

COMMUNITY NEWSLETTER SPRING 2018



PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION

A WONDERFUL PLACE TO LIVE IN DALLAS, TEXAS!

MARK YOUR CALENDARS for a Complimentary Mixer to be hosted by
The Clubs of Prestonwood-The Creek:

Wednesday May 9

5—7 P.M.

Complimentary appetizers, beer and wine

Dress: Country Club Casual

Please reply to condo office: 972-233-5896/or office@pwccca.org by
Monday May 7th

For the first time in a long time (or perhaps ever) our neighbor, Prestonwood Country Club, is hosting a complimentary mixer for condo residents—as new General Manager Dan Riker stated, “Simply to establish a great relationship with our neighbors and to let everyone know how much FUN and VALUE we have to offer—right in your backyard!”

Dan has been actively working on improvements for members since his arrival a couple of months ago. For example, Happy Hour was launched on March 1 with drink specials for members from 4—7 P.M. on Tuesdays through Thursdays. Also, Executive Chef Jon Miller recently launched a tasty new menu to great reviews.

Come enjoy the complimentary food and drink, meet the Club’s new General Manager, hear a State of the Club update, and learn about the Fun and Value of Club Membership Wednesday May 9th 5-7 at the Club!



*Condo residents Judy, Joy, Susie with Chef Jon Miller
enjoying lunch and the Masters at the Club*

Pool RULES

SWIMMING POOL Hours: 8 a.m. to 11 p.m. daily. No life guard - Swim at your own risk. Non-swimmers and children under 13 must be accompanied by an adult swimmer. Pool is for the exclusive use of residents and their guests. Residents must accompany any guests. **You’all know this-Prohibited:** Glass containers, Pets, Cooking within Pool Area, Loud music or other noise that is disturbing (The Board shall have absolute discretion to determine whether such noise is disturbing.) Pressurized water toys, inflatable rafts, boats, etc. that exceed 30”x72”

BBQ RULES

Darn! The City of Dallas has changed the fire code for gas and charcoal grills. The code prohibits open flame cooking devices to be on balconies or patios; **anywhere within 15 feet of flammable objects.** These include: wood, upholstery, cloth, cars, people, pets, and any chemicals. The **fine for violation is up to \$2,000.00.** There is no BBQ allowed on your patios and balconies and since the alleys do not have the required 15 feet if you want to use a grill it must be electric! Please comply with this law in order to prevent fires and avoid fines from both the Association and the City of Dallas.



HOA BOARD 2018 MEETING DATES

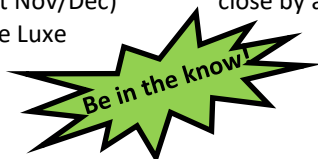
Condominium owners are encouraged to stay informed about the functioning of our community. Owner comments and questions are welcome and a part of each month’s agenda. Homeowners bring your concerns and comments to the start of each monthly meeting which begins **promptly at 6:30 P.M. with the “homeowner open forum.”** Our Meeting are held on the 4th Tuesday of the each month (except Nov/Dec) close by at The Clubs of Prestonwood-The Creek in the Luxe Suite.

2018 2nd Quarter **TUESDAYS:**

April 24

May 22

June 26



OUR WEBSITE

Please visit our **updated website**

www.pwccca.org at any time to

view your account and **make HOA**

DUES payment via ACH at **NO CHARGE.** Click on

Portal Login to access your account. All Rules, Bylaws, Governing Documents, Newsletters, Board Meeting Minutes, the Budget and P&L Summaries with Bank Balances as well as forms needed for the office are posted. Enjoy the gallery of pictures of our **beautiful community.**



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.

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.

Reminder of Community Rules—Complete copy @ www.pwccca.org. Please read rules and be in the know.

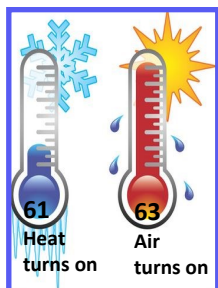
PWCCCA OWNERS Please Review Enclosed Renovation Policy



You've purchased your condo and now you want to update it! Away you go creating the perfect space in your new home. Ideas, builders, handymen, bids, construction, products, workmen, trucks, etc. will follow and eventually you move in to your new space and you love it! **But before you dive into all of the renovation, there are some rules and perimeters that have to be met in our older condominium community.** Here at Prestonwood we are all connected by piping for heat, air, hot water, cold water, walls, floors and roofing. You **must have board approval** before extensive renovation begins. Please read the enclosed policy closely as the Board will be reviewing and voting on the policy at the April 24th meeting. Owners are encouraged to attend and express their comments before the meeting is called to order. **See you there at 6:30 P.M.**

Electrical, Chiller, and Controller Project—Update:

Electrical upgrades have been completed and allowed the installation of new modulating chillers. These chillers operate at various speeds depending on demand and therefore, use less electricity when the temperatures are mild. Previously, the chillers would operate at full speed regardless of the demand. The final stage is in progress as a new control system is being installed which will notify on-call staff when there is a failure of the heating or cooling systems. This will allow the staff to respond faster when problems arise.



NOTE: The new controller automatically turns on the heat at 61 degrees outside temperature and the cooling system activates at 63 degrees outside temperature. These set points have proven to provide comfortable interior temperatures. Please keep this in mind when the temperature are fluctuating so that you can effectively use the system.

Gentle Reminders

Pets—Folks—could you please maintain control of your pet at all times via **LEASH! Dogs cannot be off leash at any time outside of your condo.** For pity sake and all our health sake and sense of smell please pick up your dog's **POOP!** *Whew—now—Pat yourself on the back for being a good pet owner and considerate resident.*

Green Belt—The green belt on the south side of our property is owned and maintained by the country club. It is **not our property** yet the board sees this area being abused by our residents and their pets. Having your dog on a leash at all times and picking up your POOP—is all part of City of Dallas Pet Ordinance. *Come on now— be a good neighbor with the club.*

Parking— All Residents: Please park in your designated freshly numbered parking space or Condo Parking. **Visitor parking is for visitors/service people.** Please do not allow your vehicle bumper or front end to extend over the **sidewalks**—Residents and service people need free access to sidewalks at all times. *Breathe and think YES—I know how to PARK!*

Garbage/Trash—Bag all trash and garbage in a proper plastic trash bag with ties and not a paper bag from Trader Joe's! If any to-go box has had food in it, it is **NOT** recyclable. Any large Amazon or other cartons break down and place against the alley fence. *Smile to yourself and affirm—I ROCK!*

ALLEY SIGNS—new alley signs will be posted soon. Remember, only residents who live on that alley are allowed to use/walk self and dogs through that alley.

Thank you! :)

The Crime Watch Committee Reminds Residents to Report Any Unusual or Strange Activity to 911.



Please be sure to read the enclosed flyer from the **Federal Bureau of Investigation** concerning your safety in public shootings.

2018 BOARD OF MANAGERS

Prestonwood Country Club Condominium Association

Nancy Baker – Crime Watch Chair

Pat Barnett—Social Committee

Dan Burbine—Building Projects Chair

David Campbell—Landscaping Projects Chair

Jo Dobbs – Treasurer/Finance Chair

Pat Gleason—Rules Chair

Jo Leeper – Vice President/ Social Chair

Judith Lyle—Secretary/Communications Chair

Darrell Traeger – President/Building Co Chair



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