

COMMUNITY NEWSLETTER FALL 2019

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION

A WONDERFUL PLACE TO LIVE IN DALLAS, TEXAS!



From the Office: Storm Damage from June 9th 2019

It has been determined that the entire community will need new roofs as a result of the hail and wind damage from the June 9th, 2019 storm. The Board has vetted 9 contractors and voted to hire Aspenmark Roofing as the general contractor for the job. When the scope has been established and a schedule determined, there will be a town hall meeting to review the plans for the project.



Insurance Premium Increase and Assessment Increase for 2020

In 2015 Scarbrough-Medlin Insurance Agency was appointed to represent the community. At that time, Rod Medlin and Dan Holt, our agents, met with the Board of Managers and advised that the "pig-tailing" done in 1985 is no longer the accepted remediation method for aluminum wiring per City of Dallas Code. As a result, there are a limited number of property insurance companies that will insure the property and premiums are higher. The board is reviewing how to address this issue. Please complete and return the survey included in this mailing to help with planning.

This year there were only 3 providers that would offer Property coverage due to the aluminum wiring. Of those, 2 declined to quote because of the major loss claims in 2016 and 2019 for roof replacement. Scarbrough-Medlin was able to negotiate to reduce the originally proposed Wind & Hail Deductible from 3% of the property value, \$769,516, to \$100,000 with a premium increase of \$185,229 over last year.

Therefore, the Board has approved the 2020 Budget with an increase in assessments beginning January 1st of 6 cents per square foot per month to cover the increased insurance premium.

Landscape Award



Many thanks to the winner of the third quarter community **Beautifulization Award, Marilyn Campbell!** Marilyn's hard work, beautiful selections and welcoming bench brighten the **East side of Copperwood** year-round.

Each quarter's winner receives a \$100 gift card to Lowe's to help with the cost of next season's plants.



HOA BOARD 2019 UPCOMING MEETING DATES

Condominium owners are encouraged to stay informed about the functioning of our community. 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." Once the meeting is called to order the forum is closed to comments. Our Meetings 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.*

TUESDAYS:

October 22
November/December 3
January 28 2020

PARTICIPATE!!



OUR WEBSITE

Please visit our 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 for payment. The website contains 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. 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.

CHUNK YOUR JUNK WEEKEND *It's back . . . time to rid yourself of the clutter!*

It's the "Chunk the Junk" weekend starting **Friday October 25 through Sunday**

October 27. The dumpster will be located in the West Parking lot. Start now to gather your stuff.

Clean out your closets, check your balconies, and patios for old flower pots, grills and any storage stuff that is taking up space and looks unsightly for the neighborhood.



Then, after all your hard work please join us on **Sunday evening Oct 27th from 5—7 P.M.** for a relaxing evening with your neighbors at the **Prestonwood Club Oasis Bar** (outside, downstairs from the main dining area of the club.) Light "free" Hors d'oeuvres and a cash bar for your libations.

Please pay at the office, \$10 per person, by Monday October 21st to be sure we have enough food



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

*If you are a licensed gun owner, please obey the safety rules which includes securing your gun in a safe place. Never leave your gun in an unlocked car or even a locked one! This is the way guns may fall into criminal hands! Because of easy access from Preston Road, thieves are regularly visiting many condo and apartment parking lots looking for unlocked vehicles.

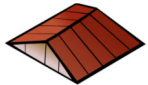
Some criminals just want to steal contents, and a gun is a prized find! Guns also should be secured in a home safe. Burglars will take an unsecured gun or children may find them to handle! If your gun has been stolen from an unlocked auto or truck, you bear some responsibility if weapon is used in unlawful acts.

*Case of 5-gun shots fired on Sept. 12th solved. Police report reveals gun shots between 2- 3 A.M. from a car traveling on south side of Arapaho south of us.

*Be aware that you are responsible for hosting parties held in your home or at the pool. Our pool has been trashed over many weekends where glass beer bottles have been brought in, litter and trash left, pool equipment broken and pool water fouled with food or by not using the restroom near the laundry room. Parties in homes after 10 P.M. have disturbed some neighbors with guests fighting or arguing outside a residence. Be thoughtful about not disturbing your neighbors.

*Many neighbors are installing **RING** doorbell camera devices that provide great sense of safety to residents who can view video of the front door area on their cell phones including who's at the door and any activity. The app records any sound or motion in the area the camera covers and there is a feature to purchase for storage of that video. Another camera system homeowners are recommending is **WYZE**. You can hook up your smart phone and computer directly to the Dallas Police Dept by contacting police and downloading the free app at download.ring.com/dallaspd or use the text **dallaspd to 555888**

* **Good News** . . . police have received hefty raises! Since State Troopers have joined DPD crime rate has gone down. Media seldom covers the good news . . . only showed protesters in high crime areas complaining to City Council there were too many police in their area. Our detective reports that his wife has suggested that he not watch the news anymore!



IF YOU HAVE A CAR, BOAT OR TRAILER PARKED IN THE WEST LOT, CONTACT THE OFFICE!

The north end will be used as the staging area for the roof replacement so the vehicles that are stored there will need to be moved within the next two weeks.

Any vehicles that are still there on Monday, October 21st will be subject to towing, so please call today!

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.com—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 — djtraeger@hotmail.com—President/Building Co-Chair



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.

Holiday Celebration

The Clubs of Prestonwood – The Creek
Saturday, December 7th 4 P.M.—7 P.M.



The special evening will be highlighted by *live entertainment provided by our Social Chair, Martha Burks and her band.*

A festive selection of appetizers and a cash bar of your favorite cocktails, wine and beer will complete the celebration.

Please bring \$25 per person to the office by Monday, December 2nd

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