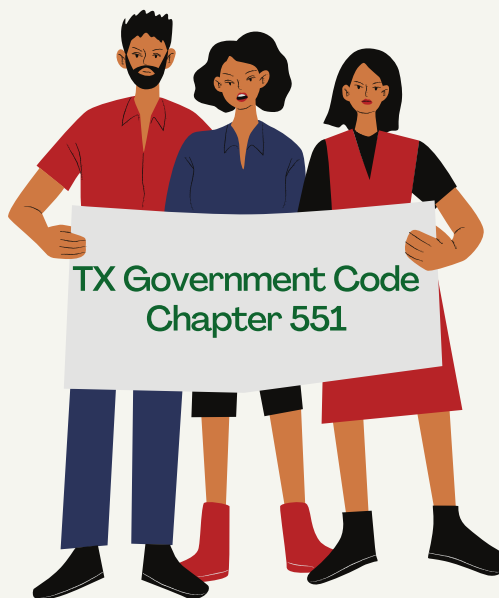


# KEY PROVISIONS OF THE TEXAS OPEN MEETINGS ACT

Applies to boards, commissions, and City Council

## Purpose:

To provide citizens with access to meetings of its governing officials and with opportunities to observe and participate if desired



## What does TOMA require?

- Members can only conduct business in a properly posted and noticed meeting
- Public notice of meetings and agendas must be made at least 72 hours in advance, absent an emergency
- Meetings must be open to the public \*with few exceptions
- Only items listed on the agenda may be discussed or acted upon at a meeting
- Can only meet and conduct business when a quorum is physically present

## What should you avoid?

- Conversations (or a chain of conversations) by a quorum of members outside of a posted meeting if discussing commission-related business
- Discussions by fewer than a quorum can also violate TOMA
- Replying to a group email may constitute an illegal meeting. **NO "REPLY ALL"**

## Other Important Things to Know

- The public can speak on agenda items at meetings, and on any subject during "**Citizen Comments**". Committee members cannot speak or respond
- Executive, or closed, sessions are allowed only in limited circumstances. All final decisions and votes must be made in open session
- All written and electronic communications by members may be subject to public disclosure
- Any action taken by the body in violation of the Act is voidable and may subject the governing body to a civil lawsuit
- There are criminal penalties for violations of TOMA, including fines, jail time, or both

**BYLAWS FOR GRAND PRAIRIE  
PUBLIC IMPROVEMENT DISTRICT #13  
ALSO KNOWN AS COUNTRY CLUB PARK**

**ARTICLE 1. NAME**

This Public Improvement District (PID) shall be governed by the City Council, which shall consider recommendations of the PID Advisory Body. The Advisory Body will hereinafter be referred to as the "Advisory Board" or "Board", for "Grand Prairie Public Improvement District #13, (Country Club Park)", hereinafter referred to as the "District".

**ARTICLE II. PURPOSE**

The purpose of the Advisory Board is to manage the property and affairs of the District, as approved by City Council, in accordance with the Public Improvement District Assessment Act, V.T.C.A., Local Government Code Section 372.001 et. Seq. (the "Act"). The purpose of the District is to fund improvement projects and special supplemental services (such improvements and services will hereinafter collectively be called the "Special Services") including, but not limited to, the maintenance and repair of existing landscaping, fencing, lighting and all subdivision entry monuments within the public rights-of-way and at common areas within the District, as detailed in the Petition Requesting Establishment of a Public Improvement District, hereinafter referred to as the "Petition."

**ARTICLE III. ADVISORY BOARD**

**Section 1. Advisory Board**

(A) **Administration.** The District will be administered and operated by the Governing Body of the City of Grand Prairie, the City Council. The City Council shall appoint an Advisory Board, which shall be subject to the restrictions imposed by law and these Bylaws. The Governing Body shall exercise all of the powers of the District.

(B) **District address.** The official address of the District will be: Grand Prairie Public Improvement District #13, Attn: Lee Harriss, 300 W. Main St., Grand Prairie, Texas 75050.

(C) **Advisory Board composition.** The Advisory Board shall consist of 8 members, each of whom shall be nominated by the lot owners or residents of the District and approved by the City Council. Each member of the Advisory Board shall be a lot owner or resident within the District. Each lot shall be limited to a maximum of one (1) member serving concurrently, unless an insufficient number of volunteers are available.

(D) **Lot owner or resident.** An owner of undeveloped land shall be considered a lot owner. An owner of a developed retail area shall be considered a lot owner. An owner of an improved residential lot shall be considered a lot owner. Any person residing within the boundaries of the PID shall be considered a resident.

(E) **Nomination of Advisory Board members.** All lot owners and residents shall be notified of the nomination process in sufficient time to allow all lot owners and residents to participate in the nomination process. All lot owners and residents within the District will be eligible to run for any open position on the Advisory Board and vote for the Advisory Board nominees. Each lot owner or resident will be allowed one ballot per property. If both a property owner and a resident of the same property wish to vote, only the property owner's vote will be counted. On that ballot, the lot owner or resident may cast one (1) vote for each open seat from a list of nominations for the Advisory Board.

(F) (a) **Term of office.** Each member shall serve a three (3) year term except as modified by (F)(b).

(F) (b) **Staggered Terms.** The Advisory Board shall stagger terms. If the Advisory Board finds that it is not staggered, the Advisory Board may, at its own discretion, conduct a random, fair lottery at its own choosing to extend the term of one of Advisory Board member by one (1) year to maintain the continuity of the Advisory Board. In the alternative, the Advisory Board may ask one member to shorten their term by one (1) year.

(G) **Nomination process.** The PID Administrator shall administer the nomination process. The nomination schedule shall be as follows:

- 1) **Nominations accepted at the annual meeting**
- 2) **Voting shall take place at the annual meeting**
- 3) **Ballots counted: at the annual meeting**
- 4) **New Advisory Board Members shall take office immediately after the selection process concludes.**

(H) **Nomination discrepancies.** In the case of any other unresolved nomination discrepancies, the Advisory Board will make the final decision.

(I) **Vacancies.** A vacancy in any Advisory Board position shall be filled by the Advisory Board for the unexpired portion of the term of that office. A vacancy in the office of President or Vice President shall be filled by election by the Advisory Board, from the remaining members, for the unexpired portion of the term of that Advisory Board position.

(J) **Write-In Candidates.** Write-in candidates are allowed. Write-in candidates who are nominated must be the current owner or resident of a lot within the geographical boundaries of the Country Club Park PID. A write-in candidate who is nominated but is not a current owner or resident of a lot within the boundaries of the Country Club Park PID will not be allowed to take office, and those votes will be thrown out and considered invalid. In this case, the qualified candidate with the next highest number of votes will be determined the winner providing they also comply with the lot ownership or residency requirements.

(K) **Unopposed Nominees.** Whenever there are unopposed candidates at the end of the selection period, such nominees shall be considered as board members without the necessity of a nomination.

## **Section 2. Compensation**

The Advisory Board members, including the President and Vice President, shall receive no salary or compensation for their services.

## **Section 3. Committees of the Advisory Board**

Committees of the Advisory Board shall be appointed by the Advisory Board as needed to address matters of specific interest and to make recommendations to the Advisory Board. A committee shall consist of but not be limited to one (1) member. Other lot owners and residents from the District may also serve on the committee at the discretion of the committee Chairperson. The Advisory Board reserves the right to exercise final action on committee recommendations.

## **ARTICLE IV. OFFICERS**

The officers of the Advisory Board shall have one (1) President, one (1) Vice President, and one (1) Secretary/Treasurer. These members shall be nominated annually by the Advisory Board members at the first meeting of the newly nominated Advisory Board. The members shall have the following responsibilities:

(A) **President.** The President shall preside at all meetings of the Advisory Board. The President shall call both regular and special meetings of the Advisory Board and establish the agenda for such; shall have the right to vote on all matters before the Advisory Board; shall perform all duties incident to the office and such other duties as shall be prescribed from time to time by the Advisory Board, subject to approval by the City Council; shall appear before the City Council on a periodic basis to give a report on the status of activities of the District; and shall appear before the City Council, or be represented by his designee, regarding any item being considered by the City Council concerning the District.

(B) **Vice President.** The Vice President shall assist the President, and shall exercise the powers of the President during that officer's absence or inability to act; and shall fill a

vacancy in the office of the President. The Vice President shall also perform other duties as from time to time may be assigned by the President or the Advisory Board.

(C) **Secretary/Treasurer.** The Secretary/Treasurer shall keep the minutes from all meetings of the Advisory Board; shall give and serve all notices; shall have charge of the District books, records, documents and instruments except the books of account and financial records, and such other books and papers as the Advisory Board may direct, all of which shall at all reasonable times be open to public inspection upon application to the District; and shall in general perform all duties incident to the office of Secretary/Treasurer subject to the recommendation of the Advisory Board. At any time, the Secretary/Treasurer may review District account statements kept by the City of Grand Prairie and reconcile those account statements with authorized invoices. The Secretary/Treasurer shall keep any additional financial records and provide any financial reports deemed necessary by the Advisory Board. This officer or designee shall provide all documents, minutes, reports to City staff member, Special District Administrator.

## **ARTICLE V. ADMINISTRATION**

### **Section 1. Meetings**

(A) **Yearly budget & nominations meeting.** The PID shall be required to hold one homeowner meeting each year in a public building. The Advisory board may choose the location. The City will provide notice of the meeting to all PID members, and each PID will pay for such notification costs. The meeting agenda will include a presentation of the PID's plans for the coming year, the PID budget, and nominations of Advisory Board members. The meeting will take place annually. The Advisory Board may schedule other meetings as required and will notify the PID administrator of their time and location at least seven business days in advance. The PID administrator will have the meetings posted on the City website; in addition to this, the PID Advisory Board may advertise the meetings.

(B) **Regular Advisory Board meetings.** Notice of Advisory Board meetings shall be posted on the City website and district website homepage if available. Any member of the Advisory Board may have an item placed on the agenda by delivering the same in writing to the Secretary of the Advisory Board no less than three (3) calendar days prior to the date of the Advisory Board meeting. Each agenda of an Advisory Board meeting shall contain an item titled "Citizens Forum" to allow public comment to be made by the general public concerning Advisory Board related matters. However, no official or formal action or vote may be taken on any comment made by citizens during Citizens Forum. The Advisory Board shall hold a minimum of one (1) regular meeting annually, and special meetings as needed, within the corporate limits of the City at such place or places as the Advisory Board may from time to time determine. Meetings of all advisory boards shall be held only after compliance with the requirements of the Texas Open Meetings Act, as established in V.T.C.A., Government Code, § 551.001 et seq., as amended.

## **Section 2. Attendance**

Regular attendance at the Advisory Board meetings is required of all members. The Advisory Board will be allowed to review, and at the Advisory Board's discretion, remove any member who fails to attend 75% of the regular meetings of the Advisory Board in a twelve (12) month period. A letter from an Advisory Board member authorizing another Advisory board member to vote their proxy will count the absent member as present at the meeting. An e-mail sent from the Advisory board member's primary e-mail address will be considered as valid authorization. The proxy must be dated and specify the meeting at which the proxy is to be used.

## **Section 3. Quorum**

A quorum shall be a majority of the Advisory Board, and a quorum shall be present for the conduct of the official business of the District. The act of a majority of members at a meeting at which a quorum is in attendance shall constitute a recommendation of the Advisory Board, unless the recommendation of a greater number is required by these Bylaws, policies/procedures of the Advisory Board, City Council resolution/ordinance, or State law. A written proxy authorization shall count that Advisory Board member as present.

## **Section 4. Proxies**

Absentee voting of an Advisory Board member may occur in the form of an authorization in the form of either a printed electronic mail message from the Advisory Board member's electronic mail address or a signed letter. This letter should state that the absent member has granted a specific Advisory Board member the right to represent them in that meeting. This authorization will also allow the assignee the right to cast a vote or votes for that Advisory Board member if a motion for a vote is called at that meeting. The proxy letter must be presented to the Advisory Board at the beginning of that meeting.

## **Section 5. Conflict of Interest**

In the event that a member is aware that he has a conflict of interest or potential conflict of interest with regard to any particular matter of vote coming before the Advisory Board, the member shall bring the same to the attention of the Advisory Board and shall abstain from discussion and voting thereof.

Any member shall bring to the attention of the Advisory Board any apparent conflict of interest or potential conflict of interest of any other member, in which case the Advisory Board shall determine whether a true conflict of interest exists before any further discussion or vote shall be conducted regarding that particular matter. The member about

whom a conflict of interest question has been raised shall refrain from voting with regard to the determination as to whether a true conflict exists. Failure to conform to these requirements herein and policies as may be adopted by the Advisory Board is cause for dismissal from the Advisory Board.

**Section 6. Advisory Board Relationship with the Lot Owners and Residents of the District**

(A) The Advisory Board shall make available to the lot owners and residents of the District the current Bylaws of the Advisory Board. Lot owners and residents of the district and/or Advisory Board members may petition the Advisory Board to make changes to the Bylaws. The Advisory Board will consider all petitions and make recommendations. The City Attorney will review the bylaws before they are adopted, and the City Council will approve the bylaws. The PID advisory boards may amend the bylaws as necessary, and the City Council will approve the amended bylaws.

(B) Each year the Advisory Board shall make available to the lot owners and residents a current financial statement for the District.

(C) Each year, prior to presentation of the annual budget and five-year plan at the required Public Hearing conducted by the City Council, the Advisory Board shall hold a meeting for the lot owners and residents to present the proposed annual budget and five-year plan and to request input from the lot owners and residents of the District.

(D) In the event of a need for emergency repair, i.e. tornado or hail, the Advisory Board shall be responsible for holding a special meeting to find remedies if necessary.

(E) The Advisory Board shall keep minutes and records of all meetings of the Advisory Board and all such minutes and records shall be available to all citizens at reasonable times and places. PID records shall be retained for at least three years.

(F) In the absence of a specific provision to the contrary in the Petition, all meetings and activities of the District, whenever applicable, shall be governed by the City of Grand Prairie's Public Improvement District policy.

**Section 7. Advisory Board Relationship with the City**

In accordance with State law, the Advisory Board shall be responsible for the proper discharge of its duties assigned herein. The Advisory Board shall determine its policies and directives within the limitations of the duties herein imposed by applicable laws, these Bylaws, contracts entered into with the City and other contractors, and budget and fiduciary responsibilities. Such policies and directives are subject to approval by the City Council. Any request for services made to the departments of the City shall be made by the Advisory Board or its designee in writing to the City Manager or his designee. The City Manager may approve such request for assistance from the Advisory Board when he finds that such requested services are available within the City and that the Advisory

Board has agreed to reimburse the City for the cost of such services so provided, as provided in these Bylaws.

### **Section 8. Contracts for Service**

(A) The District may contract with any qualified and appropriate person, association, corporation, or governmental entity to perform and discharge designated tasks that will aid or assist the Advisory Board in the performance of its duties. However, no such contract shall ever be approved or entered into which seeks or attempts to divest the Advisory Board of its discretion and policy-making functions in discharging the duties herein set forth.

Companies that are awarded contracts shall submit monthly invoices consisting of a detailed breakdown of all work completed and dates of those services. All invoices will be submitted to the President or the designated property manager. After PID approval, invoices will be paid by the City of Grand Prairie from PID funds. Any payment disputes must be presented to the President or property manager within 15 days of receipt of the disputed payment

(B) The City shall serve as the Financial Manager for the District. The City shall have the responsibility of the handling, custody, and security of all funds and securities of the District. When necessary or proper, and at the direction of the President of the Advisory Board, the City shall endorse and sign, on behalf of the District, for collection or issuance, checks, notes and other obligations consistent with these Bylaws. The City shall see to the entry in the books of the District of full and accurate accounts of all moneys received and paid out on account of the District. The City shall submit a monthly report to the Advisory Board, in sufficient detail, of all checks or drafts issued on behalf of the District for the previous month. A financial report shall be provided to the City Council upon their request concerning activities of the District in a format consistent with other financial reports of the City.

## **ARTICLE VI. GENERAL**

### **Section 1. Annual Budget and Five-Year Plan**

After the PID assessment roll becomes available, the Advisory Board shall prepare a proposed budget of expected revenues and proposed expenditures for the next ensuing fiscal year and a five-year plan. The fiscal year of the District shall commence on October 1 of each calendar year and end on September 30 of the following calendar year. The budget and five-year plan shall contain such classifications and shall be in such form as may be prescribed from time to time by the City Council. The budget and five-year plan proposed for adoption shall include budgetary information as required by the City Council for its approval and adoption. The budget shall be considered adopted upon formal approval by the City Council. Any and all proposed deviations from the Council approved budget shall be submitted to City Council for consideration and approval.



**Section 2. Financial Books, Records, Audits**

The City shall keep and properly maintain, in accordance with generally accepted accounting principles, complete financial books, records, accounts, and financial statements pertaining to the PID’s corporate funds, activities and affairs.

The City may cause the District's financial books, records, accounts, and financial statements to be audited at least once each fiscal year in a manner consistent with other City funds.

**Section 3. Gifts**

The Advisory Board may accept on behalf of the District any contribution, gift, bequest or device for the general purpose, or for any special purposes, of the District.

**Section 4. Code of Ethics**

Each member of the PID, including the President and Vice President, its officers, employees and agents, shall abide by and be subject to the City Code of Ethics. The Code of Ethics shall be applicable to independent contractors of the District when performing work on behalf of the District.

**Section 5. Amendments to Bylaws**

These Bylaws may be amended or repealed and new Bylaws may be adopted by an affirmative vote of board members and approval of the City of Grand Prairie staff and City Council.

These Bylaws have been approved by a majority of Advisory Board members on \_\_\_\_\_, \_\_\_\_\_.

**Signatures of Approval: PID Advisory Board**

\_\_\_\_\_, President \_\_\_\_\_

\_\_\_\_\_, Vice-President \_\_\_\_\_

\_\_\_\_\_, Secretary/Treasurer \_\_\_\_\_

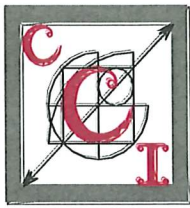
\_\_\_\_\_, At-large \_\_\_\_\_

\_\_\_\_\_, At-large \_\_\_\_\_

\_\_\_\_\_, At-large \_\_\_\_\_

\_\_\_\_\_, At-large \_\_\_\_\_

\_\_\_\_\_, At-large \_\_\_\_\_



# *Carr Consulting Inc.*

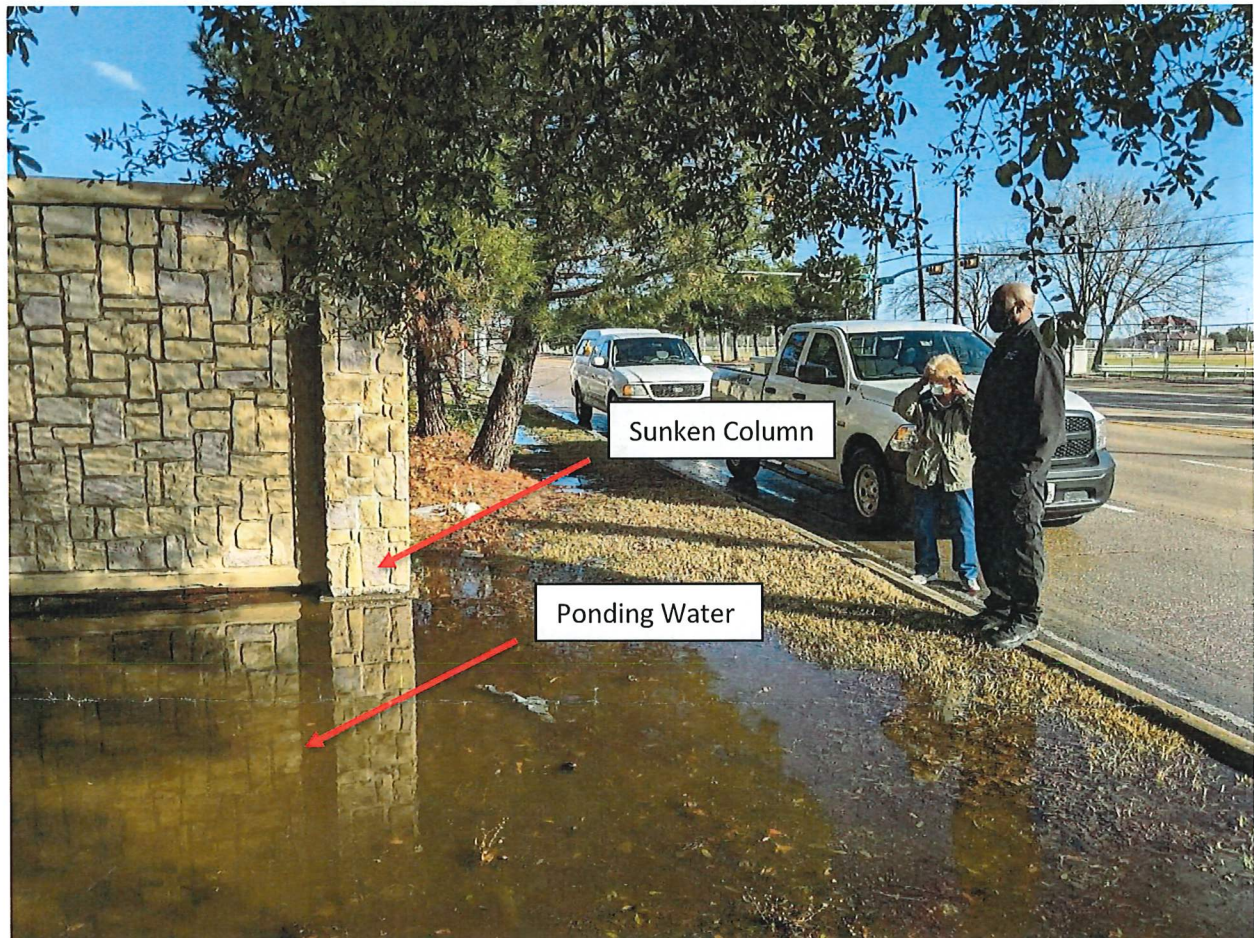
**Engineers - Scientists - Planners**

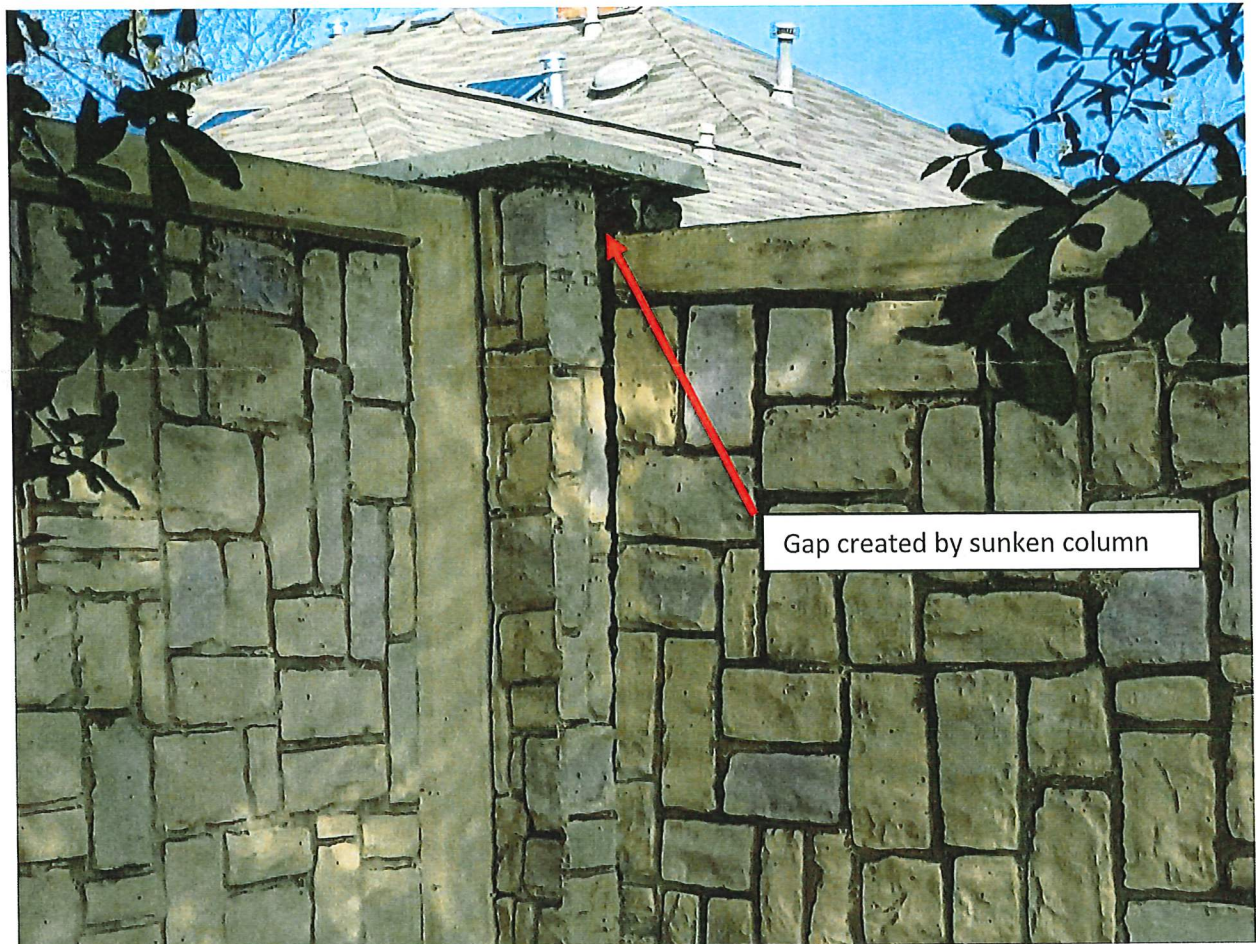
To: Mrs. Betty Hasting  
Re: Sinking Fence on Belt Line Rd  
Grand Prairie, TX

February 3, 2021

Dear Mrs. Hasting,

I have conducted an investigation of the sunken fence columns of the precast fence along Belt Line road south of Holly Hill Road. One of the fence columns sunk approximately 3-5 inches. See photos below:





The root cause of the shift in the column is from lack of support at the base. What undermined the pier column is not known, nor is it obvious from the surface. There are four potential causes.

1. Loss of soil under the pier
2. Loss of cohesion of the pier
3. Loss of soil strength around the pier
4. Short pier, or no pier under the column.

Standing water on the surface is most likely rainwater. It wouldn't normally affect a deep pier's strength. However, if the pier is non-existent, or only a pier cap was poured, then rainwater could cause a loss of strength under the column. Existence of the pier, or its absence, needs to be confirmed by uncovering the top of the pier. I suspect there is no pier because utilities run very close to it, if not under it.

With regard to utilities,



A sanitary sewer line appears to conflict with the column pier. It's quite likely there is no pier. This is why the top of the pier should be located. Without a pier, a spread footing should be put in place to support the column. Water ponding around the proposed footing is source of potential problems due to seasonal shrinking and swelling of the soil. Dehydration of the soil, by moisture transpiration through the live oaks, is the most likely culprit for the depression in the grade in this area. The area needs some fill to allow it to drain properly.

If a pier is found, then the pier has been undermined at depth allowing it to sink. Sinking piers are extremely rare. I have inspected thousands of piers in the last two decades, only one other ever sank. The last one, and only one, subsided because a contractor undermined it while installing a utility. It was also in Grand Prairie. That being said, it is possible, but not probable that this pier has been compromised from below. Since a sanitary sewer runs directly under the pier the probability isn't zero. If the sanitary pipe was compromised by the pier installation, or the presence of it, water from the sewer could saturate the soil under the pier causing it to sink. This can be easily checked by using a camera in the pipe to inspect the section under column and

pier. If the pipe has ruptured, is damaged or leaking it should be repaired as it becomes source of inflow and infiltration, and is damaging personal property. Although I feel a broken sanitary line is an unlikely cause, the possibility of a broken or damaged sewer main is enough to merit a quick inspection. It would also eliminate it from the list of potential contributors.

Otherwise, a grade beam may be required to stabilize the column.

If you have any questions or comments feel free to call or contact me.

Sincerely,



John P. Carr, P.E.



President  
Carr Consulting, Inc.  
153 Wandering Drive  
Forney, TX 75126  
972-786-5401  
[jcarr@carrci.com](mailto:jcarr@carrci.com)



earth tones  
LANDSCAPE MAINTENANCE

### Contract

Date: 05-20-21

Name: Country Club Park PID – Hunters Glen

Address: 1060 Kaylie St, Grand Prairie TX 75052

AGREEMENT made on the 1<sup>st</sup> day of June in the year 2021.

BETWEEN: Country Club Park PID – Hunters Glen and Earthtones Maintenance LLC.

- 1) **Term and Termination:** The term of this agreement commences on the date hereof and terminates at the end of 12 full consecutive calendar months thereafter unless sooner pursuant to the terms herein. Either party may terminate this agreement for any reason with 30-day written notice. Upon expiration of the term, this agreement shall automatically renew for successive 30-day periods (each a “renewal term”), unless either party at least 30 days before the expiration of the term provides the other party with a written notice not to renew. Either party may terminate this agreement for any reason during any renewal term upon 10-day written notice.
- 2) **Services:** Earthtones Maintenance LLC will provide services to Country Club Park PID as specified in the attached Exhibit A, and at the prices specified below in the “Contract Amount” as well as in the attached original quote sheet. Earthtones Maintenance LLC shall provide services to the 1060 Kaylie St Grand Prairie TX 75052 location(s) set forth above as well as in original quote sheet.
- 3) **Payment:** Earthtones Maintenance LLC shall submit invoices to \_\_\_\_\_ for performance of the services within 10 days after the end of each calendar month. Each invoice will provide terms of Net 30. Any account not paid within 50 days of from date of invoice will be deemed delinquent and shall be assessed a late penalty fee of 5% on the balance due. An additional 5% will be assessed on any balances that are 65 days past due. Contract billings are billed in twelve equal amounts early termination of the contract will be analyzed and additional billings will be made for services not paid for.
- 4) **Representation:** Earthtones Maintenance LLC warrants and represents that in connection with its performance of the service that:
  - a. it holds or will obtain all necessary licenses and permits,
  - b. it will comply with all federal, state and local laws, regulations and ordinance,
  - c. all its equipment is in good condition, safe for operation and is free from defects of which it is or should be aware, and currently conforms to any licensing or inspection standards or requirements applicable to such equipment, and
  - d. it will at all times exercise proper standards of care.

---


CONTRACT AMOUNT: The owner hereby agrees to pay the sum total of \$5,820.00.  
\*plus, tax on annual basis

PAYMENT SCHEDULE:  
12 Monthly Payments of \$485.00\*plus tax on monthly basis

The undersigned represent that they have the authority to bind the respective parties as of the date first written above.

CONTRACT AGREEMENT MADE BETWEEN THE FOLLOWING:

Earthtones Maintenance LLC Representative

 5-20-21  
Signature Date

Property Owner/Manager

\_\_\_\_\_  
Signature Date





Property Name: Hunters Glen  
 Ship-to Address: Grand Prairie TX

Base Maintenance Services	Total	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
<b>TURF CARE PROGRAM</b>													
Mow, Line Trim, Edge, Clean-up	24	2	2	2	2	2	2	2	2	2	2	2	2
Litter Removal, Blow Property	24	2	2	2	2	2	2	2	2	2	2	2	2
<b>SHRUB/GROUND COVER PROGRAM</b>													
Bed Weed Control	24	2	2	2	2	2	2	2	2	2	2	2	2
Prune Shrubs	12	1	1	1	1	1	1	1	1	1	1	1	1
Trim Ground Cover	12	1	1	1	1	1	1	1	1	1	1	1	1
Pull weeds in Beds	24	2	2	2	2	2	2	2	2	2	2	2	2
Seasonal Color Changeout 108 pots	2	0	0	0	1	0	0	0	0	0	1	0	0
<b>IRRIGATION</b>													
Irrigation Inspection	12	1	1	1	1	1	1	1	1	1	1	1	1

Months listed are estimated dates of completion and the actual month will vary based on climate conditions

Monthly Total: \$485.00 Tax Not Included  
 Yearly Total: \$5,820.00 Tax Not Included

Submitted By: [Signature] Date: 5-20-21  
 (Authorized Signature)

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
 (Authorized Signature)

Additional Items



earth tones  
LANDSCAPE MAINTENANCE

### Contract

Date: 05-20-21

Name: Country Club Park PID

Address: 1060 Kaylie St, Grand Prairie TX 75052

AGREEMENT made on the 1<sup>st</sup> day of June in the year 2021.

BETWEEN: Country Club Park PID and Earthtones Maintenance LLC.

- 1) **Term and Termination:** The term of this agreement commences on the date hereof and terminates at the end of 12 full consecutive calendar months thereafter unless sooner pursuant to the terms herein. Either party may terminate this agreement for any reason with 30-day written notice. Upon expiration of the term, this agreement shall automatically renew for successive 30-day periods (each a "renewal term"), unless either party at least 30 days before the expiration of the term provides the other party with a written notice not to renew. Either party may terminate this agreement for any reason during any renewal term upon 10-day written notice.
- 2) **Services:** Earthtones Maintenance LLC will provide services to Country Club Park PID as specified in the attached Exhibit A, and at the prices specified below in the "Contract Amount" as well as in the attached original quote sheet. Earthtones Maintenance LLC shall provide services to the 1060 Kaylie St Grand Prairie TX 75052 location(s) set forth above as well as in original quote sheet.
- 3) **Payment:** Earthtones Maintenance LLC shall submit invoices to \_\_\_\_\_ for performance of the services within 10 days after the end of each calendar month. Each invoice will provide terms of Net 30. Any account not paid within 50 days of from date of invoice will be deemed delinquent and shall be assessed a late penalty fee of 5% on the balance due. An additional 5% will be assessed on any balances that are 65 days past due. Contract billings are billed in twelve equal amounts early termination of the contract will be analyzed and additional billings will be made for services not paid for.
- 4) **Representation:** Earthtones Maintenance LLC warrants and represents that in connection with its performance of the service that:
  - a. it holds or will obtain all necessary licenses and permits,
  - b. it will comply with all federal, state and local laws, regulations and ordinance,
  - c. all its equipment is in good condition, safe for operation and is free from defects of which it is or should be aware, and currently conforms to any licensing or inspection standards or requirements applicable to such equipment, and
  - d. it will at all times exercise proper standards of care.

---

CONTRACT AMOUNT: The owner hereby agrees to pay the sum total of \$11,890.00.  
\*plus, tax on annual basis

PAYMENT SCHEDULE:  
12 Monthly Payments of \$990.83\*plus tax on monthly basis

The undersigned represent that they have the authority to bind the respective parties as of the date first written above.

CONTRACT AGREEMENT MADE BETWEEN THE FOLLOWING:

Earthtones Maintenance LLC Representative

*[Handwritten Signature]* 5-20-21  
Signature Date

Property Owner/Manager

\_\_\_\_\_  
Signature Date



Property Name: Country Club Park  
 Ship-to Address: Grand Prairie TX

Base Maintenance Services	Total	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
<b>SHRUB/GROUND COVER PROGRAM</b>													
Bed Weed Control	24	2	2	2	2	2	2	2	2	2	2	2	2
Prune Shrubs	12	1	1	1	1	1	1	1	1	1	1	1	1
Trim Ground Cover	12	1	1	1	1	1	1	1	1	1	1	1	1
Pull weeds in Beds	24	2	2	2	2	2	2	2	2	2	2	2	2
<b>Seasonal Color Changeout 882 pots</b>													
	2	0	0	0	1	0	0	0	0	0	1	0	0
<b>IRRIGATION</b>													
Irrigation Inspection	12	1	1	1	1	1	1	1	1	1	1	1	1

Months listed are estimated dates of completion and the actual month will vary based on climate conditions

Monthly Total: \$990.83 Tax Not Included  
 Yearly Total: \$11,890.00 Tax Not Included

Submitted By: *[Signature]* Date: 5-20-21  
 (Authorized Signature)  
 Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
 (Authorized Signature)

Additional Items



earth tones  
LANDSCAPE MAINTENANCE

### Contract

Date: 05-20-21

Name: Country Club Park PID – Chandler Park

Address: 1060 Kaylie St, Grand Prairie TX 75052

AGREEMENT made on the 1<sup>st</sup> day of June in the year 2021.

BETWEEN: Country Club Park PID – Chandler Park and Earthtones Maintenance LLC.

- 1) **Term and Termination:** The term of this agreement commences on the date hereof and terminates at the end of 12 full consecutive calendar months thereafter unless sooner pursuant to the terms herein. Either party may terminate this agreement for any reason with 30-day written notice. Upon expiration of the term, this agreement shall automatically renew for successive 30-day periods (each a “renewal term”), unless either party at least 30 days before the expiration of the term provides the other party with a written notice not to renew. Either party may terminate this agreement for any reason during any renewal term upon 10-day written notice.
- 2) **Services:** Earthtones Maintenance LLC will provide services to Country Club Park PID as specified in the attached Exhibit A, and at the prices specified below in the “Contract Amount” as well as in the attached original quote sheet. Earthtones Maintenance LLC shall provide services to the 1060 Kaylie St Grand Prairie TX 75052 location(s) set forth above as well as in original quote sheet.
- 3) **Payment:** Earthtones Maintenance LLC shall submit invoices to \_\_\_\_\_ for performance of the services within 10 days after the end of each calendar month. Each invoice will provide terms of Net 30. Any account not paid within 50 days of from date of invoice will be deemed delinquent and shall be assessed a late penalty fee of 5% on the balance due. An additional 5% will be assessed on any balances that are 65 days past due. Contract billings are billed in twelve equal amounts early termination of the contract will be analyzed and additional billings will be made for services not paid for.
- 4) **Representation:** Earthtones Maintenance LLC warrants and represents that in connection with its performance of the service that:
  - a. it holds or will obtain all necessary licenses and permits,
  - b. it will comply with all federal, state and local laws, regulations and ordinance,
  - c. all its equipment is in good condition, safe for operation and is free from defects of which it is or should be aware, and currently conforms to any licensing or inspection standards or requirements applicable to such equipment, and
  - d. it will at all times exercise proper standards of care.

---

CONTRACT AMOUNT: The owner hereby agrees to pay the sum total of \$4,320.00.  
\*plus, tax on annual basis

PAYMENT SCHEDULE:

12 Monthly Payments of \$360.00\*plus tax on monthly basis

The undersigned represent that they have the authority to bind the respective parties as of  
the date first written above.

CONTRACT AGREEMENT MADE BETWEEN THE FOLLOWING:

Earthtones Maintenance LLC Representative

*[Signature]* 5-20-21  
Signature Date

Property Owner/Manager

\_\_\_\_\_  
Signature Date



Property Name: Chandler Park  
 Ship-to Address: Grand Prairie TX

Base Maintenance Services	Total	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
<b>TURF CARE PROGRAM</b>													
Mow Easement	24	2	2	2	2	2	2	2	2	2	2	2	2
Litter Removal, Blow Property	24	2	2	2	2	2	2	2	2	2	2	2	2
<b>SHRUB/GROUND COVER PROGRAM</b>													
Bed Weed Control	24	2	2	2	2	2	2	2	2	2	2	2	2
Prune Shrubs	12	1	1	1	1	1	1	1	1	1	1	1	1
Trim Ground Cover	12	1	1	1	1	1	1	1	1	1	1	1	1
Pull weeds in Beds	24	2	2	2	2	2	2	2	2	2	2	2	2

Months listed are estimated dates of completion and the actual month will vary based on climate conditions

Monthly Total: \$360.00 Tax Not Included  
 Yearly Total: \$4,320.00 Tax Not Included

Submitted By: \_\_\_\_\_ Date: 5-20-21  
 (Authorized Signature)

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
 (Authorized Signature)

Additional Items

**EXHIBIT "A"**  
**PROPOSAL OF SERVICES**

**GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 13 "COUNTRY CLUB PARK"** (hereinafter called the OWNER) located in Grand Prairie, Texas, Dallas County, and GOODWIN & COMPANY, INC., whose business address as of this contract execution date is 2425 N. Central Expressway, Suite 500, Richardson, Texas 75080.

**Goodwin & Company, Inc., hereby provides the following proposal for services:**

**A. TASKS & DUTIES:**

Act only within the scope of this Agreement as expressly set forth herein or as otherwise directed by the Board of Directors for the District or their designated Agent or Representative (herein referred to as "Owner") to administrate District tasks and duties and provide services on behalf of and for the benefit of the Owner, including:

1. Send approved work orders or service requests to Service Providers that are contracted by the Owner to provide services for the Owner.
2. Obtain bids and proposals for services for the Owner as requested by the Owner
3. Present reports on activities related to the District to the Owner
4. Coordinate service requests for areas maintained by the Owner
5. Maintain files related to services and activities provided to the Owners by the Contractor
6. Send correspondence for the Owner as it relates to District activities
7. Attend two (2) evening Board meetings per year on mutually agreed to dates and times (Monday-Thursday) with a two-hour attendance allocated for each meeting based on ***additional charge for evening meeting attendance noted below***. Daytime (Weekday) Conference Call Board Meetings can be scheduled at no additional charge.
8. Attend one (1) evening Citizens/Annual meeting per year on mutually agreed to dates and times (Monday-Thursday) with two-hours attendance.
9. Provide Insurance information for the District to the Owner or City of Grand Prairie as needed
10. Assist in processing Insurance Claim for the District as needed
11. Assist the Owner in developing an annual budget and 5-year service plan
12. Perform District site visits as needed to review work performed by Service Providers contracted by the Owner or to plan Capital Improvement Projects
13. Assist the Owner in planning and implementing Capital Improvement Projects for the District that are approved by the Owner
14. Provide response to after-hours service requests that need immediate attention, by contacting District service providers contracted by the Owner



**EXHIBIT "A"**

**PROPOSAL OF SERVICES TO OWNER (Continued)**

**BASE MANAGEMENT FEES**

B. Goodwin & Company, Inc., shall be compensated for base management costs as follows:

\$ **650.00** per month base management fee covers all related labor costs noted above unless an additional fee or service parameter is established in this exhibit.

C. **ADDITIONAL FEES**

The District shall be responsible for all Management expenses noted under the attached Schedule of fees unless otherwise specified. This is an exhaustive list of all components and features for administrative functions, which Management expects to provide to the District. Management, however, cannot anticipate potential expense for service needs which are beyond the normal operations of the District or which post-date this agreement including natural disasters or Acts of God. The following services and fees will be calculated at the end of each month and subsequently billed on the first day of each month for the previous month's services as follows:

1. Coping	\$ .12 cents per copy
2. Postage	Standard U.S. Postal Rates
3. Notarization	\$ 5.00 per notarization
4. Record Storage	\$ 15.00 per box per year
5. District Supplies/Stock	Based on actual cost of supplies
6. District Letterhead	Based on actual cost of supplies
7. Membership Mailings	\$ 100.00 per mailing
8. Attend Board Meetings	\$ 250.00 per two-hour meeting
9. Attend Additional Citizens Meetings	\$ 250.00 per two-hour meeting
10. Develop/Maintain Website	Quoted upon request
11. Filing Police Reports	\$ 25.00 per report
12. Insurance Claim Administration	No Additional Charge
13. Capital Improvement Administration	No Additional Charge

## Lee Harriss

---

**From:** Rachel Bible <rachelmbiblepid@yahoo.com>  
**Sent:** Friday, November 12, 2021 2:17 PM  
**To:** Lee Harriss  
**Subject:** Fwd: [EXTERNAL] Country Club Park

Lee,

This is from The Post Office.

Rachel Bible

Sent from my iPad

Begin forwarded message:

**From:** "Salazar, Karina M - Grand Prairie, TX" <karina.m.salazar@usps.gov>  
**Date:** November 10, 2021 at 9:04:57 PM CST  
**To:** Rachel Bible <rachelmbiblepid@yahoo.com>  
**Subject:** RE: [EXTERNAL] Country Club Park

Unfortunately the box needs to be the same style that is installed now. Right now the carrier services the box by accessing the back from the vehicle and customers retrieve the mail from the front. With this style the carrier will have to dismount at each stop to open from the front. The boxes are installed with the doors facing away from the street for the safety of the residents to retrieve the mail. This will add time to the route and that will have to be approved at our district level. Let me see what I can find out and I will be in contact soon. I know the style of box that is installed now may be hard to find. These new centralized boxes are the types that are installed in new communities and the time to service the box is added to the route at that time. Thank you for your patience.

Karina M. Salazar | Manager | | 765 W. Westchester Pkwy., | Grand Prairie, TX 75052-9998 | : 214-988-0601 | 7: 651-306-6390 | :karina.m.salazar@usps.gov

-----Original Message-----

**From:** Rachel Bible <rachelmbiblepid@yahoo.com>  
**Sent:** Tuesday, November 9, 2021 12:43 PM  
**To:** Salazar, Karina M - Grand Prairie, TX <karina.m.salazar@usps.gov>  
**Subject:** [EXTERNAL] Country Club Park

CAUTION: This email originated from outside USPS. STOP and CONSIDER before responding, clicking on links, or opening attachments.

Good Afternoon,

Did you get the information on the mailboxes for country club park?

Rachel Bible

Sent from my iPad

# Estimate

Brick Experts DFW  
 972-809-7207  
 David Andrews  
 Project Manager

DATE: DECEMBER 29TH, 2021  
 ESTIMATE # 42746

GIVEN County Club Park HOA  
 TO 1313 Holly Hill Dr  
 Grand Prairie, TX  
 972-264-9118

PAYMENT METHOD	WARRANTY	JOB
Check/ Card	3 year warranty	Mailboxes

QTY	INITIAL	DESCRIPTION	UNIT PRICE	LINE TOTAL
1		1221 Bold Forbes Lift foundation and rebuild mailbox	2,500	2,500
1		3917 Silver Meadows Straighten foundation and rebuild mailbox	2,500	2,500
1		3922 Silver Meadows Brick in mailbox	2,000	2,000
1		1109 Secretariat Brick mailbox	2,000	2,000
1		1112 Secretariat Relay top of mailbox and straighten foundation	1,000	1,000
1		1126 Cavalcade Drive Relay top of mailbox and straighten foundation	1,000	1,000
1		1111 Cavalcade Drive Rebrick mailbox	2,000	2,000
1		3181 Silver Meadow Rebrick mailbox	2,000	2,000

1	3940 Holly Hill Dr Relay top of mailbox and lift foundation	1,000	1,000
1	1312 Holly Hill Dr Straighten mailbox and install concrete footer	500	500
1	3709 Blue Grass Brick mailbox	2,000	2,000
1	3600 Blue Grass Straighten mailbox	350	350
			<b>Total: \$18,850</b>

We are a fully insured company.

We hereby submit an estimate for the following work: Mailbox Repairs

We propose to furnish labor and materials, in accordance with the above specifications for the sum of: \$18,850. Payments shall be made as follows: by check/ card for one payment to Brick Experts Inc. at substantial completion

Owner's Signature

**Acceptance of Proposal:** The above price, specifications, and conditions are satisfactory and are hereby accepted. Brick Experts is authorized to do the work as specified. Payment shall be made as described above. By signing this contract, you are agreeing to all terms and conditions.

Authorized Signature: x\_\_\_\_\_

Print Name: x\_\_\_\_\_

Date:\_\_\_\_\_

# Exterior Appeal

PO Box 136635  
 Ft. Worth, TX 76136-0635

# Estimate

Date	Estimate #
3/1/2022	6538

Name / Address
City of Grand Prairie 326 W. Main St. Grand Prairie, TX 75050

Due Date	Project
3/1/2022	CCPLH0322-Mailboxes

Description	Qty	Total
Country Club Park-Lee Harris		
1220 Bold Forbes	1	920.00
Level foundation Rebuild brick mailbox		
3917 Silver Meadows	1	1,035.00
Level foundation Rebuild brick mailbox		
3922 Silver Meadows	1	2,070.00
Build new brick mailbox		
1109 Secretariat	1	2,070.00
Build new brick mailbox		
1112 Secretariat	1	805.00
Repair top of mailbox Level foundation		
1126 Cavalcade	1	805.00
Repair top of mailbox Level foundation		
1111 Cavalcade	1	2,070.00
Build new brick mailbox		

	<b>Total</b>
--	--------------

# Exterior Appeal

PO Box 136635  
 Ft. Worth, TX 76136-0635

# Estimate

Date	Estimate #
3/1/2022	6538

Name / Address
City of Grand Prairie 326 W. Main St. Grand Prairie, TX 75050

Due Date	Project
3/1/2022	CCPLH0322-Mailboxes

Description	Qty	Total
3981 Silver Meadows Rebrick mailbox	1	2,070.00
3940 Holly Hill Repair top of mailbox Level foundation	1	805.00
1312 Holly Hill Straighten brick mailbox Level foundation	1	862.50
3709 Blue Grass Brick new mailbox	1	2,070.00
3600 Bluegrass Straighten and level brick mailbox	1	690.00

	<b>Total</b>	\$16,272.50
--	--------------	-------------

## Lee Harriss

---

**From:** zach@basmprom.com  
**Sent:** Thursday, March 17, 2022 4:58 PM  
**To:** Lee Harriss; ablackstone@duncanvilleisd.org; monday.makin@goodwintx.com  
**Cc:** 'rachael basmprom.com'  
**Subject:** Country Club Park Mailbox Price Sheet  
**Attachments:** Country Club Park Mailbox Address Price Sheet.pdf

Good afternoon All,

Attached, please find the updated price sheet for Country Club Park mailboxes. I will be following this up with a step by step proposal of how the work will be completed as well as marked up photographs. Unfortunately we will not be able to simply lift the foundations. Many of them have dropped to the front side where the foundation meets the curb and we are unable to get underneath them. If you have any additional questions, feel free to contact me. You may accept the terms of the proposal by replying to this email or signing and returning.

**ZACH JASINSKI** | PROJECT MANAGER

O [\(817\) 485 7200](tel:8174857200) | F (817) 485 7203 | C (682) 774 0116  
3800 Haslet-Roanoke Rd, Suite 32 | Roanoke, TX 76262  
[www.brickandstonemaster.com](http://www.brickandstonemaster.com) [zach@basmprom.com](mailto:zach@basmprom.com)



**BRICK & STONE**  
**MASTER**  
Craftsmanship with a Masterful Touch

**The following are the addresses of damaged  
mailboxes in Country Club Park.**


**!**

QTY	INITIAL	DESCRIPTION	UNIT PRICE	LINE TOTAL
1		1221 <b>!</b> Bold Forbes Lift foundation and rebuild mailbox	\$4,220.00	\$4,220.00
1		3917 <b>!</b> Silver Meadows Straighthen foundation and rebuild mailbox	\$4,220.00	\$8,440.00
1		3922 <b>!</b> Silver Meadows Brick in mailbox	\$2,760.00	\$11,200.00
1		1109 <b>!</b> Secretariat Brick mailbox	\$2,760.00	\$13,960.00
1		1112 <b>!</b> Secretariat Relay top of mailbox and straighten foundation	\$4,220.00	\$18,180.00
1		1126 <b>!</b> Cavalcade Drive Relay top of mailbox and straighten foundation	\$4,220.00	\$22,400.00
1		1111 <b>!</b> Cavalcade Drive Rebrick mailbox	\$2,760.00	\$25,160.00
1		3981 <b>!</b> Silver Meadow Rebrick mailbox	\$3,460.00	\$28,620.00



1		3940 ! Holly Hill Dr Relay top of mailbox and lift foundation	\$4,220.00	\$32,840.00
1		1312 ! Holly Hill Dr Straighten mailbox and install concrete footer	\$4,220.00	\$37,060.00
1		3709 ! Blue Grass Brick mailbox	\$2,450.00	\$39,510.00
1		3600 ! Blue Grass Straighten mailbox	N/A	-
				<b>Total: \$39,150.00</b>

<b>Budget/Actual Report for Fiscal 2021</b> <b>322392</b> <b>Country Club Park Public Improvement District</b> <b>as of 9/30/21</b>
--

	10/1/2020 - 9/30/2021			<b>Current Month</b>
	<b><u>Budget</u></b>	<b><u>Actual</u></b>	<b><u>Difference</u></b>	
		<b>322392</b>		
<b>Beginning Resource Balance</b>	<b>277,000</b>	<b>285,166.11</b>		
<b>Revenues</b>				
Spec Assess Delinquent	42610	-	558.56	558.56
Special Assessment Income	42620	108,520	108,367.68	(152.32)
Interest On Pid Assessment	42630	-	474.86	474.86
Devlpr Particip/Projects	46110	-	-	-
Miscellaneous	46395	-	-	-
Interest Earnings	49410	-	-	-
Int Earnings - Tax Collections	49470	-	-	-
Trnsfr-In Strt Cap Proj (4001)	49625	-	-	-
Trsfr-In Risk Mgmt Funds (Prop	49686	-	-	-
Trsf In/Parks Venue (3170)	49780	-	-	-
<b>Total Revenues</b>	<b>108,520</b>	<b>109,401.10</b>	<b>881.10</b>	<b>107.98</b>
<b>Expenditures</b>				
Office Supplies	60020	1,000	94.00	906.00
Decorations	60132	5,000	6,260.00	(1,260.00)
Beautification	60490	16,000	52,278.00	(36,278.00)
Wall Maintenance	60776	5,000	38,483.88	(33,483.88)
Security	61165	10,000	28,000.00	(18,000.00)
Mowing Contractor	61225	18,000	16,992.63	1,007.37
Legal Services	61360	-	-	-
Collection Services	61380	1,546	1,545.50	0.50
Miscellaneous Services	61485	100	1,581.28	(1,481.28)
Fees/Administration	61510	7,800	7,706.00	94.00
Postage And Delivery Charges	61520	-	-	-
Light Power Service	62030	1,000	786.27	213.73
Water/Wastewater Service	62035	4,500	3,961.14	538.86
Bldgs And Grounds Maintenance	63010	-	-	-
Irrigation System Maintenance	63065	2,000	195.00	1,805.00
Decorative Lighting Maintenanc	63146	1,000	907.30	92.70
Property Insurance Premium	64080	350	317.00	33.00
Liability Insurance Premium	64090	200	223.80	(23.80)
Fencing	68061	-	-	-
Architect/L/Engineering Servcs	68240	-	-	-
Landscaping	68250	50,000	-	50,000.00
Irrigation Systems	68635	-	-	-
Lighting	68637	-	-	-
<b>Total Expenditures</b>	<b>123,496</b>	<b>159,331.80</b>	<b>(35,835.80)</b>	<b>50,910.52</b>
<b>Ending Resource Balance</b>	<b>262,024</b>	<b>235,235.41</b>		

**Country Club Park Public Improvement District**

These are Country Club Park PID assessments collected from PID residents to pay for PID maintenance.

**Budget/Actual Report for Fiscal 2021**  
**322392**  
**Country Club Park Public Improvement District**  
**as of 9/30/21**

	<b>10/1/2020 - 9/30/2021</b>					<b>Difference</b>	<b>Current Month</b>
	<b>Budget</b>	<b>Actual</b>					
		<b>Country Club Park CCPID 322392</b>	<b>Candler Park CCPCP</b>	<b>Hunters Glen CCPHG</b>	<b>Total</b>		
<b>Beginning Resource Balance</b>	<b>277,000</b>				<b>285,166.11</b>		
<b>Revenues</b>							
Spec Assess Delinquent	42610	-			558.56	558.56	133.90
Special Assessment Income	42620	108,520			108,367.68	(152.32)	(74.62)
Interest On Pid Assessment	42630	-			474.86	474.86	48.70
Devlpr Particip/Projects	46110	-			-	-	-
Miscellaneous	46395	-			-	-	-
Interest Earnings	49410	-			-	-	-
Int Earnings - Tax Collections	49470	-			-	-	-
Trnsfr-In Strt Cap Proj (4001)	49625	-			-	-	-
Trsf-In Risk Mgmt Funds (Prop	49686	-			-	-	-
Trsf In/Parks Venue (3170)	49780	-			-	-	-
<b>Total Revenues</b>	<b>108,520</b>				<b>109,401.10</b>	<b>881.10</b>	<b>107.98</b>
<b>Expenditures</b>							
Office Supplies	60020	1,000	94.00	-	-	94.00	-
Decorations	60132	5,000	4,840.40	78.40	1,341.20	6,260.00	(1,260.00)
Beautification	60490	16,000	52,278.00	-	-	52,278.00	2,400.00
Wall Maintenance	60776	5,000	38,483.88	-	-	38,483.88	38,483.88
Security	61165	10,000	28,000.00	-	-	28,000.00	(18,000.00)
Mowing Contractor	61225	18,000	9,840.58	1,701.00	5,451.05	16,992.63	1,007.37
Legal Services	61360	-	-	-	-	-	-
Collection Services	61380	1,546	1,226.50	162.25	156.75	1,545.50	0.50
Miscellaneous Services	61485	100	1,172.86	262.35	146.07	1,581.28	(1,481.28)
Fees/Administration	61510	7,800	6,432.00	408.00	866.00	7,706.00	94.00
Postage And Delivery Charges	61520	-	-	-	-	-	-
Light Power Service	62030	1,000	663.81	-	122.46	786.27	213.73
Water/Wastewater Service	62035	4,500	3,187.23	-	773.91	3,961.14	538.86
Bldgs And Grounds Maintenance	63010	-	-	-	-	-	-
Irrigation System Maintenance	63065	2,000	195.00	-	-	195.00	1,805.00
Decorative Lighting Maintenan	63146	1,000	794.30	-	113.00	907.30	92.70
Property Insurance Premium	64080	350	236.00	-	81.00	317.00	33.00
Liability Insurance Premium	64090	200	177.80	23.00	23.00	223.80	(23.80)
Fencing	68061	-	-	-	-	-	-
Architect'L/Engineering Servcs	68240	-	-	-	-	-	-
Landscaping	68250	50,000	-	-	-	-	50,000.00
Irrigation Systems	68635	-	-	-	-	-	-
Lighting	68637	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>123,496</b>	<b>147,622.36</b>	<b>2,635.00</b>	<b>9,074.44</b>	<b>159,331.80</b>	<b>(35,835.80)</b>	<b>50,910.52</b>
<b>Ending Resource Balance</b>	<b>262,024</b>				<b>235,235.41</b>		

**Country Club Park Public Improvement District**

These are Country Club Park PID assessments collected from PID residents to pay for PID maintenance.

**Budget/Actual Report for Fiscal 2022**  
**322392**  
**Country Club Park Public Improvement District**  
**as of 3/16/22**

	<u>10/1/2021 - 9/30/2022</u>				<u>% Used</u>	<u>Current Month</u>	<u>Estimate 9/30/22</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>				
322392							
<b>Beginning Resource Balance</b>	<b>235,000</b>	<b>235,235.41</b>					<b>235,235</b>
<b>Revenues</b>							
Spec Assess Delinquent	42610	-	196.97	196.97	0%	-	197
Special Assessment Income	42620	125,000	120,499.23	(4,500.77)	96%	559.11	123,750
Interest On Pid Assessment	42630	-	129.80	129.80	0%	34.46	130
Devlpr Particip/Projects	46110	-	-	-	0%	-	-
Miscellaneous	46395	-	-	-	0%	-	-
Interest Earnings	49410	-	-	-	0%	-	-
Int Earnings - Tax Collections	49470	-	-	-	0%	-	-
Trnsfr-In Strt Cap Proj (4001)	49625	-	-	-	0%	-	-
Trsfir-In Risk Mgmt Funds (Prop	49686	-	1,182.30	1,182.30	0%	-	1,182
Trsf In/Parks Venue (3170)	49780	-	-	-	0%	-	-
<b>Total Revenues</b>	<b>125,000</b>	<b>122,008.30</b>	<b>(2,991.70)</b>	<b>98%</b>	<b>593.57</b>		<b>125,259</b>
<b>Expenditures</b>							
Office Supplies	60020	1,000	-	1,000.00	0%	-	1,000
Decorations	60132	10,000	12,287.36	(2,287.36)	123%	-	12,287
Beautification	60490	16,000	-	16,000.00	0%	-	16,000
Wall Maintenance	60776	15,000	11,233.00	3,767.00	75%	-	15,000
Professional Engineering Servi	61041	-	550.00	(550.00)	0%	-	550
Security	61165	41,500	-	41,500.00	0%	-	28,000
Mowing Contractor	61225	22,030	5,507.49	16,522.51	25%	-	22,030
Legal Services	61360	-	-	-	0%	-	-
Collection Services	61380	1,624	1,624.00	-	100%	-	1,624
Miscellaneous Services	61485	100	-	100.00	0%	-	-
Fees/Administration	61510	7,800	1,550.00	6,250.00	20%	-	7,800
Postage And Delivery Charges	61520	-	-	-	0%	-	560
Light Power Service	62030	1,500	360.04	1,139.96	24%	68.23	1,500
Water/Wastewater Service	62035	4,500	3,032.89	1,467.11	67%	171.35	4,500
Bldgs And Grounds Maintenance	63010	-	-	-	0%	-	-
Mailbox Maintenance	63042	20,000	-	20,000.00	0%	-	20,000
Irrigation System Maintenance	63065	2,000	-	2,000.00	0%	-	2,000
Decorative Lighting Maintenan	63146	1,000	-	1,000.00	0%	-	-
Property Insurance Premium	64080	350	385.00	(35.00)	110%	-	385
Liability Insurance Premium	64090	250	340.09	(90.09)	136%	-	340
Fencing	68061	-	-	-	0%	-	-
Architect'L/Engineering Servcs	68240	-	-	-	0%	-	-
Landscaping	68250	40,000	-	40,000.00	0%	-	40,000
Irrigation Systems	68635	-	-	-	0%	-	-
Lighting	68637	-	-	-	0%	-	-
<b>Total Expenditures</b>	<b>184,654</b>	<b>36,869.87</b>	<b>147,784.13</b>	<b>20%</b>	<b>239.58</b>		<b>173,576</b>
<b>Ending Resource Balance</b>	<b>175,346</b>	<b>320,373.84</b>					<b>186,918</b>

**Country Club Park Public Improvement District**

These are Country Club Park PID assessments collected from PID residents to pay for PID maintenance.

**Budget/Actual Report for Fiscal 2022**  
**322392**  
**Country Club Park Public Improvement District**  
**as of 3/16/22**

	10/1/2021 - 9/30/2022					Current Month	
	Budget	Actual			Difference		% Used
		Country Club Park CCPID 322392	Candler Park CCPCP	Hunters Glen CCPHG	Total		
<b>Beginning Resource Balance</b>	<b>235,000</b>				<b>235,235.41</b>		
<b>Revenues</b>							
Spec Assess Delinquent	42610	-			196.97	196.97	-
Special Assessment Income	42620	125,000			120,499.23	(4,500.77)	559.11
Interest On Pid Assessment	42630	-			129.80	129.80	34.46
Devlpr Particip/Projects	46110	-			-	-	-
Miscellaneous	46395	-			-	-	-
Interest Earnings	49410	-			-	-	-
Int Earnings - Tax Collections	49470	-			-	-	-
Trnsfr-In Strt Cap Proj (4001)	49625	-			-	-	-
Trsf-In Risk Mgmt Funds (Prop)	49686	-			1,182.30	1,182.30	-
Trsf In/Parks Venue (3170)	49780	-			-	-	-
<b>Total Revenues</b>	<b>125,000</b>				<b>122,008.30</b>	<b>(2,991.70)</b>	<b>593.57</b>
<b>Expenditures</b>							
Office Supplies	60020	1,000	-	-	-	1,000.00	-
Decorations	60132	10,000	8,601.15	2,457.47	1,228.74	12,287.36	(2,287.36)
Beautification	60490	16,000	-	-	-	16,000.00	-
Wall Maintenance	60776	15,000	11,233.00	-	-	11,233.00	3,767.00
Professional Engineering Servi	61041	-	550.00	-	-	550.00	(550.00)
Security	61165	41,500	-	-	-	41,500.00	-
Mowing Contractor	61225	22,030	2,972.49	1,080.00	1,455.00	5,507.49	16,522.51
Legal Services	61360	-	-	-	-	-	-
Collection Services	61380	1,624	1,624.00	-	-	1,624.00	-
Miscellaneous Services	61485	100	-	-	-	100.00	-
Fees/Administration	61510	7,800	1,231.00	162.00	157.00	1,550.00	6,250.00
Postage And Delivery Charges	61520	-	-	-	-	-	-
Light Power Service	62030	1,500	302.27	-	57.77	360.04	1,139.96
Water/Wastewater Service	62035	4,500	3,032.89	-	-	3,032.89	1,467.11
Bldgs And Grounds Maintenance	63010	-	-	-	-	-	-
Mailbox Maintenance	63042	20,000	-	-	-	20,000.00	-
Irrigation System Maintenance	63065	2,000	-	-	-	2,000.00	-
Decorative Lighting Maintenanac	63146	1,000	-	-	-	1,000.00	-
Property Insurance Premium	64080	350	287.00	-	98.00	385.00	(35.00)
Liability Insurance Premium	64090	250	263.95	36.39	39.75	340.09	(90.09)
Fencing	68061	-	-	-	-	-	-
Architect/L/Engineering Servcs	68240	-	-	-	-	-	-
Landscaping	68250	40,000	-	-	-	40,000.00	-
Irrigation Systems	68635	-	-	-	-	-	-
Lighting	68637	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>184,654</b>	<b>30,097.75</b>	<b>3,735.86</b>	<b>3,036.26</b>	<b>36,869.87</b>	<b>147,784.13</b>	<b>239.58</b>
<b>Ending Resource Balance</b>	<b>175,346</b>				<b>320,373.84</b>		

**Country Club Park Public Improvement District**

These are Country Club Park PID assessments collected from PID residents to pay for PID maintenance.

**Exhibit A**  
**GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 13**  
**Country Club Park**  
**Five Year Service Plan 2023 - 2027 BUDGET**  
**DRAFT**

**Income based on Assessment Rate of \$0.085 per \$100 of appraised value.**  
**Service Plan projects a 2% increase in assessed value per year.**

<b>INCOME:</b>	Value	Assess Rate	Revenue
<b>Appraised Value</b>	\$149,999,721	\$ 0.085	\$ 127,500

Description	Account	2023	2024	2025	2026	2027
<b>Beginning Balance (Estimated)</b>		<b>\$ 186,000</b>	<b>\$ 160,171</b>	<b>\$ 159,721</b>	<b>\$ 159,446</b>	<b>\$ 159,335</b>
P.I.D. Assessment	42620	\$ 127,500	\$ 128,775	\$ 130,063	\$ 131,363	\$ 132,677
<b>TOTAL INCOME</b>		<b>\$ 127,500</b>	<b>\$ 128,775</b>	<b>\$ 130,063</b>	<b>\$ 131,363</b>	<b>\$ 132,677</b>
<b>Amount Available</b>		<b>\$ 313,500</b>	<b>\$ 288,946</b>	<b>\$ 289,784</b>	<b>\$ 290,809</b>	<b>\$ 292,012</b>

<b>EXPENSES:</b>		2023	2024	2025	2026	2027
<b>Description</b>						
Office Supplies	60020	\$ 1,000	\$ 1,020	\$ 1,040	\$ 1,061	\$ 1,082
Decorations	60132	20,000	20,400	20,808	21,224	21,649
Beautification	60490	16,000	10,000	10,200	10,404	10,612
Mailbox Maintenance	63042	20,000	1,000	1,000	1,000	1,000
Wall Maintenance	60776	15,000	15,300	15,606	15,918	16,236
Security	61165	40,000	40,000	40,000	40,000	40,000
Mowing Contractor	61225	22,030	22,030	22,030	22,030	22,030
Collection Service (\$2.90/Acct)	61380	1,624	1,624	1,624	1,624	1,624
Misc.	61485	100	100	100	100	100
Fees/Administration	61510	7,800	7,800	7,800	7,800	7,800
Electric Power	62030	1,500	1,530	1,561	1,592	1,624
Water Utility	62035	4,500	4,590	4,682	4,775	4,871
Irrigation System Maint.	63065	2,000	2,040	2,081	2,122	2,165
Decorative Lighting Maintenance	63146	1,000	1,000	1,000	1,000	1,000
Property Insurance Premium	64080	400	408	416	424	433
Liability Insurance Premium	64090	375	383	390	398	406
Landscaping	68250	-	-	-	-	-
Signs	68390	-	-	-	-	-
Irrigation System	68635	-	-	-	-	10,000
		-	-	-	-	-
<b>TOTAL EXPENSES</b>		<b>153,329</b>	<b>129,225</b>	<b>130,338</b>	<b>131,474</b>	<b>142,632</b>

<b>Ending Balance*</b>		<b>\$ 160,171</b>	<b>\$ 159,721</b>	<b>\$ 159,446</b>	<b>\$ 159,335</b>	<b>\$ 149,380</b>
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**Avg. Annual Assessment by Home Value:**

Value	Yrly Assmnt.		
\$100,000	\$ 85		
\$150,000	\$ 128		
\$200,000	\$ 170	Avg. Property Value:	\$ 267,857
\$250,000	\$ 213	Avg. Property Assessment:	\$ 228
\$300,000	\$ 255	No. of Properties:	560
\$350,000	\$ 298		
\$400,000	\$ 340		
\$450,000	\$ 383		
\$500,000	\$ 425		

\*Future wall replacement

# Country Club Park PID

