

NEWSBRIEF

APRIL 2021



MIDWAY MEADOWS
VOLUNTARY HOMEOWNERS ASSOCIATION
midwaymeadows.org



Hello Midway Meadows Neighbors, my name is Wayne LeBlanc, and I was elected President of the Midway Meadows Voluntary Homeowners Association (MMVHOA) on February 10. My wife JJ and I have lived on Walden Way for 8 years, along with our two Scottish Terriers, Megan and Jasper. While this is my first time to volunteer on the MMVHOA, JJ has been active with Yard of the Month and is currently a Street Representative for Walden Way. We love our home, our neighbors, and the Midway Meadows community. If we haven't met, I look forward to doing so in the coming weeks and months.

I want to first **thank all the volunteers** that have served our community in the past. During my transition, I've learned of all the unseen efforts and endeavors by those who have come before this current team of volunteers. Thank you to all that shared their time and wisdom with me. I want to give a special thanks to our outgoing President, Reggie Hall, and his wife Karen, our first Membership Director, for their contributions to our community. We'll greatly miss them both, as well as Chris and Cherene Wynn. Chris has served loyally in many roles over the years, most recently as our Vice President and Landscape Chairperson, and Cherene is our outgoing Treasurer.

I see three focus areas for our community. We all want to feel safe in our homes and community; so, **security is my top priority**. All residents take steps to secure their homes, but I believe if we coordinate some of our efforts, we can strengthen our collective security posture. Newly elected MMVHOA Vice President Clynt Taylor and I are working with Karen Fernandes, Crime Watch Chairperson, on a set of ideas towards that goal. These initiatives are expected to center on more communication and coordination the Dallas Police Department as well as working with individual homeowners on sharing external video and reducing vulnerabilities such as alley lighting and porous fence lines.

The second priority is to **grow membership in our voluntary HOA**. While membership is not required, our dues ensure the entrances to our community are maintained and enhanced over time; so, it benefits us all to participate and share in these costs.

In support of keeping our entrances looking good and celebrating beauty within our community, Mike Gerhart has stepped into Landscape Chairperson role and Steve McCluer continues to faithfully lead the Yard of the Month program.

The third priority is to foster and **expand our greatest asset, our sense of community**. In my 8 years here, I've gotten to know many of my neighbors and can say there is no price that can be placed on the comfort of knowing and enjoying time with neighbors. As the MMVHOA President, I will actively support the HOA activities and Street Reps efforts to continue fostering an environment where every resident feels welcomed and connected.

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MEET THE BOARD

President • Wayne LeBlanc
3827 Walden Way
214-683-0402
wd_leblanc@hotmail.com

Vice President • Clynt Taylor
3924 Granbury Drive
619-277-7373
clynttaylor@yahoo.com

Treasurer • Joe Sulc
3840 Granbury Drive
469-274-3604
jjs13840@gmail.com

Secretary • Jonathan Decker
3927 Walden Way
405-436-7266
jpauldecker@gmail.com

Membership Director • Open

APRIL BULK TRASH

Items can be set out beginning
Thursday, April 1, 7 am
until Monday 7 am.

Pick up begins April 5

For details on what can go out, placement, etc. see dallascityhall.com/departments/sanitation/pages/brush_and_bulky.aspx

This monthly newsletter is distributed digitally. If you have a neighbor who does not use email or prefers printed material, please print it and offer it to them. They will appreciate your kindness.

Pat Gageant, Editor

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To help make all of this happen, **active communication will be essential.** To that end, we have multiple approaches:

- Pat Gageant, our Communications Chairperson, is focused on **delivering emails and newsletters** to keep all residents, not just HOA members, abreast of community news.
- Tammy Rose is **updating our website** contents and is designing a new site to make it easier to navigate.
- Susy Pérez has **launched a Private Facebook Group** for us to easily communicate exclusively with Midway Meadows residents.

Most communications will now be electronic to minimize costs and increase delivery speed. We will be

canvassing the neighborhood to get missing contact information to help ensure we're reaching everyone.

We will also be asking if you want to participate in an **electronic directory**. This would be a courtesy directory so that your neighbors can know how to contact you especially for emergencies. During the recent snow storm, we realized we did not have an easy way for neighbors to check on each other. (We will craft this directory so that it would be prohibited from distribution outside of our community or use for outside sales purposes.)

Again, I look forward to getting to know more of you this year. My hope is that 2021 is a far better year for us all. If you have additional ideas on ways to strengthen our community, or enhance the value of membership, please don't hesitate to contact me.

MEMBERSHIP UPDATE



We crossed 100 members and are well on our way to meet last year's membership! With our goal to grow this year, our target is a 10% increase or 135 members. To that effort we are reaching out to homeowners that we do not have emails or phone numbers as well as placing door reminders to help neighbors easily renew or join. If you have any questions about how to join or renew, or need an invoice resent, please do not hesitate to reach

out to Wayne at wd.leblanc@hotmail.com or 214-683-0402 (voice/text).

\$125 Annual Dues – Payment Options:

Credit Card/Bank Draft - PayHOA - Login or Join app.payhoa.com/auth/login

Check - MMVHOA, PO Box 700621, Dallas, TX 75370

PRIVATE FACEBOOK PAGE

We hope that this additional channel of communication will help us check on each other and increase (virtual) social interactions. It's the place to connect with your neighbors, start a Midway Meadows group (book club, investment club, play group, etc.) and keep abreast of neighborhoods happenings.



To get started, go to www.facebook.com/groups/mmvhwa. You will have to wait for the approval and enter your street address and name. If you have any questions please don't hesitate to reach out to Suzy Perez, Social Media Coordinator.

CRIME WATCH

The majority of activity this month was focused on Motor Vehicles. There were no reported crimes in January, February or March on Belton Drive, Carson Drive, Granbury, Sam Rayburn Trail, Stockton, or Walden Way.

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.

Below are the occurrences without the street address and the name of the person to protect their privacy.

White River Drive

- 03/02/21 2:50 am • Theft from Motor Vehicle
- 02/02/21 7:00 pm • Motor Vehicle stolen
- 01/25/21 4:25 pm • Attempted Burglary
- 01/09/21 4:30 am • Theft from Motor Vehicle

Rodale Way

- 03/02/21 2:50 am • Theft of Property

Karen Fernandes, Crime Watch

FOCUS ON FOOD

If you're looking for some good, authentic, Italian food, try "Amici Signature Italian" located at 1022 S. Broadway Street, off the square in Old Historic Downtown Carrollton (amicisignature.com). Reservations are recommended at 972-245-3191.



Amici's is great for a special occasion or just a nice evening out, with a warm and intimate setting. Chef/Owner Bartolino has a special talent for preparing consistently delicious food and, when time permits, often comes out personally to make sure everyone is satisfied with their food. Amici's has a diverse menu, a full bar and a nice wine list. On occasion Chef Bartolino will offer homemade gelato (not on the menu) so be sure to ask!

Sherry Martino, Walden Way Member

Please note: Social distancing is being observed, along with limiting occupancy to 75%. Masks are required upon entering the building, going to the restroom, and exiting the building.