

## **UPCOMING CAPITAL IMPROVEMENTS**

### **Effect on the HOA Fees**

#### **1. REPAIR/RESTORATION OF N. TARRANT PKWY BRICK PANELS**

- a. Damage has occurred to N. Tarrant Parkway panels over time:
  - Significant dirt piled under panels causing heaving of some panels
  - One fully cracked panel due to heaving; capstones missing from tops
  - Major foundation cracking of one panel at the site of a large city tree.
- b. Planned Repair:
  - City NRH is removing the offending tree in 2026.
  - A new foundation will be poured to replace the existing foundation located at the site of the tree to be removed.
  - City NRH assumes no responsibility except to remove their tree.

#### **2. SHADY GROVE RD. IMPROVEMENT – Update**

The development along Shady Grove Rd. is being reviewed by the cities of North Richland Hills and Keller. The high-end home development under construction at the east end of Shady Grove warrants this improvement. Our HOA Board has been told this road improvement will not be an expense to the HOA, but entrance improvements will be our expense.

There have been many requests by Shady Oaks II residents to have entrance signage at the Grand View/Shady Grove entrance, but we lacked the land space. The HOA can plan for some type of signage, electric and water when the area has been curbed, guttered and our land space (currently the ditch) is recaptured. Our current savings program should allow for such improvements.

#### **3. FUNDING OF FUTURE CAPITAL IMPROVEMENTS**

The current 2026 Budget and Annual Fee are built to continue a Savings Fund for Capital Improvements and Repairs. Continuation of the HOA Fee at \$425/year is contingent upon expected future expenses for Operations and Capital Improvements.