



Prestonwood Country Club Condominium Association

A Wonderful Place to Live in Dallas, Texas!

Heating System Issues

WRITTEN BY CARRIE BAILEY, ASSOCIATION MANAGER

Our charming community was built in 1968 with a four-pipe Heating, Ventilation & Air Conditioning (HVAC) System. This means that water is heated or chilled in the building behind the pool and pumped at high pressure through an underground pipe system to the Fan Coil Unit(s) in each condo to provide heat or AC. When there is a leak in one of those pipes, it requires the system to be shut down for repair.

This winter we had two significant water leaks that resulted in a loss of water volume/pressure and caused the heating system to be down overnight. Due to the way these pipes expand and contract, we regularly experience leaks. There were 23 in 2022, 18 in 2021, and 16 in 2020. However, most are smaller leaks and can be controlled until repairs can be scheduled.

Preventing service interruption to Residents is the primary goal for scheduling repairs. Only 2 of the 23 repairs in 2022 caused overnight outages; 90% of the repairs did not impact Residents. Each year \$80,000 is budgeted for these repairs and actual costs range from \$40,000 to \$80,000.

We often get asked about replacing the whole system. And ultimately the answer is that it's cost prohibitive. In 1985 the underground copper lines were replaced and funded by a Special Assessment of \$1,025,957. The assessments ranged from \$1,506 to \$8,091 per unit (based on condo square footage). Today the cost is projected to be \$2,850,000 and would cost, per unit, \$4,183 for the smallest and \$23,031 for the largest condo.

If we're spending \$80,000 per year to maintain and repair existing lines, it would take 36 years to spend the \$2,850,000 to replace all the lines. In addition, 95% of the failures are in the hot water pipes where there is a joint or an angle; total replacement is an unnecessary undertaking and expense.

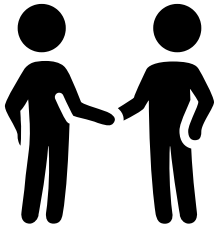
Our Maintenance Staff monitors the water meter for the HVAC system daily.

When the usage indicates a leak, they find the location by inspecting the alleys and valve boxes for water. If a leak is not readily apparent, they valve off different zones to isolate the leak, then jackhammer the concrete or asphalt to find the source. In many cases, the leak can be clamped temporarily and repaired when weather conditions allow and vendors are available. To repair a line, the whole system must be turned off and the water lines drained. When the leak repair is completed, the system must be filled again and primed by bleeding air out of the system at valves all over the property. Your comfort is our first priority; we work quickly and efficiently, scheduling plumbers to coordinate repairs and minimize inconveniences. We appreciate your understanding.

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 Clubs 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:

Sunday, February 26th 3:00pm

Tuesday, March 28th 7:00pm

Tuesday, April 25th at 7:00pm

Tuesday, May 23rd at 7:00pm



Annual Homeowner's Meeting, Sunday, Feb 26th at 3pm

Join the Prestwoood Country Club Condominium Association Board of Managers for the Annual Homeowner's Meeting on Sunday, February 26th at 3pm.

Meeting packets were mailed out last week and contain information for voting on open board positions, a smoking survey, as well as resident information. Please review this information and return back to the office. You can also vote online via the link emailed on February 17th.

Sign-in at 2:30 p.m. at The Clubs of Prestonwood – the Creek and stay for the Social Hour following the meeting.

Why Attend An HOA Board Meeting?

HOA Board meetings are held monthly to conduct ongoing business in regard to caring for and maintaining our property. Residents are invited to attend these meetings to observe and learn about association business. At the end of the meeting residents are given the floor to bring up brief questions or comments. Owners who have urgent or complex questions should contact the Association Office for discussion and, as needed, board review.

PWCCCA Online

Visit the Association website (www.pwccca.org) to access all governing documents, including the latest Board Meeting Minutes, which includes the Association Manager's Report, Treasurers Report, etc. You do not need a username and password to access these documents.



Renovation Reminders

Residents or workers hired by residents may not shut off water as it affects multiple units when it is done. If you are doing work that requires water to be turned off to your unit, please submit your request in writing to the association office.

We are all connected to each other in some way (structurally, plumbing, electrical) throughout the complex. It is in everyone's best interest to check with the office on any repair work, as simple as it may seem, for guidance on moving forward. Please vet your contractors, have a written contract, make sure the company you employ has insurance and is properly licensed if repairs demand a license. MAJOR, COMPLETE REMODELING requires notification to the association/office before proceeding—this provides protection for you and your neighbors.

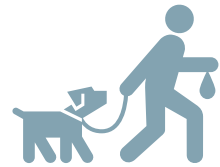
Our Unit Renovation Policy and Work Rules can be found on our website at <https://www.pwccca.org/documents/>. This policy is to help you have a successful renovation!

Home Upgrade and Appliance Replacement Tips - Prior to beginning work:

- Faucet, sink or toilet replacement: check shut-off valves – these frequently need to be replaced as a first step.
- Dishwasher replacement: An electrician may be needed to disconnect if hardwired rather than plugged into a receptacle.
- Range replacement: A plumber may be needed if the gas shut-off does not work.
- Refrigerator replacement: A plumber may be needed if the ice maker line does not shut-off.

Poop Wars

It's a vicious cycle – unless owners make an effort to clean up the mess.



Numerous residents have complained about the growing issue of neighbors not picking up their dog's poop. We love our pets and know the majority of our residents with pets are diligent in cleaning up after them, however our community MUST get this problem under control.

Please be a good dog-owning neighbor by cleaning up after your pet. There are 10 pet stations conveniently located all around the property. Our maintenance staff keeps these stocked with pet waste bags and they are regularly emptied and maintained to help keep our property clean.

Nothing is worse than taking your dog out and stepping in another dog's poo (ew!). Please be considerate of others who use the space as well for their dog.

Fines are issued for any dog owner identified for non-compliance, and additional pet sanctions are under consideration if the problem continues per City of Dallas Ordinance. As a reminder, the green belt on the south side of the property is owned by the Country Club. Misuse of their property looks poorly on condo residents and the the Country Club reserves the right to prevent PWCCCA residents for using the space.

To all residents: "See Something, Say Something" by contacting the office to report rule violations.

Thank you to those who clean up after their pets and help keep our community clean!

Thank You 2022/23 Board of Managers!

PWCCCA has a very active and involved Board of Managers. The board members volunteer their time, skills, and talents to help this community flourish. With varying professional backgrounds and experience, they come together to provide insight and solutions to our community needs.

Thank you to our 2022/23 Board members for serving our community!

2022/23 Board of Managers:

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