



PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION
A WONDERFUL PLACE TO LIVE IN DALLAS, TEXAS!

Community Newsletter Fall 2021

2022 Assessment Rate

The Board of Managers has approved the Budget for 2022 which will maintain the current assessment rate of 41.5 cents per square foot per month for next year. Insurance premiums increased slightly for the 2021/2022 renewals rather than decreasing, largely due to the extensive insurance losses caused by the February 2021 Freeze. Currently the Finance and Building Committees are working on plans for improving the parking lot. In addition, Building Renovations, Balcony/Fence Replacements and Landscaping Improvements are planned to continue in 2022. A professional reserve study is being prepared which will project the life of, and cost to replace/renovate infrastructure components over the next 20 years. This will enable the Finance Committee to budget adequate reserve funds to prevent special assessments for major capital expenses.

Rodents and Wild Animals

During 2021 more mammal pest problems have been reported than in recent history. Typically, there are seasonal surges which have been managed by using bait boxes for rats and traps for opossums and racoons. Rats are drawn to clutter/shelter as the weather cools down. Squirrels also tend to seek shelter in cooler weather and can cause considerable damage. We need to work together to eliminate the items and conditions that attract them to the community:

- **Food - Human food & pet food should not be left outside.** While your intent may be to feed birds/squirrels, the same food attracts rats, opossums, skunks, rabbits, etc. If you have bird feeders, be sure to buy the types of foods that do not also attract mammals. See <https://marin.wbu.com/rodent-remedies> for tips which include using "no-mess" feed, suet, cylinders, shelled seed, feed without fillers, and feed with cayenne peppers).
- **Trash/Garbage/Grills** – Bag your garbage and put in the lidded containers the night before or day of collection- Mondays & Thursdays. Grease collected in the base of grills has strong appeal to rats.
- **Clutter & Debris – Chunk your Junk Weekend is October 30th and 31st.** Clear your homes, patios and balconies of accumulated items that do not serve a purpose. **Storing items in Common Areas is prohibited and the Staff will be disposing of items in these areas.**
- **Water** – Standing or running water is a strong attraction for rats. Please remove anything that holds water from your area.

Chunk Your Junk Weekend: October 30th and 31st

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.

What is Chunk Your Junk weekend? Twice a year the Association schedules a dumpster to 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.

Don't forget to check your balconies/patios for old flower pots and any storage items that are taking up space and look unsightly. These areas are "limited common elements" and not really private personal property. Residents are encouraged to keep these areas tidy.

***No dumping of paint or chemicals allowed!**

Third Quarter Beautification Award

Beth Botkin, Tim Reed, and Jim Eason at 15908 Archwood worked with their neighbor, Sheryl Sandler, on designing the front bed of their condos. They purchased and planted the colorful perennials and requested that the Association provide and install the river rocks to finish the updated landscaping. They were awarded the Quarterly Beautification gift certificate of \$100.

If you have a plan that you would like to implement, please submit it to the Landscaping Committee for review. Many thanks to Beth, Tim and Jim for investing their time and money to beautify the community!



Board Member Change

Pat Gleason sold his condo over the summer. During his time as a resident, he served the Board as the Bylaws & Rules Chair. He resigned from his current term in June.

The Board has appointed Jacy Allen, a candidate in the 2021 election, to complete Pat's term which expires in 2023. Thank you to Jacy for agreeing to serve.



Board Meeting Dates

Residents are encouraged to stay informed about the functioning of our community.

Board Meetings are held at 6:30 PM on the 4th Tuesday of the month at The Clubs of Prestonwood Country Club (in The Creek 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, October 26th at 6:30pm
Tuesday, December 7th at 6:30pm

Landscaping Updates

Improvements to the islands and end caps on Copperwood are in progress. Next, liriopie (a hardy grass-like ground cover) will be planted along the edges of beds on Stillwood, west Copperwood, and Club Crest.

Residents and landscape committee members have given valuable input into the process and those plans are being implemented. The goal is to increase the amount of plant material and still make the finished product easy to maintain and not have just dirt and mud that have long been in some areas.

The association is excited about implementing this plan. They will start planting as soon as the weather cools off some more so the plants have an improved chance of survival. The goal is to have this completed by the end of the year.

REMINDERS

Dog Owners

We have a lot of dog owners in the community and that means a lot of pet waste. Please clean up after your pets in ALL areas, even if it's right outside your door. The association provides pet waste bags and disposal receptacles on every block for your convenience.

Pet Pro Tips

- Keep a pet waste bag tied to your leash. If you grab a bag and don't use it, please hold onto it or tie to your leash.
- Ask the dog owner if you can pet their dog before you stick out your hand or get in a dog's face.
- Ask the dog owner if your dogs can meet before assuming it's ok.

As well behaved as your dog may be, dogs will behave like dogs. Be mindful of anyone who may not be comfortable around dogs and respect their space.

Dogs are to be leashed at ALL times in ALL areas. That includes flower beds in front of or behind your unit and in alleyways.

Check your Thermostats

As we finally transition into Fall temperatures, don't forget that the HVAC system automatically switches to heat when the temps dip below 59 degrees and switch to cool at 61 degrees.

Adjust your Thermostats accordingly.

HOA Documents

Residents are encouraged to 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.

Accessing the website is an excellent way to stay informed and updated on all things affecting our HOA Community.

New Residents

We've had some new residents move into the community. We pride ourselves on being a wonderful place to live. Please welcome our new neighbors to the community. A kind word or greeting goes a long way

2021 BOARD OF MANAGERS

Prestonwood Country Club Condominium Association

Jeff Hughes - President - hughes-jeff@sbcglobal.net
Nancy Baker - Vice President-Crime Chair - nancyaldrich@sbcglobal.net
Darrell Traeger - Treasurer/Finance Chair - djtraeger@gmail.com
Judith Lyle - Secretary/Communications Co-Chair - judy@jalyle.com
Dan Burbine - Building Projects Chair - rrkitect@aol.com
Martha Burks - Social Chair - martha_burks@sbcglobal.net
Jim Eason - Landscape Chair - jim@jimeason.com
Gaela Renee Hall - Communications Chair - gaelarenee@hotmail.com
Jacy Allen - Bylaws & Rules Chair - jacy_allen@yahoo.com

Carrie Bailey - Association Manager - manager@pwccca.org

Comments or suggestions related to the newsletter can be sent to the attention of the HOA Communications Committee by email to office@pwccca.org, or a note to the committee can be dropped off at the condo office.