



COMMUNITY NEWSLETTER – WINTER 2016

CAPITAL IMPROVEMENTS

Good news! Your property elves have been working on critical infrastructure requirements to keep our homes comfortable in the ever-changing Texas climate.

HVAC - The association has a Four-Pipe heating, ventilation and air conditioning system (HVAC). Boilers, chillers, cooling towers and pumps are the components that produce and deliver heated/chilled water from our utility building at the pool through underground pipes into each condominium's fan coil units where a fan blows across the coils to provide heat and air conditioning. During 2015, extensive research was done by a Board of Managers special committee to determine the best path to upgrade our aging plant. These necessary major improvements and repairs are nearing completion and include:

- ◆ Replacement of the boilers which were installed in 1995 and were well beyond the warranty period
- ◆ Major renovations on the two chillers which were installed in 1995
- ◆ Repairs that were made in the 2 cooling towers
- ◆ Replacement of pumps that distribute the chilled water
- ◆ Replacement of the pumps for heated water will be replaced as weather permits

Hot Water - The PWCCCA domestic hot water boilers have also been replaced. The typical life expectancy is 12 years; the existing boilers had been in service for 15 years and had developed leaks. These boilers provide water for your shower, dishwasher, faucets and anywhere else hot water is needed.

Association Reserve Funds which have been saved over the past 3 years and were largely funded by the assessment increase in January 2016 are held in Certificates of Deposit. This critical project was funded by borrowing against the CD's which made these upgrades possible without liquidating any Association assets or imposing a special assessment on condominium owners.

Early next year, homeowners will be invited to tour the facilities for a first-hand look at the new equipment and how it impacts you every day.



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 1st Quarter dates:

Tuesday January 24

Tuesday February 28

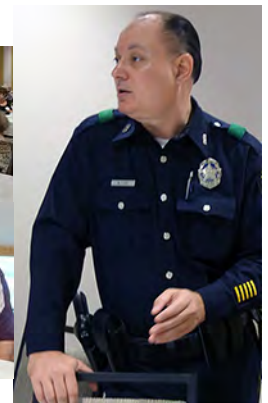
Sunday February 26 ANNUAL HOMEOWNERS MEETING

Tuesday March 28

We are so happy to send a special salute to Velma Ogletree as she celebrates being 100 years young! An owner since June 1992, Velma enjoyed a surprise celebration with family and friends to mark the milestone. She's a delightful inspiration for all of us!



National Night Out October 2, 2016 Prestonwood Country Club



Officer Lutz

OUR WEBSITE

Please visit 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.

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. Each member serves a three-year term, with one-third of the board positions being filled yearly when the homeowners vote at the Annual Meeting held in March. In January anyone wishing to run can submit a candidate application form to the Office directed to the Nominating Chairman, Jeff Hughes. The application form will be reviewed by the nominating committee and the applicant is notified.

BETTY WALLEY, Board Vice President and Landscaping Chair

Betty grew up in Transylvania, Louisiana, an idyllic small town on the Mississippi River where, yes, a bat is painted on the water tower and many people send mail to be postmarked due to the unusual name. The oldest of 6 daughters, her dad finally got the boy he wanted when Betty's son was born. She attended Northeast Louisiana University majoring in math and elementary education, then taught math for 37 years. Betty's hobbies include reading, especially mysteries, traveling to historical places in the U.S, and listening to music. She has lived in Dallas since 1992, and enjoys spend time with her family.



JUDITH LYLE, Board Secretary and Communications Chair



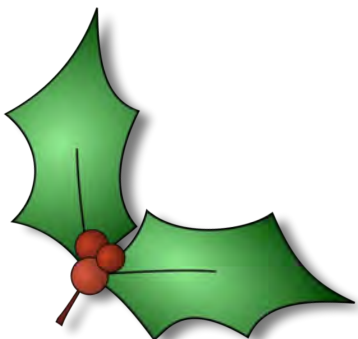
A native of Massachusetts, Judy received her degree in English/Secondary Education from Russell Sage College, an all-girls school in Troy, New York, married, taught English in New Jersey moved to Pittsburgh PA and began her family. Her children were raised in Arizona where Judy worked in her former husband's business and served in leadership roles with the Phoenix Junior League, the PTA, and other civic volunteer groups. Soon after moving to Dallas in 1994, Judy established J. A. Lyle Communications Inc. a small business dedicated to desktop publishing, website development, and communications. Currently, she is deeply involved in teaching others how to be well and how to stay well through Richardson-based AHP Enterprises, Inc. and A Healing Place.

PHYLLIS WELLS, Board Member and Social Chair

Although an American citizen for several decades now, Phyllis' distinct native Irish accent is still quite evident. She enjoys her involvement with the Irish American Society where she served as the past president and, most notably, the former Irish Person of the Year. Her volunteerism has led to commendations from the Irish government and an appointment as a Dame of the Knights Templar. After a career in real estate, Phyllis is now semi-retired. Professionally, she has been a member of the Dallas Women's Council of Realtors and the Texas Realtors Association. Her rescue dog is named Mr. Lucky to reflect their mutual good fortune as companions.



**We wish you all a Very Merry Christmas
Warm and Happy Holidays
and A Happy, Happy New Year!**



**The Office is closed
on Friday Dec. 23 and
Friday Dec. 30 for the
holidays.**

2016 BOARD OF MANAGERS

Prestonwood Country Club Condominium Association

Nancy Baker – Crime Watch
Jo Dobbs – Treasurer
Jeff Hughes – Rules Chair
Jo Leeper – President
Judy Lyle – Secretary and Communications Chair
Andy Pettit- Building Projects
Darrell Traeger – Building Projects
Betty Walley – VP, Landscaping
Phyllis Wells – Social Chair

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