

Treasurer 1H22 Financial Update

Hello Midway Meadows!

As you are all very well aware we are in the midst of an inflationary period, and this has affected our Voluntary HOA just as it has each homeowner. Price increases began to affect our budget in January and continues to this day.

Fortunately, we exceeded our budgetary target of 130 dues paying members, and currently have 136 members in 2022. If you are a regular member, but have not paid your dues for this year, please do so; we can use your help.

We have seen the following increases to expenses:

Landscape renewal project - this project cost exceed the budgeted amount due to increased labor and material costs. The majority of the difference was covered by an extremely generous donor, Carolyn Maas. This project as a whole was something that had been planned for over a year and did not come solely from this year's income.

Our Landscaping maintenance expense, mowing, trimming, increased in cost

by 20% effective with our May service. Bids will be sought at current contract expiration to be sure we are staying at competitive rates.

The PayHOA software monthly fee also increased by approximately 20%. This is the program through which members make dues payments, income/expenses are tracked and messages are sent to residents. Research will be done into other programs to see if a less expensive alternative providing the services needed & used can be found.

Fountain maintenance fees were increased as well. In 2021 we bid this out and no one could beat the **new** prices. Therefore there are no plans to change companies at this time.

Increases have also been seen, though slight, on the water and electric usage. We are on track to break even or have a minimal surplus at year end.

Please let myself or Wayne know if you have any questions.

Roxanne Godsey, Treasurer & Wayne LeBlanc, President

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AUGUST BULK TRASH

Items can be set out beginning
Thursday, July 28, 7 am
until Sunday, July 31, 7 am.

Pick up begins
Monday, August 1

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

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 neighborhoods happenings. To get started, go to 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.

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

YARD OF THE MONTH



July's Midway Meadows Yard of the Month prize is awarded to the best-landscaped member home on Rodale Way! Honey Muigai keeps her grass neatly manicured, and frames her home with a perfectly selected floral arrangement in her flowerbeds. The white petunias provide the perfect final accents to her home. Congratulations!



Focus on Food: Mendocino Farms

This restaurant is a welcome addition to Texas, having originated in California, where there are approximately 50 locations. Mendocino Farms offers delicious sandwiches, bowls, soups, salads, and unique beverages. It is a fast casual restaurant with indoor seating, takeout, and catering. It does get crowded at lunch time, but the line moves quickly and their food delivery system is very well organized.

Unsurprisingly, since Mendocino Farms is a California chain, their food is not only yummy, but has no added hormones, artificial sweeteners, food dyes or artificial flavors and all poultry is 100% antibiotic free. Their ingredients are sourced from farmers and food artisans who share their elevated standards for quality. Whenever possible, their bread is sourced locally. Also, they will accommodate dietary restrictions and/or food allergies.

I can personally recommend The Farm Club, Thai Watermelon & Cucumber Salad, as well as their Rose Lemonade. Others have gotten a variety of menu items and they were very happy with everything. The closest location is in Addison, but there's a Plano location opening on August 2 at 7700 Windrose Avenue in Legacy West. Give Mendocino Farms a try and I don't think you will be disappointed!

Sherry Martino
Walden Way

Mendocino Farms
5294 Belt Line Road (faces Montfort)
972-354-3924
Hours: 11 am - 9 pm
Monday through Sunday

You should be eligible to freeze the school tax component of your property taxes. Please go to the Denton County Tax Office website <https://www.dentoncad.com/>, go to [FORMS & EXEMPTIONS](#), then scroll down to HOMEOWNERS and select [\[50-114\]](#) Homestead Exemption (Disabled Person, Over-65, 100% Disabled Vet & More) to get the required form. If you're late, you can make your application for a tax year up to two years prior (e.g. apply for tax year 2020 if you're applying in tax year 2022 and are 67 or older).

At that same website, you can go to the [PROPERTY SEARCH](#) icon and see if your property already has the "Over 65" exemption, it will be listed as OTHER in the exemption field. The HS exemption signifies you have the Homestead Exemption already in place for your property.

For questions contact the Denton Central Appraisal District, 3911 Morse St., Denton, TX 76208, Phone: 940-349-3800.

Board Seats Up for Election

In November the MMVHOA will hold an election meeting for two open Board positions: President and Secretary.

I've enjoyed being your President. I've met so many neighbors, learned a lot about our history, and navigating city services. It's been a great experience, but it's time for me to step down and pursue other interests. Please consider volunteering, it's a great way to get to know your neighbors, and be a part of a great team working to make Midway Meadows a better community.

– Wayne Leblanc
President


MIDWAY MEADOWS
VOLUNTARY HOMEOWNERS ASSOCIATION
midwaymeadows.org