



## COMMUNITY NEWSLETTER 2017

### Please Join us for an Open House to tour the Pool/Utility Building Upgrades

In 2015 the Board of Managers conducted extensive research to decide the most practical and efficient way to update the aging heating, ventilation, and air conditioning (HVAC) system for the community. While the current four pipe chilled water system is a "green" system that does not require toxic coolant in the individual air handlers and requires less energy than traditional systems, it does not offer heating or cooling on demand and the replacement of that central equipment is very expensive. The research compared the price to convert to traditional individual units and the cost to convert to the latest high efficiency system, Variable Refrigerant Flow (VRF). The cost to convert to individual units would be \$2.5 million dollars, which is more than twice as much as to update the existing system. Converting to a VRF system would cost 10 times more than replacing/upgrading the equipment for the existing chilled water system. Therefore, the Board determined that a conversion was not cost effective and approved the first phase of replacing the existing equipment. The domestic hot water boilers also needed to be replaced and were included in this project. The total cost of the project was \$544,732.00. This work is complete and included:

- Structural correction to the second story flooring which had dropped 2 inches under the weight of the old hot water boilers.

- Replacement of 2- 21-year old heating system boilers with 3- high efficiency units which were moved to the second floor to allow room for future upgrades downstairs.

- Replacement of 9-circulating pumps and motors that send the HVAC.

- Replacement of 2- 16-year old domestic hot water boilers with high efficiency self-modulation boilers.

**Saturday May 6th 10—NOON—check out your new equipment**

**Coffee, Juice, Fruit, Sweets, Breakfast Tacos etc.**

**RSVP 972-233-5896 or [office@pwccca.org](mailto:office@pwccca.org)**



### Health Awareness!

The health effects of smoking and its by product, second hand smoke, are well documented. The recent Dallas City restrictions in public places including parks along with the Federal Fair Housing Act of 2016 prohibiting smoking in public housing make us increasingly aware of the negative health risks for tobacco, its by product smoke and other noxious smoking substances. We all have the information and each of us has a story of a family member or friend whose life has been shortened from smoking or from second hand smoke. Most of us today choose to be non-smokers. Our office is inundated with resident complaints of the nuisance of tobacco smoke and the disregard of smokers to this health issue. In keeping with the national and local trend for sustainable quality air to breathe the Board is reviewing the process of creating a smoke free campus community beginning with no smoking in the pool/utility area Spring of 2017. Please be aware of the consequences of your actions and please choose to be healthy.

### HOA BOARD 2017 MEETING DATES

**Condominium owners are encouraged to attend and become informed about matters of our community.** Brief owner comments and questions are welcome at the start of each meeting which begins **promptly at 6:00 P.M. with the homeowner open forum.**

The 4th Tuesday of the each month (except Nov/Dec) Meetings are held at The Clubs of Prestonwood-The Creek in the Luxe Suite.

2017 2nd Quarter dates:

**Tuesday April 24**

**Tuesday May 23**

**Tuesday June 27**



### OUR WEBSITE

Please visit [www.pwccca.org](http://www.pwccca.org) at any time to view your account and **make payment** via ACH at **NO CHARGE**. If you have not yet logged onto the new site, simply click "log in" and create your user name and password. All governing documents, Board Meeting Minutes, the Budget and P&L Summaries with Bank Balances as well as forms needed for the office are posted under Document.



*Comments or suggestions related to the newsletter can be sent to the attention of the HOA Communications Committee by email to [office@pwccca.org](mailto:office@pwccca.org), or a note to the committee can be dropped off at the condo office.*

## GETTING TO KNOW YOUR BOARD



The Board of Managers of the Prestonwood Country Club Condominium Association consists of nine individual condo owners who volunteer their time and individual skill sets to manage and govern the affairs of the Association. The three new board members for 2017-2018 elected in February are:

### DAN BURBINE (Building Co-Chair)

By profession, Dan is an architect registered in 17 states, and he holds a single engine instrument-rated commercial pilot license. His higher education studies included both architecture and healthcare which have provided a unique perspective in his design of enduring medical and other facilities. A Dallas/Fort Worth native, Dan has lived in the PWCCCA for five years. He has a daughter who lives in New York City, a daughter who lives in Richmond, Virginia, and a son who lives in Greenville, South Carolina.



### DAVID DOVER (Landscape)

David has been a community asset as an advisor our management during the recent rollout of AT&T fiber optics and the HVAC thermostat replacement. His technology background includes working at both AT&T and Verizon. Now a Support Analyst at Dallas-based Revolution Retail Systems (website: RRS.360.com), he provides guidance for large corporate users of the company's groundbreaking cash management systems. David's parents reside in Texarkana, and he has six siblings, all living within 200 miles!



### JOY DURAN (Assistant Secretary and Communications Chair)

Joy retired in 2011 from the U.S. Department of Veterans Affairs where she managed 250 clinical therapists and administrative staff located throughout Central Texas. Her retirement time has been filled with new adventures including condo renovations, frequent travel (especially to Hawaii where she lived for 15 years), running several marathons and, most recently, her first (and not last) jump from an airplane with her granddaughter! She is blessed with five children and twelve grandchildren. Joy completing another bucket list item—skydiving!



### Helpful tips from Nancy Baker *PWCCCA Homeowner and Crime Watch/Safety Chair*

Life is more tranquil when we all practice a good neighbor policy. Here are some tips on how we can continue to enjoy the friendly, welcoming, and safe atmosphere in our Prestonwood Country Club Condo community.

- Compliment neighbors who have added beautiful landscape, gardens, and pots to their front grounds and porches.
- A shout out of appreciation goes to residents who are flying fresh American or Texas flags. Makes us all happy!
- A special thanks to home residents who house oversized commercial trucks for parking in the back lot across from the condo office.
- Appreciation to our dedicated dog owners who use the pet stations and know the Dallas leash and feces disposal laws.
- Get acquainted with your neighbors and be thankful for their vigilance in watching out for your property when you are away.
- Use a flash light if you walk at night or early morning.
- Show respect to others by picking up all your trash, bag in plastic trash bags, and put in containers in the alleys.
- Be cautious when coming into or out of the property onto Preston Road – your safety is our concern.
- Share your positive ideas and concerns with our manager, staff and board members.



### Save the Date!

**A Fourth of July Celebration on  
Monday the July 3— 8-11 PM by the pool  
for food, fun and Kaboom Town fire-  
works. Details will follow in June.**

### 2017 BOARD OF MANAGERS

#### *Prestonwood Country Club Condominium Association*

Nancy Baker – Crime Watch Chair

Dan Burbine—Building Projects Chair

Jo Dobbs – Treasurer/Finance Chair

David Dover—Landscaping Projects Chair

Joy Duran—Assistant Secretary/Communications Chair

Jeff Hughes – Secretary/Rules Chair

Jo Leeper – Vice President/ Social Chair

Andy Pettit – Building Committee

Darrell Traeger – President/Building Co-Chair

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