



SEPTEMBER 28, 2021

MIDWAY MEADOWS VHOA ALL MEMBER MEETING

AGENDA

- **2022 VHOA BOARD ELECTIONs MEETING - NOVEMBER 11**
 - *VP, Treasurer & Membership Director Positions are up for election*
- **Financial**
- **Membership**
- **Communications**
- **Yard of The Month**
- **Landscape**
- **Crime Watch & Prevention**

FINANCIAL UPDATE

Top line: 2021 Budget has a surplus from increased income and lower costs

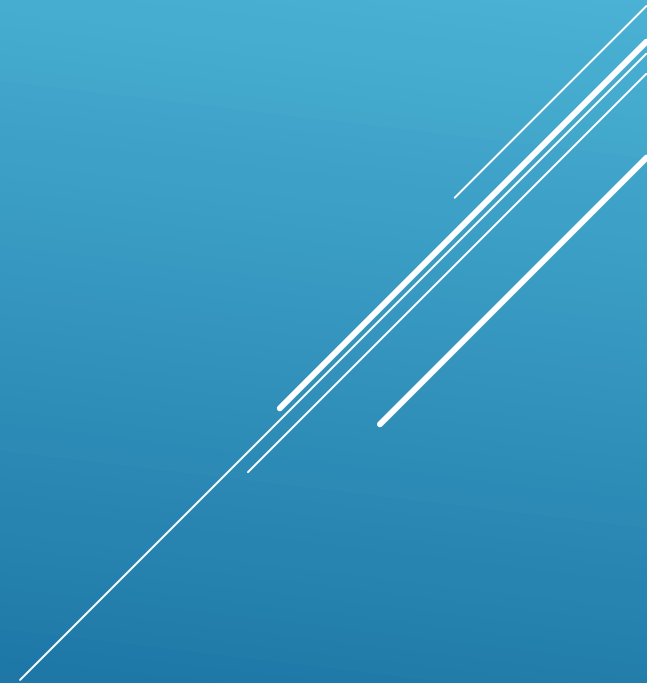
- Planning to add to Reserves (+3-5%)
- Surplus from 24 additional members over forecast (\$3000)
- Savings from cost reduction and lower break fix repair costs (~\$1000)

FINANCIAL

- Cost saving plan included:
 - 100% Electronic VHOA Communications going forward (\$530 cost in postage & printing in Feb. '21)
 - Changed Electric Plans (saves \$17/month)
 - Reduced Watering Time & Frequency (\$14 monthly)
 - Multi-Year web subscriptions (saves \$78 over '21 & '22)
- Other areas confirmed to be lowest cost available (Contract Landscaping, PO Box, Fountain Maintenance)

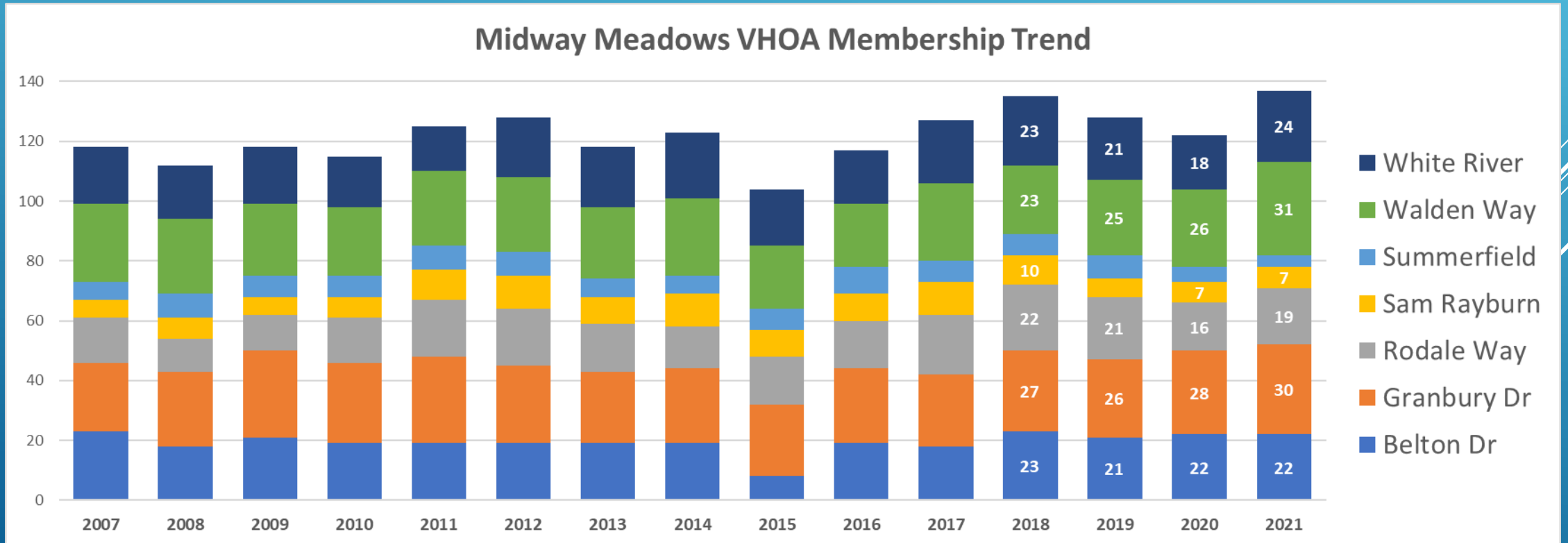
FINANCIAL

- Most of Surplus will be used for an updated landscape design for the Midway Entrance
- Joe Sulc's term is complete in Dec. '21, so we're looking for a new Treasurer for 2022 & '23



MEMBERSHIP & STREET REP UPDATE

- 138 Residents are Members of MMVHOA (145 Paid)
- Reversed two year decline. Highest ever membership & paid!



MEMBERSHIP & STREET REP

Thank you to all the great work this year!

Randy Luster, John Broadhead, Angie Chandiramani,
Becky Sulc, Kathy Hill & Cindy Blair

Reps	Streets	Membership
2	Granbury, Walden Way	> 80%
1	White River	75%
1	Belton, Rodale	58%, 46%
0	Summerfield, Sam Rayburn	40%, 24%

- Street Reps are the KEY/glue that keeps our community Connected and the VHOA Membership healthy!
- Need additional reps to help welcome new residents, support VHOA membership and social activities
- Call JJ LeBlanc @ 469.939.7875

COMMUNICATIONS UPDATE

- News Briefs have been published every month since March – Thanks Pat Gageant!
 - Website has been updated – Thanks to Tammy Rose!
 - Facebook Groups page launched – Thanks to Susy Pérez!
 - Considering a launch of an electronic directory in 2022
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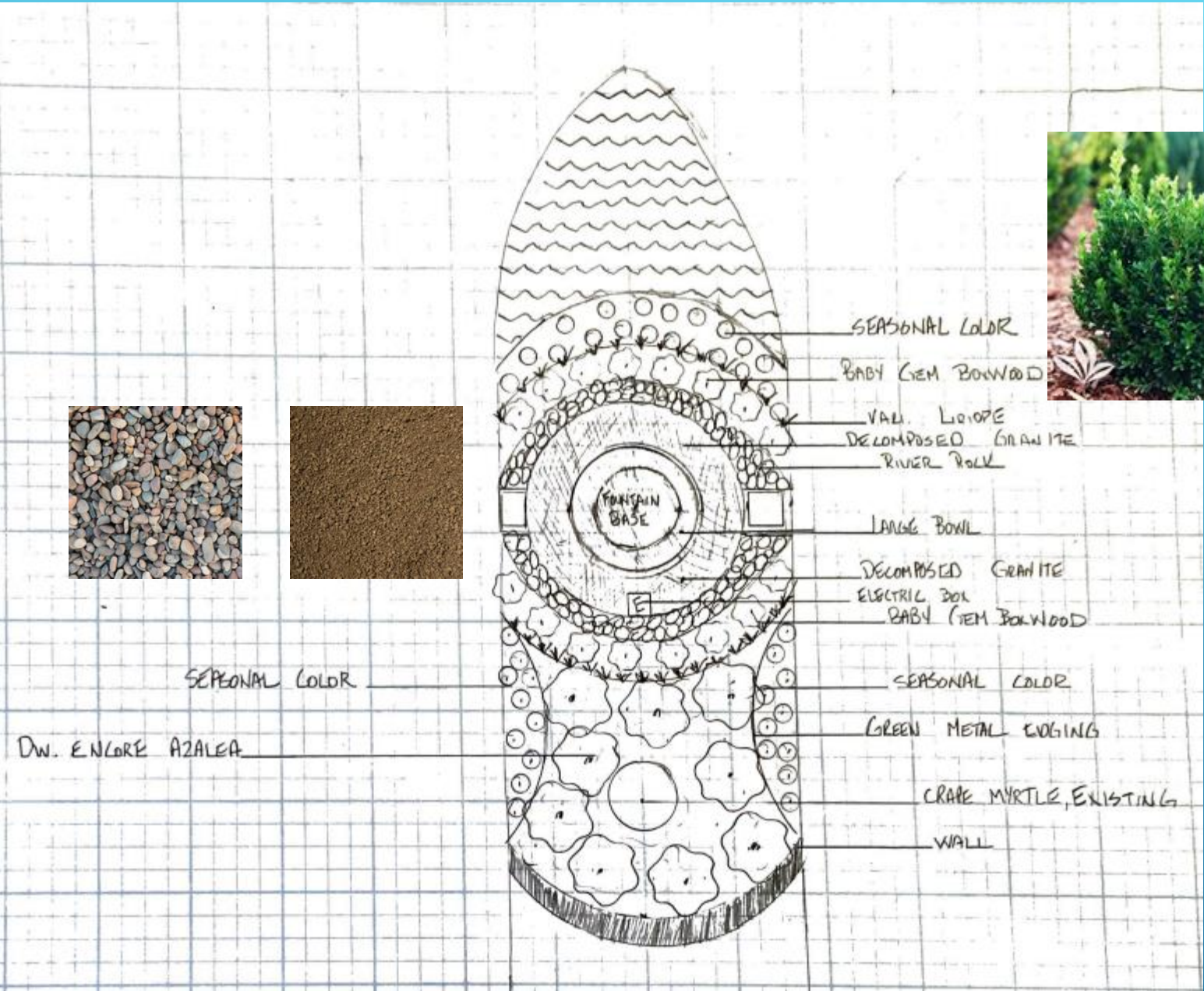
YARD OF THE MONTH UPDATE

- AFTER '21 Winter Storm, MANY RESIDENTS COMPLETELY UPDATED THEIR LANDSCAPES
 - The look/style of Midway Meadows landscaping is evolving to be more contemporary
- HIGHER MEMBERSHIP MEANS MORE NEW WINNERS
 - When membership is >19 per street, we award two prizes
- Thanks to Judges Bryant Seely-Boyle, Wendy Brooks, Phyllis Hunt & Larry Mager and Steve McClure Chair!!
- VOLUNTEERS NEEDED: New Chair and Judges

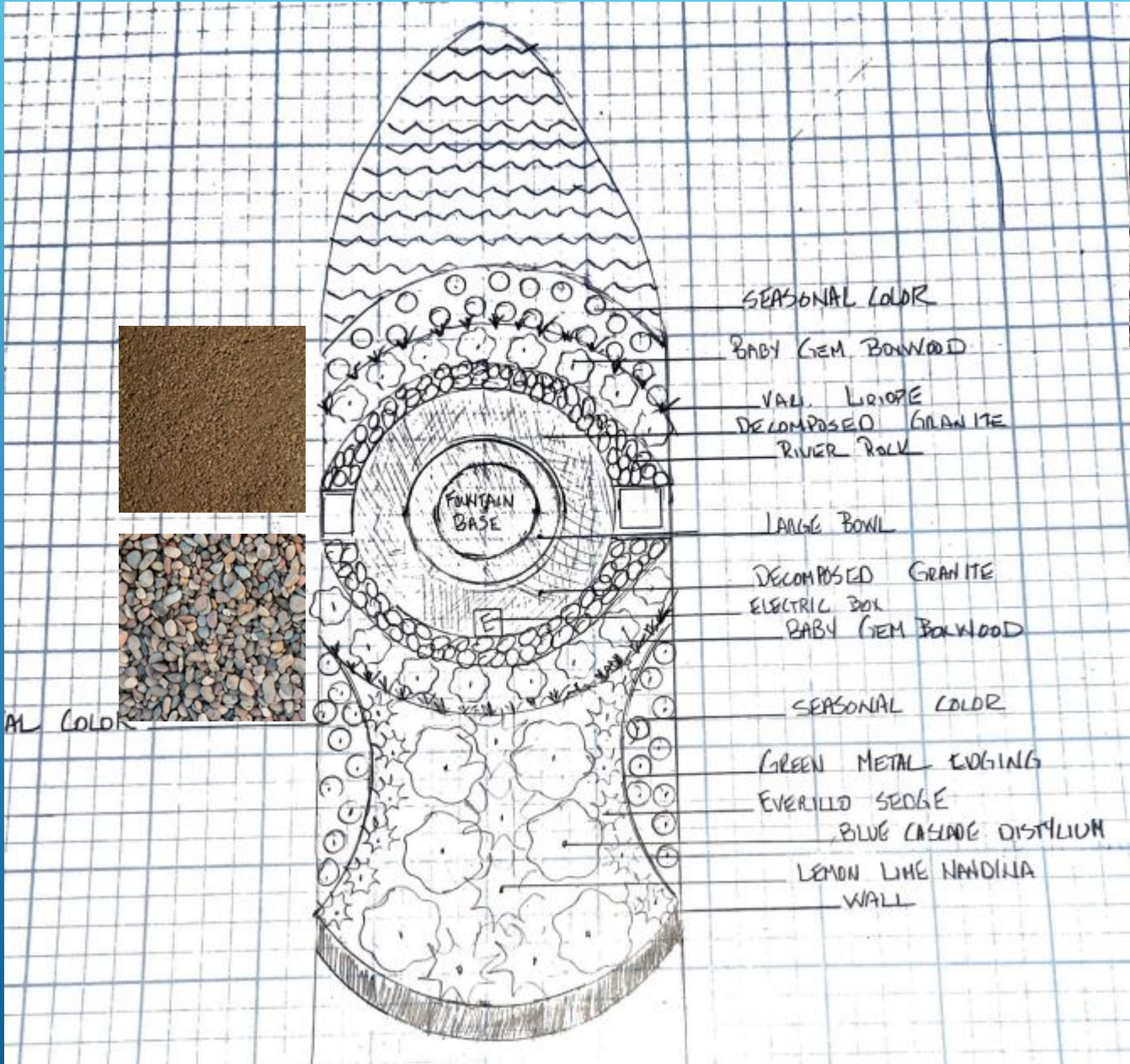
LANDSCAPE UPDATE

- Fountain maintenance is more difficult than expected
- Thanks to Mike Gerhart for keeping the entrances clean. Welcome T.A. Brooks for joining in the effort!!
- Perennial Landscaping at Midway Entrance has kept recurring costs low, but is not as attractive as desired
- Efforts to save western most tree was not successful, 2-3 year life expectancy
- Landscape Designer, Carolyn Maas, has offered free planning services and plants at wholesale costs
- New Design Options

OPTION 1



OPTION 2



AL COLOR

OPTION 3



SEASONAL COLOR

BABY GEM BOXWOOD

VAL. LIRIOPE
DECOMPOSED GRANITE
RIVER ROCK

LARGE BOWL

DECOMPOSED GRANITE
ELECTRIC BOX
BABY GEM BOXWOOD

SEASONAL COLOR

GREEN METAL EDGING
ROBY GLOW EUPHORBIA
CRIMSON PLYM BARBERLY

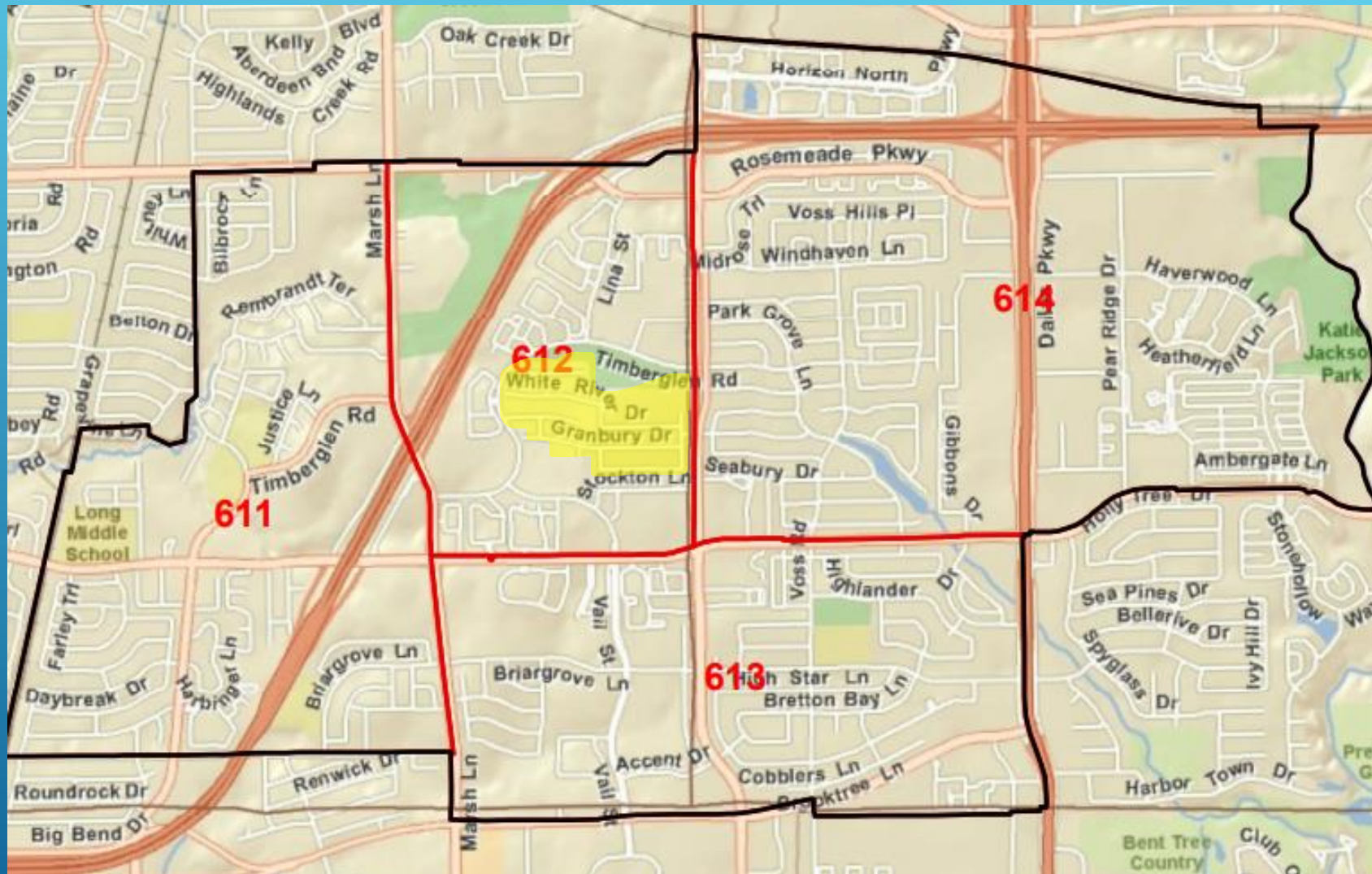
PURPLE FOUNTAIN GRASS
WALL



CRIME WATCH & PREVENTION UPDATE

- 4 Midway Meadow Police Reports for Jan. - Sept. 2021
- Street Racing and Fireworks on or near Timberglen Park were big problems this year
 - Neighborhood Police Organization (NPO)
 - Dallas Police Department Security Posture Assessment
 - Extended Neighborhood Patrol (ENP) Program

Midway Meadows is in Sector 610



DPD SECURITY ASSESSMENT

- **OBJECTIVE**: To identify things that each homeowner could do to make our homes and neighborhood a less attractive target for criminals
- Homeowner Recommendations:
 - Call 911 to report suspicious activity or crimes
 - Add Video Cameras facing alleys along park and ends of alley
 - Add solar LED lights with motion sensors along the top of the alley fence line.
 - Volunteers to help install fence lights - if requested by November 1
- Details in September News Brief



“The Expanded Neighborhood Patrol Program (ENP) provides Police presence through off-duty Dallas Police Officers for community/homeowner organizations in a specified geographical area. The Dallas, Texas, City Council approved this program on October 23, 1991, by resolution.”

ENP PROGRAM

2021 EXPANDED
NEIGHBORHOOD PATROL
PROGRAM

Letter of Agreement January 1,
2021– December 31, 2021

DALLAS POLICE EXTENDED NEIGHBORHOOD PATROL PROGRAM

- The program offers armed, off-duty uniformed Dallas Police Department personnel to patrol your neighborhood for an agreed upon number of hours
- Our NPO's off-duty officer's rate is ~\$52/hour for 2021, but is expected to increase in 2022
- The patrol hours are random and selected by our NPO
- Interested residents fund one or more hours of police patrols
- VHOA would facilitate the payments & patrols
- VHOA putting the agreement and process in place to participate



THANK YOU

NEXT MEETING

THURSDAY NOVEMBER 11 @ 7:30

SAME CONFERENCE CALL DETAILS

WAYNE LEBLANC
214.683.0402