



**WESTCHESTER PUBLIC IMPROVEMENT DISTRICT
BOARD MEETING
THE OAKS BAPTIST CHURCH, 801 EAST HIGHWAY 20
TUESDAY, JANUARY 30, 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. Invocation
2. Discussion of Budget to Actual Financial Report for December 31, 2023
3. Consider increasing amount for President's approval from \$5000 to \$10000
4. Consider proposal from Site Landscape Development in the amount of \$346,635.84 for 2024 - 2025 Landscape Maintenance Services on Bardin, Robinson, Morningside, Polo, Carrier, I-20, Gotland, Camp Wisdom, Sandra, Queensway, Westchase, Dechman, Sesquicentennial Park, and Westchester Parkway.
5. Discuss repairs from December 2023 Irrigation Report in the amount of \$3,425.47 on W. Westchester Parkway, Newberry, Black Walnut, Longhorn, Front of Elementary school on Carrier, Sandra, Bardin, Sierra, Columbia, Salem, and Lionshire.
6. Discuss removal of 2 Cedar Elm Trees in the amount of \$1581.93 at Westchester and Dechman at stop sign impeding drivers' line of sight.
7. Discuss updates from Tree Committee – Carrier, Dechman, Robinson, Polo, Bardin Rd., Sandra, Camp Wisdom, Morningside, Westchester, and Westchase
8. Consider Proposal form Vision Communities Management Sight-Line to repair Rhino Rock wall in the amount of \$1,600 at Forestedge Dr. at Dechman due to car running into wall around 11/30/2023.
9. Discuss electrical repair in the amount of \$250 on Carrier and Bardin due to outlet replacement.
10. Discuss Completed electrical repairs in the amount of \$1,100 on Polo and Appalossa Drive , and Sandra and Bardin.
11. Discussion of VCM client Announcement. We are excited to share that Vision Communities Management recently joined the RealManage Family of Brands.

[12.](#) Nomination and Election of Advisory Board Member - 1 Open Position

[13.](#) Selection of Officers - President, Vice President, Secretary/Treasurer

CITIZENS' FORUM

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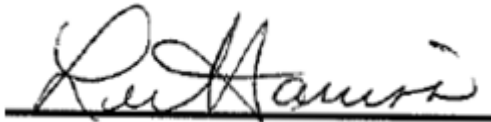
ADJOURNMENT

Message of Religious Welcome

As many of you are aware, we customarily begin our meetings with an invocation. This prayer is intended for the benefit of the board members and is directed to them and not the audience. Those who deliver the invocation may reference their own religious faith as you might refer to yours when offering a prayer. We wish to emphasize, however, that members of all religious faiths are welcome, not only in these meetings, but in our community as well. The participation of all our citizens in the process of self-government will help our fine city best serve the good people who live here. Employees and audience members are welcome to pray or not pray, and this choice will have no bearing on any vote made by the board.

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, this meeting agenda was prepared and posted January 24, 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: 01/16/2024
REQUESTER: Lee Harriss
PRESENTER: Christopher Riddick, President
TITLE: Invocation



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 01/30/2024

REQUESTER: Lee Harriss

PRESENTER: Christopher Riddick, President

TITLE: Discussion of Budget to Actual Financial Report for December 31, 2023

Budget/Actual Report for Fiscal 2024
321192
Westchester Public Improvement District
as of 12/31/23

	<u>10/1/2023 - 9/30/2024</u>				<u>Current Month</u>	
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>		
	WCPID					
	321192					
Beginning Resource Balance	809,000	1,253,149.74				
Revenues						
Spec Assess Delinquent	42610	-	1,520.06	1,520.06	0%	1,018.13
Special Assessment Income	42620	1,269,653	736,216.06	(533,436.94)	58%	673,820.42
Interest On Pid Assessment	42630	-	(7.29)	(7.29)	0%	(133.63)
Oper Contrib-Private Source	46010	-	-	-	0%	-
Miscellaneous	46395	-	-	-	0%	-
Int Earnings - Tax Collections	49470	-	-	-	0%	-
Trnsfr-In Strt Cap Proj (4001)	49625	-	-	-	0%	-
Trsf-In Risk Mgmt Funds (Prop)	49686	-	15,234.00	15,234.00	0%	-
Trsf In/Grants Fund (3005)	49755	-	-	-	0%	-
Trsf In/Parks Venue (3170)	49780	58,256	14,561.00	(43,695.00)	25%	4,855.00
Total Revenues	1,327,909	767,523.83	(560,385.17)	58%	679,559.92	
Expenditures						
Office Supplies	60020	1,800	436.92	1,363.08	24%	31.61
Decorations	60132	40,000	36,243.12	3,756.88	91%	250.00
Beautification	60490	200,000	94,362.10	105,637.90	47%	80,249.62
Wall Maintenance	60776	75,000	21,853.00	53,147.00	29%	1,525.00
Professional Engineering Servi	61041	12,000	-	12,000.00	0%	-
Mowing Contractor	61225	307,789	60,875.00	246,914.00	20%	32,274.00
Tree Services	61226	80,000	82,063.30	(2,063.30)	103%	27,156.51
Collection Services	61380	9,860	-	9,860.00	0%	-
Miscellaneous Services	61485	1,000	77.68	922.32	8%	-
Fees/Administration	61510	29,700	7,500.00	22,200.00	25%	2,500.00
Postage And Delivery Charges	61520	50	-	50.00	0%	-
Light Power Service	62030	6,300	635.80	5,664.20	10%	(0.99)
Water/Wastewater Service	62035	175,000	41,310.48	133,689.52	24%	6,425.10
Irrigation System Maintenance	63065	75,000	24,420.25	50,579.75	33%	19,852.17
Decorative Lighting Maintenanc	63146	18,000	-	18,000.00	0%	-
Property Insurance Premium	64080	6,000	-	6,000.00	0%	-
Liability Insurance Premium	64090	3,500	-	3,500.00	0%	-
Fencing	68061	500,000	-	500,000.00	0%	-
Row/Easement Title Purchase	68091	-	-	-	0%	-
ArchitectL/Engineering Servcs	68240	-	-	-	0%	-
Landscaping	68250	-	-	-	0%	-
Construction	68540	-	-	-	0%	-
	-	-	-	-	0%	-
Total Expenditures	1,540,999	369,777.65	1,171,221.35	24%	170,263.02	
Ending Resource Balance	595,910	1,650,895.92				

Westchester Public Improvement District

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



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 01/16/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Consider increasing amount for President’s approval from \$5000 to \$10000

ANALYSIS:

Consider increasing amount for President’s approval from \$5000 to \$10000



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 01/16/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Consider proposal from Site Landscape Development in the amount of \$346,635.84 for 2024 -2025 Landscape Maintenance Services on Bardin, Robinson, Morningside, Polo, Carrier, I-20, Gotland. Camp Wisdom, Sandra, Queensway, Westchase, Dechman, Sesquicentennial Park, and Westchester Parkway.

ANALYSIS:

Consider proposal from Site Landscape Development in the amount of \$346,635.84 for 2024 -2025 Landscape Maintenance Services on Bardin, Robinson, Morningside, Polo, Carrier, I-20, Gotland. Camp Wisdom, Sandra, Queensway, Westchase, Dechman, Sesquicentennial Park, and Westchester Parkway.



Westchester PID

2024-2025 Maintenance Services

Functions	Frequency	Cost	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
Monthly Occurrences	40		2	5	4	4	5	4	5	3	2	2	2	2	40
Mowing	40	\$ 4,465.68	\$ 8,931.36	\$ 22,328.40	\$ 17,862.72	\$ 17,862.72	\$ 22,328.40	\$ 17,862.72	\$ 22,328.40	\$ 13,397.04	\$ 8,931.36	\$ 8,931.36	\$ 8,931.36	\$ 8,931.36	\$ 178,627.20
Scalping	1	Included													
Edging	40	Included													
Monofilament Trim	40	Included													
Native Mowing - East Hills	12	\$ 50.00	\$ 50.00	\$ 50.00	\$ 100.00	\$ 100.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 100.00	\$ 50.00				\$ 600.00
Native Mowing - Brenton	12	\$ 50.00	\$ 50.00	\$ 50.00	\$ 100.00	\$ 100.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 100.00	\$ 50.00				\$ 600.00
I-20 Frontage Mowing	18	\$ 60.00	\$ 60.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 1,080.00
East Bardin Native Area	18	\$ 30.00	\$ 30.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 540.00
Polo Road Mowing	18	\$ 30.00	\$ 30.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 540.00
Mulch color beds w/ color change	3	\$725	\$725				\$725				\$725				\$ 2,175.00
Four small ROW	40	\$ 40.50	\$ 91.00	\$ 202.50	\$ 162.00	\$ 162.00	\$ 202.50	\$ 162.00	\$ 202.50	\$ 121.50	\$ 91.00	\$ 91.00	\$ 91.00	\$ 91.00	\$ 1,670.00
Westchester Pkwy behind Tom Thumb	3	\$ 300.00	\$ 300.00			\$ 300.00		\$ 300.00			\$ 300.00				\$ 1,200.00
East Side of Carrier South of Tom Thumb	3	\$ 100.00	\$ 100.00			\$ 100.00		\$ 100.00			\$ 100.00				\$ 400.00
Transformer @ Carrier/Bardin	3	\$ 125.00	\$ 125.00			\$ 125.00		\$ 125.00			\$ 125.00				\$ 500.00
Spray Lines	4	Included													
Shrub Trim	9	\$ 394.34	\$ 394.34	\$ 394.34	\$ 394.34	\$ 394.34	\$ 394.34	\$ 394.34	\$ 394.34	\$ 394.34	\$ 394.34				\$ 3,549.06
Winter Cut Backs (GC, Roses, Grasses, Perennials)	1	Included													
Ground Cover Trim	9	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00				\$ 3,600.00
Bed Maintenance Hand Weeding	40	\$ 262.50	\$ 525.00	\$ 1,312.50	\$ 1,050.00	\$ 1,050.00	\$ 1,312.50	\$ 1,050.00	\$ 1,312.50	\$ 787.50	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 10,500.00
Tree Well Maint. (trim, edge, removal of weeds)	40	\$ 99.00	\$ 198.00	\$ 495.00	\$ 396.00	\$ 396.00	\$ 495.00	\$ 396.00	\$ 495.00	\$ 297.00	\$ 198.00	\$ 198.00	\$ 198.00	\$ 198.00	\$ 3,960.00
Police Grounds for trash and debris	40	\$ 211.23	\$ 422.46	\$ 1,056.15	\$ 844.92	\$ 844.92	\$ 1,056.15	\$ 844.92	\$ 1,056.15	\$ 633.69	\$ 422.46	\$ 422.46	\$ 422.46	\$ 422.46	\$ 8,449.20
Bed Pre-Emergent	2	\$ 152.47									\$ 152.47			\$ 152.47	\$ 304.94
Bed Fertilization	3	\$ 227.42	\$ 227.42			\$ 227.42				\$ 227.42					\$ 682.26
Lawn Post-Emergent Broad Leaf Weeds	2	\$ 905.51								\$ 905.51			\$ 905.51	\$ 1,811.02	
Lawn Pre-Emergent	2	\$ 905.51								\$ 905.51			\$ 905.51	\$ 1,811.02	
Lawn Post-Emergent Grassy Weeds	2	\$ 905.51				\$ 905.51	\$ 905.51								\$ 1,811.02
Round up Sidewalks	12	\$ 23.40	\$ 23.40	\$ 23.40	\$ 23.40	\$ 23.40	\$ 23.40	\$ 23.40	\$ 23.40	\$ 23.40	\$ 23.40	\$ 23.40	\$ 23.40	\$ 23.40	\$ 280.80
Sprinkler Check/Adjust	12	\$ 3,043.20	\$ 3,043.20	\$ 3,043.20	\$ 3,043.20	\$ 3,043.20	\$ 3,043.20	\$ 3,043.20	\$ 3,043.20	\$ 3,043.20	\$ 3,043.20	\$ 3,043.20	\$ 3,043.20	\$ 3,043.20	\$ 36,518.40
Debris Disposal	40	Included													
Crepe Myrtle Pruning & Ornamentals up to 7'	1	\$ 3,851.26	\$ 3,851.26												\$ 3,851.26
Spray Other Tree - Crepes	1	Included													
Fire Ant Control		Included													
Mulch beds only	1	\$ 8,996.68	\$ 8,996.68												\$ 8,996.68
Fertilization - Lawn	3	\$ 6,976.38	\$ 6,976.38				\$ 6,976.38				\$ 6,976.38				\$ 20,929.14
Seasonal color - Summer	1	\$ 15,910.68				\$ 15,910.68									\$ 15,910.68
Seasonal color - Winter	1	\$ 15,910.68									\$ 15,910.68				\$ 15,910.68
Spring Petunias	1	\$ 15,910.68	\$ 15,910.68												\$ 15,910.68
Color bed prep		Included													
Color bed fertilization(90 day intervals)	4	\$ 200.00	\$ 200.00				\$ 200.00			\$ 200.00			\$ 200.00		\$ 800.00
Mower Caution Signs	40	Included													
Fall Fescue seeding	1	\$ 3,117								\$ 3,116.80					\$ 3,116.80
Monthly & Yearly Totals			\$ 51,461.18	\$ 29,795.49	\$ 24,616.58	\$ 42,910.19	\$ 37,677.38	\$ 25,041.58	\$ 29,595.49	\$ 24,772.91	\$ 38,538.29	\$ 13,354.42	\$ 13,554.42	\$ 15,317.91	\$ 346,635.84



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 1/16/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Discuss repairs from December 2023 Irrigation Report in the amount of \$3,425.47 on W. Westchester Parkway, Newberry, Black Walnut, Longhorn, Front of Elementary school on Carrier, Sandra, Bardin, Sierra, Columbia, Salem, and Lionshire.

ANALYSIS:

Discuss repairs from December 2023 Irrigation Report in the amount of \$3,425.47 on W. Westchester Parkway, Newberry, Black Walnut, Longhorn, Front of Elementary school on Carrier, Sandra, Bardin, Sierra, Columbia, Salem, and Lionshire.



Date: 12/7/2023
PO #
Terms: Net 30
Sales Rep: Jonathan Williams

Customer:
 Casey Herndon
 Vision Communities Management,
 Inc.
 5757 Alpha Road
 Dallas, TX 75240

Property:
 Westchester PID
 4280 S Carrier Parkway
 Grand Prairie, TX 75052

November 2023 Irrigation Report

Unless noted below irrigation zones and controllers are considered to be in good working condition. If not listed below no repairs are needed at the time of this irrigation inspection.

Controller 1- Carrier & I-20

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 2- Carrier & W. Westchester Pkwy.

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Zone 2

Replace 4" Broken/Leaking Spray Head	1.00	\$30.32	\$30.32
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Controller 3- Carrier Pkwy.

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 4- Carrier & Clayton

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 5- Carrier & Clayton

Items	Quantity	Price/Unit	Price
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Controller and Rain/Freeze Sensor
No Repairs Needed

0.00

\$0.00

Item 5.
\$0.00

Controller 6- Carrier & Newberry

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00
Zone 1			
Repair Medium Lateral Line	1.00	\$183.58	\$183.58

Controller 7- Carrier & Queens Way

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 8- Carrier & Black Walnut

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00
Zone 7			
Replace 6" Broken/Leaking Rotor	1.00	\$75.31	\$75.31

Controller 9- Carrier & Devonshire

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 10- Carrier & Longhorn

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00
Zone 1			
Replace 6" Broken/Leaking Rotor	1.00	\$75.31	\$75.31
Zone 9			
Replace 6" Broken/Leaking Rotor	1.00	\$75.31	\$75.31
Zone 11			
Replace 1.5" Faulty Electric Valve	1.00	\$575.21	\$575.21

Controller 11- Carrier & Front of Elementary School

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00
Zone 6			
Replace 1.5" Faulty Electric Valve	1.00	\$575.21	\$575.21

Controller 12- Carrier & Sandra

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00
Zone 17			
Replace 6" Broken/Leaking Rotor	2.00	\$75.28	\$150.56

Controller 13- Carrier & Burberry

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 14- Carrier & Sandra

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 15- Robinson

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 16- Polo & Jason

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 17- Polo & Morningside

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 18- Polo & Devonshire

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 19- Polo & Devonshire

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 20- Polo & Heatherbrook

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Zone 1

Controller 21- Polo & Fire Station #9

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 22- Polo & Westchester Glen

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 23- Yarrow Court

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 24- Polo & Appalossa

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 25- Brenton

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			

No Repairs Needed

0.00

\$0.00

Item 5.

Controller 26- Polo & Morningside

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 27- Clydesdale

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 28- Gotland Dr.

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 29- Sandra & Bardin

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Zone 12

Repair Large Lateral Line	1.00	\$229.75	\$229.75
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Controller 30- Sandra & Bardin

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 31- Bardin & Newcastle

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 32- Bardin & Payne

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 33- Bardin & Sierra

Items	Quantity	Price/Unit	
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Zone 5			
Repair Large Lateral Line	1.00	\$229.75	\$229.75

Controller 34- Columbia & Newberry

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

CONTROLLER BROKEN AND NEEDS REPLACED

Labor - Irrigation design build	8.00	\$98.00	\$784.03
Irrigation Misc Fittings - Design Build - EN	1.00	\$350.00	\$350.00

Controller 35- Bardin & Sierra (fence)

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 36- Bardin & Salem

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Zone 1

Replace 4" Broken/Leaking Spray Head	1.00	\$30.32	\$30.32
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Controller 37- Westchester & Lionshire

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
Replace Battery in Rain/Freeze Sensor	1.00	\$60.81	\$60.81

Controller 38- Bardin & Cedar Ridge

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

CONTROLLER HAS NO POWER

Controller 39- Bardin & Cedar Ridge

Items	Quantity	Price/Unit	
Controller and Rain/Freeze Sensor No Repairs Needed	0.00	\$0.00	\$0.00

Controller 40- Bardin & Chandra

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor No Repairs Needed	0.00	\$0.00	\$0.00

Controller 41- Bardin & Robinson

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor No Repairs Needed	0.00	\$0.00	\$0.00

Controller 42- Robinson & Roaring Springs

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor No Repairs Needed	0.00	\$0.00	\$0.00

Controller 43- Bardin & Hardemen

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor No Repairs Needed	0.00	\$0.00	\$0.00

Controller 44- Bardin & Hardeman

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor No Repairs Needed	0.00	\$0.00	\$0.00

Controller 45- Robinson & Morningside

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor No Repairs Needed	0.00	\$0.00	\$0.00

Controller 46- Robinson & Ridge Point

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor No Repairs Needed	0.00	\$0.00	\$0.00

Controller 47- Carrier & Camp Wisdom

Items	Quantity	Price/Unit	
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 48- Camp Wisdom & Valentino

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

PROJECT TOTAL: \$3,425.47

SALES TAX: \$0.00

TOTAL: \$3,425.47

Terms & Conditions

Irrigation in Texas is regulated by Texas Commission on Environmental Quality (TCEQ) (MC-178), P.O. Box 13087, Austin, Texas 78711-3087. TCEQ's website is:

www.tceq.state.tx.us TX LI 6823

Average Cost Reference List:

Irrigation Tech Hourly Rate: \$110.00

Irrigation Helper: \$70.00

Emergency Call: \$175.00

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 _____

Jonathan Williams

Date 12/7/2023

Site Landscape Development

By _____

Date _____

Westchester PID



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 1/16/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Discuss removal of 2 Cedar Elm Trees in the amount of \$1581.93 at Westchester and Dechman at stop sign impeding drivers' line of sight.

ANALYSIS:

Discuss removal of 2 Cedar Elm Trees in the amount of \$1581.93 at Westchester and Dechman at stop sign impeding drivers' line of sight.



Date: 12/7/2023
PO #
Terms: Net 30
Sales Rep: Jonathan Williams

Customer:
 Casey Herndon
 Vision Communities Management,
 Inc.
 5757 Alpha Road
 Dallas, TX 75240

Property:
 Westchester PID
 4280 S Carrier Parkway
 Grand Prairie, TX 75052

Two Tree Removals At Westchester and Dechman Stop Sign

This proposal is to remove the two cedar elms on the southwest corner at Westchester Pkwy and Dechman. The reason for removals is for safety concerns for drivers not having a clear view when turning. This includes removal and stump grind.

Two Tree Removals At Westchester and Dechman Stop Sign

Two Tree Removals At Westchester and Dechman Stop Sign

Items	Quantity	
Labor, Removal, and Stump Grind	1.00	
Two Tree Removals At Westchester and Dechman Stop Sign:		\$1,581.93
		PROJECT TOTAL: \$1,581.93
		SALES TAX: \$0.00
		TOTAL: \$1,581.93

Terms & Conditions

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 _____
Jonathan Williams

Date 12/7/2023

Site Landscape Development

By _____

Date _____

Westchester PID



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 01/16/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Discuss updates from Tree Committee – Carrier, Dechman, Robinson, Polo, Bardin Rd., Sandra, Camp Wisdom, Morningside, Westchester, and Westchase

ANALYSIS:

Discuss updates from Tree Committee – Carrier, Dechman, Robinson, Polo, Bardin Rd., Sandra, Camp Wisdom, Morningside, Westchester, and Westchase



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 1/16/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Consider Proposal form Vision Communities Management Sight-Line to repair Rhino Rock wall in the amount of \$1,600 at Forestedge Dr. at Dechman due to car running into wall around 11/30/2023.

ANALYSIS:

Consider Proposal form Vision Communities Management Sight-Line to repair Rhino Rock wall in the amount of \$1,600 at Forestedge Dr. at Dechman due to car running into wall around 11/30/2023.

Sight-Line

1421 Champion Dr
St 320
Carrollton, TX 75006 US
(469) 798-9370
Sightline@vcmtexas.com

Item 8.



Estimate

ADDRESS
Westchester PID
300 W Main St Grand Prairie, TX 75050

DATE 11/30/2023
EXPIRATION DATE 12/30/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Brick Wall Work	Repair RhinoRock Wall Replace one column and column Cap Reset existing panels Patch concrete Mow strip Restain repaired items to match fence Price includes materials, labor, trip charge	1	1,600.00	1,600.00
TOTAL					\$1,600.00

Accepted By

Accepted Date



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 01/16/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Discuss electrical repair in the amount of \$250 on Carrier and Bardin due to outlet replacement.

ANALYSIS:

Discuss electrical repair in the amount of \$250 on Carrier and Bardin due to outlet replacement.

PREMIER OAKS LIGHTING

Premier Oaks Lighting

Invoice 29361051

Invoice Date 12/6/2023

Billing Address:

Completed Date 12/1/2023

Premier Oaks Landscape Management LLC

Payment Term Net 30

P.O. Box 80047

Due Date 1/5/2024

Keller, TX

76244

Job Address

Westchester Pid
4825 South Carrier Parkway
Grand Prairie, TX 75052 USA

Billing Address

Westchester Pid
5757 Alpha Road
Dallas, TX 75240 USA

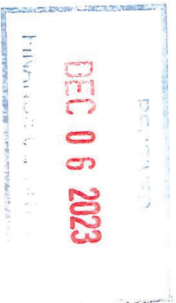
Description of work

Replaced outlet at Carrier Parkway and Bardin Road

Task #	Description	Quantity	Your Price	Total
Electrical Repair	Replaced outlet at Carrier Parkway and Bardin Road	1.00	\$250.00	\$250.00

Sub-Total \$250.00
 Tax \$0.00
Total \$250.00
 Payment \$0.00
Balance Due \$250.00

Illuminate Your Holidays with Premier Oaks Lighting!



321192-60132-WCPID

~~\$250.00~~ 12-7-23

RO V# 27078



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 01/16/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Discuss Completed electrical repairs in the amount of \$1,100 on Polo and Appalossa Drive , and Sandra and Bardin.

ANALYSIS:

Discuss Completed electrical repairs in the amount of \$1,100 on Polo and Appalossa Drive , and Sandra and Bardin.



Premier Oaks Lighting

Billing Address:
Premier Oaks Landscape Management LLC
P.O. Box 80047
Keller, TX
76244

Invoice 29528308
Invoice Date 12/20/2023
Completed Date 12/20/2023
Payment Term Net 30
Due Date 1/19/2024

Billing Address
Westchester Pid
5757 Alpha Road
Dallas, TX 75240 USA

Job Address
Westchester Pid
4825 South Carrier Parkway
Grand Prairie, TX 75052 USA

Task #	Description	Quantity	Your Price	Total
Electrical Repair	Replaced outlet at Polo and Appaloosa Drive	2.00	\$250.00	\$500.00
	Replaced outlet at Sandra and Bardin			
Electrical Repair	After Replacing the outlet we determined that the photocells were also bad and needed to be replaced.	2.00	\$300.00	\$600.00
	Replaced Photocell at Polo and Appaloosa Drive			
	Replaced photocell at Sandra and Bardin			

Sub-Total	\$1,100.00
Tax	\$0.00
Total	<u>\$1,100.00</u>
Payment	\$0.00
Balance Due	\$1,100.00

Illuminate Your Holidays with Premier Oaks Lighting!



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 01/16/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Discussion of VCM client Announcement. We are excited to share that Vision Communities Management recently joined the RealManage Family of Brands.

ANALYSIS:

Discussion of VCM client Announcement. We are excited to share that Vision Communities Management recently joined the RealManage Family of Brands.



Dear Valued Clients,

We are excited to share that Vision Communities Management recently joined the RealManage Family of Brands. RealManage is a partner that shares our values, commitment to excellent service and providing opportunities to our team members. We firmly believe we've found a partner that shares our family-oriented view in providing tailored services to meet the unique needs of our clients.

Most importantly, we will continue to operate with the same commitment to excellence we always have. You will continue to collaborate with your current team, operating locally as Vision Communities Management, a Real Manage Family of Brands Company. Your community management team will continue to partner with you and the local leadership will remain the same. Your experience as our valued client remains our top priority.

Joining the RealManage Family of Brands provides us with a national reach where we can continue to operate in your cities and markets with more resources and a wealth of support for your community and homeowners. We are excited for our team members to have these additional resources to aide them in delivering the same exceptional service to you and your homeowners.

We appreciate and value your continued partnership with us. We are confident this partnership will enable us to grow in our partnership with you. If you have any questions or concerns, please don't hesitate to reach out to Amber Anderson at amber@vcmtexas.com and Mike Kingsbery at michael@vcmtexas.com.

We are excited to continue our collaboration with you, your board, your homeowners, and your community in this exciting new phase of our company.

Sincerely,

Amber Anderson and Mike Kingsbery



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 12/05/2023

REQUESTER: Lee Harriss

PRESENTER: Christopher Riddick, President

TITLE: Nomination and Election of Advisory Board Member - 1 Open Position



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 12/05/2023

REQUESTER: Lee Harriss

PRESENTER: Christopher Riddick, President

TITLE: Selection of Officers - President, Vice President, Secretary/Treasurer
