

**CEDAR HILL WINDSOR PARK  
PUBLIC IMPROVEMENT DISTRICT (PID) #4  
BOARD MEETING MINUTES – JULY 25, 2022**

The Cedar Hill Windsor Park Public Improvement District (PID) #4 met July 25, 2022, at the Cedar Hill Government Center, Municipal Court Room, 285 Uptown Blvd. Cedar Hill, Texas 75104.

ATTENDEES: Denise Ortiz, Emelda Martin, Carolyn Walker; David Taylor; Leah Carter and Tia Rich, with Neighborhood Services, and Corporal Brackenridge.

**I. Regular Meeting Called to Order @ 7:08 PM**

Meeting Administrator: Leah Carter, Neighborhood Services  
Meeting Facilitator: President, Denise Ortiz

**II. Invocation** by Emelda Martin

**III. Minutes from last Regular Meeting**

Meeting Minutes for June 30, 2022 were approved.

**IV. Project Updates**

**Management Companies – Goodwin/Associa**

The Board met via Zoom with Maria Rust of Associa last week. We reviewed their contract and things they would manage. The contract was submitted to the city. Mayor Mason has not signed it yet. We want the contract to be effective as of August 1. Goodwin has been notified that our contract with them will end as of July 31.

We have submitted an email to Associa with a list of our outstanding projects.

We received an email from Lisa requesting contact information for our new Management company so she can provide transitional support. At this meeting, the board decided that this was not necessary since we have already submitted outstanding projects to Associa. The only thing we need from Goodwin is our Christmas decorations and they have not responded to our request to give them to us since we have acquired storage space.

**Tree Service Company**

On July 26, they are to begin taking down 15 dead trees along Waterford Oaks entrance. They will take them up by the root and remove them. They will trim back the good trees. We want more trees but will wait until we see where they lights are going to be.

**Monsoon Landscaping** will plant more flowers on the back side of the Monument at Waterford Oaks entrance.

**Bob Owens**

We have not gotten all of the permits for Bob Owens to start. It is on our list for Associa to find out the status of Waterford Oaks lights. Denise will send him an email regarding the Weaver entrance.

**Storage Facility**

Last month we acquired storage space at Smart Space-Cedar Hill, 864 East Belt Line Rd, Cedar Hill, Texas. (469)397-4700. It is Unit #3058B. We paid \$1,224.00 to cover July 19, 2022 thru July 29, 2023, Receipt #5132. In our Last meeting, keys were given to Denise, Emelda, and Carolyn.

Emelda and Reginal put the shelves up in the facility and put some banners in there as well.

**Park Benches and Canopies**

Emelda will check to see if she sent an email regarding the benches and canopies. We put it on 2022 or 2023 budget. We can move money around if needed. We used an estimate because we did not have the specific cost. Corporal Brackenridge mentioned that it might be a good idea to have benches with dividers to deter people from sleeping on them.

**Flock Cameras**

These cameras are in and working. They are not monitored. If something happens, the Police Department can access them. The system 1) is a license plate reader; 2) gives description of vehicle and time, and 3) Flock has a network – The Police Department has cameras, North Waterford Oaks, High Pointe and others as well.

**Welcome Bags**

We will deliver Windsor Park Welcome Bags on this coming Wednesday night. We will start out around 8 pm. when it is cooler.

**National Night Out – October 4**

The Kick-Off event for National Night Out will be September 6 from 6-8 PM at Grady Lamb Building. Corporal Brackenridge will send Tracey an email.

### **Planning Meeting**

Our Planning Meeting will be Thursday, August 11 @ 12:00. Denise will let us know the location.

### **Crime/Safety Report**

Corporal Brackenridge gave a Crime Report for our 3-Beat neighborhood. There was a discussion about the trees at the end of Weaver Street and low lighting which increases the potential of crime or unlawful solicitations. New signage might be a deterrent.

We can ask our electric company about adding a light in that area.

### **Thank You to Leah**

Since this was Leah Carter's last meeting with us as our Neighborhood Services Coordinator, the Board presented a gift to her to say "Thank You" for the tremendous services of guidance and support she has provided to our Windsor Park PID#4.

### **Meeting Adjourned @ 8:21**