

July 2024

Miss the last Board meeting?

- Financials were reviewed and discussed
 - As of 01/31/24: Operating Account balance was \$241,955.37 and Reserve Account balance was \$199,043.34.
 - As of 01/31/24, current balance of outstanding assessments was \$37,407.32 which is 42 homeowners delinquent on HOA dues.
- Carrollton Council Member Christopher Axberg was a guest speaker at the meeting.
 - Provided update on Sky/Stallion issues from the city's perspective
 - Requested that homeowners contact Code Enforcement regarding the lack of upkeep at the Remarkable nursing facility
- Maintenance, Repairs and Upkeep
 - Bids are being obtained to address the issues with sidewalks in the Amenities Center parking lot
 - Seeking to obtain bids to replace existing lighting at the Corral pond with LED lights
- New Business
 - Discussed approaching business owners within the neighborhood to potentially consider sponsorship of amenities (benches, playground equipment, etc.)
 - Discussed charging a security deposit for Amenities Center reservations to offset the cost of it not being cleaned up after events.



Stallion/Sky Construction Update

Construction on the retaining wall has been completed and they are backfilling all of the soil that has been lost. Crews are now working removing the concrete from the existing sidewalk and road and are installing concrete storm drains to divert water to the creek by the railroad tracks. Once completed they will be replacing the irrigation system.

Update on Stallion Sky Lawsuit

1. We have received an opinion letter from the Attorney General related to our open records request. Because the City has been threatened with suit pertaining to our claims (by JGBL), the City is exempt from producing records to us;
2. A new trial date has been tentatively agreed upon as JBGL claims it is not available now for our May setting; the new date is June 9th 2025;
3. We are working on getting corporate rep topics agreed upon in anticipation of depositions to (hopefully) take place in August.

Storm Recovery Reminders

As the neighborhood continues to work to get back to normal from the storms that came through on May 28, 2024, please remember that some repairs require approval by the ACC. If you are making repairs to a damaged fence or a damaged roof, please submit a request for project approval to the ACC . The request is easy to submit via the Mustang Park HOA website at:

<https://www.mustangparkhoa.com>

Summertime Eats

Cucumber Tomato Salad

- One cucumber, peeled and cubed
- Four tomatoes (any variety), cubed
- 1/2 red onion, finely cut0
- Balsamic vinaigrette dressing
- Salt and Pepper



Combine cucumber, tomatoes and onion into a bowl, add in desired amount of balsamic vinaigrette dressing. Salt and pepper to taste. Mix all ingredients and let rest in refrigerator for approximately four hours (or longer for a more intense flavor). Serve and enjoy!

Don't Be A Lone Ranger—Stay Connected!

Join the community on Facebook. Search Mustang Park Neighbors—Carrollton or connect on Nextdoor.
www.mustangparkhoa.org

Fun on July 4th!



Fun was had by all at the Mustang Park July 4th Celebration! Thank you to all of the neighbors who came out to participate in the parade and stayed to enjoy the live DJ, the water slide and obstacle course, and of course the dunk tank and food trucks! And a HUGE THANK YOU to our Mustang Park Social Committee for their time and effort in organizing this exciting event!



Pool Remodel

The community pool was starting to show its age and multiple residents asked what could be done about it. The Board consulted with several pool vendors and decided it was time to refinish the pool plaster. After receiving several bids, the Board selected Canyon Oak Pool to complete the work. It was also decided to go with a pebble finish with last longer than standard white plaster.

We have noticed a buildup / white film on the new tile. Canyon Oak and the vendor that services the pool weekly have been contacted for their opinions on solving this issue.



Carrollton Events Calendar

July 10, 2024

Wildlife in Carrollton Workshop

6:00pm - 8:00pm

Hebron Josey Library, Meeting Room

4220 N. Josey Lane



August 14, 2024

Civilian Response to Active Shooter Event(s)

6:00pm - 8:00pm

Carrollton Municipal Court Building

2001 E. Jackson Road

September 7, 2024

Pooch Pool Party

10:00am - 3:00pm

Rosemeade Rainforest Aquatic Complex

1334 E. Rosemeade Parkway



September 25, 2024

Neighborhood Safety and Crime Prevention Workshop

6:00pm - 8:00pm

Carrollton Municipal Court Building

2001 E. Jackson Road

September 28, 2024

Carrollton Culture Fest

3:00pm - 9:00pm

Historic Downtown Carrollton

