

From the President

April 2019

It has been just a little over three months since the new Board and Chairpersons were elected to serve the MMVHOA and it has been a very busy and active period.



Building on the good works of our predecessors, yet dedicated to exploring new and fresh ideas, we set about the task of rethinking how we work, how we more efficiently service our community and how we chart a course of sustainability.

We transitioned to a new administration tool (PayHOA). That necessitated a banking relationship change, which also forced us to incorporate and reapply for a Federal Tax ID number.

Incorporating the HOA will also dictate the development of Bylaws which we are working on right now. I hope to be able to present a draft to the membership at our next meeting.

And speaking of our next meeting, we are exploring a move away from the library. "Total Wine" in Plano has consented to allow us to hold our meetings in their meeting facility (with a wine tasting provided). More to come.

Thanks to all who have written, called or stopped me on the street to offer words of encouragement. Your support is critically important as we continue to explore ways to keep our community strong, safe and successful.

See you around the neighborhood.

Reggie Hall

President

MMVHOA

reggiehall11@gmail.com

214 673 7825



MIDWAY MEADOWS
VOLUNTARY HOMEOWNERS ASSOCIATION

midwaymeadows.org
P.O. Box 700621 • Dallas, TX 75287

HOA Financial Information

Hello MMVHOA neighbors! I hope you all are enjoying this wonderful spring before we move into warmer weather.

My name is Cherene Wynn. In January, I volunteered and was elected as the Treasurer for our volunteer HOA. I wanted to pitch in and help out. Since then, I've really enjoyed meeting many of the residents in our wonderful little community.

If we haven't met, my husband, Chris Wynn, and I moved here going on thirteen years ago (Chris would argue it's been longer) from sunny San Diego, California. We both agree that Texas is one of the friendliest places to live and we love our life on Walden Way. We both have tried to stay active in the HOA over the years.

Now, onto the information you all want to hear about, our financials!

We started the 2019 dues drive in January with a new annual rate of \$125.00. We all understand change can be difficult, but it was necessary after 20+ years and we needed to get realistic to the rising costs of

maintaining our common areas.

So far, we have received dues from 114 homes, equaling approximately \$14,125.00. Sadly, the number of participants is down from last year. We still have additional payments coming from folks that have committed to pay and we're waiting to receive those funds. We wish to thank all those that have faithfully paid their dues and then some additional as donations. All monies are put to good use in keeping our entrances well-kept and handling necessary repairs. We consistently work with a tight budget and careful planning is necessary to ensure we don't over-extend the HOA. Based on the income we receive from dues we continue to find ways to cut costs wherever possible to ensure it will last throughout the year. For 2019 we have a projected income of 15,700.00 and expect expenses to be around 12,315.00. That is if everything goes as planned with no surprises. However, I'm sure we all

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The 2019 Board

President	Reggie Hall 3931 Walden Way	214-673-7825	reggiehall11@gmail.com
Communications	Pat Gageant 3919 Granbury Dr.	214-940-0481	patdodge@verizon.net
Secretary	Volunteer Appreciated		
Treasurer	Cherene Wynn 3928 Walden Way	972-922-5414	loves2wok@gmail.com

Getting to Know Your New Neighbors

*"A good neighbor is a priceless treasure."
~ Chinese Proverb ~*

Leslie Thaxton currently lives at 3915 Granbury with her daughter, Micah. They have a Great Dane puppy named Zoey. Leslie works in the bookstore at Prestonwood Baptist Church and Micah works for Next-Step Recruiting. Prior to moving to Midway Meadows, they lived in Carrollton.

When asked what most attracted her to the neighborhood she replied: "We are renting from my sister and brother-in-law, Dena and Dannye Mote. I've always loved this house and neighborhood, plus it's close to work."

Leslie also added that her favorite thing about Midway Meadows is that it's a "super nice area, very welcoming, reasonably quiet, and convenient for shopping and our lifestyle."

Welcome Leslie and Micah, we are glad you're a part of our community!

Al and Ma'Ree Nordling moved to Midway Meadows from another area of the Metroplex. Prior to that they lived in Tampa, FL. Al was relocated by his employer, Google.

Ma'Ree's mother, Mary Ann, and their Bichon named Luna also call 3843 Walden Way home.

Al enjoys golfing and they both enjoy reading and watching sports, especially Minnesota Vikings football (they met through a Viking football club function).

According to Ma'Ree what attracted them most to Midway Meadows was the location and "neighborly aspect" they witnessed when viewing the house.

"We loved that there were people out, walking their dogs and visiting with each other. And we really loved the beautiful lawns in this neighborhood!"

Welcome Al, Ma'Ree and Mary Ann! We look forward to meeting you!



Whether you're a long time resident who did not join this year, or just moved into the neighborhood we would love to have you as a member of MMVHOA! Help us care for the common areas and keep our community safe and attractive. Visit us at www.midwaymeadows.org and register. Give us your name, address and email and we will start the membership process. It is simple, easy and everything can be handled online. Dues are just \$125 per year.

Landscaping

Spring is in the air, the sun is shining and the flowers are blooming! In fact, as you drive through Midway Meadows you will most likely notice many of our residents in "SPRING CLEAN" mode as we all begin trimming, planting and cleaning, bringing new life to our yards and community!

And just as our residents are preparing and freshening up our yards for the upcoming season, so is MMVHOA with spring planting, cleanup, trimming and even giving our fountain at the Midway Road entrance a much needed deep clean and overhaul! Also, be on the lookout in the coming weeks for newly manicured greenery and fresh trimmed shrubs and as well as the roses, which are in full bloom, providing a colorful welcome to all!

Yard of the Month

March 2019

Unlike the last week of March, when yards and trees are exploding with color everywhere, the first week of March is still the dead of winter. Temperatures are in the freezing range every night, grass is brown, and trees look dead. It is a challenging time to select the most attractive yard of the month. But the committee clearly liked the home of Jocelyn and T.A. Brooks at 18324 Summerfield for its trimmed bushes and well-cared-for overall appearance. Please congratulate them when you see them.



April 2019

No month is as exciting for gardeners as April. It starts with a few hardy plant poking up despite some cold evenings, buds are just starting on the trees, and pollen makes everyone sneeze. By the end of the month temperatures are decidedly warmer and colorful vegetation seems to be everywhere. Our judges selected the home of Valerie and Angel Rodriguez at 3732 Rodale for its eye-catching abundance of color.



PayHOA – Technology Eases Administration Challenge

In February of 2019, Reggie Hall, President of MMVHOA announced the Association would be moving to an automated platform for membership and financial administration. PayHOA was chosen as the technology partner, and implementation took place throughout March and into early April. All recordkeeping, financial transactions and member communications will now occur using the tools delivered by

Since its inception, the MMVHOA has been managed manually and all historical records were being maintained on spreadsheets. "Records were maintained in binders and kept in cardboard boxes" said Reggie Hall, President of MMVHOA. "It made sense given how long the Association has been operating that much of the past wouldn't be automated. But this

What is PayHOA?

PayHOA is an administration tool used by many real estate property management companies to handle the day-to-day financials of apartment complexes and Homeowners Associations. It's also a tool that:

- Automates the membership records of each member
- Provides each member a personal portal
- Handles dues invoicing
- Processes payments for annual dues and special events
- Functions as a financial recordkeeping tool for managing the budget
- Delivers a monthly P&L for the HOA
- Provides a documents retention feature for historical records

In addition, PayHOA features several

conducted as input from members is needed to establish priorities for the community.

What You Need to Do?

Every member was sent an activation email in March that explained the transition and provided a link to set up your personal log on to the PayHOA tool. If you haven't done so yet, please log on and update contact information (emails and phone numbers) for your property. Maintaining up to day communication information is essential for MMVHOA to stay in touch with all members. (If you didn't receive the email or can't locate it, just email us at info@midwaymeadows.org to request another activation.)

All communication from PayHOA will come from the new info@midwaymeadows.org email address. Be sure you have whitelisted our email address to ensure our communication to you doesn't end up in a spam folder.

Billing and Payments

Starting February, we will automatically issue membership renewals from PayHOA to help ease the burden during our membership drive. Invoices will be emailed, and you can log on and pay via credit card or bank draft. (Checks will also be accepted.) MMVHOA will no longer accept Venmo payments after July 1st.

“ ... this seems like the right time to embrace technology and make managing the organization and future transitions easier and more efficient, noted Hall.

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communication tools that allow for member emails to be easily generated, group texting in case of neighborhood emergencies, and online surveys to be

Crime Watch Spring 2019

We have experienced a quiet and safe first quarter of 2019. Below are the occurrences without the street address and the name of the member to protect their privacy.

Our message is simple:

- Keep your home secured with the alarm on
- Always check to see if your garage door is closed
- If you see something, say something and report it

White River Drive - 4/8/19 8:11 am
Burglary-residence No forced entry:
Item/s stolen from open garage

Rodale Way - 3/31/19 11 pm
Unknown Suspect knocked over the owner's brick mailbox and the street light was damaged

Carson Drive - 3/31/19 11 pm
Unknown Suspect hit and left the scene of a parked car collision (not reported to the police)

Belton Drive - 3/15/19 8:32 pm
Unknown Suspect damaged door of the house

Belton Drive - 3/5/19 6:30 am Theft from motor vehicle: Unknown Suspect broke window to owner's vehicle and took property.

Belton Drive - 3/5/19 1 am
Unknown Suspect took the owners property without consent.

Sam Rayburn Trail - 2/5/19 12 pm
Simple assault: Suspect grabbed complainant's arm, took cell phone away, damaged phone

*From Officer Mark L.,
Dallas Police North Central Division:*

I need to remind all residents, that DPD can publish crime and public safety notifications to Nextdoor.com. We cannot read what is shared between users of the site, unless we are private messaged. DPD is not ignoring public concerns shared on the site, we simply cannot view the messages. Please private message us and we will be glad to respond to all concerns.

Take advantage of these special savings for Paid members of the Midway Meadows Volunteer HOA



FREE GATE WITH PURCHASE OF 150 FEET OF FENCING. (APPROX VALUE: \$350)

FREE MYQ MONITORING SYSTEM WITH PURCHASE OF ANY AUTOMATIC DRIVEWAY GATE.

SEE PHOTO GALLERY AT:
WWW.AANDA.COM

SPECIAL OFFER FOR PAID MEMBERS OF MIDWAY MEADOWS VOLUNTARY HOA!

A AND A FENCE AND CONCRETE OFFERS THE FINEST IN:

- RESIDENTIAL WOOD FENCING (REPLACEMENT/REPAIR)
- WOOD STAIN OF EXISTING FENCES
- AUTOMATIC GATES
- ORNAMENTAL IRON FENCES
- CONCRETE DRIVEWAYS & PATIOS

HOMEOWNER MUST CONTACT: BOB SMITH
(214) 533-0113
BOB@AANDA.COM



MIDWAY MEADOWS
VOLUNTARY HOMEOWNERS ASSOCIATION



FIREPLACE and BBQs



SPECIAL MEMBER OFFER:

\$50 OFF ANY GAS LOG SET. (DOZENS TO CHOOSE FROM.)

SPECIAL OFFER FOR PAID MEMBERS OF MIDWAY MEADOWS VOLUNTARY HOA!

IF YOU ARE THINKING ABOUT REPLACING YOUR CURRENT GAS LOG SET OR YOUR FIREPLACE NEEDS A "REFRESH" THIS IS YOUR CHANCE TO TAKE ADVANTAGE OF MMVHOA DISCOUNTS.

FIREPLACE AND BBQS IN GRAPEVINE OFFERS A WIDE SELECTION OF GAS LOG SETS, GLASS DOORS AND OUTDOOR FIRE PITS.

MUST CONTACT: DENISE (817) 888-1333
DENISE@GMAIL.COM
WWW.FIREPLACEANDBBQS.COM



MIDWAY MEADOWS
VOLUNTARY HOMEOWNERS ASSOCIATION



20% OFF INSTALLATION AND PRODUCTS (INCLUDES CAMERAS, DVR AND RING CAMERA PRODUCTS)

SPECIAL OFFER FOR PAID MEMBERS OF MIDWAY MEADOWS VOLUNTARY HOA!

IF YOU ARE PLANNING TO CHANGE OR UPGRADE YOUR SECURITY SYSTEM, ADD TO OR CHANGE YOUR VIDEO SURVEILLANCE THIS IS YOUR CHANCE TO TAKE ADVANTAGE OF MMVHOA DISCOUNTS.

MUST CONTACT: COREY MARREHO (214) 620-8112
CMARREHO@ADT.COM



MIDWAY MEADOWS
VOLUNTARY HOMEOWNERS ASSOCIATION



THE WINDOW SOURCE
Where America Shops for Windows and Doors



SPECIAL MEMBER OFFER:

\$100 OFF EVERY WINDOW (6000 OR 9000 SERIES). PLUS REIMBURSEMENT OF HOA DUES UPON COMPLETION.

SPECIAL OFFER FOR PAID MEMBERS OF MIDWAY MEADOWS VOLUNTARY HOA!

IF YOU ARE CONSIDERING UPGRADING YOUR WINDOWS TO ACHIEVE LOWER ENERGY BILLS THIS SUMMER, THIS IS YOUR CHANCE TO TAKE ADVANTAGE OF MMVHOA DISCOUNTS.

THE WINDOW SOURCE DFW CAN PROVIDE A WIDE ARRAY OF WINDOWS AND GARDEN OR SLIDING PATIO DOORS. BEST OF ALL THE OWNERS OF THE WINDOW SOURCE DFW LIVE RIGHT HERE IN MIDWAY MEADOWS!

MUST CONTACT: CHRIS OR BECCA POUND (469) 655-9148
WWW.WINDOWSOURCEDFW.COM



MIDWAY MEADOWS
VOLUNTARY HOMEOWNERS ASSOCIATION



15% OFF CLEANING SERVICES AND AIR PURIFICATION PRODUCTS!

SPECIAL OFFER FOR PAID MEMBERS OF MIDWAY MEADOWS VOLUNTARY HOA!

CLEAN AIR EXPERTS OFFERS:

- AIR DUCT CLEANING SERVICES
- DUST & BACTERIA REMOVAL FROM DUCTS
- DRYER VENT CLEANING
- BASIC AND DEEP FURNACE CLEANING
- CHIMNEY CLEANING

HOMEOWNER MUST CONTACT: ITZIK ZIV
(469) 998-3000
CLEANAIRDFW@GMAIL.COM



MIDWAY MEADOWS
VOLUNTARY HOMEOWNERS ASSOCIATION



Thank you!

HOA Financial Information

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have experienced surprise expenses and understand that they are a part of life, which can derail a budget very easily. That is why we have worked to improve the communication within our community with the new software, in hopes of keeping everyone tuned into what is happening within the HOA. We hope you will take advantage of this new communication and let us know your thoughts on how we can improve the MMVHOA. We welcome and look forward to your comments.

Please feel free to contact me with any questions, by texting or calling my cell phone at 972-922-5414.

Timberglen Park Sprayground

According to Tim Trout of the Dallas Parks and Recreation Department, the Sprayground on Timberglen between The Recreation Center and the Library, will be opening Memorial Day Weekend. Construction is being done by Kraftsman Builders.



Thanks to Mehrdad

Steve and Lynda McCluer, members who live on Walden Way, hosted a lovely open house to show appreciation for the many years of hard work put into our development by Mehrdad Danesh. Many members were in attendance at the February 28th event.

Mehrdad took various positions on the Board for seven years. For the last three years, he served as President and Communications Director.



A Certificate of Appreciation was presented to Mehrdad by Reggie Hall, who became president of the MMHVOA at the January 8 Annual Meeting.

2019 Committee Members

Bulk Trash Signs

Cedarview Road	Chris Wynn	3928 Walden Way	972-922-6085	chriswynn@verizon.net
Rodale Way	Mike Fernandes	3708 Rodale Way	972-662-3340	mike@siteselectionservices.net
Sam Rayburn Trail	Emilie Serrano	3603 Sam Rayburn Trail	682-583-3981	emilie.serrano@gmail.com

Crime Watch

Chair	Karen Fernandes	3708 Rodale Way	972-662-3340	karencrimewatchmmvhoa@gmail.com
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Landscaping

Chair	Kathy Hill	3911 Granbury Dr.	214-244-1525	khill@janiking.com
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Neighborhood Party

Chair	Kathy Hill	3911 Granbury Dr.	214-244-1525	khill@janiking.com
Chair	John Broadhead	3717 White River Dr.	972-306-4323	john.broadhead@carpenter.com

Yard of the Month

Chair	Steve McCluer	3903 Walden Way	972-306-3154	steve.mccluer@ieee.org
	Cherene Wynn	3928 Walden Way	972-922-5414	loves2wok@gmail.com
	Erin Mount	3722 White River Dr.	305-505-4940	erinmount@gmail.com
	Jacob Simon	3706 White River Dr.		simojac3@gmail.com
	Jill Beard	3604 White River Dr.	214-693-5807	jillafoo@gmail.com
	Larry Mager	3811 Granbury Dr.	214-929-0843	larry.dallas@verizon.net
	Phyllis Hunt	3820 Granbury Dr.	972-306-0745	phyllis.hunt@gte.net
	Wendy Brooks	3832 Belton Dr.	972-762-5444	wlbrookstx@yahoo.com

Street Representatives

Belton Dr.	Kathy Luster	3843 Belton Dr.	972-306-9142	KathyMBell@msn.com
	Laura Kimberly	3836 Belton Dr.	972-307-8364	lrkimberly@gmail.com
	Randy Luster	3843 Belton Dr.	972-896-0353	Randy_Luster@msn.com
Granbury Dr.	Becky Sulc	3840 Granbury Dr.	214-402-8040	bsulc@gmail.com
	Kathy Hill	3911 Granbury Dr.	214-244-1525	khill@janiking.com
Rodale Way	Cindy Blair	3721 Rodale Way	214-727-3297	cindyblairjp@yahoo.com
Sam Rayburn Trail	Volunteer Appreciated			
	Volunteer Appreciated			
	Volunteer Appreciated			
Summerfield Dr.	Kathy Carrington	18410 Summerfield Dr.	972-740-3112	kacarrington@verizon.net
Walden Way	Volunteer Appreciated			
	Cherene Wynn	3928 Walden Way	972-922-5414	loves2wok@gmail.com
	Chris Wynn	3928 Walden Way	972-922-6085	chriswynn@verizon.net
	Karen Hall	3931 Walden Way	214-914-2717	karenhall714@gmail.com
White River Dr.	Jason McCarver	3741 White River Dr.	325-656-9857	mccarver@parasite.cc
	John Broadhead	3717 White River Dr.	972-306-4323	john.broadhead@carpenter.com