

NEWSBLAST

October~November~December 2025

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COMMUNITY CALENDAR

October 25 & 26: Chunk your Junk

October 31: Halloween Party

November 12: Book Club

December 2: Board of Managers Meeting

December 10: Book Club



BOOK CLUB Pat Esser, Founder

Next Meeting: Wednesday, November 12

Time: 6:30 p.m.

Place: The Library

Book: *Gilead* by A Robinson, selected by Nathan Almeida

Upcoming Meetings:

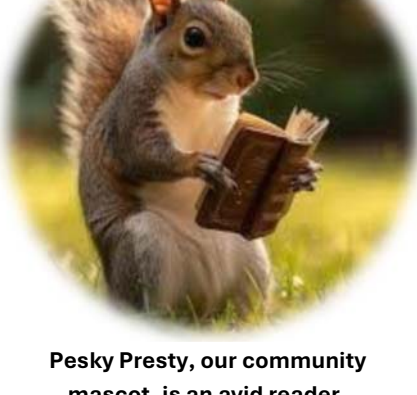
Dec 10: *Ellen Foster* by Kay Gibbons, selected by Shawn Hall

Jan 14: *East to the Dawn: Life of Amelia Earhart* by S. Butler, selected by Delisa Day

Feb 11: *The Indigo Girl* by Natasha Boyd, selected by Judy Lyle

Looking forward to seeing you,

Pat Esser, PWCCCA Book Club Chair



Pesky Presty, our community mascot, is an avid reader.



Recent Book Club Meeting in the Library

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SOCIAL Amanda Wells, Chair



Halloween Party: Friday October 31

Time: 5:00 p.m. to 7:00 p.m.

Place: The Library

Mark your calendar for a FUN tradition: Halloween at Prestonwood! Costumes are encouraged but not required. Our youngest folks will enjoy Halloween Chex Mix and candy. The Social Committee will provide "Vampire Blood" cocktails and mocktails, or feel free to BYOB as well.

Hope to see you there!

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LANDSCAPE Phyllis Wells, Chair

Residents enjoyed an informative talk on the topic of **Container Gardening** on Tuesday, October 7th in The Library-Community Room. **Barbara Gollman, our guest speaker and member of the esteemed Dallas Master Gardener organization**, shared her knowledge on how to make the most of everyone's gardening endeavors.

Barbara was raised on a farm in Kansas and growing things is in her blood. Houseplants, hanging baskets and African violets are among her hobbies. After a career as a Medical Microbiologist, she later became a chef/nutritionist with a specialty in plant-based cuisine and phytonutrients (plant nutrients) and is the co-author of *The Phytopia Cookbook*. Barbara became a Dallas County Master Gardener in 2005 and loves growing herbs and using them in her culinary creations.



Barbara Gollman, Master Gardener

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YOU NEED TO KNOW... Carrie Bailey, CMCA

2026 INSURANCE & BUDGET

Insurance Renewal – On 9/14 the Board approved the renewal of policies through Scarbrough-Medlin. Property coverage decreased, and the Wind/Hail deductible went from 5% to 3% bringing total insurance costs down by 32%, \$178,375. The deductible was bought down to 2%, the same as this year, so if there is a wind/hail loss, 1% will be assessed to owners but, if you have sufficient Loss Assessment Coverage on your homeowner's insurance policy, it will pay the assessment. For the smallest condos the cost would be about \$541 and the largest, \$3,071. Total renewal and buydown cost is \$377,588 which is financed for 11 months through North Dallas Bank, secured by a CD, at 3% over the CD rate.

Budget 2026 – On 9/23/2025 the Board approved the 2026 Budget which maintains an Assessment rate of 54 cents per square foot per month for the third year. The reduced insurance cost provides funds to move forward on the attic insulation replacement as proposed at the 2/2025 Annual Member Meeting.

The vote to have a special assessment and replace all insulation in 2025 lost by a very slim margin. The proposed cost was \$385,361. The 2026 Budget allocates \$186,621 to Insulation Replacement. More than simply adding insulation to the existing, the old insulation will be vacuumed out, a fire-retardant foam will be used to seal openings for vent stacks, and the attics will be treated with a disinfectant/deodorizer before the new r38 insulation is blown in. Because Buildings B and C are currently having rodent exclusion treatment, which seals all exterior openings that would allow animal access, these will be the first buildings to receive new insulation.

Electricity Rate Increase – As discussed in the 8/26/2025 Board Meeting, our energy broker, Jerry Gatti with TES, informed us that our current provider, Summer Electric, was closing operations. Jerry has saved owners hundreds of thousands of dollars over the last 10 years by consistently securing electricity rates 30% to 50% lower than market rate. He has secured a new electricity provider, Shell Energy, at 6.895 cents/kWh, effective August 16. This is an 87% increase from the previous rate of 3.65 cents/kWh and will be reflected on the 10/1/2025 Statement.

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AROUND OUR COMMUNITY Susie Brown, Communications Chair



Luau 5/31/2025

OUR LIBRARY~COMMUNITY ROOM: An Inviting and Useful Space

During 2021 and 2022 the Maintenance Office behind the Laundry Room was broken into twice from the dryer closet in the Laundry Room. The laundry card machine was broken and equipment stolen. In addition, non-residents were regularly trespassing, using the pool and restrooms and once vandalized the women's restroom. In order to protect our residents and property, the Board approved a controlled access system for the pool and utility building with funding for the first phase in the 2023 Budget. The project took 3 years to complete. Timely repairs and replacements on the interior and the secure access for the Library, Laundry Room and Restrooms were completed in the Spring of 2024; exterior repairs and activation of the secured pool gates in 2025.

One condo owner's individual interest can have a positive impact on our whole community. At the time, the Library had a sad collection of outdated paperbacks. Patrick Esser is an owner who represented publishing companies and worked with bookstores before retiring. We requested and Pat agreed to take on the enormous task of replacing the old books with a wide selection of more recently published free books which he was able to acquire over time from local libraries.

This more accommodating Library~Community Room space has been put to effective use over the past year for committee meetings, social events, residents at the pool and laundry... AND Pat Esser's new PWCCCA Book Club which held the inaugural meeting in September 2024.

Our Library~Community Room offers a convenient central gathering spot and is a great amenity.

Like Pat, owners may reserve the Library~Community Room through the office to start their own PWCCCA Hobby Group for fellow residents to enjoy. A few ideas that have been mentioned by residents are a group to play cards, a knitting circle, and a recipe exchange.

Borrow a book! Start a Hobby Group! Sharing interests and knowledge with others can be a rewarding experience!



April 1, 2025, Landscape Committee Meeting

Residents are invited to submit article suggestions for future NewsBlast issues.

Send ideas by email to me at SBpwccca@gmail.com.

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