

Prestonwood Country Club Condominium Association

February

A wonderful place to live in Dallas, Texas!

COMMUNITY NEWSLETTER WINTER 2021

From the Office:

In 2015 the Association's heating and air conditioning (HVAC) and domestic hot water system components needed to be replaced as they were at the end of their expected life spans. A 2014 Reserve Study failed to 1) identify the urgency of replacement, and 2) to quantify the needed reserve funds. Today, all system components have been replaced and upgraded with the highest energy efficient equipment on the market and the loan is scheduled to be paid off in September 2021. In addition, the roof has been replaced twice, the electrical service has been upgraded, the pool has been replastered and new tile and coping installed, the laundry room equipment has been replaced, and the aluminum wiring has been remediated to meet the National Fire Code standard. These complex and costly projects demanded the focus of the Board and the Manager. Now that the upgrades are complete, 2021 is the time for focus on our curb appeal – **building renovation and landscaping.**

Building renovations include repairs and painting of the exterior and indoor corridors and replacement of light fixtures and address numbers. In the past four months, 2 facelifts on Archwood have been completed and 2 on Copperwood, 1 on Coolwood and 3rd on Archwood are underway. Buildings are being prioritized based on condition; the amount of peeling/faded paint and rotted wood.


Landscaping – Tree Replacement – Most of the trees removed in the past few years have been Bradford Pears and Sweet Gums which have life spans of 15-20 years. They become problems in later years because their wood is soft, and limbs begin dying and breaking potentially damaging people and property. Replacement trees will be planted in many locations in the next few weeks. There are two larger spaces that will accommodate **Autumn Blaze Maples** which have brilliant fall color. In smaller spaces **Texas Red Buds**, providing beautiful early spring color, and **Little Gem Magnolias**, evergreens with beautiful, fragrant blooms in the summer, will be planted. **Dirt areas** – Cedar mulch is being added to the beds between the shrubs/trees. Weed-block cloth, river rocks and crushed granite are being installed in the peninsulas next to parking. This work is being done by our staff as time permits and will continue through the year. **Shrubs** – Landscape professionals have recommended, and the Board has approved **Renovation Pruning** which is a standard practice of **cutting back overgrown shrubs by 30, 60 or 100%** just before the spring growth begins. As the term implies, this is done in lieu of replacing the old plants. While the immediate result is stark and some plants will not survive, the severe pruning allows the plants to grow back over a year or two and provide the appearance of new plants at a fraction of the expense of removing old shrubs and roots and buying, planting, and maintaining new plants. A list of shrubs and the planned pruning will be posted on the website. If you have questions about the work that is scheduled for later this month, please contact *Carrie Bailey*.



Thank you for your patience as we work to improve the community.

HOA BOARD 2021 UPCOMING MEETINGS 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 5 minute each open forum"** at **The Clubs of Prestonwood** – and on **ZOOM**.
UPCOMING TUESDAYS: MARCH 23, APRIL 27, MAY 25

Board Overview 2020:  ushered in the Pandemic (and consequent "shut-down" of our Pool), and began Zoom Meetings. The Monthly Assessment Increased to cover the "tripling" of our Annual Insurance Premium because of TWO Roof Replacement claims within a 5-year period; an additional Assessment Increase (every other month) to pay for the 8 month detailed Electrical Remediation Project; followed by the completion of the last Roof Replacement Project now underway! As a community we have accomplished a great deal! Looking back 2020 was filled with fears we've overcome, social changes we've absorbed, and life challenges we've embraced. We appreciate your patience and kindness throughout this time and we continue to wish you all good health, hope, and resiliency throughout this year. **Gratefully, Your Board of Managers: Carrie, Darrell, Pat G, Jeff, Judy, Pat B, Joe, Martha, Dan, Nancy**

ANNUAL HOMEOWNERS MEETING

Homeowners join your Board for our Annual Membership Meeting on Sunday February 28, @ 3:00 P.M. just a few steps away at the Clubs of Prestonwood and on ZOOM.

Do vote, learn about the year in review, and enjoy time with your neighbors.

February Monthly Board Meeting immediately after the Annual Meeting

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 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.

Tobacco TX Dept of Health Services

Texas Department Health Services Mission and Goals: The mission of DSHS Tobacco Prevention and Control is to reduce the health effects and economic toll tobacco has placed on the citizens of Texas. Major goals are:

- Prevent tobacco use among adults especially young people.
- Increase cessation among young people and adults, especially when Covid can severely attacking the lungs.
- Eliminate exposure to secondhand smoke, a [toxic substance](https://www.cdc.gov/tobacco/data_statistics/sgr/2006/pdfs/shs-toxic.pdf). https://www.cdc.gov/tobacco/data_statistics/sgr/2006/pdfs/shs-toxic.pdf
- Reduce tobacco use among populations with the highest burden of tobacco-related health disparities.
- Develop and maintain statewide capacity for comprehensive tobacco prevention and control.
- Promote compliance and support adequate enforcement of federal, state and local tobacco laws.

*In this time of COVID and in keeping with the national and local trend for sustainable quality air to breathe the Board continues to move forward to create a **smoke free condominium community**.

*If you are a smoker please do your part to be considerate of where and when you choose to smoke.

Collect your cigarette butts and dispose them in your own garbage not outside on the property grounds—it's nasty.

*We are a multi family dwelling living literally above/below and next door to each other. Second hand smoke whether inside your unit or outside on your patio infiltrates the air and affects us all—If we can smell it, we are breathing it. **Non-smokers now outnumber smokers.**

*We appreciate your help to sustain the quality of the air we all breath. *Delisa Day, Homewowner, Judy Lyle, Communications Chair*



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

Appreciate your Neighbors!

While many of us may be experiencing the stress and anxiety of the times, let us not forget our neighbors whose efforts make our lives easier. A special shout-out goes to residents who posted delightful displays during the holidays. These Christmas decorations were a source of cheer to all. Some of these outdoor displays included intricate flowers and plants along with festive lighting. Anonymous residents even wrapped our signposts with festive red glitter. Other residents volunteer year-round to keep several community planters landscaped with flowers.

There are neighbors who also share food and treats with residents who may have difficulty cooking or making trips to the store - even filling grocery orders and delivering with love to those unable to get out.

The majority of our dog owners are careful to clean up after dog walks around our community and on the Country Club greenbelt. One volunteer even cleans up for other dog owner's neglect! We greatly appreciate the Club's sharing of this scenic creek and greenbelt with us and those make sure the above areas are in sanitary condition.

Our Homeowner's Board wishes to extend its thanks to new residents who have made it a point to attend monthly meetings either in person or on Zoom. We welcome these newcomers and also appreciate all residents who take their valuable time for meetings that keep us all up to date on condominium activities and business. Attendees also add valued suggestions or feed-back to in-person meetings.

Heartfelt thanks to our neighbors and management/staff for making Prestonwood Country Club Condos a unique home to us and one of Dallas' landmark neighborhoods. *Nancy Baker, Crime Watch Chair*

Winter Landscape Award

Jesse Valasquez, homeowner on Coolwood, is the Winter Beautification Award Winner!!! Jesse's front porch is always filled with wonderful pots and plants and this year the pots with cabbage and pansies are especially attractive. Jesse receives a \$100 gift card to Lowe's and the Landscape Award Sign display in front of his home. **Thank you Jesse!**



Remember you can view the newsletter from the website on your computer— it's easier reading and pictures are larger.

CHUNK YOUR JUNK WEEKEND!

It's that time again to rid yourself of the clutter!

"Let the spring cleaning continue with our "Chunk the Junk" here in our Community." The dates are **Friday April 9th -Sunday April 11th 2021.**" Reminders:

- * The dumpster will be located in the usual place—the West Parking lot.
- * Don't be a clutter bug—start now to gather your stuff, clean out your closets, and outside areas.
- * Let go of things, our memories live in our heart, unburden your yourself and choose to live in a cleaner space!
- * Check your balconies, patios for old flower pots, and storage items that are taking up space and look unsightly. these areas are **"limited common elements"** and not really private personal property so tidy up!
- * Safety reminders - **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.
- ***No dumping of paint or chemicals allowed!**



Martha Burks, Social Chair

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