

## CRIME PREVENTION NEWS



Wayne LeBlanc, Ofc. Jason Randolph-Phillips, Ofc. Hernandez, Karen Fernandes and Clynt Taylor.

On July 7 Wayne LeBlanc (President), Clynt Taylor (VP), Karen Fernandes (Crime Watch Chair) and JJ LeBlanc (Street Rep. Coordinator) met with our Dallas Police Department Neighborhood Police Officer (NPO) Jason Randolph-Phillips, and his colleague Officer F. Hernandez.

We discussed a variety of topics and concerns but our primary objectives were to convey our top-of-mind issues (street racing, fireworks, past crime, and an increase in Timberglen Park foot traffic). We also asked the DPD to perform a security posture assessment for our neighborhood to provide residents guidance as to what we could do to help make our neighborhood a less desirable target for criminals.

Officer Phillips agreed and drove through the neighborhood on July 14 making notes as to what we, as individual homeowners, could do to make our neighborhood more

secure. Please be on the lookout for his recommendations in our September NewsBrief. It will also be on the agenda for our next MMVHOA meeting in the late summer / early fall.

Wayne LeBlanc, President



Officer Phillips performing the Midway Meadows security posture assessment on July 14, 2021.

## THE BOARD

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Membership Director • Open

## AUGUST BULK TRASH

Items can be set out beginning  
Thursday, July 29, 7 am  
until Monday August 1, 7 am.

Pick up begins  
Monday, August 1

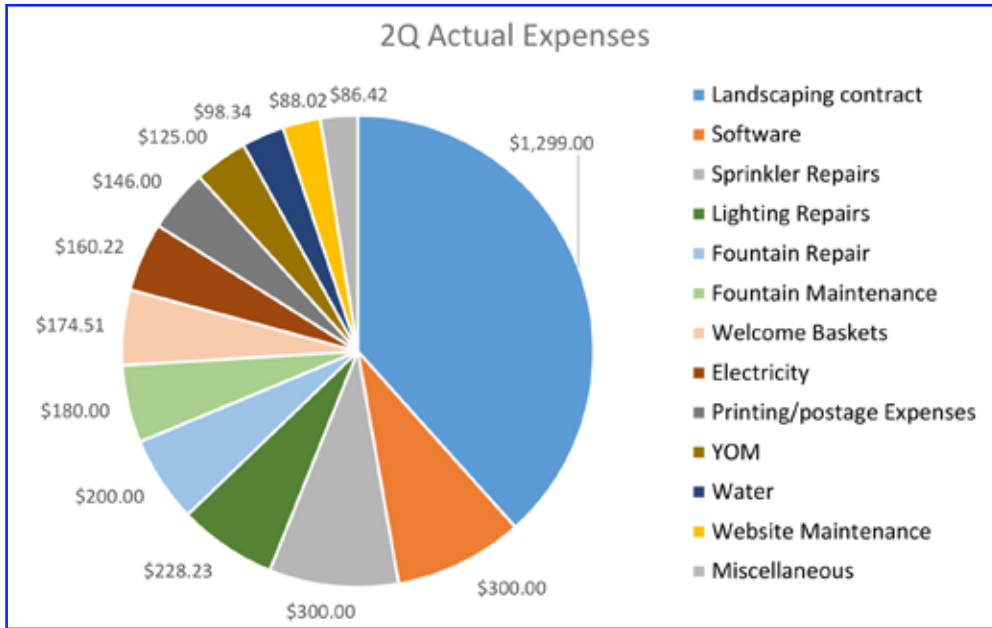
For details on what can go out,  
placement, etc. see [dallascityhall.com/departments/sanitation/pages/brush and bulky.aspx](https://dallascityhall.com/departments/sanitation/pages/brush%20and%20bulky.aspx)

**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

# FINANCIAL UPDATE



**Electricity** - \$ 160.02, \$22.73 under budget. Changed to a lower rate plan with TXU, reducing monthly cost about 12%.

**Printing/Postage Expense** - \$146.00, \$28 over budget. US Postal Service raised post office box rate more than expected. Checked other postal box options, and USPS still offers the lowest cost.

**Yard of the Month** - \$125.00, \$50 over budget. Street memberships reached the “2 awards per street” threshold sooner than expected.

**Water** - \$98.34, \$314.66 below budget. Reduced watering times per irrigation company guidance, and less watering needed due to frequent rain in April and May.

**Website Maintenance** - \$88.02, \$18.02 over plan. Paid to reserve our internet domain name for 3 years and covered our monthly domain email address cost.

**Miscellaneous** - \$86.42, \$79.42 over budget. Decorated all street entrances for Memorial Day and Independence Day.

**Bank Fees** - \$5.85, \$9.15 under budget. Switched to issuing check payments through our bank at no cost, instead of issuing them through PayHOA at \$0.95 per check. In the future, will only need to pay the bank for any counter checks printed.

**Legal/state Filings** - \$5.00, \$5.00 over budget. Paid a fee to Texas Secretary of State to change our designated agent to Wayne.

2021 mid-year outlook: With this year’s increased membership, HOA now positioned to operate in the black, and will increase our reserves by at least \$500.

The MMVHOA board and committee chairs thank every homeowner who’s paid their dues this year! We appreciate your support!

Joe Sulc, Treasurer  
469-274-3604  
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Hello Neighbors,

I’d like to update you on our 2Q financials and share several positive highlights from the last 3 months.

Thanks to the continued efforts of our Street Reps to meet and greet new homeowners, and by Wayne to reach out to many non-members, we’ve now surpassed our 2021 goal of increasing membership by 10%. During 2Q, 34 homeowners joined the MMVHOA, adding \$4,250 in revenue. As of 6/30, we now have a total of 135 current members, and dues revenue of \$17,125 from 137 paid members (2 of whom moved away during the quarter, leaving us at 135 current). Wayne and the Street Reps have committed to continuing efforts to add new members during the second half of the year.

Total 2<sup>nd</sup> quarter expenses were \$3,396.59, \$517 under budget. The favorable variance is due primarily to postponing 3 planned expenses to later in the year (pushing out \$612), removing a 4<sup>th</sup> from the budget and saving \$315 in water usage. Seasonal landscape spend (\$250) was pushed out so that we could evaluate damage caused by the February freeze and factor that into future landscape improvements. There’s been no need for graffiti removal (\$200), and it’s pushed out. Tree fertilization (\$162) is pushed out, as the Midway entrance trees are healthy. No electrical repairs were needed (\$100), and were removed from the budget.

**Contract landscaping** - \$1,299, per plan. To ensure that we’re spending wisely, requested competitive bids and found that our current lawn maintenance company, Evergreen Landscape, continues to offer us the lowest pricing.

PayHOA management software charges -\$300.00, per plan.

**Sprinkler Repairs** - \$300.00, \$175.00 over 2Q budget. Needed to have a broken pipe fixed and elected to have a complete system maintenance check done on the same trip, in order to water the Midway entrance more efficiently and prevent some future service calls. Our irrigation vendor replaced about 10 heads and nozzles and adjusted all spray patterns.

**Lighting Repairs** - \$228.23, \$78.23 over budget. Installed solar lighting over the Midway Meadows sign at the Rodale entrance, which was purchased in 1Q.

**Fountain Repairs** - \$200, \$20 over budget. Replaced a fitting that broke during the February freeze.

**Fountain Maintenance** - \$180, performed per schedule.

**Welcome Baskets** - \$174.51, \$42.51 over budget. More resident moves than planned, as the COVID pandemic impact lessened.

# July Yards of the Month

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



## 3843 Belton Drive

Randy & Kathy Luster are original residents of Midway Meadows and take obvious pride of ownership in their home. Always manicured lawns and bushes. And Randy does all of the yard work himself. Extra kudos for that.

## 3916 Belton Drive

David Osgood's home grabs your attention with big batches of colorful Vincas set among well-maintained lawn. Catalen Landscaping does the work



# LANDSCAPING

For the past couple of years there was considerable investment made to install perennial landscape plants at the Midway entrance to our neighborhood. The intention was to reduce annual costs of new plants each year to better align with the budget. The good news is that most of the plants survived the winter, but the overall appearance is still not ideal.

To help make improvements to the Midway entrance we asked Carolyn Maas, a professional landscape architect who lives on Walden Way, to provide us guidance. Carolyn happily said she'd support us, and has generously agreed to provide options for a landscape plan free of charge to the MMVHOA. She would also supervise the implementation. Please see Carolyn's lawn maintenance suggestions on the next page.

Carolyn's business has been quite busy since the winter storm, so Mike Gerhart, Landscape Chairperson, and I are having our second planning meeting with Carolyn in late July. At this point we're working to have multiple options for members to consider. This will be on the agenda for our next MMVHOA meeting in late summer / early fall.

Wayne LeBlanc, President

# NEW PET STATIONS

Pet waste is not only unpleasant, it is unhealthy and breeds disease. Thanks to efforts of MMVHOA president Wayne LeBlanc and Dallas City Councilwoman Cara Mendelsohn, the city has installed new pet stations along the Timberglen Trail. One is by White River and another is by Vail. These will replace the stations previously built and installed several years ago by HOA member Steve McCluer and currently maintained by Perla and Aimara Ramirez. Dog waste bags are provided for those dog owners who don't remember to bring their own. One of the original pet stations will remain in place solely for the purpose of dispensing dog waste bags. Please take only one, and deposit your bag in the city-provided trash can. Please be a good neighbor and do not throw your poop bags into any residential trash can other than your own.

Steve McCluer, YOM



# July/August/September LAWN MAINTENANCE MONTHS

Water is the star of the show for the next three months. Luckily, we have had a lot of rain so far this year. As your plants, trees and sod adjust to the rising thermometer, be sure and keep them well hydrated.

Mowing your grass on a regular basis helps maintain a healthy lawn and helps to control weeds. The best deterrent for weeds is healthy grass. Healthy grass can help choke out weeds. So if you don't want those pesky things taking over your beautiful grass, establish good maintenance practices.

## Good Maintenance Practices Involve:

- Mowing weekly during the growing season.
- Fertilizing your grass 4 times a year:
  - Early Spring - end of February - early March
  - Spring - May/June
  - Summer - July/August - this application should also include applying Grubworm control. Grub Worms, if not treated, turn into June bugs. So if you don't want June bugs next year, treat them this August.
  - Fall - October

Be sure to water after each application or the fertilizer left sitting on top of the grass can burn it. You want the fertilizer to get down to the roots and watering does that.

Watering is key and having good watering practices is of utmost importance to your plants, trees and grass. Deep watering will encourage a strong root system. So instead of throwing a little water on for 5 minutes, let the sprinklers run for 15-20 minutes. Water early in the morning instead of at night. Night or evening watering encourages disease and fungus growth.

**Mulch** - To help your plants/shrubs make it through the heat be sure and apply mulch to your landscape beds. Mulch helps to keep moisture in and insulate roots, as well as, keep those

pesky weeds away. Applying mulch in the spring to help with summer heat and again in the fall to help protect from cold weather.



## Rose Rosette Disease:

Have you noticed a weird growth pattern on your Rose bushes? Do you notice gross looking spiky thorns shooting out in different directions in a thick mass? As well as the bush itself showing strange growth patterns? If so, you could have Rose Rosette Disease. It has taken over North Texas and caused much destruction to Rose Bushes. Here is a link from Texas A & M discussing the dreaded destroyer of our beautiful Rose Bushes:

<https://agriflifeextension.tamu.edu/library/landscaping/rose-rosette-disease-demystified/>

I hope this helps. If neighbors have questions and would like to submit them, I will be glad to try and answer them.

Carolyn Maas

# Focus on Food

Like many folks, we have tried a couple of the meal kit delivery services, but found the pricing, complex recipes, flavors and packaging waste not for us. So, it was nice to recently stumble across a new, fully-cooked meal company just down the street from us (SE corner of Trinity Mills and Midway). First, we just picked a couple meals to buy and try from their storefront market. We found the food tasted fresh, flavorful and was economical.

Their menu changes weekly, and can be found at <https://frontporchpantry.com/>

Portions are typically large enough to split. You can place your order by Friday and receive it in just a few days (day of your choice: Sunday-Tuesday). You can pick orders up at their location (open every day 11AM – 5PM), or if your order exceeds \$75, they will deliver it for free. Their drivers deliver your order with cold packs that last up to 12-24 hours and notify you by email or text upon delivery.

Because we split meals, there is no waste, no left overs, and the best part no clean up (microwave/oven friendly containers). If it doesn't become a part of your weekly meal planning, it'll be a great change of pace when you don't feel like cooking.

Their business is expanding and will soon move south to 4600 McEwen Road (near Midway and LBJ). So, give it a try while it's so close.

JJ and Wayne LeBlanc



## 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. Please don't hesitate to reach out to Suzy Perez, Social Media Coordinator, with questions.