



PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION

A WONDERFUL PLACE TO LIVE IN DALLAS, TEXAS!

## **Best Practices for Remodeling Your Unit & Replacing Appliances**

WRITTEN BY CARRIE BAILEY, ASSOCIATION MANAGER

We have many new homeowners and residents at Prestonwood Country Club Condos, as well as some long time residents, pursuing renovations and upgrades to their homes. Over the years the Association has been through it's fair share of trial and error with projects and has put together guidelines and tips to help residents who are planning remodeling or upgrades to their home.

The Unit Renovation Policy and Work Rules, developed by Darrell Traeger and approved by the Board of Managers in 2018, was created to help Owners and Vendors avoid costly problems. By reviewing planned changes, the Board and Staff can provide important information about the property which would otherwise be unexpected. This enables successful planning and completion of your project.

### **When you want to do a home renovation:**

#### **I. Make a Plan**

A. Print and read the Unit Renovation Policy and Work Rules (which can be found on our website at <https://www.pwccca.org/documents/>)

B. List all the items that will be changed (Scope of Work).

C. If opening or moving walls or adding or moving plumbing, appliances or electrical:

1. Request the floor plan with HVAC Pipe locations from the Office.
2. Prepare a Plan drawing showing before and after locations.
3. Have a licensed engineer/plumber/electrician determine feasibility.

D. Make selections for plumbing and electrical fixtures, appliances, cabinets, countertops and flooring.

Changes after construction begins often require additional work and delay completion.

E. Provide contractors with the Scope of Work, Plan and Selections to ensure comparable bids.

#### **II. Board Review and Assistance:**

A. Submit to Office:

1. Unit Renovation Application
2. Scope of Work
3. Plan
4. Contract
5. Vendor's Proof of Insurance (Declaration Pages)

B. Schedule Site Meeting with Owner, Contractor and Staff to discuss plans and identify HVAC Pipe locations.

C. Review Work Rules with Contractor

D. Receive and Post Notice to Proceed

*\*Please note that this process is not optional. These are Association policies and are part of the Association Rules and Bylaws.*

### **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.



## ***Celebrate Independence Day with PWCCCA!***

Join us on Sunday, July 3rd at 7pm for FOOD, FUN, and KABOOM TOWN!

Please RSVP (required) by Tuesday, June 28th by calling the office at 972.233.5896 or Email [office@pwccca.org](mailto:office@pwccca.org). Let us know how many will be attending.

Food and Fun will take place by the Pool and Clubhouse from 7:00 pm – 9:00pm. Kaboom Town Fireworks show will begin at dark and can be viewed from the parking lot (looking over the Prestonwood Country Club Golf Course).

## ***Summer at Prestonwood Country Club Condos***

**WRITTEN BY NANCY BAKER, BOARD MEMBER**

Summer is here in full force! Stay cool at the pool and enjoy the lounging area featuring updated outdoor furniture. Along with this summer fun are reminders that ensure the safety and enjoyment of our recreation participants: All guests and younger family members are to be accompanied by PWCCCA residents. Young children should have life jackets or floating devices with supervising adults at their side. Oversized water floats or toys interfere with others and are not to be used in the pool. Please respect fellow residents and other swimmers by obeying the posted rules including the open and closing times. Diving or jumping into water that is too shallow can cause serious injury. Observe the pool's water depth markings that you are in or going to enter.

Tables make convenient places for snack gatherings. 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.

Enjoy the warm days ahead and show respect for all your neighbors while relaxing at our attractive pool area!

# 2022/23 Board of Managers

## Prestonwood Country Club Condominium Association

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.

The board of managers welcomes your comments and suggestions!

Here are your 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 Committee
- Jacy Allen – Rules Chair
- Carrie Bailey – CMCA Operations Manager



## 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, JUNE 28th at 6:30pm  
TUESDAY, JULY 26th at 6:30pm  
TUESDAY, AUGUST 23th at 6:30pm  
TUESDAY, SEPTEMBER 27th at 6:30pm

## PWCCCA Online

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

# Community News

WRITTEN BY NANCY BAKER, BOARD MEMBER

You may have noticed the recent repainting and freshening of our homes' exteriors on the property. These updates are in keeping with the historic richness of our community. A visit to the PWCCA website shows some pictures of architectural designs. There are many buyers who are drawn to our Prestonwood Country Club Condos by location and spacious floor plans. They may not realize the significance of individual exterior designs that are totally unique in today's glass box condominium architecture. We homeowners can be proud of our community's dedication in preserving the beauty of our homes with historic architectural significance!

As a reminder all homeowners are invited to our monthly board meetings held at the Prestonwood Country Club. Here is a wonderful way to meet your neighbors and catch up on all our community's news and events. Tasty refreshments are served and there is time set before the board reports for questions from homeowners. You are always notified by friendly voice and email messages before the next meeting. Be a good neighbor and ask a new homeowner to join you for this informative event!



## Beautification Award

Janice Moore's home, 15903 Archwood, is always lush with evergreens and perennials. Janice's son, Jason, visits every Mother's Day to do the heavy lifting to replant her pots for the season. Many thanks to both for making the community beautiful. Janice received a gift card for \$100 to help with future plantings.

Congratulations on winning the Spring/Summer 2022 Beautification Award!

**Have a  
great summer!**



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.