

# From the President

December 2020

We have entered the final month of 2020 and not a moment too soon. No doubt we will all be happy to put this tumultuous and at times devastating year in our rear view mirror.



In a year marked with shutdowns and pandemics, our community has remained strong. Neighbors looking out for neighbors, volunteering to help those who needed assistance, and maintaining a strong information network to keep each other informed and aware. That is what marks the true character and strength of any community.

Our HOA has weathered the storm. Although our membership is down eight homes from 2019, considering the upheaval and uncertainty we have all dealt with, that is a pretty remarkable testament to the membership and your passion to maintain our neighborhood. Our membership base has remained strong, and thanks to an incredible group of street reps and coordinators, we have seen a sizeable increase in the number of new residents joining the Association. That all bodes well for our participation and "join rate" for 2021.

While our membership income is down slightly ... we are still in a good financial position entering the new year thanks to the decisions to defer or cancel some normal expenditures.

Although we planned to meet again in January for our annual member meeting and Board elections, we are still assessing the advisability of conducting an in-person meeting. We hope to have a decision early in the new year about how the 2021 meeting will take place.

On behalf of the Board, we want to wish each of you a safe and joyous holiday season.

Reggie Hall, President  
reggiehall11@gmail.com  
214-673-7825



midwaymeadows.org  
P.O. Box 700621 • Dallas, TX 75370

## Financial Update

As we wind down 2020, I'm happy to report the MMVHOA financial outlook is healthy. Although we had some unexpected electrical, sprinkler, and landscaping expenses pop up this year, the cancellation of the neighborhood block party helped to offset the expenses with little impact. We also experienced a lot of homeowner turnover, resulting in the purchase of several welcome baskets to welcome our new neighbors. At the end of this year, we will most likely end with a balance to exceed \$10,000.00, which is a great year end for a volunteer HOA.

We can look forward to the 2021 dues drive and a COVID free future.

Happy Holidays!  
Cherene Wynn, Treasurer

## Membership

With the strong Texas real estate market continuing to boost our economy, the Membership team has been busy this year welcoming new neighbors to Midway Meadows.

While Covid-19 has made the drive for membership a bit more challenging, we are grateful for the strong base of supporters who renewed this year, and excited by the residents who joined for the first time, or rejoined after an absence. We are thrilled that so many new households have chosen to join in supporting our community.

Our online administration system, PayHOA ([www.payhoa.com](http://www.payhoa.com)), has been invaluable in 2020. It has allowed us to collect HOA dues without compromising the health of our neighbors. I encourage everyone to enroll and use this easy tool to renew for 2021.

Many thanks to our Communication Director, Street Rep Coordinator and all the Street Representatives for their hard work in collecting and distributing our welcome baskets. As it can be difficult for one person to see all the homes on their street, if you recognize that a new neighbor has moved in near you, please feel free to contact one of us so we can welcome them properly.

Happy holidays!  
Karen Hall, Membership Director



# Street Representatives

Our Midway Meadows Street Representatives play an important role in keeping everyone informed and connected to the entire community. Anytime your street has a new resident, your street representative makes a point to warmly welcome the new family by presenting them with a festive gift basket filled with many of the necessities new home owners forget they need during the move-in and set up process. They also work hard to communicate vital membership and activity information. While it's been a challenge for our street reps to have face to face contact with residents, they are available to answer questions and provide updates via text, email and phone calls should you need access them. We are grateful to all those who have stepped up to serve our neighborhood in this capacity! Our current volunteers include Randy Luster, Becky Sulc, Cindy Blair, JJ LeBlanc, Chris Wynn, and Cherene Wynn

We have streets that desperately need representation. If you live on Belton Drive, Rodale Way, Sam Rayburn Trail, or Summerfield, I hope you will consider helping out. Our residents are awesome and connecting everyone with a designated contact will only make our neighborhood unified, safe and a more enjoyable place to live!

Thank you in advance for your consideration and I hope you all have a wonderful holiday season!

Kathy Hill, Street Representative Chair

# Yard of the Month

## Last Quarter of 2020 – September was a tie!



**September - 3927 Belton Dr.**

The splashes of white vincas in this sunny yard draw you in to notice the Red Texas Sage and precisely manicured shrubs, Holly bushes, and thick green grass. In 100 August heat, Charles and Bryant-Seely Boyle provide a welcome oasis. Lawn care is by "Lawns by Justin."



**November - 3712 Rodale Way**

With temperatures dropping to or below the 40's, there was some doubt about the sense of having a yard of the month in November, but Sandra Harwell showed how to do it. The Japanese Maple gets your attention first, but it's the red begonia bushes that startle you with their red color. Walking on the plush Zoysia grass is like walking on 3 inches of foam rubber (although we don't encourage doing so). Lawn Maintenance is by Vasquez Lawn Care.

Many thanks to our current Yard Of The Month members, including Wendy Brooks, Bryant Seely-Boyle, Setareh Gable, Phyllis Hunt, Larry Mager, and Cherene Wynn.

In place of YOM in December, we award two (2) prizes to the best HOLIDAY DECORATIONS. Voting will take place between December 15-19. The \$25 gift card awards will be presented to the winners on December 20. All Midway Meadows VHOA paid-up members are automatically eligible, except last year's winners will be ineligible (to give somebody else a chance). Although daytime decorations will be considered, most of the judging will be based on the WOW appeal of night-time displays.

Steve McCluer, Yard of the Month Chair

**September - 3903 Belton Dr.**

It's probably the elephant ears that first draw your eye to the yard of Maria & Mike Butler. But then you notice the Knockout Roses, Laurel Pedium, Monkey Grass, Crape Myrtle, and Holly bushes, not to mention two giant oak trees ... and of course, neatly trimmed shrubs, despite 90-100 degree heat! Mike and Maria do all of their own yard work!



**October - 3613 Sam Rayburn Trail**

There's nothing else like it outside of Arizona. Only nine of the 38 homes on Summerfield and Sam Rayburn were eligible, but judges were almost unanimous in selecting this desert landscape owned, designed and maintained by Mark Wood. There is not a weed—even a blade of grass to be seen. The xeriscape design — all rocks, boulders, sand, & decomposed granite— results in water conservation and low carbon emissions. It's a real eye-opener. Congratulations Mark.



# Landscaping

The Committee's goal is to maintain and update entrances on a seasonal basis, enhancing Midway Meadows' reputation as a great place to live.

Spring saw some major improvements to the front and rear entrances of our neighborhood. At our front entrance, the rose bushes were removed and replaced with fresh soil, shrubs and some flowers to add depth and texture. Our local nursery, Ruibal's, gave us a discount on material. Many thanks to Lori Bauer, and Chris and Cherene Wynn, who planted everything, enabling us to save labor costs.

At the rear entrance on Rodale, Mark Wood donated plants which also saved Midway Meadows a lot of money. Mark and Robert Bauer cleaned up the bed and did the planting. Mark also made several trips to pick up and install crushed granite to finish the look. Props to these gentlemen for helping out!

During the summer, we focused on the Midway entrance, planting sweet potato vines and professionally trimming all 3 trees in the median, which hadn't been done in quite some time. A positive note - the western-most white oak in the median has responded well to its treatment of a year ago. It's looking healthy and a lot of the foliage has returned.

With winter approaching, we've planted pansies and ornamental kale to add color in the Midway median, and trimmed all the shrubs back. To promote some holiday spirit, lighted garlands and wreaths were hung at the Midway entrance just before Thanksgiving.

Chris Wynn & Joe Sulc, Landscaping

# Crime Watch Report - 2020

We have had some activity this year with the majority focused on Motor Vehicles. The occurrences below are shown without the street address and the name of the person to protect their privacy.

## Our message is simple:

- Keep your home locked and secured with the alarm on
- Always check to see if your garage door is closed
- Lock your car: In your driveway or in front/back of the house
- If you see something, say something and report it

### Belton Drive: None

### Carson Drive: None

### Granbury Drive

01/19/20 3:00 pm	Other offense/Misdemeanor – sent nude pictures without consent
10/3/20 11:00 pm	Theft from Motor Vehicle
10/06/20 1:00 pm	Injured person at home
11/15/19 11:59 pm	Suspect used flower pot to break patio door

### Rodale Way

11/24/20 8:15 am	Suspicious person entered the house that was unlocked
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### Sam Rayburn Trail

06/16/20 2:00 pm	Theft from Motor Vehicle
09/03/20 10:00 am	Theft from Motor Vehicle

### Walden Way

08/11/20 2:30 am	Theft from motor vehicle
10/15/20 12:30 pm	Harassment – Repeated electronic communication
11/11/20 8:00 pm	Theft from motor vehicle

### White River Drive

11/30/20 12:00 am	Theft of Vehicle License Plate
08/28/20 10:00 pm	Vehicle stolen
09/23/20 4:40 pm	Fraud/ use of personal information
11/21/20 11:45 am	Recovered out of town stolen vehicle (no offense)

# City of Dallas Offers Sidewalk Repair Cost-Share Program

<https://dallascityhall.com/departments/public-works/Pages/SidewalkReplacementProgram.aspx>

## General Information

- City ordinance requires property owners to replace sidewalks, drive approaches or any other associated element when they become defective, unsafe or hazardous.
- The City secures all necessary permits. The program has a one year warranty on workmanship.
- Property owners may experience delays in sod replacement (if required) due to seasonal availability.

- For request to install new sidewalks where none exist, call the City's Petition Program at 214-948-4125.

## Cost Share Program

- The City partners with citizens to share the cost 50/50 for existing residential sidewalk removal and replacement.
- In addition, the property owner will pay 100% for the cost of drive approach removal/replacement. The City pays for all other miscellaneous items including barrier free ramps.

- Sidewalk removal and replacement are logged in by the date received.
- From the initial inquiry it takes two to three months to assess the property and provide a quote by mail. From the time of payment it is approximately three (3) to nine (9) months depending on demand to project completion.

## Contact Information

To replace existing sidewalks, you may access the program by calling 214-948-4127 or 214-948-4287.

# The 2020 Board

President	Reggie Hall 3931 Walden Way 214-673-7825 reggiehall11@gmail.com
Vice President	Chris Wynn 3928 Walden Way 972-922-6085 chriswynn@verizon.net
Treasurer	Cherene Wynn 3928 Walden Way 972-922-5414 loves2wok@gmail.com
Membership Director	Karen Hall 3931 Walden Way 214-914-2717 Karenhall714@gmail.com

## Pet Stations

The pet stations are great benefit to Midway Meadows. It has greatly reduced the amount of unhealthy dog waste you might encounter on a walk through the neighborhood. We appreciate all dog owners who utilize the pet stations located along the bike trail.

The stations were built by Steve McCluer and help would be appreciated. To volunteer, email Steve at [steve.mccluer@ieee.org](mailto:steve.mccluer@ieee.org)

## Bulk Trash

Brushy and bulk trash pickup for Midway Meadows is the first full week of the month. We can put out items the beginning the Thursday before and everything must be out by the following Monday by 7 a.m. You can find details at <https://dallascityhall.com/departments/sanitation>.

Be sure to follow the guidelines. Not only could you be cited by the city, but it presents the neighborhood badly. Please be respectful of your neighbors and the appearance of Midway Meadows.

## 2020 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

### Communications

Pat Gageant	3919 Granbury Drive	214-940-0481	pat@gageant.com
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### Crime Watch

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

Joe Sulc	3840 Granbury Drive			
Chris Wynne	3928 Walden Way	972-922-6085		chriswynn@verizon.net

### Pet Stations

Chair	Steve McCluer	3903 Walden Way	972-306-3154	steve.mccluer@ieee.org
	Volunteers Appreciated			

### Street Representatives

Belton Dr.	Randy Luster	3843 Belton Dr.	972-896-0353	Randy_Luster@msn.com
	Volunteer Appreciated			
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
	Volunteer Appreciated			
Sam Rayburn Trail	2 Volunteers Appreciated			
Summerfield Dr.	Volunteer Appreciated			
Walden Way	JJ LeBlanc	3827 Walden Way	469-939-7875	jj_whitaker@yahoo.com
	Cherene Wynn	3928 Walden Way	972-922-5414	loves2wok@gmail.com
White River Dr.	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
	Wendy Brooks	3832 Belton Dr.	972-762-5444	wlbrookstx@yahoo.com
	Bryant Seely-Boyle	3927 Belton Dr.	512-789-5223	bryantisgreat@yahoo.com
	Setareh Gable	3828 Belton Dr.	214-914-9684	setgable@yahoo.com
	Phyllis Hunt	3820 Granbury Dr.	972-306-0745	phyllis.hunt@gte.net
	Larry Mager	3811 Granbury Dr.	214-929-0843	larry.dallas@verizon.net
	Cherene Wynn	3928 Walden Way	972-922-5414	loves2wok@gmail.com

