

# Midway Meadows

Summer 2016

## President's Corner

Welcome back neighbors!

The 2016 membership drive has ended. We appreciate the continued support of our returning members and look forward to working with our new members.

Thank you to all who provided feedback and suggestions. We are in the process of reviewing your input.

Haven't joined yet? Although the membership drive is over, members are always welcome to join. This year, members will have two added benefits: Two free meals at the Neighborhood Party and a Membership Directory. Visit [midwaymeadows.org](http://midwaymeadows.org) to join.

Suggestions, comments, concerns? Please contact me. Let's have brunch to discuss!

Mehrdad Danesh, MMVHOA President  
[mehrdadd03@gmail.com](mailto:mehrdadd03@gmail.com)  
(214) 762-5918

## Midway Meadows Assistance Program Update

The Midway Meadows Assistance Program (MMAAP) has officially launched and we are awaiting your ideas and submissions.

MMAAP allows a member to offset MMVHOA costs for capital improvements that benefit the neighborhood. This year's budget is \$2,500, with a per request maximum allowable amount of \$250.

Members submit an application (before or after work is performed) which is evaluated by the officers and the status is communicated back to the member. If approved, once the work is completed, the member is reimbursed the approved amount.

Want more information? Read more about it at [midwaymeadows.org/mmap.html](http://midwaymeadows.org/mmap.html)

## Membership Update

This year, membership levels show a slight improvement over last year, although we are still behind the participation rate from 2011-2014.

How is your street represented?

Total Homes: 223

Participating Homes: 115

Participation Rate: 51.6%

| Street       | Homes | Participating Homes | Rate  |
|--------------|-------|---------------------|-------|
| Belton Dr.   | 38    | 18                  | 47.4% |
| Granbury Dr. | 34    | 26                  | 76.5% |
| Rodale Way   | 41    | 17                  | 41.5% |
| Sam Rayburn  | 28    | 8                   | 28.6% |
| Summerfield  | 10    | 9                   | 90.0% |
| Walden Way   | 39    | 19                  | 48.7% |
| White River  | 33    | 18                  | 54.5% |



## Volunteer Opportunities

Thank you to all our members for your support. As a volunteer organization, we rely on the support of our members and volunteers. Without your support, the Volunteer HOA cannot function.

There are currently a number of volunteer opportunities available, all critical to the VHOA's continued operation and success. If you are interested in volunteering, we welcome your help.

Officers  
Secretary  
Treasurer

Volunteers  
Crime Watch Chair  
Street Representatives for Belton Dr., Walden Way, and White River

For more information on these roles, or to volunteer, please contact Mehrdad, MMVHOA President.

## Neighborhood Party

Mark your calendars!

Sunday, October 16, 2016

Starting at 4:30pm

West end of Walden Way

This year's party will be catered by Fuddruckers, which offers several great choices

- Hamburger/Cheeseburger
- Malibu Vegan Burger
- Chicken Sandwich
- Big Dog

Cost?

**Free** Two members per household  
\$4 Each additional member  
\$10 Each non-member

Not a member, visit  
[www.midwaymeadows.org/membership.html](http://www.midwaymeadows.org/membership.html)

Send in your membership form and payment with the party RSVP to receive the member rates.

In addition to food and fun, we will be awarding door prizes and you have plenty of chances to win:

- One ticket per attendee
- One ticket per household for sending in an RSVP
- One ticket per member household



## Yard of the Month



### April 2016 – 18304 Summerfield Drive

The Hardwidges, Lyndon & Deborah call this month's YOM, "their English Garden." Spring is in full bloom and this English garden is the essence of spring. The trees and ground cover are a vibrant spring green. The yard is beautifully manicured. The Azaleas, Dusty Miller Hastas, and David Austin roses, really knock it out of the park. Spring is here and this English Garden with roses in full bloom really makes for an MVY (Most Valuable Yard) of the neighborhood. Spring has sprung, let's play ball.



### June 2016 – 3928 Walden Way

Chris and Cherene Wynn are this month's winners of Yard of the Month on Walden Way. What stands out about this home is the walkway that is adorned by natural stone pavers with excellent masonry work. It is professionally landscaped. The lawn is a luscious green complimented by green shrubs, periwinkles, and other perennials that adds color to a gorgeous yard.



### August 2016 – 3820 Granbury Drive

While the summer heat can take a toll on our yards, that did not stop Phyllis Hunt from keeping her yard pristine and beautiful despite these hot and dry conditions! This yard not only showcases eye catching pink Vincas and vibrant pink Crepe Myrtles, it also draws your attention to the perfectly manicured shrubs and grass! Also, the peach colored coral Iris make a bold statement strategically placed in the center of the yard. We are proud to award this home as our August winner and thank Ms. Hunt for taking pride in her yard and home during one of the most difficult months to maintain a lush and spectacular yard!



### May 2016 – 3604 Sam Rayburn

Raymond & Nerissa Velasco are this month's winners of Yard of the Month on Sam Rayburn Drive. This corner lot features a well-manicured lawn which is an invitation as you drive into the neighborhood. The mature trees and trimmed shrubs appear to be aligned and well placed to greet all visitors. This corner lot is simply beautiful.

Open to current MMVHOA members



### July 2016 – 3722 White River

Erin Mount's home edged out the competition on White River with pinks and reds, particularly in a Hydrangea bush and Crepe Myrtle tree. Neatly trimmed hedges, healthy Rosemary, and an unidentified splash of white finished the task. A lush and neatly-edged green lawn is a tribute to Erin's pride of home ownership. Congratulations, Erin!

### 2016/2017 Schedule

|  |                              |                   |
|--|------------------------------|-------------------|
| September – Belton Drive                               | October – Rodale Way         | November – No YOM |
| December – Entire Neighborhood for Holiday Decorations |                              |                   |
| January – No YOM                                       | February – Summerfield Drive | March – Sam       |
| Rayburn Trail  | April – Walden Way           | May – White River |
| Drive  | June – Granbury Drive        |                   |
| July – Belton Drive                                    | August – Rodale Way          |                   |

For more information and past winners, visit the Midway Meadows Yard of the Month page at [midwaymeadows.org/yard-of-the-month.html](http://midwaymeadows.org/yard-of-the-month.html)

Yard of Month winners receive \$25 restaurant gift card + \$25 Calloway's gift card. Each month, Yard of the Month is awarded to a different street. The rotation is designed so that each street is awarded on a different month. A homeowner awarded Yard of the Month is removed from consideration for the next four judgments of their street, before being eligible again.



## Timberglen Park Update

### Softball Field

There are still concerns regarding drainage of the softball field. City of Dallas parks maintenance is working with planning and design and the contractors to rectify.

### Dead Trees

Dead trees in the park are being looked at by the Dallas Parks forestry group. The dead trees that were removed will be moved from the park. The standing dead trees will be evaluated for replacement.

## Member Directory

This year, the Midway Meadows Volunteer HOA will be providing a member directory to members. Information in the directory is provided for members requesting to be included, and is based on contact information provided in the 2016 renewal forms. Households not listed in the directory are not necessarily non-members.

Once published, directories will be distributed at the Neighborhood Party. The remaining directories will be distributed by the street representatives to members on their respective streets.



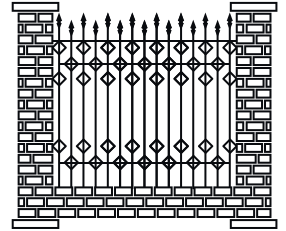
## Electronic Payments

Ever wanted to pay your membership dues online? Would you like to avoid mailing an RSVP form for the Neighborhood Party? During the July 20 meeting, members approved giving residents the option of utilizing electronic payments, via the Midway Meadows website.

We are in the process of setting up the system, which will be finalized when a new treasurer is in place. Stay tuned!

## Gated Community?

From time to time, Midway Meadows residents ask about converting the neighborhood into a gated community. Ever wondered what is involved in making such a change?



- Convert Midway Meadows Volunteer HOA to a mandatory HOA, with all homes required to join
- Combine Midway Meadows and Villas of Midway neighborhoods and HOAs
- All homes in Midway Meadows and Villas of Midway must agree to convert to a gated community
- Pay approximately \$15,000 in fees to the city as part of an application, evaluation, and approval process
- Construct any necessary walls, barriers, and fences paid for by the HOA
- HOA to maintain streets, sidewalks, and alleys to city standards. In the event the HOA becomes defunct, individual homeowners and heirs become responsible for maintenance.



- Arrange for access to emergency services
- Reroute utilities if necessary
- Commit to 40 years as a gated community

There are more requirements to the conversion; however, the above list shows that such a change would be a major undertaking and would dramatically change the dynamics of the neighborhood.

## Poop Scoop Box

You may have noticed and used the yellow Poop Scoop box on the greenbelt, which was hand constructed by Steve McCluer. Based on discussions between Steve and the city, the VHOA would provide the box and the city would provide and maintain a garbage can. The city recently stated that the VHOA would have to pay for purchase and installation of a city approved stand, as well as continually purchasing city approved bags. The approved stand would be at the White River entrance of Timberglen Park. Based on the new city requirements, it was decided not to pursue the garbage can. Feel free to continue using the handmade box. Please be a responsible pet owner and properly dispose of the used bag.





# MIDWAY MEADOWS VOLUNTEER HOMEOWNERS ASSOCIATION

## OFFICERS, COMMITTEES, AND STREET REPRESENTATIVES

### OFFICERS

President • Mehrdad Danesh • 3812 Belton Drive • (214) 762-5918 • mehrdadd03@gmail.com  
 President Emeritus • Mike Fernandes • 3708 Rodale Way • (972) 662-3340 • mike@siteselectionservices.net  
 President Emeritus • Steve Giles • 3730 Sam Rayburn Trail • (972) 878-5965 • sgiles@sterlingsouthwest.com  
 Communications Director • Sarah Kelly • 3932 Walden Way • (248) 721-6006 • s84turner@gmail.com  
 Secretary • **OPEN POSITION**  
 Treasurer • **OPEN POSITION**

Mark your calendars!  
 Next VHOA Meeting  
**Wednesday, Oct. 19, 2016**  
**6:00pm – 8:00pm**  
**Timberglen Library**  
**Auditorium**

### COMMITTEE MEMBERS

#### Bulk Trash Signs

|                   |                |                 |                |                                |
|-------------------|----------------|-----------------|----------------|--------------------------------|
| Cedarview Road    | Sarah Kelly    | 3932 Walden Way | (248) 721-6006 | s84turner@gmail.com            |
| Rodale Way        | Mike Fernandes | 3708 Rodale Way | (972) 662-3340 | mike@siteselectionservices.net |
| Sam Rayburn Trail | Sarah Kelly    | 3932 Walden Way | (248) 721-6006 | s84turner@gmail.com            |

#### Crime Watch

**OPEN POSITION**

#### Landscaping

|       |            |                 |                |                       |
|-------|------------|-----------------|----------------|-----------------------|
| Chair | Chris Wynn | 3928 Walden Way | (972) 922-6085 | chriswynn@verizon.net |
|-------|------------|-----------------|----------------|-----------------------|

#### Neighborhood Party

|                   |                 |                        |                |                          |
|-------------------|-----------------|------------------------|----------------|--------------------------|
| Chair             | Chaitali Chheda | 3704 Rodale Way        | (480) 213-6719 | chaitalichheda@gmail.com |
| Chair             | Laura Kimberly  | 3836 Belton Drive      | (972) 307-8364 | kimberlywalks@gmail.com  |
| Chair             | Nancy Messiha   | 3705 Sam Rayburn Trail | (909) 268-5238 | nancymessiha@yahoo.com   |
| Sponsorship Chair | Arvind Amin     | 3608 Sam Rayburn Trail | (972) 378-9681 | arvind.amin@gmail.com    |

#### Yard of the Month

|       |                 |                         |                |                          |
|-------|-----------------|-------------------------|----------------|--------------------------|
| Chair | Grant Gifford   | 3911 Granbury Drive     | (214) 551-4329 | Giffgt90@hotmail.com     |
| Chair | Kathy Gifford   | 3911 Granbury Drive     | (214) 244-1525 | khill@janiking.com       |
|       | Chaitali Chheda | 3704 Rodale Way         | (480) 213-6719 | chaitalichheda@gmail.com |
|       | Nancy Tredway   | 3740 Rodale Way         | (972) 662-0512 | nancymt47@gmail.com      |
|       | Wilson Ho       | 18320 Summerfield Drive | (214) 448-9800 | who1022@gmail.com        |

### STREET REPRESENTATIVES

#### Belton Drive

**OPEN POSITION**  
**OPEN POSITION**

#### Granbury Drive

|               |                     |                |                      |
|---------------|---------------------|----------------|----------------------|
| Grant Gifford | 3911 Granbury Drive | (214) 551-4329 | Giffgt90@hotmail.com |
| Kathy Gifford | 3911 Granbury Drive | (214) 244-1525 | khill@janiking.com   |

#### Rodale Way

|             |                 |                |                          |
|-------------|-----------------|----------------|--------------------------|
| Cindy Blair | 3721 Rodale Way | (214) 727-3297 | cindyblairjp@yahoo.com   |
| Tom Crull   | 3715 Rodale Way | (214) 906-2120 | tcrull@transportrisk.com |

#### Sam Rayburn Trail

|               |                        |                |                        |
|---------------|------------------------|----------------|------------------------|
| Arvind Amin   | 3608 Sam Rayburn Trail | (972) 378-9681 | arvind.amin@gmail.com  |
| Nancy Messiha | 3705 Sam Rayburn Trail | (909) 268-5238 | nancymessiha@yahoo.com |

#### Summerfield Drive

|                  |                         |                |                          |
|------------------|-------------------------|----------------|--------------------------|
| Kathy Carrington | 18410 Summerfield Drive | (972) 662-1465 | kacarrington@verizon.net |
| Nicole Peer      | 18406 Summerfield Drive | (972) 820-5766 | nicnac621@aol.com        |

#### Walden Way

**OPEN POSITION**  
**OPEN POSITION**

#### White River Drive

|                |                        |                |                         |
|----------------|------------------------|----------------|-------------------------|
| John Broadhead | 3717 White River Drive | (972) 306-4323 | jwbroadhead@verizon.net |
|----------------|------------------------|----------------|-------------------------|