

## FINANCIAL UPDATE

I am Joe Sulc and was elected VHOA Treasurer through 2021. My wife Becky and I have lived here for 21 years. I have previously served the community as Landscape Co-Chair while Becky is a past President and currently a Street Representative.

Since the February 10 election, I have dived into our PayHOA management software and financial records to fully understand our past spending, not only to confirm which past expenses have been paid, but to help us operate with an understanding of past investments in each entrance's landscape and infrastructure.

I've also researched requirements for, and prepared, 2020 federal and Texas tax statements for our non-profit VHOA.

Wayne and I have updated the 2021 budget to be more conservative. Since membership has been declining for several years, we based it off the previous year's membership total (121) and did not

count on the same level of contributions that some of our generous neighbors have made in the past. This drives a 2021 deficit of \$794.62. With the additional un-budgeted website expense added in (see below), we will need 133 members to break even if all budgeted costs are realized. We are actively reaching out to non-members to join, and will start looking for more ways to reduce cost after the 2021 membership drive has ended.

2021 income as of April 23 is \$15,000 from 120 paid members. We're continuing to reach out to homeowners to obtain their contact information and to ask them to join their neighbors in supporting the maintenance of our community. The Street Representatives continue to welcome new neighbors, and report new home sales each month. All said, our target of 10% growth (133 members) is within reach by the end of the year, and this would fully cover our budgeted expenses.

*(continued)*

## THE BOARD

President • Wayne LeBlanc  
3827 Walden Way  
214-683-0402  
wd\_leblanc@hotmail.com

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3924 Granbury Drive  
619-277-7373  
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3840 Granbury Drive  
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Secretary • Jonathan Decker  
3927 Walden Way  
405-436-7266  
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Membership Director • Open

## MAY BULK TRASH

Items can be set out beginning Thursday, April 29, 7 am until Monday May 2, 7 am.

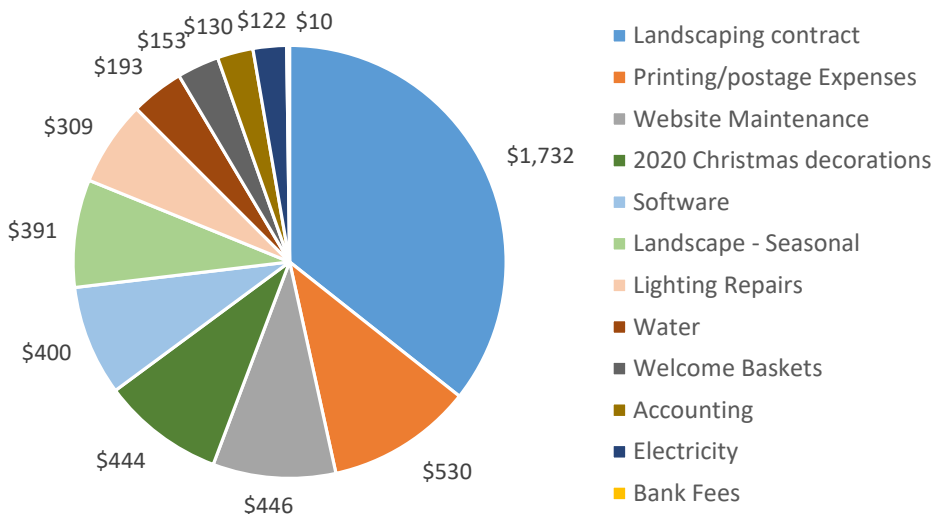
Pick up begins May 2

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)

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

### FIRST QUARTER 2021



(continued)

Total 1st Quarter expenses were \$201 under budget (\$4858.46 actual, versus budget of \$5,059.49). The only un-budgeted expenses were \$445.74 website expenses, which were missed because they weren't in last year's budget. It turns out the cheapest option is a two-year agreement. Fortunately, this expense was offset by lower spending on seasonal landscaping and repairs & maintenance.

70% of our primary budgeted spend supports keeping the entrances maintained. Contract landscaping (mowing & trimming) is the largest single cost component of our annual budget and came in at \$1,732. This total includes 4 months of maintenance, as November 2020 was invoiced late, causing payment to fall in January. This was known and budgeted into 2021.

Printing & postage was the 2nd highest 1st Quarter expense. The December newsletter cost \$409.29 and mailing invites to the 2021 Annual Homeowners' Meeting cost \$121.00. To reduce costs in 2021, we will use more electronic communications as well as post meeting notices on the website.

As mentioned above, website maintenance costs were \$445.74. \$439.25 covers 2 years of WIX.com (website hosting and design environment services). Website email address cost began in March and is \$6.49 monthly.

2020 Christmas decoration installation and takedown at the Midway entrance cost \$444.00, budgeted for January payment. We intend to investigate less expensive options going forward.

PayHOA management software ran \$400.00 (4 months use) due to April charges being billed and paid within 1st Quarter on March 29.

Seasonal landscape costs were \$390.62. These were Fall 2020 expenses invoiced late in December that were budgeted and paid in January 2021.

Lighting repairs were \$308.50 for the purchase of solar lighting for the Rodale entrance sign.

Water usage for sprinklers was \$192.85, on budget.

We welcomed 7 new neighbors with Welcome Gifts costing us \$153. Each new home owner receives a gift and welcome packet.

Accounting costs were \$130. TurboTax Business software was purchased to calculate and file 2020 federal taxes with the IRS (none owed, but IRS requires us to file the forms).

Electricity costs were \$121.56, on budget.

Bank Fees were \$10, for issuing payments to vendors through the PayHOA software. We're investigating ways to lower these costs.

#### **In summary:**

Maintenance & Beautification = \$3,191 (66%)

Communications & Connecting Neighbors = \$1,128 (23% - high for the quarter due to 2-year web hosting fee)

Administration = \$540 (11%)

The Midway Meadows Neighborhood Party was not held in 2020 due to Covid 19 concerns, and it was not budgeted for 2021 by Reggie or Wayne. In years past, the VHOA subsidized a portion of the food cost, provided band tips, and a door prize. This year we are investigating the possibility of organizing a block party that would be minimal cost to the VHOA.

If you have any questions, or suggestions regarding the MMVHOA finances, please feel free to contact me.

Joe Sulc  
MMVHOA Treasurer  
jjsl3840@gmail.com

## **CRIME WATCH**

### **Stockton Lane**

4/8/21 4:00 PM • Burglary-Residence  
No Forced Entry • Unknown suspect  
entered house and took prop without  
permission

Karen Fernandes, Crime Watch

## **CITY FACILITIES**

The Dallas city-owned facilities along Timberglen are opening up during the next months.

The Timberglen Recreation area offers a playground, parking, benches, drinking fountain, baseball field, outdoor basketball court, picnic tables, recreation center, soccer fields, and free wifi.

Inside the facility there are meeting rooms, a fitness center, gymnasium, and a kitchen. The current facility hours are Monday-Thursday from 10 a.m. to 8 p.m. and Friday from 2 p.m. to 7 p.m. For now, the building is closed Saturday and Sunday. The ever-popular teen programs will resume June 25. There will be camps and evening events during the summer. For more information, 214-467-0644.

Timberglen Sprayground is new to the area, opened in 2019. It includes a splash pad with multiple sprayers, ground geysers, water umbrellas and dumping buckets. Shade structures and restrooms are also available. The sprayground is open from Memorial Day weekend through Labor Day, seven days a week, and will be open weekends only from Labor Day through the end of September. It is open to the public and is not available for private reservation. Please call 214-670-8740 for more details.

The Timberglen Public Library will open for in-person service starting May 4. The hours are Tuesday & Wednesday from 10:30 a.m. to 5:30 p.m.; Thursday from noon to 7 p.m. and 10:30 a.m. to 5:30 p.m. on Friday and Saturday. The library is closed on Sunday and Monday. Our branch offers homework help, teen activities, free wifi and regular storytime for children. For details on these programs, call 214-671-1365 or visit <http://dallaslibrary2.org/branch/timberglen.php>

## **PRIVATE FACEBOOK PAGE**



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 neighborhood happenings. To get started, go to [www.facebook.com/groups/mmvhoa](http://www.facebook.com/groups/mmvhoa). 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.



Midway Meadows is a community of 223 residences, located off Midway Road between Frankford Road and the President George Bush Turnpike in Far North Dallas, Texas.



Midway Meadows is Now on Facebook!



Membership Update: target is 124 members (10% increase) Reached 100 members end-of-the



Check your email for the April Newsletter

# April Yard of the Month

Many Thanks to Calloway's and Cornelius Nursery for supporting this effort



**3804 Walden Way**

After the “snowmageddon’s” week of sub-freezing weather had turned every yard in the neighborhood into fields of brown, the thick lush green of Perla and Aimara Ramirez’s lawn really stands out. Of course, color from beds of petunias and neatly trimmed shrubs add the finishing touches. Lawn maintenance is by Tony’s Lawn Service. Congratulate them when you see them.



**3832 Walden Way**

The landscaping of Carolyn and Jerry Maas’ home sets it apart from all other yards in the neighborhood. Carolyn is a professional landscape architect, and it shows. The rock garden pulls you in, and you then appreciate the Atlas Cedar trees, dozens of African Iris, Dwarf Pittosporum, and many other plants. Carolyn has donated her award to the Midway Meadows VHOA. Thank you so much!

The website is getting a new look. Ongoing changes are happening to update the site.

Check it out at [www.midwaymeadows.org](http://www.midwaymeadows.org)

Tammy Rose

## MEMBERSHIP UPDATE

When we started the membership drive, we learned that we didn’t have contact information for almost 60 neighbors. Because of this, and the fact that I wanted to meet all of my neighbors and understand their views on VHOA membership, I started going door to door to accomplish these goals.

**As of April 23 we have 120 paid members** with a couple more expected to join before the Membership Drive is completed on April 30. We finished 2020 with 121 paid members (plus 1 significant donation that was granted membership). We’re still targeting membership growth of 10% (134), which would also cover our expense budget. Congratulations and many thanks to our neighbors on Granbury who currently have the highest percentage of members with 80%.

**Greater than 20% of our residents have moved in during past three years. Please welcome some of our new neighbors since January 2020:**

### BELTON

Michael Bare and Caitlyn Fahey  
Deybin and Cesar Santa Maria  
Virginia and Gary Jackson  
Vanessa Madsen  
Brandon Gamache and Amy Boring

### GRANBURY

Blair and Kevin Golding  
Susy and Kris Pérez  
Karen and Clynt Taylor  
Micah Sailors and Leslie Thaxton

### RODALE WAY

Jamie Flores  
Claudia Lopez  
Jada and Kevin Davis  
Amy and John Kim  
Robert Pauley

### SAM RAYBURN

Jana and Leslie Brown  
Nadine and Pete Dickens

### SUMMERFIELD

Joshua Johnson and Stephanie Bagwell  
Jack Gilliland and Keith Hood

### WALDEN WAY

Jeremy Foley and Palita Youngyuen  
JP and Audrea Decker  
Carolyn and Jerry Maas  
Vicki McDaniel and Joshua Brady  
Mackenzie and Stephen Champlin  
Shelby and Gibran Santana  
Adrienne and Ron Riseman (Landlords)  
Strecy Botadkar  
Ericka Grossberger and Jose Navia  
Danielle Richter

### WHITE RIVER

Jessica and Garrett Griffith

### **\$125 Annual Dues – Payment Options:**

**Credit Card/Bank Draft - PayHOA - Login or Join [app.payhoa.com/auth/login](http://app.payhoa.com/auth/login)**

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

Wayne LeBlanc  
MMVHOA President