



**OAK HOLLOW/SHEFFIELD VILLAGE PUBLIC
IMPROVEMENT DISTRICT ANNUAL MEETING
SPRING CREEK BARBEQUE, 4108 S CARRIER PARKWAY, GRAND
PRAIRIE, TEXAS
TUESDAY, OCTOBER 12, 2021 AT 6:30 PM**

AGENDA

CALL TO ORDER

AGENDA ITEMS

1. [EnterTextHere](#)

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 Month XX, 2021.

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

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



CITY OF GRAND PRAIRIE
OAK HOLLOW/SHEFFIELD VILLAGE
PUBLIC IMPROVEMENT DISTRICT ANNUAL MEETING
SPRING CREEK BARBEQUE, 4108 S CARRIER PKWY.
TUESDAY, OCTOBER 12, 2021, 6:30 PM

AGENDA

The meeting will be held at Spring Creek Barbeque, 4108 S Carrier Pkwy., Grand Prairie, Texas. The complete agenda packet has been posted on the city's website (www.gptx.org/pid) for those who would like to view it in its entirety.

CALL TO ORDER

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 August 10, 2021

2. Projects:

- Tree Trimming – Great Southwest Pkwy., Claremont Dr., and Magna Carta Blvd.
 - scheduled for August 27th and 28th
 - i. Price lowered to \$10,713.75 from SPSD.
- Arterials – Great Southwest Pkwy., Claremont Dr., and Magna Carta Blvd.
- LED Street Signs
 - 1. Great Southwest/Channing
 - 2. Great Southwest/Claremont
 - 3. Great Southwest/Fairmont
- Wall Maintenance - Great Southwest Pkwy., Claremont Dr., and Magna Carta Blvd.
 - 1. Proposal for evaluation of the screening walls - Alliance Geotechnical Group
- Landscape Improvements and/or Maintenance
 - 1. 2602 Claremont Flowerbed - \$25,971.23
 - ii. Concrete/Stone Flowerbeds
 - 1. SPSD, \$14,958.50
 - 2. Locations:
 - a. Great Southwest, north end, 2 beds

- b. Great Southwest/Channing, 4 beds
 - c. Great Southwest/Claremont, 4 beds
 - d. Great Southwest/Fairmont, 4 beds
 - e. Great Southwest, south end, 1 bed
 - f. Claremont/Fairmont, 1 bed
 - g. Claremont/Perrine, 1 bed
 - h. Claremont median by Magna Carta, 1 bed
 - i. Claremont-west end, 2 beds
 - iii. Freeze Damage
 - 1. Tree replacements
 - a. Great Southwest Pkwy., Claremont Dr., and Magna Carta Blvd.
- Holiday Decorations - Great Southwest Pkwy., Claremont Dr., and Magna Carta Blvd.
 - i. Christmas
 - 1. Outlet Map - Great Southwest Pkwy., Claremont Dr., and Magna Carta Blvd.
 - 2. The Majestic Christmas Company
- Landscape Lighting/Addition/Repair of Electrical Outlets
 - 1. Great Southwest Pkwy., Claremont Dr., and Magna Carta Blvd.
- Signage Improvements and/or Maintenance – Signs to be placed along sidewalk at Claremont, Fairmont, Great Southwest Pkwy., Magna Carta Blvd. and Channing
 - i. Informational Signs Bids
 - 1. AlphaGraphics
 - 2. The Budget Signs
 - 3. FastSigns
- Maintenance Issues
 - i. SPSD-irrigation repair invoice, Claremont, \$291.21
 - ii. SPSD-removal of damaged limb invoice, \$300
 - iii. SPSD-tree trimming-raise canopy invoice, Great Southwest Parkway, \$10,856
 - iv. Wall @ 4313 Presto
 - v. Monument Light – 2718 Claremont - repaired by Bob Owens
 - vi. Trash Can Maintenance Responsibilities for the park near the south entrance – Park is maintained by the Parks and Recreation Department

3. **Budget and Financial Reports**
4. **Nominations and Election of Advisory Board**
 - Five (5) positions
5. **Announce Voting Results**
6. **Selection of Officers**
 - President
 - Vice President
 - Secretary/Treasurer

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 Oak Hollow/Sheffield Village PID Board meeting agenda was prepared and posted October 7, 2021.

Lee Harriss, Special District Administrator

Oak Hollow/Sheffield Village PID Board Meeting Minutes

Outlaw's BBQ

8/10/2021

6:30PM

1. Call to Order: Raul Leal called to order at 6:34PM
 - a. Present:
 - i. Raul Leal, holding proxy for Julia Perez and Raymond Montoya
 - ii. George Locus, PMG. Lee Harriss, City of Grand Prairie
 - b. Absent:
 - i. Cory Walden, Naomi Alanis
2. Minutes of May 4th, 2021.
 - a. BOARD Voted to approve minutes with no correction. Raul moved, motion passes by proxy.
3. Financial Update
 - a. Lee outlined current financial status, no major updates at this time.
4. Selection of Officers
 - a. Secretary/Treasurer: No candidate selected at this time. George to take minutes until candidate can be selected.
 - b. Karla Weaver has resigned as BOARD President; a replacement will need to be selected at the next Annual Meeting.
5. PID Management Report and Projects/Contracts
 - a. Tree Trimming Project
 - i. Work began for the tree trimming project, by SPSD. George negotiated the initial bid down to \$10,713.75 and provided approval, per instructions from BOARD at last meeting.
 - b. Arterials
 - i. Installation of all Arterial Signs has been completed, no issues reported as of meeting date.
 - c. LED Street Signs
 - i. Approval has been provided by George/Lee; awaiting confirmation of install date, or other information on preparations.
 - d. Wall Maintenance RFQ
 - i. Alliance Geotechnical Group has been selected as the firm to complete the evaluation of the screening wall. George to negotiate price with firm and bring to the next meeting.
 - e. Brightview Meter
 - i. The confusion around the Brightview Landscaping to be installed at the Sheffield Village monument sign has been resolved. The shrubs and beds were included in the RFP for Concrete Flower Beds conducted by George with PMG. Meter install already completed
 - f. Concrete Flower Bed Bids

- i. Three bids were provided to George as a result of his RFP. Board selected SPSD to complete the work for their provided price of \$14,958.50, pending a more detailed bid from SPSD outlining the work they plan to complete. George to collect additional detail and bring to the next meeting.
 - g. Freeze Damage
 - i. Damaged redbud trees have been removed, and the install of the new trees is ongoing as trees become available to SPSD.
 - h. Christmas Lights
 - i. Majestic Christmas Company selected as vendor for this year at an approximate cost of \$31,215.00, with the following conditions:
 - 1. Rental, not purchase
 - 2. Add the additional small trees at the southernmost monument sign, if possible
 - 3. Add 2, eight-foot 2D lighted displays per entrance
 - 4. No Hanging lights, no 12' LED tree
 - i. Informational Signage Bids
 - i. Three bids were reviewed; discussion tabled until next meeting so more board members could be present in person to discuss changes to the sign's content and vendor preference.
 - j. Paid Invoices:
 - i. Irrigation Repair (SPSD) - \$291.21
 - ii. Tree Limb Removal (SPSD) – \$300.00
 - iii. Monument Light (Bob Owens) – \$464.14
 - k. Letter from Developer of Business nearby Presented to those in attendance, no discussion was held about the letter
 - l. Consider Funding for 2021 National Night Out
 - i. Lee noted that funding can only be provided for NNO from the PID if PID business is discussed. George will create campaign material for this meeting and provide funding to the resident requesting. Reimbursement limit of \$1,000.00 was set for the owner coordinating NNO for the PID. Further funding may be provided, pending a vote by the Board.
 - ii. Main focus of Board member attendance at NNO will be distributing magnets/pamphlets about attending regular board meetings
- 6. 2021 Board Member Schedule
 - a. Meeting Schedule for 2021 is as follows, pending changes.
 - i. October 12th (Annual Meeting)
- 7. Citizen Comments/Citizen Forum
 - a. New guidelines for Citizens Forum were discussed. Any new topics not already on the agenda cannot be answered in the meeting they are presented and must be added to the agenda and answered at the next meeting.
 - b. Items to add to next agenda
 - i. Atmos Locations at West Entrance
 - ii. Trash Can Maintenance Responsibilities for the park near the south Entrance
- 8. Adjourn at 7:52

Budget/Actual Report for Fiscal 2020
322592
Oak Hollow/Sheffield Village Public Improvement District
as of 9/30/20

	<u>10/1/2019 - 9/30/2020</u>			<u>Current</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>Month</u>
OHPID				
322592				
Beginning Resource Balance	363,000	363,570.55		
Revenues				
Spec Assess Delinquent	42610	-	1,954.37	1,954.37
Special Assessment Income	42620	369,136	364,473.01	(4,662.99)
Interest On Pid Assessment	42630	-	2,317.01	2,317.01
Devlpr Particip/Projects	46110	-	-	-
Miscellaneous	46395	-	-	-
Interest Earnings	49410	-	-	-
Int Earnings - Tax Collections	49470	-	-	-
Trsf-In Risk Mgmt Funds (Prop	49686	-	-	-
Trsf In/Parks Venue (3170)	49780	4,889	4,888.93	(0.07)
Total Revenues	374,025	373,633.32	(391.68)	989.62
Expenditures				
Office Supplies	60020	160	72.28	87.72
Decorations	60132	20,000	7,280.00	12,720.00
Beautification	60490	8,000	4,800.00	3,200.00
Graffiti Cleanup	60775	500	-	500.00
Wall Maintenance	60776	35,000	-	35,000.00
Security	61165	1,000	-	1,000.00
Mowing Contractor	61225	58,332	52,714.00	5,618.00
Tree Services	61226	31,000	-	31,000.00
Legal Services	61360	-	-	-
Collection Services	61380	6,083	6,493.00	(410.00)
Miscellaneous Services	61485	2,000	-	2,000.00
Fees/Administration	61510	10,800	10,800.00	-
Postage And Delivery Charges	61520	200	-	200.00
Banners	61601	20,000	-	20,000.00
Light Power Service	62030	700	519.18	180.82
Water/Wastewater Service	62035	15,000	12,781.35	2,218.65
Bldgs And Grounds Maintenance	63010	-	-	-
Irrigation System Maintenance	63065	25,000	5,091.25	19,908.75
Decorative Lighting Maintenan	63146	15,500	8,113.00	7,387.00
Property Insurance Premium	64080	1,250	1,250.00	-
Liability Insurance Premium	64090	550	545.29	4.71
Fencing	68061	-	-	-
Architect/L/Engineering Servcs	68240	-	-	-
Surveillance Pole Camera	68013	50,000	-	50,000.00
Landscaping	68250	70,000	-	70,000.00
Irrigation Systems	68635	-	-	-
Total Expenditures	371,075	110,459.35	260,615.65	12,208.98
Ending Resource Balance	365,950.00	626,744.52		

Oak Hollow/Sheffield Village Public Improvement District

These are Oak Hollow/Sheffield Village PID assessments collected from PID residents to pay for PID maintenance.

Budget/Actual Report for Fiscal 2021
322592
Oak Hollow/Sheffield Village Public Improvement District
as of 9/30/21 Preliminary

	<u>10/1/2020 - 9/30/2021</u>			<u>Current</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>Month</u>
		OHPID		
		322592		
Beginning Resource Balance	618,000	626,744.52		
Revenues				
Spec Assess Delinquent	42610	-	2,992.18	211.67
Special Assessment Income	42620	376,616	(5,006.74)	164.99
Interest On Pid Assessment	42630	-	2,108.22	136.31
Devlpr Particip/Projects	46110	-	-	-
Miscellaneous	46395	-	-	-
Interest Earnings	49410	-	-	-
Int Earnings - Tax Collections	49470	-	-	-
Trsf-In Risk Mgmt Funds (Prop)	49686	-	-	-
Trsf In/Parks Venue (3170)	49780	10,261	10,260.96	(0.04)
Total Revenues	386,877	386,970.62	93.62	1,368.05
Expenditures				
Office Supplies	60020	160	359.60	(199.60)
Decorations	60132	20,000	18,224.77	1,775.23
Beautification	60490	10,000	19,546.34	(9,546.34)
Graffiti Cleanup	60775	500	-	500.00
Wall Maintenance	60776	35,000	-	35,000.00
Security	61165	1,000	24,750.00	(23,750.00)
Mowing Contractor	61225	100,000	67,504.59	32,495.41
Tree Services	61226	50,000	10,713.75	39,286.25
Legal Services	61360	-	-	-
Collection Services	61380	6,490	6,386.80	103.20
Miscellaneous Services	61485	2,000	35.96	1,964.04
Fees/Administration	61510	20,000	15,500.00	4,500.00
Postage And Delivery Charges	61520	200	-	200.00
Banners	61601	20,000	-	20,000.00
Light Power Service	62030	1,500	575.63	924.37
Water/Wastewater Service	62035	15,000	10,524.72	4,475.28
Bldgs And Grounds Maintenance	63010	-	-	-
Irrigation System Maintenance	63065	25,000	2,034.03	22,965.97
Roadway Markings/Signs Maint	63115	-	55,372.00	(55,372.00)
Decorative Lighting Maintenanc	63146	15,500	53,570.20	(38,070.20)
Property Insurance Premium	64080	1,300	1,304.00	(4.00)
Liability Insurance Premium	64090	600	805.07	(205.07)
Fencing	68061	-	-	-
Architect/L/Engineering Servcs	68240	-	-	-
Surveillance Pole Camera	68013	50,000	-	50,000.00
Landscaping	68250	70,000	-	70,000.00
Irrigation Systems	68635	-	-	-
Total Expenditures	444,250	287,207.46	157,042.54	8,799.87
Ending Resource Balance	560,627.00	726,507.68		

Oak Hollow/Sheffield Village Public Improvement District

These are Oak Hollow/Sheffield Village PID assessments collected from PID residents to pay for PID maintenance.

Proposal for Extra Work at Oak Hollow/Sheffield PID

Property Name	Oak Hollow/Sheffield PID	Contact	George Locus
Property Address	2602 Claremont Drive Grand Prairie, TX 75052	To Billing Address	City of Grand Prairie 326 W Main St Grand Prairie, TX 75050
Project Name	Stone Edging and Bed install		
Project Description	time and material		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
Stone Edging			Subtotal	\$22,310.46
11.00	TON	4X4 Oklahoma chop stone	\$461.54	\$5,076.92
1.00	EACH	concrete for footing	\$4,722.77	\$4,722.77
1.00	EACH	Labor to install borders	\$10,670.77	\$10,670.77
1.00	EACH	Labor to remove existing edging and trench for footing	\$1,840.00	\$1,840.00
MON 6 Bed			Subtotal	\$3,660.77
2.00	YARD	soil	\$75.00	\$150.00
1.00	YARD	mulch	\$68.89	\$68.89
9.00	EACH	3 gal dwarf burford holly	\$31.25	\$281.25
45.00	EACH	1 gal winter creeper	\$9.13	\$410.63
10.00	FLAT	Annual color	\$35.00	\$350.00
1.00	EACH	Labor to grade, prep and install bed	\$2,400.00	\$2,400.00

For internal use only

SO# 7550833
JOB# 330800196
Service Line 130

Total Price \$25,971.23

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
 2315 Southwell RD, Dallas, TX 75229 Ph. (972) 831-1850 fax (214) 369-4878

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Community Manager

Signature	Title
George Locus	June 21, 2021
Printed Name	Date

BrightView Landscape Services, Inc. "BrightView"

Account Manager

Signature	Title
William Chance Warrick	June 21, 2021
Printed Name	Date

Job #: 330800196 Proposed Price: **\$25,971.23**
SO # 7550833



Date: 7/20/2021
 Proposal Number: 5248
 Proposed By: Eric Emfinger

Client Information

Oakhollow/Sheffield Village

Billing Address

9001 Airport Freeway Suite 450
 North Richland Hills, TX 76180

Project Information

Oakhollow/Sheffield Village

Project Location

4409 Great SW Parkway
 Grand Prairie, TX76180

STEP 1

Review Proposal &
 Electronically Sign At
 The Bottom

STEP 2

Your All Set! We Will Schedule
 Your Installation & Let You Know
 When To Expect Us

Have Question's Over This Proposal?

[Email Us By Clicking Here](#)

[Call Us By Clicking Here](#)

Service Description	Quantity	Amount
<p>Oak Hollow/ Sheffield Village Stonework</p> <p>Install Approx. 940 linear foot of 4" chopped stone border (mortared joints) to areas indicated on RFP (Bed 1-12) Install bed at monument sign indicated on RFP (Mon 6) including topsoil, plant material and mulch.</p> <p>12- Tns of 4" Wister Chopped Stone 1- Cubic Yard Masonry Sand 9- Bg Portland Cement Type 2 5- Sunshine Ligustrum 3g .25- Cubic Yard Topsoil 4- Bgs Hardwood Mulch</p> <p>(Labor and disposal included)</p>	1	21840.00

Subtotal	\$21,8	Item 1.
Sales Tax	\$1,801.80	
Total	\$23,641.80	

We will dispose of all Trimming Debris unless otherwise Noted
 All work will be done in compliance with the ANSI A300 Pruning Standards

Terms & Conditions of Agreement

Billing: Our billing terms are net 30 from date on invoice.

I understand and agree that all verbal promises (specification and installation details) are contained within the scope of this attached proposal. Payment: Project balance is due within 30 days of invoice upon each phase of project if applicable. In the event that a service is not completed or material is not available at time of installation, that item (or items) will be considered a change order and deducted from the invoice amount and contract. Smith Lawn and Tree will make every reasonable attempt to locate and avoid damages to above and underground utilities, cable, wiring, etc. We will not be held responsible for damage to any and all private or unmarked buried utility or cables during work progress. The owner is responsible for moving any personal items in the work area before work commencement date. Smith Lawn and Tree is not responsible for damage to any item if asked to transport them or if unable to move the item(s). During movement of items on-site and transport to site location, we are not responsible for damage to turf or hardscape surfaces. The above prices, specifications and conditions are satisfactory and are hereby accepted. Payment will be made as outlined above. In the event that payments are not made according to the above terms and specifications, I agree to pay all legal fees required to collect any outstanding balances should I not meet the terms of this contract. Owners/Client mentioned on proposal hereby grant contractor a mechanic's lien, if applicable, against the property to secure payment for all labor and materials furnished by contractor here-under.

Thank you for giving us the opportunity to bid for your business. We have been in the industry since 1997 and have established a reputation for quality and integrity. We look forward to serving you!

If you accept terms of this proposal please sign below, type printed name in text box, please make sure to click save:

SPSD,¹³ Inc.
 1108 107th Street
 Arlington, TX 76011

Proposal 1198 Item 1.

Proposed on 6/21/2021



George Locus
 Principal Management Group
 PO Box 650255
 Dallas, TX 75265

Project: Oakhollow /Sheffield Village
 Description: Stone Edging Additions

Stone Edging Additions	\$14,958.50
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Removal of existing metal edging where needed , delivery and installation / dry set Grandbury chopped stone ,approx 9 tons.Includes clean up and debris disposal fees.Excludes irrigation modifications and major repairs.

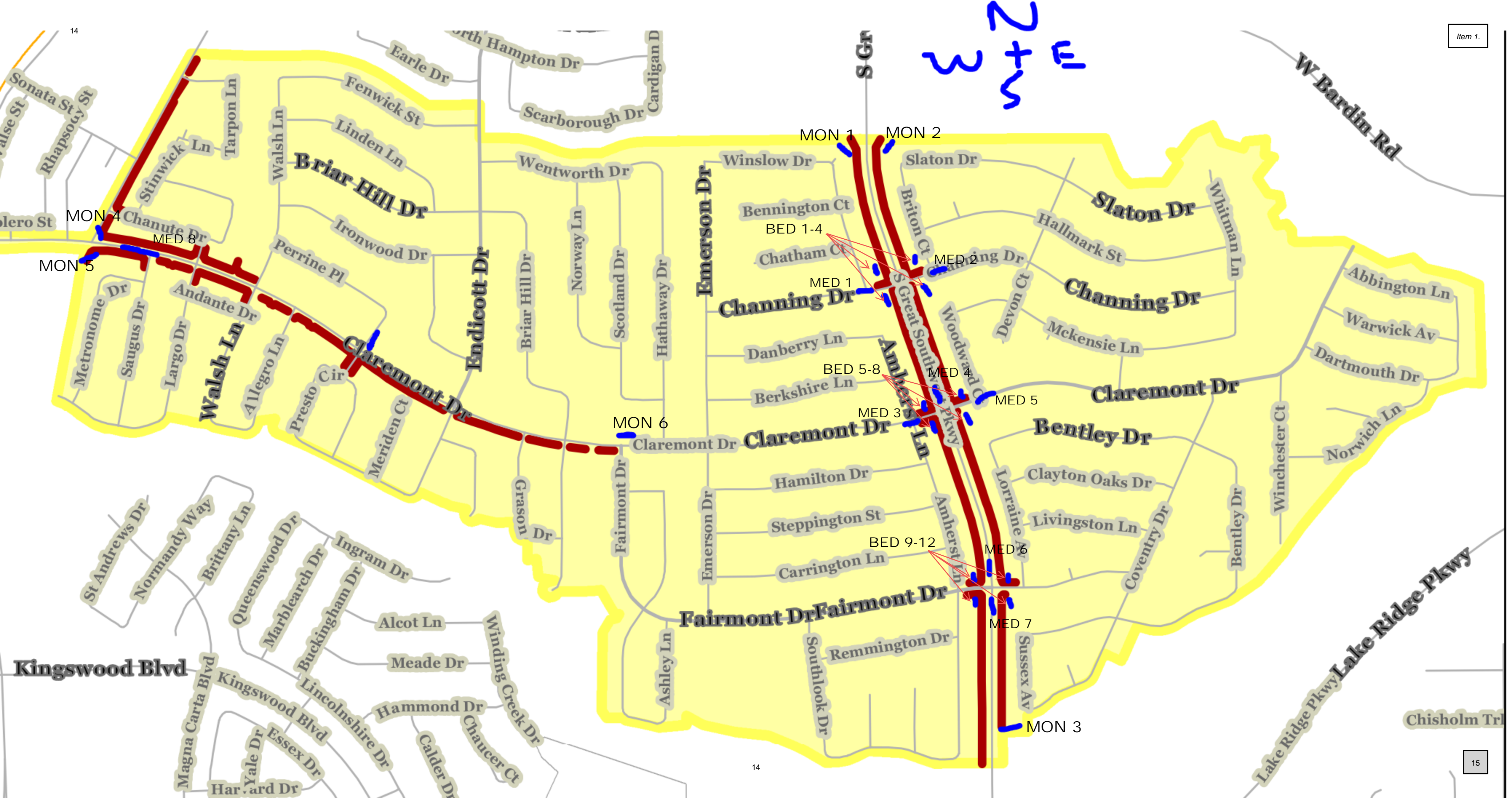
Subtotal	\$14,958.50
Tax	\$0.00
Total	\$14,958.50

Terms & Conditions

2. Underground utilities are responsibility of owner. S.P.S.D., Inc. will call Digtest to locate all utilities. If unmarked, unknown utilities are unearthed during construction, the cost of repair will be paid by the owner.
3. This project assumes normal soil conditions. If rock excavation or trenching is needed, additional charges will apply.
4. All plant material is subject to availability at time of planting.
5. SPSD, Inc. warrants landscape shrubs, ground covers and grass for a period of ninety days and trees for one year after planting if professional maintenance contractor is currently maintaining property.
6. Warranty for transplanted and non-irrigated plant material is excluded.
7. This proposal includes applicable sales and use tax.
8. This proposal is based on one mobilization. Should this project install in phases, additional mobilization charges will apply.
9. This proposal is valid for 30 days..
10. Work to be performed during regular business hours. Overtime rates may apply for worked performed outside of normal business hours.
11. Irrigation repairs are an estimation of probable cost only, all irrigation repairs will be performed on a time & material basis only.
12. This proposal, when executed, constitutes as an authorization to proceed with above specified scope. All additional work, not included in scope, will be performed at a time & material basis only, unless otherwise stated and agreed upon by all parties involved.
13. Existing irrigation infrastructure locations and site survey required prior to start.
14. Excludes meters, water sources
15. Excludes everything not listed in above inclusions. SPSD, Inc. standard payment terms are due upon receipt.
16. Excludes traffic control plan, barricades, navigators, sidewalk closures, lane closures, flagmen. The following might be required by FTW once a final plan has been implemented.

"Irrigation in Texas is regulated by the 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."

By: _____ Date _____ Accepted: _____ Date _____



AlphaGraphics Fort Worth
5836 Camp Bowie Blvd.
Fort Worth, TX 76107
817-732-1708
us083@alphagraphics.com



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Estimate Number: 46321

Bill To:
George Lucas
Associa Principal Management Group of North Texas
Phone: 214-368-4030
E-Mail: glocus@principal-mgmt.com

Date: 7/14/21

Taken By: Johnel
Sales Rep: Johnel Acosta
Account Type: COD
Wanted: 7/19/21

Signage - Size Options

Quantity	Description	Price
1	Signage - Single Sided, 18 x 24 White Coroplast White 4mm 1 Ground Stake	\$ 63.41
1	Signage - Single Sided, 24 x 24 White Coroplast White 4mm 1 Ground Stake	\$ 70.10



PRINT



MARKETING



SIGNS



TECHNOLOGY

We offer custom print and marketing solutions that get noticed and get business.

Subtotal	133.51
Tax	11.01
Shipping	0.00
Total	144.52
Deposit (-)	
Amount Due	

THIS ESTIMATE IS VALID FOR 30 DAYS FROM ABOVE DATE. This estimate is based upon information provided to AlphaGraphics for the above job by the client and is subject to change based on variation in quantity, paper, inks, due dates, etc. If changes do occur, or order placement is beyond 30 days from date of the estimate, please call AlphaGraphics, at the number listed above, for confirmation. Please refer to the Estimate number when placing order. All coupons must be addressed at the beginning of each project as coupons apply to retail prices. If you have any questions about the above information, or any of our services, please contact us and let us serve you.

Signature _____

Time _____

Print Name _____

Date _____

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George Locus

From: Lindsey Gavin <thebudgetsigns@gmail.com>
Sent: Wednesday, July 14, 2021 1:56 PM
To: George Locus
Subject: Re: Pricing Requested - Oak Hollow PID Signage

[EXTERNAL EMAIL] This email originated from outside of Associa.

Hi George-

It was a pleasure speaking with you earlier today. Our 18 x 24 double sided coroplast signs are \$35.00 each, if you order more than one they are \$30 each. A 24 x 24 double sided coroplast sign would be \$45, while more than one would be \$40.

Please let us know if we can help you.

thanks,
Lindsey Gavin

On Wed, Jul 14, 2021 at 1:53 PM George Locus <glocus@principal-mgmt.com> wrote:

Hello,

I was hoping to get pricing for an 18x24 coroplast sign. I manage a public improvement district and they are wanting to have signs made with the attached graphic. We were planning to scale it to 18x24 but I'd also be interested to know if you've got a 24x24 coroplast sign as well.

Thank you!

George Locus

Community Association Manager

Associa Principal Management Group of North Texas

9001 Airport Freeway, Suite 450

North Richland Hills, Texas 76180

Customer Care: 214-368-4030

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George Locus

From: FASTSIGNS 30 <fastsigns.30@fastsigns.com>
 Sent: Tuesday, March 16, 2021 4:45 PM
 To: George Locus
 Subject: Re: Pricing Inquiry - Outdoor Directional/Information Signage

[EXTERNAL EMAIL] This email originated from outside of Associa.

George,

Good afternoon, the 18" x 24" corrugated plastic yard signs with the wire stake will run \$35.00 + tax.

A ballpark cost for the post and panel your item #2 would be approx 895.00 + tax.

The ballpark for the post and panel with swinging bottom your item # 3 would run approx \$1295.00 + tax.

These prices do not include installation or permitting.

Let me know what you think as far as options and we can move forward from there.

Thanks,
 Debra

- Debra & Heather

FastSigns Richland Hills, TX

817.589.9988

30@fastsigns.com

3100 Handley-Ederville Rd. Ste C
 Richland Hills, TX 76118

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On Tue, Mar 16, 2021 at 1:24 PM George Locus <glocus@principal-mgmt.com> wrote:

1. For the small ones, we would print a new one every 2 months for the BOD Meetings as they come up. The other two would be permanent options.
2. For now can you just price out one each? They are fishing to see what it might cost to see how many they want.
3. Budget is flexible, they want to see what the range of cost would be before committing to an idea.

George Locus

Community Association Manager

Associa Principal Management Group of North Texas

9001 Airport Freeway, Suite 450

North Richland Hills, Texas 76180

Customer Care: 214-368-4030

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From: FASTSIGNS 30 <fastsigns.30@fastsigns.com>
Sent: Tuesday, March 16, 2021 8:37 AM
To: George Locus <glocus@principal-mgmt.com>
Subject: Re: Pricing Inquiry - Outdoor Directional/Information Signage

[EXTERNAL EMAIL] This email originated from outside of Associa.

George,

Good morning, thank you for reaching out for the signage needs. I do have a few questions for you. Are these to be permanent or temporary signage? How many of each sign will you need?

If they are permanent, there will be more involved such as permitting. The bottom LED display would not be an option as they are not allowed in residential areas.

Do you have a budget you are trying to stay within?

Thanks,

Debra

- Debra & Heather

FastSigns Richland Hills, TX

817.589.9988

30@fastsigns.com

3100 Handley-Ederville Rd. Ste C
Richland Hills, TX 76118

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Is your file too LARGE? Click [here](#).

On Mon, Mar 15, 2021 at 5:43 PM George Locus <glocus@principal-mgmt.com> wrote:

Hello,

I'm hoping to get an array of pricing options for a PID in Grand Prairie for some signs around their association. They are wanting to see what the range of prices would be for various signs. Could I get some pricing for the following four options?

Please let me know what extra info I can provide to help out!

Thank you,



1.



2.



3.



4.

George Locus

Community Association Manager

Associa Principal Management Group of North Texas

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North Richland Hills, Texas 76180

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