



# Your Association Working for You!

Grand Prairie Mountain Creek HOA, Inc.

## 1st Quarter 2016

### January

- Several sections of sidewalk were replaced on the West side.
- Visitor Parking Permit policy was updated by the Board and sent to all residents.

### February

- Major updates were made to both men's and women's restrooms at the pool with new partitions and privacy screens, wall panels, floor painting, new sinks and added lighting.
- Per our Bylaws, the Nominating Committee met on Wednesday, February 17 to nominate individuals to fill the two board positions whose terms end this year.
- Notice of the 2016 Annual Membership Meeting and the 2016 Election Packets for the March 31 meeting were mailed to all homeowners.



### March

- Since weather allowed, scheduled painting was begun. (See March 2 post at <http://gpmcha.org/?m=201603> for townhomes scheduled for painting this year.)
- The 2016 Annual Membership Meeting was held on Thursday, March 31, in the GPMCHA Office. Two board positions were up for election; and three names were on the ballot.
- John Moreno was returned to the board; Karen McCrary was elected; and Bob Gentry was thanked for his many years of service to GPMCHA and wished a speedy recovery from surgery that day. (It should be noted that all current board members are GPMCHA *residents* as well as homeowners.)
- Following the Annual Meeting, the Board met and re-elected Don Ryan as President, John Moreno as Vice President, Robbie Jamison as Treasurer and Mary Hartman as Secretary.

## 2<sup>nd</sup> Quarter 2016

### April

- A break in the water line on East Mountain Creek was repaired.

### May

- Our maintenance crew power washed and vacuumed the pool to ready it for the 2016 season.
- New pool passes were made available for 2016 season for



better control of pool use.

- Barbara Eden, long time and valued employee of the HOA, passed away May 13, following a hospital stay. Ms. Eden was the Office Manager for over 20 years until 2012.
- After researching options, the board voted to not renew the landscape maintenance contract and to purchase two commercial grade mowers, bringing landscape maintenance in-house.

## June

- GPMCHA received the delivery of a 60” and a 48” Toro 5000 Series commercial grade mower and hired an additional maintenance man who is experienced in these mowers and landscape maintenance.
- A daily rate deal was negotiated with S&P Tree Service to trim trees for any of our homeowners who were interested. Notices were sent to all homeowners whose property contained trees in need of trimming.
- Newest board member Karen McCrary resigned citing family obligations. The board will continue with six members while a pool of potential candidates is developed. Interested parties may submit their names / résumés to the office.
- A new quarterly report was initiated to keep residents and homeowners informed.



Additional information is available on some of these items at our website: [gpmcha.org](http://gpmcha.org).

## Other Issues

### General Maintenance

- The 57 units scheduled for painting this year have been completed.
- Perimeter fences have been replaced on 11 units.
- One water leak has been repaired by the city of Grand Prairie at the water meter.
- The water jet truck has been here twice for preventive maintenance on main sewer lines.

### Work Orders

A total of 50 Work Orders were received and worked in these two quarters. The breakdown is as follows:

- Gutter maintenance 14
- Fence repair/replacement 11
- Wood trim maintenance 9
- Landscape issues 5
- Insect issues 5
- Plumbing line repairs 4
- Other 3

### Property Values and ‘Sale-ability’

Grand Prairie Mountain Creek Townhomes continue to be a very desirable place to live. Property values are growing; and units for sale, on average, are under contract in less than 48 hours!

### Your Comments Are Invited!

We welcome your input and reactions to this new quarterly report. In the future it will be issued following each quarter. It will be available in the office and on [gpmcha.org](http://gpmcha.org). Please let us know if you find it helpful and what other issues you would like to see included. Comments and suggestions can be left at the office and on-line.