

Prestonwood Country Club Condominium Association
 A Wonderful Place to Live in Dallas, Texas!



Annual Meeting Review

WRITTEN BY CARRIE BAILEY, ASSOCIATION MANAGER

The Annual Association Meeting was held on February 26th. Electronic voting was used by 30% of owners, proxies submitted by 10% and less than 1% voted at the meeting, bringing the total participation to 40% of owners. Our quorum, or minimum required for a meeting to be held, is 25%. This was the third year that electronic voting has been an option and has resulted in greater participation than in past years. Thank you to all who voted!

This year the three incumbents agreed to stand for re-election and no other owners responded to the Nominating Committee's invitation to serve the community and be a candidate. Therefore, Jeff Hughes, Dan Burbine, and Phyllis Wells were approved for 2023-2026 board terms by acclamation.

The financial comparison sent with the Meeting Package demonstrated that while costs are always increasing, the management of funds has dramatically improved the use of Assessment income over the past ten years. Due to the investment in the latest energy efficient equipment and contracted electricity, the actual cost for utilities were lower in 2022 than in 2012... AND payroll was lower too! These two categories totaled 69% of income in 2012 and only 35% in 2022. Unfortunately, insurance has gone from 6% to 20% and has been the reason for the last two assessment increases. Bad Debt being an anomaly, Capital Improvements has gone from the smallest expense to the largest. In 2022 30% of assessments went to improving the community.

EXPENSES	2012		2022	
UTILITY	455,330	38%	448,690	21%
PAYROLL	370,732	31%	304,568	14%
OPERATING MAINT	174,620	15%	210,329	10%
ADMIN	68,433	6%	95,823	4%
INSURANCE	65,739	6%	430,754	20%
CAPITAL IMPROVEMENTS	32,280	3%	643,170	30%
BAD DEBT	25,685	2%	-	
		100%		100%
	1,192,819		2,133,334	

Smoking Survey

The Board conducted the third Smoking Survey in a proactive response to complaints about smoke. This year 23% of owners responded. The purpose has been to determine whether a majority is concerned about the consequences of second-hand smoke and, therefore, if the Board should put additional restrictions to an owner vote. The responses show there is a small number of residents that are smokers, meaning there is also a small number who are negatively impacted by smoking. As in the past surveys, a few strongly believe this should be regulated, but an equal number of respondents believe owner's rights should not be restricted. With only 23% of owners responding and half of those opposed to additional restrictions, the Board will not put it to a vote. An air filter has recently been added to the office due to smoke and it is effective in removing the odors. All smokers, and those living near smokers, are strongly encouraged to use air filters to mitigate the smoke.

Upcoming Board Meeting Dates

Monthly Board Meetings are held at 7:00 PM on the 4th Tuesday of the month (with the exception of February due to the Annual Homeowner's Meeting) at The Creek of Prestonwood Country Club in the Skyline room and on Zoom.

Homeowners have an Open Forum at the end of the Regular Board meeting to share any concerns, comments, and ask questions.

Upcoming Meetings:

- Tuesday, May 23rd 7:00pm
- Tuesday, June 27th at 7:00pm
- Tuesday, July 25th at 7:00pm
- Tuesday, August 22nd at 7:00pm

PWCCCA Online

All governing documents, Board Meeting Minutes, Association Manager's Report, Treasurers Report, etc. can be found on the www.pwccca.org. You do not need a username and password to access these documents.

PWCCCA Owner Questionnaire

In order to better serve our community and condo owners, the PWCCCA Board is interested in your feedback on life at Prestonwood Country Club Condominiums, HOA Board Meetings, HOA Committees, and Social Events.

We ask that you take a few minutes to go through this survey and provide your responses by clicking here: [PWCCCA Owner Questionnaire](#)

With your responses, we hope to gain insight needed to ensure that you and your family are receiving the maximum value and enjoyment from being members of this community.

2023/24 Board of Managers:

- Jeff Hughes – President, Finance Committee
- Betty Walley – Vice President, Building Committee
- Judy Lyle – Secretary
- Jim Eason – Treasurer, Finance Chair, Landscape Chair
- Martha Burks – Social Chair
- Phyllis Wells – Rules Chair
- Dan Burbine – Building Chair
- Nancy Baker – Community Outreach
- Gaela Renee Hall – Communications Chair
- Carrie Bailey – CMCA Operations Manager



In Remembrance

WRITTEN BY JEFF HUGHES AND JUDY LYLE - BOARD MEMBERS

Prestonwood Country Club Condominiums has a rich history of memorable residents who contributed greatly to our community. Three of these residents have passed in recent months. They were long time residents who lived here for decades, were known and loved by their neighbors, and served on the board.

Rex Price, who passed away in August 2022, provided leadership and made countless contributions over many years as a board member and neighbor. He and his wife, Sue, who passed away in 2021, were constant ambassadors for the community providing support, kindness, and cookies to the Staff and invaluable historical knowledge to the leaders of the community. Their 40+ year legacy continues with the multigenerational residence of his daughter, Kim Cantu and her family, and his granddaughter, Paige Eberhart, who both call PWCCCA home.

Cyndi Pfister, former manager, owner, and resident for the last few years passed away in January after a long and debilitating illness. Serving as manager for 20 years, Cyndi steered the community through many difficult and most trying times with devotion and commitment. The current management and board acknowledge appreciation for Cyndi's years of service to the property and extend heartfelt condolences to her husband, Michael, who is a current resident, and their son Denton, both condo owners.

Janet Kirkland, resident/owner since 1988, passed away in March of this year after a long illness. She served on the Board in several capacities and as President for five years. Janet provided steady leadership through a very critical period for the association and was instrumental in the revision of the Bylaws in 2008. Always a very strong leader, Janet set an example with her unique combination of grace, vulnerable humanity, and endearing humor.

Beautification Award Spring 2023

Long time owner and resident, Deb Robinson at 15934 Stillwood has brightened her building with colorful plantings both in the front and in the alley. The Landscape Committee and the community appreciate her contribution. In addition to the sign, Deb has received a Lowe's gift card for \$100 for her plantings next season.

Congratulations on winning the Spring 2023 Beautification Award!





Memorial Day Mimosas

MONDAY, MAY 29, 2023



PWCCCA Social Committee invites you to a FREE come and go event to kick off the summer.

Join us for breakfast tacos, bagels, mimosas, and more!
Food and mimosas are first come first serve.

11:00AM -1:00PM • PWCCC POOL & LIBRARY

LOOKING FORWARD TO SEEING YOU THERE!

Pool Rules

Pool weather is here and we couldn't be happier. Our pool area is a great space to cool off on hot days and for getting to know your neighbors.

Please respect fellow residents and other swimmers by practicing common courtesy and our posted pool rules.

- The pool is open 8 a.m. to 11 p.m. daily.
- All guests and younger family members **MUST** be accompanied by PWCCCA residents.
- Young children should have life jackets or floating devices with supervising adults at their side.
- Oversized water floats are not to be used in the pool.
- Glass containers are prohibited. Disposal containers are available for used plastic and paper trash.
- Please clean up after yourself when using the area so that all may enjoy the space.

Alley Access & Dog Rules

Alleys are limited access to those who live there and our maintenance staff. They are dangerous due to the many valve boxes that are trip hazards and are not walking paths for residents, with or without dogs.

As a reminder, pets must be **LEASHED** and **ACCOMPANIED BY THE OWNER** when outside of a Unit, even when in an alley way.

As always, please clean up after your pets.

Thank you to our involved and responsible pet owners for your diligence in keeping our community clean, safe, and pet friendly.

