



Turtlerock Homeowners Association

The Snapper

June 2015 * 2627 Westchester Dr Arlington, TX 76015 * Helpline: 817-860-5840

2015 Turtlerock Board Members...

President, Fran Smith 817-274-6555

fsmith35@sbcglobal.net

Vice President, Tracy Stanley 817-299-0000

tracysdfw@yahoo.com

Treasurer, Colleen Meehan 817-247-4686

Co.meehan@gmail.com

Secretary, Jo Peterson 817-901-9975

jonana419@att.net

At Large, Jessica Lundberg 817-913-1965

lundberg.jessica@yahoo.com

Clubhouse Rental – Jessica Lundberg

Board Meetings:

2nd Thursday of the month at 6:00 PM
at the clubhouse. If you wish to speak,
please submit request in writing 20 days
in advance with the topic to discuss.

Please note – I will be unavailable from June 30-July 22. Call the helpline during this time. ~ Fran

Thank you -

to Ann Howes, Jennifer Howes, Pam Groves, Mike Owens for helping to get the pool area cleaned up on May 2nd;
to Mike Owens, Bernadette Noonan and anonymous for donating flowers and planting in the pool area and front of clubhouse

Sallie Scanland would like to get tennis and garden groups going.
Contact her at 817-504-2003 if interested.

Reminder – City of Arlington ordinance states do not put your trash out before 7 PM the evening before pick up. Our pick up days are Tuesday and Friday usually around 7:30 AM. Recycle is Tuesday. Please return your recycle carts to your garage/carport. Do not store them below your mailbox.

PLEASE PICK UP AFTER YOUR DOG. Not only is that being a good neighbor, it is City of Arlington code.

The beaver holes along the pond have been filled and sodded. The tunnels were much more extensive than appeared.

Painting of 11 townhomes on Westkendal was scheduled to start May 26th. With all the rain we've been having, it may take longer than anticipated to complete.

The pools officially opened May 22. Again, rain has played a role in limiting usage. You don't have to see lightening for there to be potential danger. If you hear thunder, you must clear the entire pool area immediately. We have several wonderful pool attendants again this year. Part of their many duties is to check your patches. They can also sell them to you for \$2 each. There is a limit of 10 per household. They will also check their list to be sure there is a lease on file for tenants. If you are not sure we have a copy of your lease, please call the helpline. We will verify that we have a lease on file.

With all the rain, we are likely to have a bumper crop of mosquitoes. Dump standing water immediately and clear out any wet leaves. It only takes a little standing water for mosquitoes to thrive. Drain grills, potted plants, old tires, and especially gutters. Gutters make a great breeding ground. An accumulation of leaves and debris can also make them heavy to the point of falling down. Some of you have mini gardens growing in your gutters. Debris can also clog the downspout. Get in the habit of having your gutters cleaned twice a year. If any of you offer that service, post a notice on the clubhouse bulletin board. Stir bird baths at least every two days. Don't let that water sit. Also, be on the lookout for termites in your garage and around your house.

There will be a Quarterly meeting Sunday June 14th at 2:00 PM. The agenda will be going out shortly.

Homeowners – the budget for 2015/2016 and the last financial report, April 30, are below.



Turtle Rock Homeowners Association

2627 Westchester

Arlington, Texas 76015

Budget July 1, 2015 – June 30, 2016

	Budget 2014-2015	Budget 2015-2016
INCOME	171828	171828
EXPENSES		
Alleyway	3000	0
Clubhouse	8500	2500
Common Area	5000	5000
Electricity	10000	11000
Insurance	9000	9500
Landscape	35000	38000
Office/Admin	2000	2000
Pool Maint	13000	13000
Pool Att	3200	3600
Professional Fee	2500	10000
Sprinklers	4000	5000
Taxes	0	25
Tennis Courts	500	0
Townhouse Maint	57628	57203
Water	18500	15000
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	171828	171828

Dues: 111 units x \$129 per month X 12 months = 171828



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2627 Westchester

Arlington, Texas 76015

Turtlerock Homeowners Association BVA July 1, 2014 thru June 30, 2015 (EOM) April 30, 2015

Code	Category	Budget	July 2014- MAR 2015	APR 2015	Total Expense	Balance
800	Alleyways	3,000	0	0	0	3,000
805	Clubhouse	8,500	2,065	0	2,065	6,435
810	Common Area	5,000	46,929	0	46,929	-41,929
815	Electricity	10,000	8,019	760	8,779	1,221
820	Insurance	9,000	8,411		8,411	589
830	Landscape	35,000	25,590	2,200	27,790	7,210
835	Office/Admin.	2,000	1,602	152	1,754	246
845	Pool Maint.	13,000	9,119	1,739	10,858	2,142
850	Pool Attendants	3,200	2,745	0	2,745	455
855	Professional Fees	2,500	1,369	500	1,869	631
865	Sprinkler Maint.	4,000	3,217	200	3,417	583
870	Taxes	0	25	0	25	-25
875	Tennis Courts	500	219	0	219	281
880	Townhouse Maint.	57,628	24,791	0	24,791	32,837
890	Water	18,500	11,605	453	12,058	6,442
900	BAD DEBT	0	-1,919	-381	-2,300	2,300
(\$129X12MO.X111)=Budget		171,828	143,787	5,624	149,411	22,417

Bank Balance (EOM)	65959.14
Deposit in transit	10513.00
Checks outstanding	4742.83
Available Funds	71729.31

Delinquent Dues	13,734.29	15% / Goal is < 15%
Delinquent Dues Over 90 Days	12,082.00	6 owners
Delinquent dues Less Than 90 Days	1,652.29	11 owners

Prepared by Colleen Meehan

May 11, 2015

(date)