



PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION

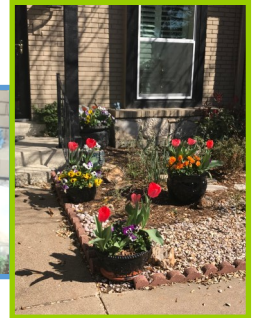
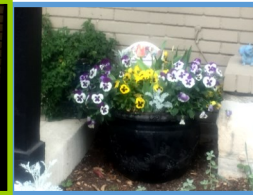
A WONDERFUL PLACE TO LIVE IN DALLAS, TEXAS!

COMMUNITY NEWSLETTER SPRING 2019



Beautification Award

Last year Board Member Dan Burbine suggested, and the Board approved, we recognize residents for contributing to the beauty of the community with classic flowers/plants or seasonal decoration. The winner for the first quarter of 2019 is Jo Lynn Darnell who lives at 5931 Copperwood. Her colorful pots of pansies also planted with tulips gave a beautiful burst of spring for several weeks. The sign in the picture will be in front of her condo until the second quarter winner is announced. In addition, a gift card to Lowe's for \$100 was presented to Jo Lynn to encourage future plantings. *Get out your gardening gloves and join the fun – you may be the next winner!*



Continuing Awareness, Education, Facts, and National Trends Towards A Smoke Free Environment

***Smoking & Tobacco Use.** Cigarette *smoking* and secondhand *smoke* cause disease, disability, and death. To bring attention to the critical role of cessation, OSH has declared 2019 its Year of Cessation. National *Tobacco* Control Program fact sheets for all 50 states and the District of Columbia.

***As of July 1, 2017,** according to the American Nonsmokers' Rights Foundation, 81.5% of the U.S. population lives under a ban on smoking in "workplaces, and/or restaurants, and/or bars, by either a state, commonwealth, or local law", and 58.6% live under a ban covering all workplaces *and* restaurants *and* bars. A smoking ban (either state or local) has been enacted covering *all* bars and restaurants in each of the 60 most populated cities in the United States *except* these 11: Atlanta, Jacksonville, Memphis, Miami, Las Vegas, Nashville, Oklahoma City, Philadelphia, Tampa, Tulsa, and Virginia Beach. New Hampshire allows smoking in some private member's clubs where alcohol is served.

***The issue of "A Right To Smoke"** was raised at the annual meeting. There is no such legal right to smoke, and people who smoke are not a protected class. The courts have held that protection of nonsmokers against the hazards of secondhand smoke takes precedence over smokers' desire to light up wherever they choose.

***Tobacco smoke in enclosed spaces is breathed in by everyone,** exposing smokers and nonsmokers alike to its harmful effects. In adults, second-hand smoke causes serious cardiovascular and respiratory diseases, including coronary heart disease and lung cancer. In infants, it causes sudden death syndrome.

***Also at the annual meeting it was asked if the board can require the smoker to stop smoking in his or her unit permanently?** Currently, the law states : absent an amendment to the condominium declaration and bylaws to prohibit smoking in units, a condo board cannot require a unit owner to stop smoking in the unit. However, the board may adopt reasonable rules and regulations to mitigate smoke transmission between units. Such rules may include a requirement that the smoking **unit owner properly and fully seal his or her unit or procure a medical-grade air purification system at the unit owner's cost.** If the unit owner refuses to comply with the smoke transmission rules, the board has legal remedies, such as levying fines and/or seeking a declaratory judgment to force the owner to comply. ***There's a trend among community associations attempting to amend their declaration or bylaws to prohibit smoking in units.** Such an amendment requires unit owner approval in accordance with the governing documents. If an amendment is properly adopted, the board may enforce a smoking ban in an individual condominium unit.

Keeping you informed.

HOA BOARD 2019 UPCOMING 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 6:00 P.M. with the "homeowner open forum."** Our Meetings are held on the 4th Tuesday of the each month close by at The Clubs of Prestonwood-The Creek in the Luxe Suite.

TUESDAYS:

April 23 Remember that attending the meetings allows you to enjoy the benefits of the club by using a credit card to purchase any food or beverage that you would like during the meeting or after —let's have fun while we work!
May 28
June 25

CHUNK YOUR JUNK WEEKEND

Friday thru Sunday April 26th - 28th

Get rid of your JUNK -inside and outside We have many old pots, all grills that are not allowed to be used, and other boxed items stored on the patios and balconies that need to be removed. Please take the time to clean up and discard the things that are taking up space **inside and outside your unit !** You will feel better . . .

**Party Saturday April 27th Around the Pool.
4—6 P.M. BYOB. No glass.**

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





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.

Welcome new board member Martha Burks. Homeowner and resident for eleven years, Martha has a background in customer service, management, accounting technician and FPS and is currently with the federal government. In addition, for over 20 years she has performed as a professional singer and songwriter. Described as a poised vocalist with a wide range of vocal versatility, class and charm Martha, like most musicians, began her career in the church in her hometown of Little Rock, Arkansas. Along with her late brother and trumpet player Harry Burks, Martha would often perform for neighbors and relatives. Little did they know what the fruit of their efforts would bring! Martha has sung everything from gospel to pop, to jazz and soul captivating you with her sparkling personality and indisputable vocal skills. This year Martha has performed at the L Lounge and the We Speak Your Name Awards & Jazz Luncheon, has had a returning performance at The Navarro College Foundation Scholarship Fundraising Gala, TBAAL's Ties & Tux Gala and is returning to the Riverfront Jazz Festival in August. She can also be found at Chocolate Secrets monthly. Her outgoing personality wants to get people in the PWCCCA community talking again; seeing what their needs are as far as recreation goes - and insuring that they are not feeling like they are just living here all alone with nothing extra to do. She'll make a great social chairman! Welcome aboard Martha.



The Crime Watch Committee Reminds Residents to Report Any Unusual or Strange Activity to 911.
Most Asked Questions about PWCCA Condo Community



*Why is there no signal light at our entrance and exit off Preston Road?

Answer: A stop light at our community entrance/exit would be too close to the light (within 1000 feet) at Preston and Arapaho according to City of Dallas and/or Tex-Dot ordinances.

*Does the greenbelt across from our condos on Country Club Drive belong to us?

Answer: No, it belongs to the Prestonwood Country Club and they graciously allow us to use this scenic area for walking and pets on leashes. This is why there are rules about cleaning up after pets (**place picked up pet poop in pet station bins or garbage**) and making sure all pets are on leashes - all part of City of Dallas/Animal Control laws.

*Who is responsible for the surfacing of Country Club Drive?

Answer: It is shared property paid for by the Country Club and our condo community. We each have our own side.

*Why are there barrier cones on the entrance south side of the Preston Road Condos?

Answer: This is to prevent head-on collisions with vehicles entering and exiting Country Club Dr. Do not take that hard-right hand turn onto the first street of our community (Preston)! Ka-boom! Fire-fighters and EMT trucks must have access at all times therefore, we use a removable barrier.

*Does a free membership at the Prestonwood Country Club come with the purchase of a condo?

Answer: No, but a very attractive package is offered by the Club for condo owners ONLY. Contact the country club for information.

*Should potential condo buyers or renters contact the condo association office for showings and information on the properties for sale or rent. Realtors or owners ONLY handle the showing, buying, selling and renting of properties here. Contact a local Realtor or owner for more information on properties.

*Why are direct-TV dishes/discs not allowed to be installed on roofs, fences and buildings?

Answer: Because these are all common areas owned by our association and cable companies may damage our roof, fences and buildings. This damage is costly and will come out of owner's pockets in higher assessment for these expensive repairs. Our community is wired for AT&T optic fiber cable without outside discs or antennas.

*Why are there enforced guidelines and rules concerning **extensive/major** remodeling of owner's condos?

Answer: Extensive remodeling affects neighbors when it comes to moving walls, replumbing, rewiring and changing floor plans. In the past incompetent contractors have caused major flooding, electrical malfunctions, and unsafe conditions by extensive remodeling. This results in law suits and other catastrophic consequences. If planning such a **MAJOR remodeling**, submit and consult with the association for help and approval BEFORE renovations begin. This rule **doesn't apply to everyday repairs**, painting, replacement installations, etc.

2019 BOARD OF MANAGERS

Prestonwood Country Club Condominium Association

Nancy Baker — nancyaldrich@sbcglobal.net - Crime Watch Chair

Pat Barnett — pbar9741@icloud.com -Social Committee

Dan Burbine — rrkitect@aol.com - Building Projects Chair

Martha Burks — martha_burks@sbcglobal.net—Social Chair

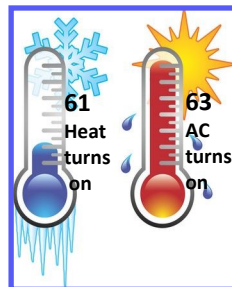
David Campbell — david_w_campbell@yahoo.com—Landscaping

Joe Dobbs — office@pwccca.org—Treasurer/Finance Chair

Pat Gleason — pgleason@associatedtime.com—Rules Chair

Judith Lyle — judy@jalyle.com -Secretary/Communications Chair

Darrell Traeger — ditraeger@hotmail.com—President/Building Co-Chair



Heating and Cooling Reminder

All of our condos are on the same central system. These are the control temps that will generate automatic air flow—heat or AC. If you do not want either the heat or the AC at these temperatures then turn your thermostat to the **OFF** position.

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