



## PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION

A WONDERFUL PLACE TO LIVE IN DALLAS, TEXAS!

# Reflection, Gratitude, and Celebration

WRITTEN BY CARRIE BAILEY, ASSOCIATION MANAGER

The year 2021 brought to conclusion several major initiatives that began in 2015, and 2022 represents the first year in at least the past decade that the Association has been debt free with Reserve Funds and Planned Reserve Contributions that meet projected Future Needs.

On December 1, 2014, I began working with the Association. While I came to the position with extensive education, professional and personal experience in association management and residential real estate, many of the major challenges facing the community were new to me.

1. On 7/7/2014 a new FEMA Map had been issued showing the community in the floodplain and flood insurance was required.
2. Application for FHA approval was rejected in 2014 due to the lack of Reserve Funds/funding.
3. The only Reserve CD had been cashed in 2014 to make payroll.
4. A reserve study completed on 10/15/2014 costing \$4,425 – Basic facts about infrastructure equipment and age were incomplete/inaccurate which led to incorrect conclusions about the fiscal position of the community and failed to identify critical urgent needs.
  - a. Hot Water System boilers needed to be replaced. Reserve study did not include them.
  - b. The boilers for the HVAC System needed to be replaced. The Reserve Study had them being replaced in 2021.
  - c. The chillers were 19 years and 11 months old with a 20-year life span. Reserve study said replace in 2029 for \$350,000
  - d. Roof had significant hail damage. Reserve study projected replacement for 2029 to cost \$600,000. It cost \$750,000 in 2016.
  - e. Aluminum wiring did not meet current National Fire Code safety requirements. Not identified in the study.

How did the Association survive this tsunami of major needs? The Board of Managers was completely committed to addressing the problems, open to new perspectives, and responsive to recommended actions. Thus began a period of discovery during which critical information and advice was gained by bringing in new and current professionals.

- Insurance Agency, Scarbrough-Medlin, Floodplain and Electrical (new)
- Law firm RMWBH provided direction for critical legal issues (new)
- Trane (current), ASIC, Entech and Zoom Air (all new) worked to explore HVAC options

Association Presidents, Jo Leeper, 2014-2017, Darrell Traeger, 2017-2021, and Jeff Hughes, 2021-2022, each bringing a wealth of experience and knowledge, provided strong leadership in developing and implementing solutions. Darrell and Jeff recognized that continuity was key to the success of the projects and managed seamless successions. Treasurer, Joe Dobbs, 2014-2020, was instrumental in developing the HVAC plan and securing funds as needed for the project. Jeff Hughes, 2020-2021, and Darrell Traeger, 2021-2022, followed Joe as Treasurer each analyzing financial needs and staying the course that had been set. Their efforts led to paying off the HVAC Loan in 2021 rather than 2022 and ending 2021 with \$500,000 in Reserves for Future Needs. Judy Lyle served as Secretary from 2014-2022 with only a brief period off. As the longest serving Officer on the Board, she provided valuable communications and support to developing and completing the plans.

While these leaders resolved the listed challenges, they also managed the ongoing day-to-day issues that demand significant personal time and energy. The Community is indebted to all the owners that serve on the Board; however, these Officers have gone far beyond attending monthly meetings, freely giving personal time and expertise to serve their neighbors. Personally, these are the finest Community Leaders I have known. It has been my privilege to serve with them and deliver these results:

1. FEMA issued Letters of Map Amendment for all buildings on 3/30/2015 removing the community from Floodplain designation.
2. FHA Certification 2/28/2017
3. By year-end 2015 Operations spending had been reduced and \$427,054 had been allocated to Reserve CD's securing the HVAC Loan. Year-end 2021 – HVAC Loan paid-off and \$500,000 in Reserve Accounts.
4. A new Reserve Study was completed in 2/2022
  - a. Hot Water Boilers replaced – 2016
  - b. HVAC Boilers replaced – 2016
  - c. Roof replaced – 2016 & 2020
  - d. Chillers replaced – 2018
  - e. Electrical Upgrade completed – 2020

### Chunk Your Junk Weekend - April 2nd and 3rd

Our bi-annual Chunk Your Junk weekend is coming up! This is your chance to clear out your closets, patios, and storage spaces of any items that are collecting dust and taking up space.

A dumpster will be placed in the West Parking lot (situated between the condo property and country club parking lot) for residents to toss any unused/unusable items not discarded in the regular trash and recycling pickup.

\*No dumping of paint or chemicals allowed!

# Annual PWCCA Homeowners Meeting

The Annual Association Meeting was held on Sunday, February 27th, at the Clubs of Prestonwood and on ZOOM. There were 22 members at the meeting and 2 via Zoom. A record 49% of ownership participated, exceeding the quorum requirement of 25%. Owners' votes were 36.1% electronic, 12.2% proxy and 0.7% in person.

Many thanks to: Jim Eason, Nominations Chair, and committee members Susie Brown and Phyllis Wells; the five candidates, Martha Burks, Butch Craven, Gaela Renee Hall, Malena Marshall and Betty Walley; and to all of the Owners who voted.

Congratulations to Martha Burks, Gaela Renee Hall and Betty Walley who were elected to serve 3-year terms.

## Thank You, Darrell

The Board of Managers wishes to announce the retirement from the Board of Darrell Traeger, who was elected to the Board twice, in 2016 and in 2019, and has served the Community for the past six years. He immediately took a leadership role, having served on HOA Boards in the Chicago area, where he and his wife, Deborah, owned multiple properties. In 2016, his first year on the Board, Darrell became the Building Committee Chair, a position he held throughout his tenure on the Board. His wealth of construction knowledge was invaluable in addressing building and infrastructure challenges of our 54-year-old property.

Darrell was elected President by his fellow Board Members in 2017 and re-elected each of the next three years until, in 2021, he planned to retire from the Board. The Board asked him to complete his term and serve for one more year. In but one example of Darrell's selfless devotion to our community, he agreed and accepted the responsibilities of Treasurer for his final year.

Throughout his four years as our President, his steady hand and strong leadership led the Board and our Community as we faced legal, financial and administrative difficulties. His experience and compassion brought resolution to owner and personnel issues. Particularly difficult was 2020, when Covid-19 erupted, placing extraordinary demands on the Board, as we navigated our way through conflicting Federal, State and Local policies and orders.

Darrell's greatest two accomplishments: 1) Creation of the Unit Renovation Policy -May 4, 2018, an addition to our Governing Documents. Read more about how this policy benefits individual owners and the Association in the upcoming, Spring 2022 Newsletter. 2) Successful appeal to Dallas County Tax Assessor on unit 1111's (the Office) appraised value reduced the valuation from \$64,690 (half of today's value) to \$200. This brought taxes down from \$2,478 (2018) to \$5.29 (2019) and, based on actual values in 2021, saved about \$5,000. A conservative estimate is this will save owners \$70,000 over the next 10 years. A gift that keeps on giving!

On behalf of our entire HOA community, the Board would like to extend our deepest gratitude and respect to Darrell Traeger for his selfless devotion to our community and for his many critical contributions to PWCCC. Just as important is our gratitude to his wife, Deborah, for her patience and understanding of the time Darrell devoted to service over the past six years.

### Board Meeting Dates

Stay informed about the functioning of our community by attending our monthly Board Meetings. Meetings are held at 6:30 PM on the 4th Tuesday of the month at The Clubs of Prestonwood Country Club (in the Skyline room) and on Zoom.

Homeowners have an open forum at the start of the monthly meetings to share any concerns, comments, and ask questions.

We look forward to seeing you at our next meeting!

Upcoming Meetings:

TUESDAY, MARCH 22nd at 6:30pm

TUESDAY, APRIL 26th at 6:30pm

TUESDAY, MAY 24th at 6:30pm

## PWCCA Online

Visit the Association website ([www.pwcca.org](http://www.pwcca.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.

# In Memoriam

WRITTEN BY JEFF HUGHS

During the Annual Homeowner meeting, The Board of Managers noted the passing of two longtime residents and former Board members. Jo Leeper passed away on April 1, 2021 and Joe Dobbs on October 22nd, 2021. Both were original Owners, having bought their Condos in 1977, when the conversion to a Condominium HOA took place. Both had also served on the Board of Managers for most of their residency at PWCCC and made significant contributions to our community.

## Jo Leeper

Josephine Bacon McInerney Leeper was born July 3, 1931. She held degrees from the University of Michigan, where she majored in Zoology, and a Master of Ed. Degree from Wayne State University in Science Education. In her early career Jo taught junior high and high school biology in Detroit. After teaching for 9 years, she worked as a secretary for Congressman John Watts in Washington D.C. She also worked as a Confidential Assistant to the Administrator of the Small Business Administration.

Jo and her husband, Robert, married in 1968, then moved to Dallas in 1970 where he passed away in 1971.

Jo went on to earn her real estate license and worked for Shirley Becker Realtors and was recognized as a million dollar producer in 1976. She worked in this field and for Altair Global as the Customer Satisfaction Manager until 2015, when she retired at age 85.

For many years, Jo was a member of the Richardson chapter of Altrusa, which provides support, direction and college scholarships for teenage girls in need. Jo remained involved in this organization until her passing.

Over the decades, Jo served on our Board of Managers in many roles, including Secretary of the Board and Board President. She remained active on the Board until 2017 when illness forced her to withdraw from her position as Board President. Those of us who were fortunate enough to serve on the Board with Jo recall that she was a very strong, effective leader who delighted in bringing out the various talents of her Board members.

Jo Leeper's mantra for what is required for a successful, thriving HOA Community was: "There are two requirements: 1) You must have a strong, professional HOA Manager; and 2) You must have a strong, professional Board of Managers ready to back the Manager and defend the Governing Documents, especially the Bylaws and the Rules. If either one of those two are missing, an HOA community will fail."

## Joe Dobbs

Joe Dobbs held a degree in Engineering and spent his early career as an independent engineering consultant in a number of industries. He served four years in the U.S. Air Force, where he developed his passion for flying. He owned and flew a series of private aircraft for the rest of his life.

Joe divided his time between his three-generation cattle ranch outside Bartelsville, Oklahoma and his Condo, which he purchased in 1977.

Joe was easily recognized around our community. He was tall, lean and never without his trademark Stetson cowboy hat. He was a no-nonsense, straight-talking man. He served for many years on our Board of Managers as Chair of the Building Committee and as Treasurer. It was as Treasurer that Joe made his greatest contribution to our community. When the Board of Managers hired Carrie Bailey to become our new HOA Manager in December 2014, the Association was in a precarious financial condition with zero dollars in Reserves and very little cash on hand. Additionally, the HVAC equipment had reached the end of its lifespan and was continually breaking down. Joe was integral in working with Carrie to address and hire the engineers and companies to make the necessary repairs and replacements to the HVAC system. As we had no Reserves, Joe and Carrie also worked with banks to secure the financing needed. Having owned several successful businesses, Joe was very effective at negotiating loans needed for the HVAC replacement program and continued to negotiate on those loans until the Association retired the loan in October 2021.

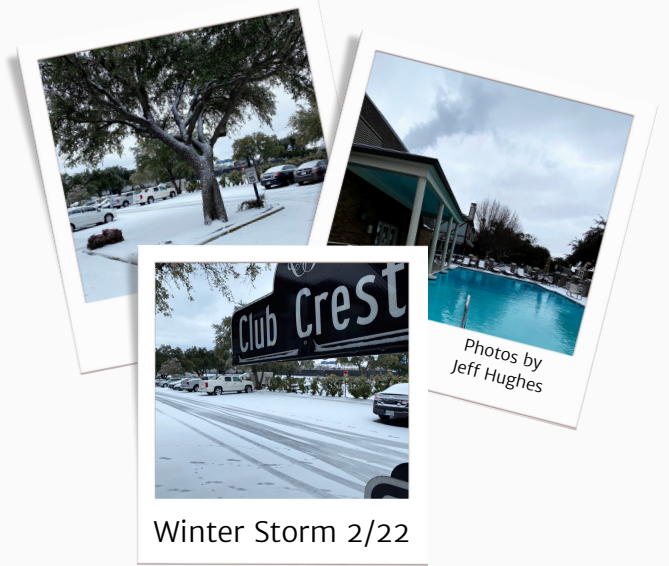
Early on, Joe had pushed for an increase in our Assessments, unpopular as it was. He worked to educate and lead his fellow Board members to an understanding that we needed to build-up our Reserves to ensure that our community would not find itself in a similar financial predicament again.

As the years passed, Joe would spend more of his time at his Condo, rather than his cattle ranch in Oklahoma. Over the decades, Joe had formed many very close friendships, which lasted all his life. He had a deep bond with PWCCC, which explains why Joe worked so hard for our community, especially when his business acumen and experience were most needed to lead us into a better financial situation.

# Landscaping Updates

On 12/8/2021 Bare Roots Landscape Solutions started as our new company to provide the maintenance of the grounds. Trees planted last year that did not survive will be replanted when the supplier has the inventory. The replacement will be at no cost to the association. Early spring we will continue planting in areas identified last year by the Landscape Committee that still need to be addressed. Our efforts for improving landscaping is an ongoing process.

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



# Beautification Award

Dan Burbine, 15933 Preston Road, dedicates many hours each season to keeping beautiful annuals at his front entrance and a mix of perennials, annuals, shrubs and vegetables in the alley. Many thanks to Dan for making the community more inviting! Each award winner receives a \$100 gift card to Lowe's and the Beautification sign in front of their condo. Be the next winner – Spring 2022 is just around the corner!



# New Signs!



New signs have been installed including new signs for our right and left exits at the Prestonwood Country Club Condo entrance, a new "No Exit" sign at Copperwood Lane and Preston Road, as well as Reserved parking signs near the country club.

# New DART Line

Construction of the new DART Silver Line is in full force just to the north of us (around Keller Springs and Preston Rd). For more information or details for area meetings call (469)391-0632 or visit [www.dart.org](http://www.dart.org). The system will cover areas coming from DFW International through Dallas and suburb areas.

# Back Up Generator

The Board approved the rental and installation of a standby generator last Fall based on weather forecasts for the winter. This precaution would provide power to the boilers in the event that we lost power to the property. The generator was installed on January 3rd.



Comments or suggestions related to the Newsletter can be sent to the attention of the HOA Communications Committee by email [tooffice@pwcca.org](mailto:tooffice@pwcca.org), or a note to the committee can be dropped off at the condo office.