

DPD Security Assessment of Midway Meadows Neighborhood

As mentioned in the August 2021 News Brief, DPD Officer Jason Randolph-Phillips performed a security [posture] assessment on our Midway Meadows neighborhood in an effort to identify things that each homeowner could do to make our homes and neighborhood a less attractive target for criminals.

Officer Phillips also stated that DPD has taken significant steps to eliminate criminal behavior that had taken place near our neighborhood in recent years. The events got their attention, and even led to involvement from Federal law enforcement to assist with multi-state criminal organizations. Key to the decline was area businesses and apartment communities collaborating with DPD, adding video surveillance, additional lighting, and off-duty police patrols.

Officer Phillips surveyed our neighborhood, and evaluated our three main entrances, alleyways, walkways, trails, fences and lighting. A lot of good things are already in place such as privacy fences, doorbell cameras and driveway lighting.

The **below recommendations are for homeowners to consider** adopting to increase your home and our community's security posture.

Add Video Cameras

- Facing the alleys along Timberglen Park Trail (between Granbury & Belton, and Walden & Stockton); as well as the Sam Rayburn end circle.
- Facing alleys, especially at the end of alleys positioned to capture vehicle and foot traffic. (Note: special License

Plate Reader (LPR) security cameras are needed to see in-motion plates during the day or night.)

- In-between homes without a fence between houses. (An alternative would be to place a continuous fence between both houses to make the alley less porous.)

Add Lighting

- While fencing or video cameras are the best options, motion sensing lighting placed between houses that do not have adjoining fences would still be an improvement.
- Install solar LED lights with motion sensors along the top of the alley fence line (not just driveways) so that night time foot traffic will be exposed. (Driveway motion sensor lights are not consistently sensitive enough to pick up alley foot traffic.)

The MMVHOA Executive Board found this recommendation to be practical, low cost, and potentially very helpful in preventing burglaries in our neighborhood - which typically originate in the alley.

We would like to see this measure adopted throughout our neighborhood. To support that, we will be organizing a group of handy-men and women volunteers ("The Light Brigade") to help install alley lights on our fences. You would just need to purchase the lights (\$22-\$54) and be responsible for any ongoing maintenance.

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OCTOBER BULK TRASH

Items can be set out beginning Thursday, September 30, 7 am until Sunday October 3, 7 am.

Pick up begins
Monday, October 4

For details on what can go out, placement, etc. see 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

We evaluated three solar powered LED motion sensing lights and recommend these due to cost, light strength, mode options and aesthetic appeal:

SMALL ~ \$22 for 2

We suggest the mode be set to a constant dim light switching to a bright light when motion is detected at night.

MEDIUM ~\$32 for 2

We suggest the mode be set to a constant dim light switching to a bright light when motion is detected at night.

LARGE and very bright ~\$54 for 2

These larger 268 LED lights do not have multiple modes; a bright light comes on for ~15 seconds when motion is sensed at night.



The medium sized light (Aootek) option is shown above. A sample of this installation can be seen behind 3827 Walden Way. A light similar to the large option can be seen in the drive way across the alley from 3827 Walden Way. The smaller sized lights can be seen in the alley behind 3924 Granbury.

If you want volunteers to install your alley LED light, please purchase your lights then email Wayne LeBlanc wd_leblanc@hotmail.com your name, address and approval to install – no later than November 1, 2021.

To join the “Light Brigade” to help with installation, please notify Wayne.

UNIVERSAL NEIGHBORHOOD RECOMMENDATIONS & REMINDERS

- Keep garage doors closed.
- Cars parked outdoors should always be locked and should not have visible items to attract burglars.
- Locks on all backyard fence gates.
- Cut up large boxes placed at the curb for bulk trash pick-up to avoid advertising what is in your home
- Record serial numbers of your electronics and firearms; it will be useful for tracking if stolen.
- **Always call 911 to report crime** or suspicious, potentially criminal behavior to DPD. Officer Phillips emphasized this point considerably. From their perspective, if it’s not reported, it didn’t happen. Officer Phillips is made aware of all crimes and 911 reports from our neighborhood, and wants to remain informed of suspicious or criminal activity in order to see trends or connections to activities in other neighborhoods. **The neighborhoods with the most issues get most of the attention from DPD;** so please don’t hold back from reporting suspicious behavior or events.
- Additional information can be found at: <https://dallaspolice.net/division/northcentral/crimepreventioninformation>

Below are DPD recommendations the MMVHOA Board needs to address, or take up with the City of Dallas:

Fence Improvements

- Block the fence opening at the North end of Summerfield closing the trodden path to Timberglen Park. *These are gaps in the fence the City of Dallas built for Timberglen Park. We will forward this request to the City of Dallas.*



- Fill in gaps of red tips with appropriate thick and tall evergreen shrubbery along MM side of the Timberglen Park fence line (Belton Alley and dog leg between Belton & White River) to eliminate exposed hurricane fence making it a very difficult barrier to scale. *Since these spaces are not on residential property and are on our side of the fence, the MMVHOA Board will consider options for addressing this item.*



Signage

- Neighborhood Video Surveillance warning signs at main entries (Summerfield/Midway, Sam Rayburn and Rodale). *The MMVHOA will investigate the appropriate sign and placement, most likely on existing Crime Watch poles.*



Wayne LeBlanc, President
Midway Meadows VHOA

2021 Upcoming All Member Meetings & Community Event

A meeting open to All-Members will be held on Tuesday, September 28 @ 7:30 PM. The primary objectives of the meeting are to discuss:

- The Midway entrance landscape design proposal
- Crime Prevention recommendations from DPD, and their Expanded Neighborhood Patrol Program
- Highlight MMVHOA volunteer needs, and the **Board Election on Thursday, November 11 at 7:30 PM**

Both meetings will be held via **Zoom video conference.**

Due to Covid 19, the 2021 neighborhood party was not planned or budgeted, but we had been looking for ways to connect with our neighbors. Ice cream socials were being considered for individual streets to limit the size of the gathering. However, due to the surge in the Delta variant, we have decided to err on the side of safety, and not pursue any MMVHOA socials in 2021. That said, we encourage neighbors who feel it is safe to do so, to organize small neighborhood gatherings independent of the MMVHOA.

August & September Yards of the Month

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



August 18410 ~ Summerfield Drive

Kevin Hood recently bought this home and has been busy making improvements. Kevin does all the yard work himself, and it is always immaculate. The curvy walk with the red weed barriers is inviting enough, but beds of begonias, Hostas, and other eye-catchers make this a sure winner.

September ~ 3721 Rodale

Cindy Blair is the proud (and now even prouder) owner of this shady lot. Looks are deceiving. This lot includes a Bloodgood Japanese Maple, one of the hardiest of Japanese maples (good sun tolerance, but thrives in filtered light). Also present are Begonias, Petunias, Orange Hibiscus, and Lantana. Sago Palms thrive in the indirect light of the entry way.



Focus on Food

Are you looking for healthy, yet delicious food? If you haven't already discovered Bellagreen you'll want to consider going there the next time you're looking for someplace different.

Bellagreen describes itself as an "American Bistro offering a variety of freshly prepared soups, salads, pizzas, entrees and desserts". Menu items are made from scratch in their kitchen, and they can modify items to comply with dietary needs, preferences, special diets, etc. Bellagreen offers chef-prepared meals in a fast casual environment. Their spicy fish tacos are exceptional! Beer and wine are also available. Be sure to try their weekend brunch available on Saturday and Sunday until 2:30 pm, along with their mimosas. Catering and delivery are also available. Call for details.

Bellagreen

2408 Preston Road
(slightly north of Park)
Plano, TX 75093 • 972-975-9033

Hours

Monday-Thursday: 11 am - 9 pm
Friday: 11 am - 10 pm
Saturday: 10:30 am - 10 pm
Sunday: 10:30 am - 9 pm

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Dallas Police Department Expanded Neighborhood Patrol (ENP) Program

During conversations with our assigned Neighborhood Police Officer (Jason Randolph-Phillips), Karen, Clynt, JJ and I learned about the Neighborhood Police team (NPO) that focuses on our area of Dallas. Midway Meadows is in the DPD's North Central Division, Sector 610, Beat 612.

You can find more on the community engagement team here: <https://dallaspolice.net/division/northcentral/communityengagementunit>

We also learned of a service the NPO makes available to neighborhood associations: the Expanded Neighborhood Patrol (ENP). **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 2021 rate is \$45/hour and DPD**

charges \$6.95 for the patrol car (\$51.95/hour total). The patrol hours are random and selected by our NPO.

In the past, Midway Meadows residents have expressed interest in having a security patrol of our neighborhood. While the MMVHOA budget does not currently have funding for this, we see potential for **interested residents to fund one or more hours of police patrols, and the VHOA would simply facilitate the payments.**

If the uptake supports it, we could begin with 1 hour/month and work our way up to 1 hour/week.

The VHOA would be invoiced by the City of Dallas for the car, and would pay Officer Randolph-Phillips directly for his off-duty

patrols. We would want to set up a simple process for coordinating and tracking the payments.

JJ and I have decided to fund the first hour to get the program initiated, and the processes established.

Please contact Wayne LeBlanc, MMVHOA President, with any questions you may have about the ENP program. If you're interested in making donations to cover an hour of police patrols, please contact our Treasurer, Joe Sulc at jjsl3840@gmail.com.

Thank you for your support – Wayne LeBlanc (cell 214 683 0402)