



December 13, 2022

Dear Tonkawa Springs Neighbors,

Thank you to those who joined us for the Community meeting this past week to review the Pond Remediation proposal. We have summarized the four options for supporting our beautiful community ponds with HOA funds on the enclosed ballot.

The remediation efforts each include - 1. clean-up on the ponds and a one-time haul off fee, 2. phoslock and herbicide treatment to remove the algae strangling our ponds and consuming the oxygen from the water, and 3. Aeration equipment that is purchased by the HOA at bulk pricing but paid for by the Pond Homeowners primarily, varying slightly by option and 4. the electricity to supply to the aerators, again varying by the option.

The Funds Expenditure ballot is a one-time request to amend the 2023 budget adding Pond Remediation. The only exception is the electricity for Ponds 4-5 would be an ongoing HOA expense. **We are NOT asking for a special assessment or payment by non-Pond Homeowners.**

It's also important to note that the **majority of Pond Owners have already agreed to fund this project with their personal funds.** They support the pond remediation efforts knowing that the power of the Community is greater than their individual efforts on their part of the pond(s).

The HOA will assume management of the installation, service, warranty, dam repair and common electricity for submersed aerators. This effort will be primarily managed by Goodwin under our existing contract. No additional fees.

If you are interested in donating to the **Friend of the Ponds fund**, please let us know your interest by sharing it at the following link. <https://forms.gle/NZtC82DTpjxBPAES6> Once the account is established, we'll reach out with information on how to make the payment. Thank you in advance for your generosity.

If you have specific questions you'd like answered about the pond remediation efforts before casting your vote, please call any Board Officer. We'd be happy to walk you through it in detail and answer your questions.

Ballots may be submitted electronically at <https://forms.gle/8LQsDzjVgTGyBwtA9> beginning December 14 or via paper at 3201 Fox Hollow Street no later than **8:00pm CST on Monday, January 16, 2023.**

The 2022 Tonkawa Springs Board



TONKAWA SPRINGS HOMEOWNERS ASSOCIATION

According to TSHOA Bylaws, Section 9. Voting and in accordance with Texas property code 209.0056.

INSTRUCTIONS: Two (2) votes may be submitted for each Lot owned within TSHOA. The ballots should be completed and signed in the spaces indicated. Completed ballots may be placed in a sealed envelope in the drop-box at 3201 Fox Hollow St. prior to **Monday, January 16 at 8:00pm CST.**

Alternatively, your vote may be submitted electronically through the link emailed and shared on the Town Square app. Electronic votes must be received by **Monday, January 16 at 8:00pm CST** to be valid.

2023 Funds Expenditure Ballot

Please print and sign the ballot. Note: We do not have a vote by e-mail option.

Owner Printed Name:	
Owner Address:	
Owner Signature:	
Date:	

FUNDS EXPENDITURE: (Choose ONE Option)

In accordance with our bylaws, the Board may not spend more than \$3,000 without approval of membership. In accordance with our deed restrictions, the maintenance fund is to be used for the repair and maintenance of our streets, common areas, and tennis courts. Due to the remediation required of our ponds, please vote FOR the option that best represents what you feel is needed for this HOA-partially-owned amenity.

Option A/Dam Repair Only

_____ I vote **FOR** Option A - TSHOA to spend **up to \$3,000** to repair the dams on ponds 3 and 4.

Option B/Pond 4 only + Dam Repair & Electricity		
HOA covers dam repair and electricity. Other costs equally shared by 7 owners, incl HOA		
Clean up	500	(Large debris haul-off)
Phoslock App	2,082	(1 pond)
Herbicide App	1,400	(Pond 4 only)
Aerators	7,700	(3 Submersible + 1/2 hp generator)
Total	\$11,682	\$1,669 per 7 property owners (including HOA)
HOA Annual Electric		\$400 (Annual Est.)
Dam repair		\$3,000*
Total HOA/1st yr	-----	\$5,069

_____ I vote **FOR** Option B - TSHOA to spend **up to \$5,069** for pond 4 only (7 Pond Owners, including HOA).



2023 Funds Expenditure Ballot (page 2)

Option C/Ponds 3, 4 & 5 + Dam Repair & Electricity

HOA covers dam repair, and electricity for 4 & 5. Other costs equally shared by 14 owners, incl HOA

Clean up	1,200	(Large debris haul-off)
Phoslock App	2,980	(3 ponds)
Herbicide App	1,400	(Pond 4 only)
Aerators	10,568	(4 Submersible + 3/4 hp generator)
Aerators - Surface	2,700	(1 Surface, individually powered by homeowner1)
Total	\$18,848	\$1,346 per 14 property owners (including HOA)
HOA Annual Electric		\$600 (Annual Est.)
Dam repair		\$3,000*
Total HOA /1st yr	-----	\$4,946

_____ I vote **FOR** Option C - TSHOA to spend **up to \$4,946** for ponds 3, 4 and 5 (14 Pond Owners, including HOA).

Option D/Ponds 3 - 6 + Dam Repair & Electricity + 20% HOA Assistance

HOA assumes 20% and covers dam repair and electricity for 4 & 5. Other costs equally shared by 19 owners.

Clean up	1,500	(Large debris haul-off)
Phoslock App	5,000	(ponds 3-6)
Herbicide App	1,400	(Pond 4 only)
Aerators - Sub	10,568	(4 Submersible, + 3/4 hp generator)
Aerators - Surface	13,500	(5 Surface, individually powered by homeowners)
Total	\$31,968	<\$6,394
Less 20%	\$25,574	\$1,346 per 19 total property owners (excluding HOA)
HOA 20% Share		6,394
Annual Electric		600 (Annual Est.)
Dam repair		3,000*
Total HOA /1st yr	-----	\$9,994

_____ I vote **FOR** Option D - TSHOA to spend **up to \$9,994** on the following for ponds 3, 4, 5, and 6.

_____ I vote **AGAINST** the TSHOA using additional funds for pond remediation efforts.

This ballot will be valid for 30 days.



2023 Funds Expenditure Ballot

Please print and sign the ballot. Note: We do not have a vote by e-mail option.

Owner Printed Name:	
Owner Address:	
Owner Signature:	
Date:	

FUNDS EXPENDITURE: (Choose ONE option)

In accordance with our bylaws, the Board may not spend more than \$3,000 without approval of membership. In accordance with our deed restrictions, the maintenance fund is to be used for the repair and maintenance of our streets, common areas, and tennis courts. Due to the remediation required of our ponds, please vote FOR the option that best represents what you feel is needed for this HOA-partially-owned amenity.

Option A/Dam Repair Only

_____ I vote **FOR** Option A - TSHOA to spend **up to \$3,000** to repair the dams on ponds 3 and 4.

Option B/Pond 4 only + Dam Repair & Electricity

HOA covers dam repair and electricity. Other costs equally shared by 7 owners, incl HOA

Clean up	500	(Large debris haul-off)
Phoslock App	2,082	(1 pond)
Herbicide App	1,400	(Pond 4 only)
Aerators	7,700	(3 Submersible + 1/2 hp generator)
Total	\$11,682	\$1,669 per 7 property owners (including HOA)
HOA Annual Electric		\$400 (Annual Est.)
Dam repair		\$3,000*
Total HOA/1st yr	-----	\$5,069

_____ I vote **FOR** Option B - TSHOA to spend **up to \$5,069** for pond 4 only (7 Pond Owners, including HOA).



Tonkawa Springs

Option C/Ponds 3, 4 & 5 + Dam Repair & Electricity

HOA covers dam repair, and electricity for 4 & 5. Other costs equally shared by 14 owners, incl HOA

	Clean up	1,200	(Large debris haul-off)
	Phoslock App	2,980	(3 ponds)
	Herbicide App	1,400	(Pond 4 only)
	Aerators	10,568	(4 Submersible + 3/4 hp generator)
	Aerators - Surface	2,700	(1 Surface, individually powered by homeowner1)
	Total	\$18,848	\$1,346 per 14 property owners (including HOA)
HOA	Annual Electric		\$600 (Annual Est.)
	Dam repair		\$3,000*
	Total HOA /1st yr	-----	\$4,946

_____ I vote **FOR** Option C - TSHOA to spend **up to \$4,946** for ponds 3, 4 and 5 (14 Pond Owners, including HOA).
2023 Funds Expenditure Ballot (page 2)

Option D/Ponds 3 - 6 + Dam Repair & Electricity + 20% HOA Assistance

HOA assumes 20% and covers dam repair and electricity for 4 & 5. Other costs equally shared by 19 owners.

	Clean up	1,500	(Large debris haul-off)
	Phoslock App	5,000	(ponds 3-6)
	Herbicide App	1,400	(Pond 4 only)
	Aerators - Sub	10,568	(4 Submersible, + 3/4 hp generator)
	Aerators - Surface	13,500	(5 Surface, individually powered by homeowners)
	Total	\$31,968	<\$6,394
	Less 20%	\$25,574	\$1,346 per 19 total property owners (excluding HOA)
HOA	20% Share		6,394
	Annual Electric		600 (Annual Est.)
	Dam repair		3,000*
	Total HOA /1st yr	-----	\$9,994

_____ I vote **FOR** Option D - TSHOA to spend **up to \$9,994** on the following for ponds 3, 4, 5, and 6.

_____ I vote **AGAINST** the TSHOA using additional funds for pond remediation efforts.

This ballot will be valid for 30 days.