



**PARKVIEW PUBLIC IMPROVEMENT DISTRICT
BOARD MEETING
GRAND PRAIRIE MEMORIAL LIBRARY, 901 CONOVER DR.
MONDAY, MAY 06, 2024 AT 6:30 PM**

AGENDA

CALL TO ORDER

CITIZENS' FORUM

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

AGENDA ITEMS

1. Consider Minutes of March 5, 2024 Meeting

2. Consider Proposals for Fence Staining/Power Washing at Olympic Park and Raynes/Canterbury from:

Express Fence in the amount of \$2,780.00.

AOC Maintenance in the amount of \$1,620.00

DTX Fence in the amount of \$2,300.00

Texas Best Fence in the amount of \$2,751.00

Classic Construction in the amount of \$11,760.00

3. Discussion of Landscaping Maintenance, Irrigation Systems, Entry Monuments, Monument Lighting, and Fencing Located on Carrier Parkway, Roy Orr Boulevard, Meadow Lake Drive, Festival Park Lane, Olympic Park Lane, Glacier Park Lane, Bristo Park Lane, Central Park Lane, Hyde Park Lane, Denali Park Lane, Canterbury Park Drive, and Raynes Park Drive

4. Consider proposal from Site Landscaping in the amount of \$3,478.49 to replace Holly Trees at common space along Glacier Park

5. Discussion of Budget to Actual Financial Report for April 29, 2024

CITIZENS' FORUM

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

ADJOURNMENT

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, this meeting agenda was prepared and posted May 3, 2024.

A handwritten signature in black ink, appearing to read "Lee Harris", is written over a solid black horizontal line.

*Lee Harris, CPA
Special District Administrator, Finance Department*



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/06/2024
REQUESTER: Lee Harriss
PRESENTER: Eric Turner - President
TITLE: Consider Minutes of March 5, 2024 Meeting

Parkview PID
Advisory Board Minutes
March 5, 2024
Public Safety Building
1525 Arkansas Lane

The meeting was called to order at 6:30 by President Eric Turner.

Present were President Eric Turner, Secretary/Treasurer Dave Voss, Associa Managers Ferronica Briggs and Greg Farkas, and Lee Harriss of the City of Grand Prairie. Absent was board member Yvette Lewis.

1. The minutes of the August 22, 2023, meeting were reviewed and approved.
2. The minutes of the November 30, 2022, meeting were reviewed and approved.
3. The board considered a proposal from Bob Owens Electric in the amount of \$8,107.92 to install an electric meter and two electrical outlets at the end of the benches in the green space at the corner of Festival Park Lane and Meadow Lake Drive (aka “the triangle”). A decision was made to move forward if the Parkview Estates HOA agrees to participate and pay half the cost.
4. Landscaping, wall, and fence issues were discussed. The board wants to get bids for re-staining and minor repairs to the wood fence at the corner of Raynes Park and Canterbury Park and the fence on Canterbury Park which then runs between the townhomes on Olympic Park and the Estates on Raynes Park.
5. Vendors looked at the brick wall on Roy Orr. The wall appears to be undamaged by the tree and some work was done to clear dirt and allow run-off. On the Roy Orr (outside) side, the board authorized repairs done where bricks have fallen off at the bottom.
6. It was noted that the courtyard lamp back of 2717 Olympic Park had bulb issues that need to be addressed, and that the lamp back of 2729 Olympic Park is on a substantial portion of time, probably due to an overly sensitive photo-cell switch. As there is a prior agreement between the PID and Parkview Townhomes HOA, whereby the HOA has responsibility for lamp maintenance, the Parkview Townhomes HOA needs to address this.
7. The Budget to Actual Financial Report for February 23, 2024, was presented by Lee Harriss. A preliminary 2025 budget was also presented.
8. A motion was made and approved to have the Annual Meeting for the PID along with the budget approval meeting with updated assessed values on Wednesday August 7 at 6:30 at

either the public library or public safety building. At that time, the budget and assessment rate will be reviewed and considered for approval.

9. As there were no citizens aside from the board members present, no citizens forum was held.

10. The meeting was adjourned at 7:18.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 05/06/2024

REQUESTER: Ferronica Briggs

PRESENTER: Ferronica Briggs CAM

TITLE: Consider Proposals for Fence Staining/Power Washing at Olympic Park and Raynes/Canterbury from:

- Express Fence in the amount of \$2,780.00.
- AOC Maintenance in the amount of \$1,620.00
- DTX Fence in the amount of \$2,300.00
- Texas Best Fence in the amount of \$2,751.00
- Classic Construction in the amount of \$11,760.00



2169 Hunt Club Trail, Frisco, TX 75033
www.Express-Fence.com

(469) 408-4370

12/29/2023

Item 2.

Lindsey Papa
2717 Olympic Park Drive, Grand Prairie, TX

888-368-4030
lpapa@principal-mgmt.com

Clean and Stain 205ft of Fence



Professional Fence Staining

Description	Lin Ft	Cost
<<< Fence Staining >>> Fence Staining using commercial grade oil based stain. 1. First we clean the fence to open up the pours of the wood and kill any mold or mildew. 2. Then we spray a thick coating of our commercial grade stain completely saturating the wood to ensure it is fully absorbed while being careful to not to overspray. 3. The fence must be allowed to dry for at least a day before turning the sprinklers back on again. We typically recommend 2-3 days just to be sure.	205	\$2,050
Stain Additional portion of fence on 1 side only.	147	\$730



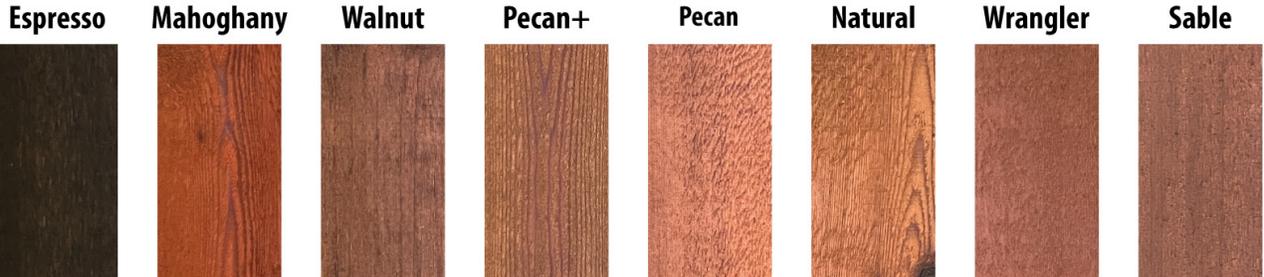
TOTAL
\$2,780

It is the customer's responsibility to verify stain color is allowed by their HOA.



OIL BASED STAIN

Oil Based Stain soaks into the pores of the wood penetrating deep into the fibers to prevent mold, mildew, and rot while replenishing the oils in the wood that have dried out over time.



MOST POPULAR
This is the color used on cedar that comes Prestained.

MOST POPULAR
This is a great choice for older wood.

TRANSPARENT
These colors are best suited for newer wood. They will show the wood grain more but they won't hide imperfections and discolorations as well on older wood.

SEMI TRANSPARENT
These colors still look great but hide the imperfections and discolorations much better on older wood. You can still see the wood grain but slightly less than transparent stain.

WATER BASED STAIN

Water Based Stain is a Film that covers and protects the wood surface. It's much thicker, like paint, and lasts a very long time. It is much better suited for really old fences when hiding the imperfections and discolorations is most needed. We also paint the metal poles when we use Water Based Stain which an added bonus.



MOST POPULAR
Covers old wood the best.

Always check with your HOA requirements to see if the color you choose is allowed in your neighborhood. We cannot guarantee any color will be an exact match of what you expected. The age and condition of the wood are all factors in the visual appearance of the stain once applied.



2169 Hunt Club Trail, Frisco, TX 75033
www.Express-Fence.com

(469) 408-4370

Item 2.

12/29/2023

Job Completion

The property owner is responsible for turning off sprinklers 2 days before we come and stain the fence. Once materials are ordered they cannot be returned and must be paid for in full. The customer is responsible for notifying all neighbors when the work will be done and to move everything away from the fence line. We cannot guarantee stain color match or HOA approval. We reserve the right to substitute similar materials if supply is unavailable. Cancellations for any reason will result in the customer paying us for the day worked, not hourly, plus materials and deliveries. The property owner is responsible for marking all underground lines on the property such as sprinkler systems, electrical gas lines, or any other unknown utilities underground. It is the sole responsibility for the customer to verify the color stain is approved by their HOA. We have no way of verifying this and we do not change colors once the fence is stained.

1 Year Warranty

Our warranty is for 1 years and covers workmanship and will be repaired accordingly. We cannot warranty weather related incidents such as high winds, hail storms, natural disasters, or other weather related damage. Aging of the wood is normal and not warrantied. We also cannot be responsible for a normal amount of overspray. Some wearing of the stain is normal each year as time passes. Sprinkler marks will wear away and come back, there's no way to eliminate them.

Payment Terms

Payment is to be made in full when fence is completed and due no later than 5 days upon completion or any and all discounts previously agreed upon shall be null and void. Please make checks payable to "Express Fence".

EXPRESS FENCE SIGNATURE:

Mike Valkanet

Mike Valkanet (Owner)

12/29/2023

Date

CLIENT SIGNATURE:

Lindsey Papa

Date



2169 Hunt Club Trail, Frisco, TX 75033
www.Express-Fence.com

(469) 408-4370

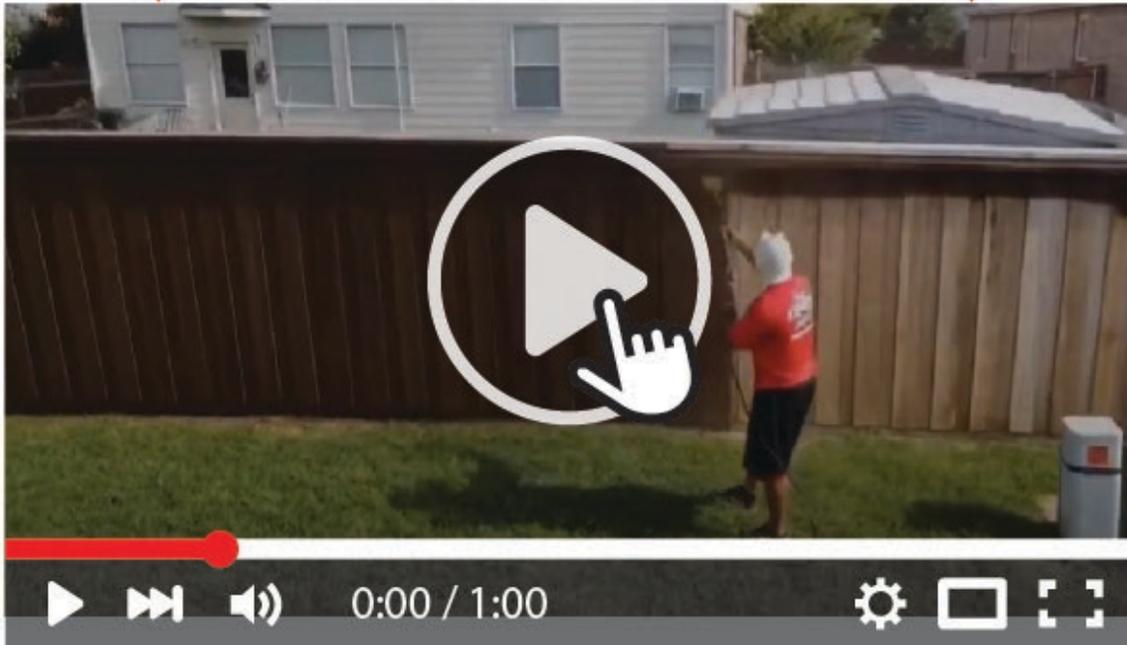
Item 2.

12/29/2023

Prices subject to change due to material costs.



Click Here to watch our video.





Project Proposal

January 29, 2024

BU127557

Park View
c/o Principal Management Group of North Texas
801 E. Campbell Suite 620
Richardson, TX 75081
ATTN: Ferronica Briggs

Proposal For: Powerwash and Stain Fence

Original Work Requested:

Solution Proposed:

*Powerwash and Prep roughly 340 LF Fence(110 LF is only one side of the fence)
Stain Fence as closely as possible to original color
Clean jobsite of all construction related debris*

Payment Terms

50% payment is due before commencement of work. The remaining 50% is due upon completion.

Total Price	\$ 1,620.00
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We look forward to the opportunity of providing services in your community. Please do not hesitate to contact us with any questions or concerns.

Sincerely,

Brett Russell
Associa OnCall
Associa OnCall
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801 E. Campbell Suite 620, Richardson, TX 75081

www.associaoncall.com - NTX@AssociaOnCall.com

Initial: _____/ _____

Terms & Conditions

1. **LICENSING:** Contractor is duly licensed under the law and statutes of the State of Texas.
City of Dallas Building Contractor

2. **Exclusions & Qualifications:** A reasonable allowance on all dimensions shall be allowed. Site will be received free of debris and ready to commence work. This contract provides for no import, export or movement of soil unless indicated here:
N/A

3. **TIME LIMIT:** This proposal is valid for 30 days from the date herein above written. At which time the contractor reserves the right to resubmit an updated proposal to the client based on current market pricing and conditions.

4. **ADDITIONAL WORK:** Should Client or his agents direct or request additional work outside the scope of the attached plans and specifications, then Contractor shall perform that work and the cost of the additional work shall be added to the contract price in accordance with a signed change order and paid by the Client as agreed. Contractor shall be reimbursed for any unusual or unknown conditions such as rock and high water table, etc.

5. **RIGHT TO STOP WORK:** Contractor shall have the right to stop work if any payment shall not be made to him under this agreement. Such action by Contractor shall not, in any manner, be deemed a breach of this contract by Contractor.

6. **DELAYS:** Contractor shall be excused for any delays or defaults by him in the performance of this agreement caused by acts of the Client or Client's agents, acts of any governmental authority, acts of God, the elements, war conditions, commercial shortages of required labor or materials, litigation, labor disputes, extra work, failure of the Client to make payments when due promptly, or other contingencies unforeseeable by or beyond the control of the Contractor.

7. **CONTRACTOR RESPONSIBILITIES:**
 - a. **LIENS:** Contractor will be responsible for discharging all liens filed as a result of the work, providing the Contractor has been paid in full.
 - b. **CONTRACTOR LIABILITY:** Contractor assumes full responsibility for any payments to his employees and agents and subcontractors and subcontractors' employees and agents when acting under Contractors directions, so long as Contractor has been paid in full.
 - c. **PERMITS:** Contractor will NOT apply and pay for all construction permits as necessary unless itemized in an addendum.
 - d. **WORKERS COMPENSATION AND LIABILITY INSURANCE:** Contractor shall provide and maintain during the continuance of this agreement, a policy of workers' compensation and liability insurance for the protection of his employees and Client's property.

8. **AGREEMENT, SPECIFICATIONS & PLANS:** This agreement, the plans for the project, and the specifications for the project, are intended to supplement each other so that any work mentioned in one such instrument but not the others, shall be performed in the same manner as if mentioned in all such instruments. If a conflict arises between such instruments, the specifications shall control the plans and this agreement shall control both the plans and specifications.

9. **PRIOR AGREEMENTS:** This instrument constitutes the sole and only agreement of the parties hereto relating to the project and correctly sets forth the rights, duties and obligations of each to the other, as of this date. Any prior agreements, promises, negotiation, or representations not expressly set forth in this agreement are of no force and effect.

801 E. Campbell Suite 620, Richardson, TX 75081

www.associaoncall.com - NTX@AssociaOnCall.com

Initial: _____/_____

page 2

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Terms & Conditions (Continued)

10. **MODIFICATION AND PAYMENT FOR MODIFICATION:** The Client and Contractor must agree in writing to any modification or addition to the work covered by this contract. The Contractor shall do no extra work without the written authorization of the Client. Any written agreement shall list the agreed price and any changes in terms, and be signed by both parties. Any Change Orders for changes or extra work shall be incorporated in, and become part of this contract. Contractor shall be compensated in an amount to be determined before the extra work is performed and such amount, including Contractor's usual fee for overhead and profit shall be made as the extra work progresses, concurrently with payments made under payments schedule.
11. **NO FAULT DAMAGE—FIRE AND ACTS OF GOD:** If the project or any part thereof is destroyed by fire, theft, vandalism, accident or act of God, or in any other way damage through no fault of the Contractor, any work done or materials furnished by contractor in restoring or rebuilding the project shall be paid for by Client, as an "extra" if Client elects to rebuild. If Client elects not to rebuild, Contractor shall be paid for all work done and materials prepared, ordered, and in place prior to the event causing the damage. This payment will include a reasonable profit and overhead. Client must elect to rebuild or not within (30) days of damage or destruction of the project. If Client fails to make such election, Contractor may terminate this agreement, and shall be paid in the same manner as if the Client elected not to rebuild.
12. **ENFORCEMENT:** In the event of the parties hereto becoming involved in litigation arising out of this Agreement or the performance or breach thereof the court in such litigation, or in separate suit, shall award reasonable costs, expenses and attorney's fees to the prevailing party. The court shall not be bound by any court fee schedule and may, in the interest of justice, award the full amount of costs, expenses and attorney's fees incurred in good faith
13. **GUARANTEE OF WORKMANSHIP:** Work performed under this contract shall be completed in a workmanlike manner. Approval by building inspectors shall be deemed to constitute a determination that work was completed in a workmanlike manner and shall be binding on the undersigned. There are no warranties either expressed or implied except those specifically set forth in this contract, and there are absolutely no guarantees: (1) not to exceed ninety (90) days unless otherwise specifically state d; (2) on installed ore repaired hardscape against cracking, settling, raising, or discoloration, nor is mastic guaranteed from pulling away as a result of raising or settling.
- a. BROOM CLEAN CONDITION:** On completion of the project, Contractor shall remove all debris and surplus materials of his own making from the site of the project and leave such site in "broom clean" condition.
- b. MATCHING COLOR AND TEXTURE:** Where texture and colors are to be matched, Contractor shall make every reasonable effort to do so using standard texture colored material, but does not guarantee a perfect match.
14. **WARRANTY:** Guarantees and warranties are effective only if Client has complied with all the terms and conditions, payments and other provision of this contract.
15. **WARRANTY LIMITS:** The liability of the contractor for defective materials or installations is hereby limited to the replacement or correction of such defect and/or installation. No other claims or demands what-so-ever shall be made upon or allowed against the Contractor. This limited warranty extends only to the Client and is not transferable. There is neither implied warranty of merchant ability nor implied warranty of fitness for any particular purpose. There are no warranties, either expressed or implied, which extend beyond the description contained in this paragraph. This warranty shall terminate one year from the date of final inspection or the date of completion, whichever is sooner.
16. **CLIENT RESPONSIBILITIES:**
- a. PROPERTY LINES, EASEMENTS, AND ACCESSIBILITY:** Client shall be responsible for the location of property lines, easements an providing access for Contractor. Any work stoppage and/or change or work because of property line disputes or accessibility shall be treated as additional work and so charged.
- b. UNDERGROUND UTILITIES:** Client shall be responsible for location and depth of underground utility lines and/or systems.
- c.** In Compliance with Federal and State law, Client agrees to make drinking water and toilet facilities available to all workmen or compensate Contractor cost of rented units. Client agrees to provide electricity and water at job site as may be required by Contractor to work herein.
- d.** Client or Client's agent shall be responsible to coordinate the respective trades to ensure efficient and economical accomplishment of the work.

801 E. Campbell Suite 620, Richardson, TX 75081

www.associaoncall.com - NTX@AssociaOncall.com

Initial: _____/_____

Terms & Conditions (Continued)

- e. **MAINTENANCE RESPONSIBILITIES:** Unless specifically included in the scope of work, Client and not Contractor, is responsible for any existing conditions. In the event that any existing conditions are “illegal” or not in conformity with existing building code requirements, and Contractor is required by either Client, or anyone else, to repair, or bring those conditions up to code will be treated as additional work and so charged.
- 17. **ASBESTOS, TOXIC MATERIAL AND HAZARDOUS WASTE:** Unless the contract specifically calls for the removal, disturbance or transportation of asbestos, toxic material, or other hazardous substances, the parties acknowledge that such work requires special procedures, precautions, and/or licenses. Therefore, unless the contract specifically calls for same, if Contractor encounters such substances, Contractor shall immediately stop work and allow the Client to obtain a duly qualified asbestos and/or hazardous material Contractor to perform the work or do the work himself at Contractor’s option. Said work will be treated as an extra under this contract.
- 18. **VALIDITY AND DAMAGES:** In case one or more of the provisions of this Agreement or any application thereof shall be invalid, unenforceable or illegal, the validity, enforceability and legality of the remaining provisions and any other application shall not in any way be impaired thereby any damages for which Contractor may be liable to Client shall not, in any event, exceed the cash price of this contract.
- 19. **CHOICE OF LAW:** This Agreement shall be construed in accordance with the laws of the state in which the Property is located.

Attachments of other documents hereby made part of this agreement:

<input type="checkbox"/> Terms & Conditions	<input type="checkbox"/> Additional Scope of Work
<input type="checkbox"/> Plans	<input type="checkbox"/> Additional Specs
<input type="checkbox"/> Other	N/A

By signing below, Customer and Contractor each acknowledges that it has read and understands the above and attached terms and conditions and that it accepts and agrees to be bound by such. IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first hereinabove written.

BY: _____
For:Principal Management Group of North Texas

BY: _____
For:Park View

801 E. Campbell Suite 620, Richardson, TX 75081

www.associaoncall.com - NTX@AssociaOnCall.com

Initial: _____/_____

www.DTXfencing.com

Note: Final Payment is due upon project completion.

Payments made by credit card will incur a 2.5% service fee

Show full details 

FENCE STAIN & POWER WASH

Custom Project <i>POWER WASH</i>	\$800.00
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1) Power Wash 205' of 6'H existing wooden privacy fence.

Custom Project <i>FENCE STAINING</i>	\$1,500.00
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2) Stain 205' of 6'H existing wooden privacy fence. *Client to select stain color/shade.

Subtotal	\$2,300.00
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Total	\$2,300.00
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Accept

Estimate



Texas Best Fence & Patio
 426 Southfork Drive
 Lewisville, TX 75057
 (972) 245-0640

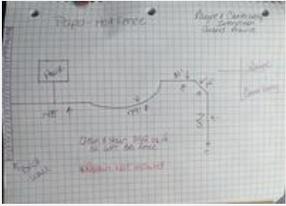
Angela Sellers
 (817) 902-7163
 asellers@texasbestfence.com



Contact: Lindsey Papa
 Job #1047 - Papa - HOA Stain
 2717 Olympic Park Dr
 Grand Prairie, TX 75050
 (214) 433-2970
 lindsey.papa@associa.us

Estimate No: 8072
Estimate Date: 12/13/2023

Estimate Valid for 7 Days

Item Name	Description	Qty	Amount
FENCE STAIN			\$2,751.00
Stain, Fence	Clean and stain 3162 sq ft of 6 FT board on board fence Customer to select any semi-transparent stain color upon signing	1.00	\$2,751.00
			
NOTE	Repairs NOT included Repairs can be completed at an additional charge *****REPAIR MINIMUM \$100***** ADDITIONAL REPAIRS WILL BE CHARGED AT THE FOLLOWING RATES *****IF THE PROJECT IS ALREADY STARTED WHEN REPAIRS ARE ADDED, A TRIP CHARGE OF \$150 WILL APPLY FOR MATERIAL DELIVERY***** POSTS \$180 EACH RAILS - 2X4 WRC \$100 EACH TRIM - 1X4 WRC \$14 EACH TOP CAP - 2X8 WRC \$155 EACH KICKBOARD - 2X6 PT \$60 EACH PICKETS - 1X6X6 WRC \$14 EACH	1.00	\$0.00

Texas Best Fence & Patio Policy:

- *Payment terms: 50% upon signing, 50% upon completion.
- *Company sign will be installed upon completion of fence projects.
- *All nails and fasteners are zinc galvanized or aluminum to be non corrosive - ring shank type.
- *Stain is not covered under warranty.
- *If rock is encountered, a jackhammer fee of \$20/post will be applied.
- *Not responsible for unmarked irrigation, sprinklers or landscape/vegetation along fence line.
- *All questions and concerns, please call TBF&P office at (972) 245-0640.

Sub Total: \$2,751.00

Total: \$2,751.00

Notes: This "Agreement" is subject to the "Standard Form Agreement, Terms and Conditions," attached to this estimate sheet.
Payment Terms: Purchaser shall pay to Texas Best Fence & Patio 50% upon signing and 50% upon completion of construction.

TEXAS BEST FENCE & PATIO (TBF&P) STANDARD FORM AGREEMENT, TERMS AND CONDITIONS

Item 2.

- 1.0 Effective date. The effective date of this Agreement shall be the latest date affixed under the signature hereunder.
- 2.0 Mechanic's Lien Affidavit. Should purchaser fail to pay the amounts due under the Agreement, Purchaser hereby consents to the filing of a Mechanic's and/or Materialmen's Lien by TBF&P on the property to which materials and/or services were provided.
- 3.0 Homeowners Associations. Purchaser is responsible for obtaining all Homeowner Associations approval procedure, documents, and/or costs that may be required prior to construction commencing on the property, including all permit fees.
- 4.0 Existing Landscaping. TBF&P will exercise all reasonable care to protect existing landscape. Not Responsible for unmarked irrigation, sprinklers or landscape/vegetation along fence line. If significant overgrowth is required to be cut back to execute agreed construction, a \$50 per hour charge shall be charged to Purchaser.
- 5.0 Project Delays. Scheduled project dates are subject to change (due to weather, delays, project modifications, etc.) at the discretion of TBF&P.
- 6.0 Property lines. Purchaser accepts all responsibility for property line identification & management prior to construction. A property survey plot is to be provided to TBF&P upon the execution of the Agreement. If mechanical tools are required to dig post holes at specified depth due to hitting rock or shale, a \$20.00 per hole rock charge shall be charged to Purchaser.
- 6.1 Irrigation and Pool lines. Purchaser must uncover all irrigation and pool lines for review with TBF&P representative prior to the start of construction. Any damages that may occur to buried sprinklers, non-public utility lines, wiring, pool/spa plumbing, etc. will be the responsibility of purchaser to the extent not uncovered and be subject to 6.3 hereunder.
- 6.2 Flagging. It is the responsibility of Dig Tess to ensure the proper and visible flagging of all "Utility Lines" and boundaries. TBF&P will call Dig Tess to mark all electrical, natural gas, sewer, telephone, cable, and television lines ("Utility Lines").
- 6.3 Hold Harmless. Release and Indemnify. Purchaser hereby releases and forever discharges TBF&P, its employees, independent contractors, agents, officers, directors, and representatives, from any further liability that may result from damages to any utility, irrigation and/or pool lines as described in 6.0, 6.1, and 6.2 above in consideration for the obligations as described above.
- 7.0 Insurance. TBF&P maintains insurance to protect Purchaser and/or Purchaser's property against the negligent acts of TBF&P related in the performance of work under the terms and condition of this contract. A copy of the declaration page is available upon request.
- 8.0 Survival. All obligations and duties which, by their nature, survive completion, expiration or termination of this Agreement, all sections shall remain in effect beyond any completion, expiration, or termination of this Agreement.
- 9.0 Governing Law & Venue. This Agreement shall be deemed to be made under, and shall be construed in accordance with and governed by, the laws of the state of Texas and suit to enforce any provisions of this Agreement or to obtain any remedy with respect hereto shall be brought in District Court Denton County, Texas, and for this purpose each party hereby expressly and irrevocable consents to this venue.
- 9.1 Cost and Attorney's Fees. If suit is brought or any attorney is retained by either party to enforce the terms of this Agreement, the prevailing party shall be entitled to recover, in addition to any other remedy, reimbursement for reasonable attorney's fees, court costs, cost of investigation and other related expenses incurred in connection therewith.
- 9.2 Severability. If any part of provision of this Agreement is declared by a court of competent jurisdiction to be void or voidable at the option of a party thereto, all other provisions of this Agreement shall remain in full force and effect.
- 10.0 Warranty. TBF&P warranty covers Workmanship Only. Spacing, splitting and warping are a common characteristic and occur routinely in dimensional lumber and should be expected. (Board splits of less than three inches are normal and not covered under warranty. Calls for repairs of such non covered items will be subject to a \$125.00 trip charge.) Removal of fence signs voids warranty. Trip charges may apply for repairs.
- 11.0 Miscellaneous. Additional work beyond the original contracted projects will be charged to the Purchaser. Texas Best Fence & Patio reserves the right to review and possibly void a contract prior to project commencement.

WARNING: IMPORTANT NOTICE: You are responsible for meeting the terms and conditions of this contract. If you sign this contract and fail to meet terms and conditions of this contract, TBF&P shall take all actions to protect its financial and legal interests as allowed under Texas Law. TBF&P reserves the right to repossess all materials if contract total is not paid in full upon completion of work.

Date: _____ Purchaser Signature: _____

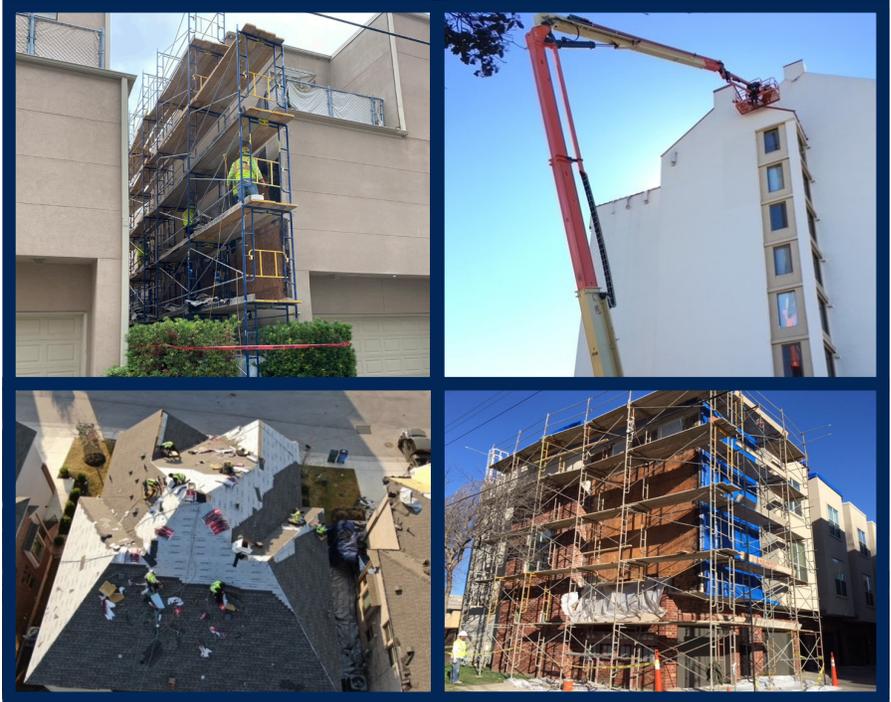
Date: _____ Purchaser Signature: _____

Date: _____ Company Rep Signature: _____

CLASSIC CONSTRUCTION

encompasses a vast variety of building knowledge, not only in cosmetic and structural application, but also in the understanding and handling of construction. We have a full administrative staff as well as project managers who will manage the scope of work from beginning to completion.

With over \$100 million in reconstruction to date, our combined knowledge and experience, coupled with skilled tradesmen, allow us to handle capacities of single-family, mid-rise and high-rise projects.



AREAS OF EXPERTISE

24-HOUR EMERGENCY SERVICES

- 🏠 Fire & Smoke Restoration
- 🏠 Water Mitigation
- 🏠 Structural Drying
- 🏠 Content Packing & Storage
- 🏠 Emergency Board Up
- 🏠 Emergency Roof Tarping

ENVIRONMENTAL SERVICES

- 🏠 Mold Remediation
- 🏠 Asbestos Abatement
- 🏠 Trauma/ Crime Scene Clean-up
- 🏠 Biohazard

BUILDING ENVELOPE

- 🏠 EIFS & Stucco
- 🏠 Vinyl siding
- 🏠 Wood/Hardie Plank
- 🏠 Brick

ROOFING

- 🏠 Free Inspections
- 🏠 Asphalt shingle
- 🏠 TPO Flat
- 🏠 Concrete/ Tile
- 🏠 Modified Bitumen

MASONRY

- 🏠 Retaining walls
- 🏠 Floating brick panels & columns
- 🏠 Monuments

GENERAL CONSTRUCTION

- 🏠 Paint
- 🏠 Foundation Repairs
- 🏠 Fences, Decks, Balconies
- 🏠 Concrete/Pavement/Asphalt
- 🏠 Exterior Repairs

BUILDING DEFECTS

- 🏠 Interior Mechanical Systems
- 🏠 Intrusive testing
- 🏠 Repairs temporary/permanent
- 🏠 Full post litigation reconstruction
- 🏠 Construction management
- 🏠 Observations Documentation
- 🏠 Preservation of evidence



is pleased to provide the following Proposal for
Fence Staining 01/24
58872

Proposal Prepared for:
The Park View PID

2717 Olympic Park Drive,
Grand Prairie, TX 75050

Presented by:
Victor Contreras

victor@classicconstruction.com 972-272-8854
01 / 25 / 2024





Project Summary.

The following proposal is for the fence staining at Park View PID, Fencing to be power washed and stained on both sides in yellow on the Raynes Park & Canterbury side and only the side of the fence facing Olympic gets stained behind units 2705, 2707, 2711.

Proposed Scope Of Work:
<p>Fence Staining</p> <ul style="list-style-type: none">• Mask and protect concrete and any landscaping around the area.• Lightly power wash fence along full perimeter to allow new coat to adhere properly. Power washing must be completed a day before staining can begin to allow wood surface to dry properly.• Fence to be stained on both sides on areas marked in yellow on picture attached below. (NOT STAINING AREA MARKED IN RED)• Fence is a 6' tall and is cedar board on board approximately 601 LF• Fence has top cap and trim to be stained as well.• Fence has access to both sides without needing gate access from any homeowner.• Clean up and dispose of all construction related debris
Labor and Materials - \$11,760.00

Total \$11,760.00



Terms & Conditions.

This proposal, executed on this _____ day of _____, _____ by and between Classic Construction & Restoration, Inc. ("Classic" or "Contractor") and _____ on behalf of The Park View PID("Client") constitutes as the complete agreement for Contractor to furnish all necessary materials and perform all work necessary to complete Project # 58872 Fence Staining 01/24, located at 2717 Olympic Park Drive, Grand Prairie, TX 75050 (the "Property"). All attachments referenced herein and any subsequent amendment, change order, or modification of the Contract, if any, are deemed part of this Contract and are incorporated herein by reference.

1. **All work to be performed** hereunder will be performed by the Contractor and/or the Contractor's bona-fide subcontractors. All work performed will be the responsibility of the Contractor (including the Contractor's guarantee as set forth herein) as fully as though the said work had been performed by the Contractor. Client agrees not to contract directly with any of Classic's employees or subcontractors. In addition, the Client will have such remedies as may be permitted by law against such subcontractor or other person.

The work to be performed does not include structural related items that would require evaluation by a professional structural engineer. However, if Contractor identifies any structural issues that should be evaluated by a professional engineer, Contractor will inform the Client.

2. **Liability/Indemnification.** The Contractor hereby agrees to indemnify and hold Client harmless against any and all claims by any person for work performed or materials or equipment supplied in connection with the services which are the subject matter of this Contract unless such claim(s) are a result of Client's actions and/or inactions (including but not limited to nonpayment, interference with the performance of the work, performing a portion of the work independently, making a side agreement with a subcontractor, etc.). Contractor agrees to use due care, skill, and diligence in the performance of its obligations under this Contract and all work performed or to be performed by the Contract or hereunder will be performed in a good and workmanlike manner, free from all defects.

scope of work, Classic has the right to submit change orders, including any corresponding change in fees, completion date, etc., for approval. Client acknowledges that, for the work to be completed in a timely manner, the activities of Contractor and the subcontractor(s) may cause substantial interference and disruption to the Client and any occupant's use of the Property. So long as Contractor's actions are consistent with the terms of this Contract, Contractor shall have no liability for, and Client shall indemnify, defend, and hold Contractor harmless from, any claims by Clients and occupants of dwelling units within the Property or by Client arising out of any such interference or disruption, and there shall not be any reduction in the payments due hereunder to Contractor or the subcontractor(s) based on any such interference or disruption.

Client agrees not to interfere with or delay Contractor's completion of the work under this Contract, and further agrees to permit Contractor access to the Property to complete such work, including compilation and completion of a punch list. In the event Client fails to comply with these requirements, fails to cooperate in the punch list, or fails to make payment as required under this Contract, Contractor may terminate this Contract, collect all sums due and owing as of the date of termination, and assert any applicable lien rights.

Contractor agrees to schedule all work in a manner to minimize disturbance. Except for emergencies, work hours will be between 8:00 a.m. and 5:00 p.m., on Monday - Friday days of the week. Contractor agrees to abide by any Property bylaws regarding hours of work which may prohibit work on certain days and/or times.

- a. Staging area will be identified and secured from vehicles and other property; as agreed to with Client.

13. Payment Earned. For the work to be performed under this Contract, Client agrees to pay the Contractor the total sum of Eleven Thousand Seven Hundred Sixty Dollars and Zero Cents (\$11,760.00). This amount is subject to change based on additions and supplemental(s) as per agreed change order addendums. Any item on scope performed separately, could be subject to price increase. Payment is due upon receipt unless otherwise noted, and considered late after 15 days. Classic accepts the following payment methods: paper checks via mail or in person, electronic checks, & credit cards. Please contact the accounting department directly at payments@classicconstruction.com to request the electronic check link or credit card processing link with updated invoice. Note: A processing fee of 3% will be added to invoices if Client is paying by credit card.

The contract price for this project has been calculated based on the current prices for the component building materials. However, the market for the building materials that are previously specified is volatile, and sudden price increases could occur. Classic Construction & Restoration agrees to use its best efforts to obtain the lowest possible prices from available building material suppliers, but should there be an increase in the prices of these specified materials that are purchased after execution of contract for use in this project and that increase is more than ten percent (10%) of the current price, Client agrees to pay that cost increase to Classic Construction & Restoration. Any claim by Classic Construction & Restoration for payment of a cost increase, as provided above, shall require written notice delivered by Classic Construction & Restoration to you stating the increased cost, the building material or materials in question, and the source of supply, supported by invoices or bills of sale.

This amount will be paid in draws in accordance with the draw schedule. Contractor will deliver duly-executed material and labor lien waivers at the time of Request for Payment made under this Contract.

Invoice Date	Stage / Percent Completion	Draw Amount	Due Date
Upon Signed Contract	60% Start-Up Draw	\$ 7,056.00	Due Upon Receipt

Invoice Date	Stage / Percent Completion	Draw Amount	Due Date
Upon 100% Completion	40% Retainage Final Invoice	\$ 4,704.00	Due Upon Receipt

All unpaid amounts shall bear interest at the maximum lawful rate from the due date until paid in full. If it becomes necessary to employ an attorney to collect, or take legal action, for any amount that may become due hereunder, the attorney fees will be added to the contract amount.

Warranties. Contractor will provide a 1 year limited labor warranty. All materials will be of good quality and in functional condition. Labor and material warranty is non-transferable.

Disclaimers. Please note this proposal does not include any line items not mentioned in the scope of work or any hidden/unseen damage. These additional damage(s) will be considered as a supplemental, submitted for approval, and billed accordingly. If material has to be reordered or restocked due to cancellation by the Client there could be a restocking fee equal to fifteen percent(15%) of the contract price. ***Estimate is based on visible inspection, unless otherwise noted on the estimate. Unforeseen damage is not included in this estimate. Unforeseen damages can include but are not limited to: decking, framing, uneven slope issues, etc. It is understood that Contractor is not responsible for any defects warranted by manufacturers of material(s) used on in the completion of this contract. It is understood that this proposal does not cover damages that are a reasonably unavoidable consequence of performing the above described work, including but not limited to the exterior or interior cause by excavation or lifting: including but not limited to carpentry, plumbing, sheetrock, underground utilities, air conditioning, landscaping, sprinkler systems, masonry, or concrete. No guarantee can be given that the rigid materials such as plaster, concrete, or brick will not crack. Contractor can assume no responsibility for the survival of plants. Contractor reserves the right to interpret warranty exclusions as per scope of repairs and existing conditions. Contractor does not warranty against general "wear & tear" or "aging" of construction materials. Contractor does not warranty the performance or longevity of any construction materials. Contractor will use due diligence to complete all work in a timely fashion. However, we will not be responsible for delays due to weather conditions beyond our control.

Exclusions. Contractor notes the following situations that will void this warranty:

If anyone works on, walks on, or makes changes to Contractor's work, including but not limited to satellite dishes.

Weather: storm damage, wind damage, rain, hail and "Acts of God."

Damage caused by Trees such as scraping limbs, falling limbs, broken tiles, dislodged tiles, etc.

Expansion and Contraction of any kind, which may cause mortar or stucco cracks, shrinking materials, cracking, and rotting wood (trim, siding, underlayment, lath) sealant failure, rubber seals rotted, etc.

Building shifting or movement that causes tile to dislodge, tears in roofing material, cracks in stucco, etc.

Rodent or animal damage such as dislodged lead, metal, or tiles; chewing of lead or wood, etc.

Contractor will not be liable or responsible for: Damage to a/c lines due to improper placement; Any damage to the interior of the building, any falling objects, or "nail pops" which may occur due to exterior work; Indirect damage caused by the scope of work; Any temperature extremes- cold or hot which can have negative effects on sealants, roof coatings, and other materials; Architectural Defects, including any hidden and preexisting structural defects, existing original construction defects; Repairs not fully addressed or completed by others; Dissimilar material transitions and intersections.

Contractor will do all that it can to match existing materials, however due to age and location of the existing materials, this may not be 100% possible.

Warranty does not include ground expansion/contraction, vandalism, or any other outside influences. Contractor will not be responsible for ground shifting which may cause trip hazards.

This property was not built before 1978 and as such does not fall under the RRP Rule.

Prices are guaranteed for 30 days. This proposal may be considered voided if not accepted within 30 days from the submission date above.

By signing this estimate, all parties agree to the warranty statement and exclusions.

Texas law requires a person insured under a property insurance policy to pay any deductible applicable to a claim made under this policy. It is a violation of Texas law for a seller of goods or services who reasonably expects to be paid wholly or partly from the proceeds of a property insurance claim to knowingly allow the insured person to fail to pay, or assist the insured person's failure to pay, the applicable insurance deductible.

This Contract is subject to Chapter 27, Property Code. The provisions of that chapter may affect your right to recover damages arising from the performance of this Contract. If you have a complaint concerning a construction defect arising from the performance of this Contract and that the defect has not been corrected through normal warranty service, you may provide notice regarding the defect to the Contractor by certified mail, return receipt requested, no later than the 60th day before the date you file suit to recover damages in a court of law. The notice must refer to Chapter 27, Property Code, and must describe the construction defect. If requested by the Contractor, you must provide the Contractor an opportunity to inspect and cure the defect as provided by Section 27.004, Property Code.

CONTRACTOR:



Brandy Painter, COO Classic Construction & Restoration, Inc.

CLIENT:

The person(s) signing above hereby certifies that he or she is fully authorized and empowered to execute this instrument and to bind the person or entity named hereto and does in fact so execute this instrument.

STATE OF TEXAS COUNTY OF Dallas BEFORE ME, the undersigned authority on this day personally appeared or is known to me by their email _____ & Brandy Painter, who proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on

NOTARY PUBLIC Sarah Welch



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/06/2024

REQUESTER: Lee Harriss

PRESENTER: Eric Turner, President

TITLE: Discussion of Landscaping Maintenance, Irrigation Systems, Entry Monuments, Monument Lighting, and Fencing Located on Carrier Parkway, Roy Orr Boulevard, Meadow Lake Drive, Festival Park Lane, Olympic Park Lane, Glacier Park Lane, Bristo Park Lane, Central Park Lane, Hyde Park Lane, Denali Park Lane, Canterbury Park Drive, and Raynes Park Drive



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/06/2024

REQUESTER: Ferronica Briggs

PRESENTER: Ferronica Briggs CAM

TITLE: Consider proposal from Site Landscaping in the amount of \$3,478.49 to replace Holly Trees at common space along Glacier Park

ANALYSIS:



Date: 4/30/2024
PO #
Terms: Net 30
Sales Rep: Jason Tiggs

Customer:

Property:

Parkview PID
 2219 Central Park Ln
 Grand Prairie, TX 75050

Tree Replacement At Common Space 2024

To replace two declined Holly trees at common space along Glacier Park or at front of home 2212 according to pictures attached.

To Replace Declined Trees

Plant Installation

Items	Quantity	
30 Gallon Desert Willow - 30 Gallon Installation - EN	2.00	
Hardwood Shredded Mulch 2" Depth By CY - EN	1.00	
Top Soil - CY Install - EN	1.00	
Labor - Enhancement	20.00	
		Plant Installation: \$2,665.49

Irrigation Repair

Items	Quantity	
Misc Fittings- Design Build	4.00	
Labor - Enhancement	2.00	
		Irrigation Repair: \$813.00

	PROJECT TOTAL:	\$3,478.49
	SALES TAX:	\$0.00
	TOTAL:	\$3,478.49

Terms & Conditions

Item 4.

Standard Terms and Conditions Apply. If your office requires a P.O. Number in order for this work to be paid, our office will need to receive the P.O. in written form before we can schedule this work. You can simply sign this estimate and assign a P.O. number on this page and fax it back to our office.

Thank you for allowing us the ability to provide you with this estimate.

By _____
Jason Tiggs
Date 4/30/2024

Site Landscape Development

By _____
Date _____

Parkview PID



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05-06/2024

REQUESTER: Lee Harriss

PRESENTER: Eric Turner, President

TITLE: Discussion of Budget to Actual Financial Report for April 29, 2024

Budget/Actual Report for Fiscal 2024
322292
Parkview Public Improvement District
as of 4/29/24

	<u>10/1/2023 - 9/30/2024</u>				<u>Current Month</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>	
PVPID					
322292					
Beginning Resource Balance	162,000	175,715.88			
Revenues					
Spec Assess Delinquent	42610	-	600.78	600.78	0%
Special Assessment Income	42620	131,901	129,132.61	(2,768.39)	98%
Interest On Pid Assessment	42630	-	329.26	329.26	0%
Insurance Recovery Property	42770	-	-	1.00	0%
Devlpr Particip/Projects	46110	10,000	3,030.84	(6,969.16)	30%
Miscellaneous	46395	-	-	-	0%
Interest Earnings	49410	-	-	-	0%
Int Earnings - Tax Collections	49470	-	-	-	0%
Trsfr-In Risk Mgmt Funds (Prop	49686	-	-	-	0%
Trsf In/Parks Venue (3170)	49780	725	365.00	(360.00)	50%
Total Revenues	142,626	133,458.49	(9,166.51)	94%	89.65
Expenditures					
Office Supplies	60020	100	79.63	20.37	80%
Decorations	60132	1,500	-	1,500.00	0%
Beautification	60490	6,000	3,843.64	2,156.36	64%
Graffiti Cleanup	60775	-	-	-	0%
Wall Maintenance	60776	25,000	-	25,000.00	0%
Mowing Contractor	61225	39,006	15,640.65	23,365.35	40%
Legal Services	61360	-	-	-	0%
Collection Services	61380	662	662.30	(0.30)	100%
Miscellaneous Services	61485	225	14.99	210.01	7%
Fees/Administration	61510	7,572	3,786.00	3,786.00	50%
Postage And Delivery Charges	61520	120	-	120.00	0%
Light Power Service	62030	2,000	668.62	1,331.38	33%
Water/Wastewater Service	62035	25,000	7,378.20	17,621.80	30%
Bldgs And Grounds Maintenance	63010	-	-	-	0%
Irrigation System Maintenance	63065	5,000	912.79	4,087.21	18%
Decorative Lighting Maintenanc	63146	1,500	-	1,500.00	0%
Property Insurance Premium	64080	550	607.00	(57.00)	110%
Liability Insurance Premium	64090	250	291.96	(41.96)	117%
Miscellaneous Improvement	68020	-	-	-	0%
Fencing	68061	-	-	-	0%
Row/Easement Title Purchase	68091	-	-	-	0%
Landscaping	68250	-	-	-	0%
Signs	68390	-	-	-	0%
Irrigation Systems	68635	-	-	-	0%
Total Expenditures	114,485	33,885.78	80,599.22	30%	4,877.05
Ending Resource Balance	190,141	275,288.59			

Parkview Public Improvement District

These are Parkview PID assessments collected from PID residents to pay for PID maintenance.

Budget/Actual Report for Fiscal 2024
322292
Parkview Public Improvement District
as of 4/29/24

	10/1/2023 - 9/30/2024					Current Month		
	Budget	Actual			Total		Difference	
		Single Family Homes PVPSF	Townhomes PVPTH	PVPID				
Beginning Resource Balance	162,000				175,715.88	13,715.88		
Revenues								
Spec Assess Delinquent	42610	-		600.78	600.78	600.78	-	
Special Assessment Income	42620	131,901		129,132.61	129,132.61	(2,768.39)	89.65	
Interest On Pid Assessment	42630	-		329.26	329.26	329.26	-	
Insurance Recovery Property	42770	-		-	-	-	-	
Devlpr Particip/Projects	46110	10,000		3,030.84	3,030.84	(6,969.16)	-	
Miscellaneous	46395	-		-	-	-	-	
Interest Earnings	49410	-		-	-	-	-	
Int Earnings - Tax Collections	49470	-		-	-	-	-	
Trsf-In Risk Mgmt Funds (Prop	49686	-		-	-	-	-	
Trsf In/Parks Venue (3170)	49780	725		365.00	365.00	(360.00)	-	
Total Revenues	142,626			133,458.49	133,458.49	(9,167.51)	89.65	
Expenditures								
Office Supplies	60020	100	14.00	65.63	-	79.63	(20.37)	60.16
Decorations	60132	1,500	-	-	-	-	(1,500.00)	-
Beautification	60490	6,000	-	3,843.64	-	3,843.64	(2,156.36)	-
Graffiti Cleanup	60775	-	-	-	-	-	-	-
Wall Maintenance	60776	25,000	-	-	-	-	(25,000.00)	-
Mowing Contractor	61225	39,006	1,783.00	13,857.65	-	15,640.65	(23,365.35)	4,801.90
Legal Services	61360	-	-	-	-	-	-	-
Collection Services	61380	662	-	-	662.30	662.30	0.30	-
Miscellaneous Services	61485	225	4.00	10.99	-	14.99	(210.01)	14.99
Fees/Administration	61510	7,572	906.00	2,880.00	-	3,786.00	(3,786.00)	-
Postage And Delivery Charges	61520	120	-	-	-	-	(120.00)	-
Light Power Service	62030	2,000	38.00	630.62	-	668.62	(1,331.38)	-
Water/Wastewater Service	62035	25,000	678.74	6,699.46	-	7,378.20	(17,621.80)	-
Bldgs And Grounds Maintenance	63010	-	-	-	-	-	-	-
Irrigation System Maintenance	63065	5,000	15.15	897.64	-	912.79	(4,087.21)	-
Roadway Markings/Signs Maint	63115	-	-	-	-	-	-	-
Decorative Lighting Maintenanc	63146	1,500	-	-	-	-	(1,500.00)	-
Property Insurance Premium	64080	550	104.00	503.00	-	607.00	57.00	-
Liability Insurance Premium	64090	250	76.39	215.57	-	291.96	41.96	-
Miscellaneous Improvement	68020	-	-	-	-	-	-	-
Fencing	68061	-	-	-	-	-	-	-
Row/Easement Title Purchase	68091	-	-	-	-	-	-	-
Landscaping	68250	-	-	-	-	-	-	-
Signs	68390	-	-	-	-	-	-	-
Irrigation Systems	68635	-	-	-	-	-	-	-
Total Expenditures	114,485	3,619.28	29,604.20	662.30	33,885.78	(80,599.22)	4,877.05	
Ending Resource Balance	190,141				275,288.59	85,147.59		

Parkview Public Improvement District

These are Parkview PID assessments collected from PID residents to pay for PID maintenance.