



COMMUNITY NEWSLETTER FALL 2020

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION

A WONDERFUL PLACE TO LIVE IN DALLAS, TEXAS!



Electrical Remediation—Insurance Renewal—2021 Assessments



From Carrie

Electrical Remediation Complete! Electrical Remediation Complete – The project was mandated because only three property insurance carriers would consider covering the property at the renewal in September of 2019. Of those three, two declined to offer coverage because there were two hail/wind roof claims totaling \$2.1 million in the past five years. Now complete, the Remediation brought the property into compliance with the National Fire Code. This prevented exclusion based on property condition by any carriers and resulted in a 5% premium discount for the 2020/21 renewal. The benefits of this property improvement will increase in the coming years as the loss claims fall off the 5-year history. Equally important, innumerable dangerous conditions were discovered and resolved during the project. Many receptacles and switches had melted wire nuts inside due to faulty connections.

REMEMBER – IF YOU HAVE LOOSE SWITCHES, RECEPTACLES OR FIXTURES OR IF THESE ARE WARM TO THE TOUCH, IT IS A HAZARD – BE SAFE AND CALL AN ELECTRICIAN.

Electrical Remediation—Final Summary 9/22/2020



Began March 23, 2020 * Completed September 11, 2020 * 25 weeks 121 work days * 108 City of Dallas Permits—Approved * 202 Condos Serviced * 9,363 Devices Remediated * 23,408 Purple Wire Nuts * Total Cost \$322,182.22 * Net Reconciliation Billing \$13,920 (4%) * 55 Rebates 147 Additional Charges

Insurance Renewal - Unfortunately, the 6/9/2019 storm and 10/2019 tornado impacted the carriers that were expected to offer lower rates due to the Electrical Remediation. Ten carriers were shopped, some are not offering coverage in this area or to condos; most have increased their Wind/Hail deductibles to 3% and higher of the insured value (PWCCCA Insured Value is \$25,650,526). The initial Property Insurance renewal proposal had a \$10,972.49 increase in premium and the same 2% deductible as last year. After resubmitting with the electrical remediation complete, Landmark American agreed to keep the premium the same as last year effectively giving a 5% credit for the remediation. The 2%, \$513,010, wind/hail deductible has been bought down to \$100,000 again for 2020/21 at a cost of \$66,465. The General Liability premium increased 16% to \$7,635. Total insurance premium expense for 2019/20 was \$297,175.36 and for 2020/21 is \$299,226.11, an increase of \$2,150.75. As stated, meeting the standards of the National Fire Code allowed a 5% savings for 2020/21 and meant that no carrier refused to offer coverage due to the condition of the property. Further, next year the 2015-16 hail loss falls off the 5-year loss history, so, excluding any new major claims, carriers are expected to provide an additional credit for the remediation of 10%, for the 2021-22 renewal.

2021 Assessment Rate – Same as 2020 - The Board approved the 2021 Budget at the 9/22/2020 Board Meeting. The assessment rate will remain the same as 2020, 41.5 cents per square foot, per month. Operating costs are expected to be consistent with 2020. The Reserves Budget provides for an increase in the monthly payments for the HVAC Loan from \$16,000 to \$23,000 per month which will have the loan paid off ahead of schedule in late 2021 rather than in 2022.

HOA BOARD MEETING OCTOBER 27

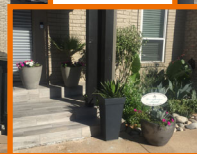
Please note that all the board meeting are now on Zoom. Owner comments and questions are welcome as a part of each month's agenda. Homeowners bring your concerns and comments to the start of each monthly meeting which begins **promptly at 6:30 P.M. with the "homeowner open forum" and at the end of the meeting with "The Susie Rule."** Our Meetings are held on the 4th Tuesday of the each month (except Nov/Dec) close by, at The Clubs of Prestonwood-The Creek and online with ZOOM. Join us from the comfort of your home.

TUESDAYS: October 27
November/December 1
January 26, 2021



Landscape Award

Many thanks to Sheryl Sandler for her ongoing gardening both in the front of 15910 & 12 Archwood, and in the Archwood/Preston alley. Sheryl enjoys shopping at Northhaven Gardens for fresh and innovative landscape plants and design ideas. As the Winner of the Fall 2020 Beautification Award, she receives a \$100 gift card.



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 "Chunk the Junk" weekend starting **Friday October 16 through Sunday October 18**. The dumpster will be located in the West Parking lot. Don't be a clutter bug—start now to gather your stuff, clean out

areas. You've heard it all before—Let go of things, the memories live in your heart, unburden your mind/body, live in a cleaner space! Take Action! Check your balconies, patios for old flower pots, and storage items that are taking up space and look unsightly for the neighborhood. Just a reminder that your patios, balconies, stairwells, etc., areas are "**limited common elements**" and not really private personal property. So time to tidy up for yourself and your neighbors. And as a safety reminder, open flame grills are not allowed by Dallas fire code. **Those charcoal and full-sized propane grills gotta go!** Electric and portable propane grills are OK. *Martha Burks, Social Chair*



Crime Watch Committee Reminds Residents to Call 911 to Report Any Suspicious Activity or for Emergency Health Issues

*Take responsibility to lock your vehicles and homes. Thieves prey on those who leave their automobiles unlocked stealing anything of value. Communities all along Preston Road have been their target ours included. The number one cause of stolen vehicles or their contents (over 90 percent) in this country is an owner who is not locking their vehicle.

*Report any suspicious behavior or theft to 911 immediately upon discovery. Always ask police for your report number.

*If you have an emergency medical issue call 911.

*Educate yourself on city criminal activity and scams by visiting dpdbeat.com and other resources.

*Never give out personal information on your phone, computer or social networks and or email. There are scammers posing as banks, credit card companies, Giveaway opportunities, cable sales or repairmen making door solicitations, Social Security workers, hackers that appear to be a friend or associate e-mailing or messaging you and even phony COVID trackers wanting information about you or a neighbor. Scam advertising is now common on social networks. Avoid responding.

*Respect your neighbors by controlling noise when social distancing inside or outdoors. Loud parties after 10 PM sends a message of blatant disregard for others.

*Night walkers, be aware that several weeks ago two coyotes were seen walking down Archwood late at night.

*Lastly, remember that damaging or destroying another person's property is a crime, and police should be called immediately.

Let's all work together to keep our neighborhood a place of peace, order, and respect.

2020 Smoking Survey

All owners, please respond to the survey included with your newsletter mailing. The board is very appreciative of your time and thought in sharing your opinion. Your voice matters. Please return your answers to the HOA office by October 15, 2020. 😊

Rules Reminder 1. Owners should consult with Carrie before a building/remodeling project is initiated whether large or small. And please read and comply with the **Rules 6.B. Alteration by Owners/residents**.

2. Vehicles should never park over sidewalks. This means no part of the parked vehicle should be hanging over a sidewalk. Please be thoughtful. Sidewalks are for humans not vehicles.

Recommendation 3. We appreciate everyone practicing social distancing and choosing to wear a mask while outside on the property and in close proximity with others. Thank you—*Pat Gleason, Rules Chair*

2020 BOARD OF MANAGERS

Prestonwood Country Club Condominium Association

Nancy Baker — nancyaldrich@sbcglobal.net - Crime Watch

Pat Barnett — pbar9741@icloud.com -Social Committee

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

Martha Burks — martha_burks@sbcglobal.net—Social Chair

Joe Dobbs — office@pwccca.org

Pat Gleason— pigleason1@gmail.com— VP/Rules Chair

Jeff Hughes— hughes-jeff@sbcglobal.net-Treasurer/Finance Chair

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

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

Email us! We welcome your comments and suggestions.



Be What Matters

We all seek order and peace in our personal and community lives. These are difficult times for all of us with COVID adding additional stress and creating impatience in our daily life. Each of us can choose to be **kind and respectful** to one another in any situation. Here are some tips that may be helpful to residents and those who serve us:

*Control your temper. Screaming at your neighbors or staff accomplishes very little. Anger begets anger and nothing is resolved. Patience and calm lead to understanding and resolving problems. Person to person communication is always best. Resorting to revenge or getting even is childish. Those who can extend apologies and forgiveness take the higher road in life's journey.

*Follow the laws of our city, the country as well as the rules of our Homeowner's Association. The rules are designed for the common good to protect our health, keep us safe, preserve our property, and increase our real estate values. *Nancy Baker, Crime Watch*

NOTICE OF CHANGE IN DAYS OF OPERATION

Dallas County HOME Chemical Collection Center, 11234 Plano Rd. for Hazardous Waste disposal is now only open on **Tuesdays & Wednesdays**—due to Covid-19.

Hazardous waste is any industrial byproduct or discarded product that is potentially harmful to the environment or people and other living organism because it is ignitable, corrosive, reactive, and/or toxic and includes: paint thinner, paints, cleaners, oils, batteries, and pesticides and the label includes words like: caution toxic, corrosive, combustible, poison, flammable, warning of danger- Do not pour down disposals or drains, nor put into the garbage. This is a separate disposal that you bring to the facility.

Thank you! Keep your peeps and property safe and healthy. . .

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