

## MEMBERSHIP DRIVE

The 2022 membership drive is going well. Thank you to all that have joined so far! We hit 100 by the end of February and currently at 115. A big thanks to the street reps for putting out helpful reminder hangers. We still have a ways to achieve our year-end target of 145.

To join or renew in supporting our community: Sign into [PayHOA.com](http://PayHOA.com) to pay by bank draft or credit card or mail your \$125 check to MMVHOA, PO Box 700621, Dallas, TX 75370

		2022 Members	
Streets	# Homes	3/15	Rate
Belton	38	19	50%
Granbury	34	25	74%
Rodale Way	41	14	34%
Sam Rayburn	28	7	25%
Summerfield	10	6	60%
Walden Way	39	27	69%
White River	33	17	52%
<b>TOTAL</b>	<b>223</b>	<b>115</b>	<b>52%</b>

## Landscape Update

Thanks to Bobby Barbosa (Granbury) for installing new lighting for our fountain the weekend of March 5.

On March 14 the fountain was leveled, cleaned, filled and placed back into operation from winterization.

Carolyn Maas and the Landscape Committee are planning to have a work crew install new landscaping for the Midway entrance on Monday, April 18. To safely perform the work, we may need to close at least one lane of Cedarview Road.

**To help cut project costs, we're asking interested neighbors to join us on Saturday, April 9 at 9:30 a.m. to remove plants.** Some plants will remain a part of the design, and others will be discarded if the volunteers do not want them.



## 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 • Roxanne Godsey  
3603 White River Drive  
214-235-5851  
Willful1v2@gmail.com

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

Membership Director • JJ Leblanc  
3827 Walden Way  
469-939-7875  
jj\_whitaker@yahoo.com

## APRIL

### BULK TRASH

Items can be set out beginning Thursday, March 31, 7 am until Sunday, April 3, 7 am.

Pick up begins Monday, April 4

For details on what can go out, placement, etc. see [dallascityhall.com/departments/sanitation/pages/brush\\_and\\_bulky.aspx](http://dallascityhall.com/departments/sanitation/pages/brush_and_bulky.aspx)

Not adhering to this schedule by putting out your items too early could result in a fine.

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'll appreciate your kindness.  
Pat Gageant, Editor



**Membership Director**

If I have not got a chance to meet you, my name is JJ LeBlanc. I have lived in Midway Meadows for almost 10 years with my husband, Wayne, and our two Scottish Terriers. **We all love living in this community.** Previously, we lived in Addison where the city was great, but neighbors rarely knew each other.

After moving here, I was delighted to be invited into a **ladies Bunco group** that quickly helped me connect and make some fantastic friends. We feel grateful for all the wonderful neighbor friends we have made. They have been a blessing to us in so many little and big ways from closing a garage door we left open to comforting us when we lost a family member. We thought of moving, but after looking at newer homes/communities in the DFW area, we found **nowhere as warm as Midway Meadows.**

When not walking our pups, I love to spend my free-time **gardening**, specifically veggies (which is no easy task with the crazy Texas weather) or **watching college football** – Boomer Sooner! I am a **corporate research librarian** for a defense contractor.

I have also helped in a few VHOA capacities: yard of the month judge, chair, Walden Way street rep and street rep coordinator.

I am happy to be serving our community as membership director. It has been a fun, meaningful way for me to get to know more neighbors and use some of my odd librarian data skills. Last year we saw 24 new residents join our community...that is over 10%! So I am **hoping this year, we all get a chance to meet these new folks and catch up with old friends** at the block party and maybe some ice cream street socials.

# Treasury Update

## 2022 Budget

We are well into the new year and our 2022 membership drive! If you have chosen to join and paid your dues, thank you! If you are still on the fence about whether or not to join, we hope knowing where our money is spent will help make your decision in favor of becoming a member.

As of the end of February 2022 we are on track with last year's membership numbers. We always hope to exceed the prior year, but on track to match 2021 is great! Here are some stats for your consideration.

**Income:**

- Projected 2022 yearly income from memberships: \$16,250
- Additional donations to date: \$125

**Expenses:**

- Landscape maintenance, updating & seasonal plantings: \$7200 - by far our greatest expense and new plantings are on the horizon for April!
- HOA Administration Software fee: \$2148/yearly

- City water bill/Fountain Maintenance Repair: \$2050/year
- Welcome baskets & Yard of the Month gifts: \$1000
- Electric expense (lighting at entrances, repair/replace fixtures): Approx. \$40/month-\$450/year
- Holiday decoration installations/removals: \$250/year

These are our major yearly expenses. There are miscellaneous expenses throughout the year such as tax filing costs, printing/postage costs and unforeseen items such as graffiti removal (thankfully not needed in recent history!).

We have budgeted \$600 for a possible block party in 2022. The previous one in 2019, pre-covid, was a fun, successful event & we hope the same will be said about our next one.

Please let myself or Wayne know if you have specific questions. It is going to be a great Midway Meadows year!

**Roxanne Godsey, Treasurer**

## Crime Prevention

### Off Duty DPD Patrols (ENP Program)

The VHOA has begun to receive donations for extra police patrols by off-duty officers.

\$60 will fund one hour of use for a DPD patrol car and a uniformed off duty police to patrol our neighborhood. **If you would like to donate for police patrols, please email [info@midwaymeadows.org](mailto:info@midwaymeadows.org) and state how many hours you would like to purchase. The association will invoice you for that amount.**

These ENP funds are NOT taken from the membership income or a part of our MMVHOA Budget. ENP donations are specifically used for paying the off-duty officers for their time and DPD for the use of their patrol cars.

## MIDWAY MEADOWS CRIME WATCH

**Please call 911 to report any incident or suspicious activity. If you don't report it, the police will think there are no incidents.**

**1/17/22 8 p.m. White River Dr**  
Destruction/ Damage/ Vandalism >  
Or Equal \$2,500 < \$30k

**3/15/22 Approximately 3 a.m.**  
**Rodale Way**

3 cars were vandalized. The cars were in their front driveways.

We recommend that you park your vehicles in your garage if possible and always make sure that your vehicle is locked.

**Karen Fernandes, Crime Watch**