

Midway Meadows

Spring 2016

President's Corner

Hello neighbors. As the newly elected president of the Midway Meadows Volunteer HOA, I would like to start by thanking Steve Giles and Laura Kimberly for their years of service and dedication to the VHOA. Thanks to Mike Fernandes and Steve for their guidance during the transition. I appreciate Jarrett Dunaway providing continuity to the association by remaining treasurer. A huge thanks to all the members who contribute financially and as volunteers to the Volunteer HOA, helping to make this a better community.

This year, we are introducing a couple of new initiatives. New neighborhood residents will receive a welcome basket from Nikki's Popcorn. Stay tuned for our new Midway Meadows Assistance Program.

Suggestions, comments, concerns?
Please contact me. Let's have brunch to discuss!
Mehrdad Danesh, MMVHOA President
mehradd03@gmail.com
(214) 762-5918

Annual Dues Drive

The annual dues drive officially kicks off! Please complete the membership form, enclosed with this newsletter, and mail back by April 30.

A huge thanks to the residents that proactively renewed for 2016.

What does the Volunteer HOA do for you?

- Eligible for Midway Meadows Assistance Program
- Eligible for Yard of the Month – win a \$25 restaurant gift card and \$25 Calloway's gift card
- Eligible for annual holiday decorations award
- New pooper scooper boxes
- Beautification of common areas
- Fountain maintenance
- New mirror at Stockton Lane / Vail Street alley

Crime Watch

The good news is that, with the exception of a rash of burglaries early last year - for which the burglar was caught and is now in prison - Midway Meadows continues to be largely free of major crimes. Many of these are preventable "crimes of opportunity." The most common crimes continue to be break-in to an unlocked car or something stolen from a garage. Crime is generally preventable.

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Welcome Binders

During 2015, the board decided to provide all homes in Midway Meadows with a Welcome Binder. The binders were introduced during Mike Fernandes's tenure as president and provided to new residents. In order to ensure that all residents have access to this valuable information, binders were produced for all homes.

Binder updates will be posted on the Midway Meadows website so that residents can keep their binders up to date.

Haven't received your binder yet? Contact your street representatives.

Midway Meadows Assistance Program



Have an idea or planning a project that benefits the neighborhood?

The Midway Meadows Assistance Program (MMAP) is introduced to offset MMVHOA member costs for capital improvements that benefit the neighborhood. Each year the MMVHOA officers will determine the annual budget for the program as well as the maximum allowable amount per request. 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.

For more information visit midwaymeadows.org/mmap.html

Pooper Scooper Boxes

Have you noticed the new yellow Pooper Scooper box on the greenbelt? Thank Steve McCluer, Crime Watch Chair, Walden Way Street Representative, and Yard of the Month Committee member. After hearing a speaker at a recent North Dallas Neighborhood Alliance meeting discuss the hazards of animal waste, Steve quickly went to work contacting the city staff and city council to obtain waste bags and garbage cans. The city agreed to provide one if the neighborhood provided the other. Steve constructed the box and mounted it on the greenbelt. A second box will also be constructed and mounted. The city will provide a garbage can at the White River entrance to Timberglen Park.



Election

The Midway Meadows VHOA elections were held at the March 9 meeting. After two years as president, Steve Giles was replaced by Mehrdad Danesh. Laura Kimberly stepped down after two years as Secretary and providing a great deal of support to the VHOA. Sarah Kelly, recent Walden Way resident, joined as Communications Director. Randy Luster a long-time resident and member took over as Belton Drive Street Representative. Randy also became Chair of the Yard of the Month (YOM) Committee. Linda McCluer will continue as a YOM Committee member. Recent Summerfield resident Wilson Ho also joined the YOM Committee. Cindy Blair joined Tom Crull as Rodale Way Street Representative. Kathy Hill-Gifford returns again for a second year as Neighborhood Party Chair, joined by Nancy Messiha, and Chaikali Chheda. Last but not least, the unseen heroes of the neighborhood, who haul out and pick up the bulk trash signs: Sarah Kelly (Cedarview Road), John Broadhead (Sam Rayburn Trail), and Mike Fernandes (Rodale Way).

The complete list of officers and volunteers is available on the website and in this newsletter.

Park Update

With the exception of a drainage issue at the softball field, the Dallas Parks department considers work at the park to be complete. The contractor responsible for development of the park turned over the park to the city. The Dallas Parks department completed the remaining work based on District Staff recommendations:

- White River alley fence completed. Double swing gate included to allow access to Oncor and AT&T. Gate cannot be locked.
- White River entrance to Timberglen Park fence completed with double swing gate. Gate to remain unlocked as this will be a continuation of a planned bike path from Barry H. Barker Park.
- Fence installed at Summerfield corner of park. Based on information from District Staff, the fence will not connect with the fence constructed along the Belton Drive alley in 2015.

The city is investigating the softball field drainage issue.

Yard of the Month



March 2016 – 3712 Rodale Way

On March 1st the trees are bare and the grass is brown; by the end of March, Sandra Harwell's yard will be stunning. Dozens of colorful pansies already draw your eye. Then you notice the professionally landscaped placement of rocks, Nandina (commonly known as heavenly bamboo with their bright red berries, which is not bamboo at all but an evergreen shrub), a small Japanese Maple, Encore Azaleas, and Hydrangeas. Spring is on the way! Congratulations Sandra.



February 2016 – 3936 Belton

Going into February winter has still been kind. Where we expect to see brown, there is still a fair amount of green. The home of Bob and Julia Dane has long been keeper of the gateway from Midway. All hedges, shrubs, and sidewalks are immaculately trimmed. Surprisingly green and tall variegated liriope border the sidewalk. Manicured shrubs include holly and box hedge, accented by crepe myrtle. A hearty congratulations to the Danes!



January 2016 – 3907 Granbury

In the dead of winter a yard filled with color - or with any color at all - is a welcome sight. Seven homes on Granbury were identified as contenders, but the judges all agreed on the home of Linda Gershon at 3907 Granbury. Aside from the minimum requirements of neatly trimmed shrubbery, mowed and edged lawn, and noble attempts to remove the onslaught of falling leaves, the Gershon home grabs your attention with multiple bushes of blooming knock-out roses and beds of multi-color pansies. Congratulations, Linda, for bringing up the neighborhood.



December 2015 – 3710 White River

In December, the colors of summer have mostly disappeared and fall colors appear in the form of dropping leaves. The one home on White River that all judges agreed upon was the home of Nellie Hartfield. It's hard to maintain a handsome lawn under a pair of mature oak trees; however, this yard pulls it off, along with still colorful rows of begonias and neatly trimmed shrubs. Congratulations Nellie!



2015 Holiday – 3604 White River

The team of judges had a big job on their hands this month choosing the home with the best holiday decorations in the entire Midway Meadows VHOA. It was a tough job. Several homes tied for first place, and others surely deserve honorable mentions. Finally the decision was made that this year the award goes to the home of Eric and Jill Beard at 3604 White River. Besides the distinction and recognition, the winner gets a \$25 gift certificate to Carrabba's Italian Restaurant. Congratulations Eric and Jill!

2016 Schedule

January - Granbury	February - Belton	March - Rodale
April - Summerfield	May - Sam Rayburn	June - Walden Way
July - White River	August - Granbury	September - Belton
October - Rodale	November - None	
December – Entire Neighborhood for Holiday Decorations		

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

Yard of the Month is open to current MMVHOA members
Yard of Month winners receive \$25 restaurant gift card + \$25 Callaway'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 judgings of their street, before being eligible again.

Code Enforcement

Don't get caught when Dallas Code Enforcement visits the neighborhood! The two most common offences are

- Parking against the flow of traffic
- Bulk trash

When parking on the street, ensure that the vehicle is parked in the same direction as traffic – with the passenger side of the vehicle closest to the curb. While this may be an inconvenience at times, it is a safety issue. A vehicle parked against the traffic flow on a busy street may not be able to see oncoming pedestrians or traffic before pulling out in the street.

Bulk Trash pickup is on the first Monday of each month. Items are allowed to be placed on the curb starting at 7:00am the Thursday before scheduled pickup and must be out by 7:00am the day of pickup. Items should not impede sidewalks or streets.

Be neighborly and respectful to your neighbors. See a non-compliant neighbor? Give them a friendly reminder. We are all human and people can make mistakes.

Save Water

The city of Dallas offers two great ways to save water usage:

- Free irrigation checkup program
- New Throne for Your Home Replacement Program

Dallas Water Utilities conducts the irrigation checkup in conjunction with a licensed landscape irrigation specialist. During the checkup, the specialist identifies programming errors, leaks in the system, broken or misaligned equipment, problems with pressure, and coverage problems. The specialist may also make recommendations.

For more information, visit savedallaswater.com/rebates-and-incentives/irrigation-check-ups/

The New Throne for Your Home Replacement Program assists residents to replace inefficient toilets. Currently open to Dallas residents whose toilets were installed prior to 1994, the program provides the option of receiving new toilet(s) from the city of Dallas or a rebate of a purchased toilet.

For more information, including the application process, visit savedallaswater.com/rebates-and-incentives/toilet-program/



Midway Meadows Website

Virtual show of hands: how many people know that Midway Meadows has a website? Bonus points if you know the URL: midwaymeadows.org

During the last year, the site has gone through renovations and reconstruction. Take a look; we hope you find it helpful.

Membership provides a downloadable membership form as well as information and an application for the MMAP. Look for a soft copy of the Welcome Binder posted later this year.

Officers provides contact information for officers, chairs, and volunteers

Yard of the Month has a wealth of information. The current winner, along with the Yard of the Month rules and schedule are listed on the main page. Previous winners for the last twelve months are listed under Past Winners. Check back at the beginning of every month for Calloway's Timely Tips.

Community Links includes links to city of Dallas departments, utility companies, taxing districts, and voting information. Recommended Businesses/Service Providers are compiled from member feedback.

Crime Watch provides crime prevention tips

Newsletters has a history of newsletters in PDF format

Yahoo Groups vs. NextDoor

Which do you use? What's the difference?

There has been some confusion recently regarding the usage of these two services.

There are two Yahoo Groups: Midway Meadows News (mmVHOA@yahoogroups.com) and Midway Meadows Crime Watch (mmVHOACrimeWatch@yahoogroups.com), both of which are administered by the Midway Meadows Volunteer HOA Communications Director.

Midway Meadows News is open to current MMVHOA members and is for the sharing of ideas by members, requesting recommendations, and other general communications between members. This group is used by the MMVHOA officers to provide VHOA related updates to members. General information of interest to the neighborhood would also be communicated via the Midway Meadows News group.

Midway Meadows Crime Watch is open to all Midway Meadows residents. Crime watch updates are sent by the Crime Watch Chair as they are available. Residents may use this group to share crime prevention ideas or experiences.

Yahoo groups signup – Send e-mail to the address below and leave the subject line blank. Include your name and address in the e-mail body. Midway Meadows News: mmVHOA-subscribe@yahoogroups.com Midway Meadows Crime Watch: mmVHOACrimeWatch-subscribe@yahoogroups.com

Nextdoor is a social media website which allows residents to receive communications and updates from city of Dallas departments, including city council, police, sanitation, and animal control. Residents are also able to communicate with neighboring subdivisions.

Nextdoor signup: midwaymeadows.nextdoor.com/choose_address/

Each group offers a different service, although there may be minor overlap. It is recommended that all residents subscribe to the Midway Meadows Crime Watch group as well as Nextdoor. MVHOA members should also subscribe to Midway Meadows News.

Crime Watch

If you see something, say something.
Call 9-1-1.

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Prevention Reminders

Close the garage when not in use. A thief can be in and out in less than one minute with your set of tools or whatever other valuable property is there for the taking.

Burglars have been known to enter a garage by using a hook to pull the release cord. Consider removing the release cord and zip-tying the bracket. In an emergency, you would still be able to pull on the bracket and break the zip-tie.

Lock your car when you are not in it. This is good advice even if you park your car in your garage, but it is essential that you lock your car when it is parked on the street or in your driveway. Never leave anything valuable visible in your car. Even better, do not leave any valuables in your car.

If you have a home security system, ensure that you have a permit with the city of Dallas, that your system is monitored, and use it. Dallas Police have commented about the number of burglaries in homes with security systems that were not armed. A majority of break-ins are easy access; i.e., open windows or unlocked doors. Alarm systems can give a false sense of security. They only work when used. Audible alarms are better than silent alarms. If you don't have a video surveillance system, consider installing one. "Beware of Dog" signs have little deterrence value.

Take the time to make an inventory list (with photos and/or serial numbers) of your valuable property. Valuables such as art work or jewelry should have a professional appraisal and be registered with the insurance company. These measures help you with an insurance claim, and it helps police return stolen property.

Do not keep your jewelry box, or similar valuables, in your bedroom. That's the first place burglars go. Burglars typically want to be in and out within three minutes, so they are looking for easily obtainable and transportable items. Don't make it easy.

MIDWAY MEADOWS VOLUNTEER HOMEOWNERS ASSOCIATION

OFFICERS, CHAIRPERSONS, 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 • Jarrett Dunaway • 3741 White River Drive • (214) 280-3196 • jarrett.dunaway@mohrpartners.com

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

Crime Watch

Chair	Steve McCluer	3903 Walden Way	(972) 306-3154	steve.mccluerLLC@gmail.com
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Landscaping

Chair	Mike Fernandes	3708 Rodale Way	(972) 662-3340	mike@siteselectionservices.net
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Neighborhood Party

Chair	Kathy Hill-Gifford	3911 Granbury Drive	(214) 244-1525	khill@janiking.com
Chair	Nancy Messiha	3705 Sam Rayburn Trail	(909) 268-5238	nancymessiha@yahoo.com
Food Vendor Research	Chaitali Chheda	3704 Rodale Way	(480) 213-6719	chaitalichheda@gmail.com

Yard of the Month

Chair	Randy Luster Chai Chheda Lynda McCluer Nancy Tredway Steve McCluer Wilson Ho	3843 Belton Drive 3704 Rodale Way 3903 Walden Way 3740 Rodale Way 3903 Walden Way 18320 Summerfield Drive	(972) 896-0353 (480) 213-6719 (214) 417-7538 (972) 662-0512 (972) 306-3154 (214) 448-9800	Randy_Luster@msn.com chaitalichheda@gmail.com lynda.mccluer@gmail.com nancymt47@gmail.com steve.mccluerLLC@gmail.com who1022@gmail.com
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STREET REPRESENTATIVES

Belton Drive

	Randy Luster OPEN POSITION	3843 Belton Drive	(972) 896-0353	Randy_Luster@msn.com
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Granbury Drive

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

	Cindy Blair Tom Crull	3721 Rodale Way 3715 Rodale Way	(214) 727-3297 (214) 906-2120	cindyblairjp@yahoo.com twcrull@gmail.com
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Sam Rayburn Trail

	Michaele Giles Nancy Messiha	3730 Sam Rayburn Trail 3705 Sam Rayburn Trail	(469) 878-5965 (909) 268-5238	herjeep@swbell.net nancymessiha@yahoo.com
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Summerfield Drive

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

	Lynda McCluer Steve McCluer	3903 Walden Way 3903 Walden Way	(214) 417-7538 (972) 306-3154	lynda.mccluer@gmail.com steve.mccluerLLC@gmail.com
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White River Drive

	Jarrett Dunaway John Broadhead	3741 White River Drive 3717 White River Drive	(214) 280-3196 (972) 306-4323	jarrett.dunaway@mohrpartners.com jwbroadhead@verizon.net
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Mark your calendars!

Next VHOA Meeting

Wednesday, July 20, 2016

6:00pm – 8:00pm

Timberglen Library

Auditorium