



Burglary Alert

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our alleys). Please Do Not Leave Valuables in Your Vehicles (home, mall, grocery shopping, etc). Please Do Not leave your Garage Door Opener in your vehicle when parked outside (allows for easy access into your home). Please park your locked vehicles in your locked garage, whenever possible. Purchase Wheel Locks for premium Wheels/Tires & 3rd Row Seats. Have a Neighbor Pick Up Your Newspapers, Packages, front door flyer’s/ads when you are Out-of-Town, leave a number and date you will return. Buy & Install Timers for Porch & inside lights (do not leave porch or driveway lights on all day). Newer Alarm System technology allows you to Arm/Disarm, View Cameras, Control Lights, and much more. Install Motion Sensored Lights for driveways/garages or use timers. Please TURN ON Outdoor Lights.

**\*\*PLEASE ACTIVATE YOUR ALARM SYSTEM** and make sure you have a current Alarm Permit with the City of Dallas on file with your Alarm Company--Dallas Police Will Only Respond to Alarm Calls With Active Permits On File. There have been several incidences, including in our neighborhood, where an Alarm went off and the Police refused to come out.

Get to know your Neighbors! Please be Observant and look out for your neighbors. If you hear alarms sounding or strange noises, please don’t ignore them, look out the window, Call 911.

Let’s Not Make It EASY for the CRIMINALS - Don’t be a Victim! If you SEE Something Suspicious - make note of as many details as possible & SAY Something - REPORT IT!

PLEASE CALL 911 (DPD) Immediately for Crimes in Progress, Suspicious Activity & to Report a Crime, then post on our Nextdoor website or MMVHOA Crimewatch email list, after notifying Dallas Police. Use your smartphone to snap photos and record details/notes like a vehicle license plate.

MIDWAY MEADOWS VOLUNTEER HOMEOWNERS ASSOCIATION

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Midway Meadows Winter 2015

TIMBERGLEN PARK UPDATE

As many of you probably have noticed, the work on the improvements to Timberglen Park is almost complete. Here is the latest information that we received from the Dallas Parks Department on January 22:

“We are currently trying to finish up the project, although essentially it is largely complete and parts of it are already “in service”. The trail and other amenities are being used by the public now, but the soccer fields and softball diamond remain “off limits” to allow the grass (sod) time to get established. The fields will remain closed until at least early summer, or until the sod is properly established. Our staff will make that determination. We will get the fields open as soon as it is possible to do so.

It is important for you to stress in your newsletter to the HOA that the fields are currently CLOSED to allow time for the grass sod to get established. Unfortunately, I can’t give you an exact time that they will open, but again, we are hoping late spring or early summer. We don’t want to have spent all that money for special Bermuda sod only to have it torn up because it’s not properly established. The rain we are currently getting will help considerably.

We did the Handicapped accessibility inspection early last week, and there were some issues coming out of that inspection that need to be addressed. The Contractor will need to make some modifications to the handicapped spaces in the parking lot. We will be doing this within the next couple of weeks. We were supposed to meet today to make some decision but the rain has pushed us back to next week. I’ll keep you in the loop about that as we get things resolved.

Regarding the fence and/or guardrail, we are finishing out the main project now. As soon as that’s done, we will sit down and look at our remaining budget and see how much we have left. We hope to pay for these items with any remaining funding which may be available. We will likely get our Facilities Services Group to help us with the fence and guardrail. \*

Again, I realize that’s not an exact time frame, but we will do everything possible to make sure it is addressed as quickly as possible. I will coordinate with you as I have more information.”

\* The fence and guardrail projects include completing the black fence to go along the west side at the White River Drive easement and the completion of the fence, along with a gate, at the north end of Summerfield Drive.

We have also met with City Officials about the ugly barriers at Summerfield Drive and White River Drive. Here is the report from the City Engineer that we met with:  
“None of this work is funded and the amounts are estimates.

Dead-end at the north side of Summerfield

When the Parks Department erects/extends their fence along the dead-end street, dead end signs can be posted ... and a curb with storm water drainage can be installed. Cost of curb and signs...\$1,000 - \$2,000

Dead-end at the east end of White River Drive

Installation of a sidewalk and curb curving along the dead-end

Cost is as follows:  
\$1,000 for saw cutting and demo  
\$25/lf for curb and gutter to be added...  
\$45/lf for 5’ sidewalk against curb...  
Total: \$20,000”

We will keep you updated, through email messages, as we receive additional information from the City about these two projects as well as the park.



Burglary Alert

We only had 4 incidents in all of 2014, however in 2015, our relative peace was shattered the evening of Friday the 16. Three homes were violently broke into and property was taken. Another home was hit on January 20. On Friday, January 23, 3 homes were hit in the Villas of Midway. Same M.O.

Thankfully no one was hurt, and our condolences go out to the residents whose homes were burgled. We will have a representative of the DPD at our next Board meeting February 5 at 6:00 p.m. at the library. If you miss it, I will send out a recap the next day.

Until then, Police are asking for your help in following the Crime Watch Tips BELOW:

**\*\*\*CRIME WATCH REMINDERS:**  
Please check your front door/porch daily for packages. Please keep your purses/wallets/ cell phones in sight and in your possession at ALL Times when shopping, running errands and dining out. Try to avoid going to ATMs after dark. Criminals will take advantage and “bank on” you being distracted, even when entering your driveway - that text, call or e-mail can wait until you are safe in your home with the garage door closed and doors locked.

PLEASE Lock Your Doors, Windows, Fence Gates & Vehicles. Turn On Your Home Security ALARM System - when home/when not at home because they may come in when you ignore the doorbell/ knocking or when you are asleep. Have your Alarm Company install “Glass Breakage” sensors. Please Keep Your Garage Closed at all times (strangers routinely drive & walk

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**August 2014: 3927 Belton**  
Our judges found a number of homes to vote for on Belton this summer, but one they all agreed on was this home owned by Luis Monzon and Setra Vandiver at 3927. The two story home features a manicured lawn and lots of greenery, including sculptured Yaupons, Red-tipped Flatonia, a colorful border of Begonias, and the shade of a Live Oak. In the dead heat of a Texas August we are grateful for lush greenery. Thank you Luis and Setra for the pride you take in your home.



**Granbury is September 2014's street of the month.**  
Congratulations to Bob and Pat Dodge at 3919 for Yard of the Month. Since they moved in a couple of years ago they have really beautified the appearance of their home. The white rock terrace is the first thing that catches your eye, followed by a plethora of carefully placed flowers, including hostas, vincas, and varieties of elephant ears. Everything neatly trimmed. Thanks Bob and Pat for your pride in our neighborhood.



**Congratulations to Kristie Williamson at 3638 Rodale Way** for October's Yard of the Month. The neatness and nicely trimmed shrubbery and shade trees are what first draw your eyes to this home, but it is the colorful mix of flowers that make the difference, including calendula, vincas, and wandering jew. Kristie obviously takes pride in her home and her neighborhood. Thanks Kristie.



**The November 2014 Yard of the Month streets were Sam Rayburn and Summerfield.** The award goes to Christel Culbertson at 18328 Summerfield. This home, positioned at the main entrance to Midway Meadows, must look good not just from the front but also from left and right. Christie manages to do that with neat rows of evergreens at the entrance from Midway, and large, colorful knockout roses on the alley side. The front the home shows its pride with carefully trimmed shrubs, and greenery. Most of the year this home displays colorful flowers, but the month of November portends the coming cold of winter. Thank you Christie for beautifying our neighborhood.

*This is from an email from Jandis Price, president of Villas of Midway:*

**ALL-WAY STOP SIGNS INSTALLED AT VAIL AND TIMBERGLEN ROAD**

I have been working with the Dallas Police Dept. since May to address the traffic safety issues on Timberglen Road between Marsh and Lina Streets. Those of you who attended our Annual HOA Meeting, earlier this year will recall I showed photos of damaged perimeter walls on Timberglen Road caused by speeders and drunk drivers. This is IMPORTANT to Villas of Midway HOA because we own the perimeter brick wall from the alley by the school, to just passed the Sam Rayburn Trail Stop Sign to the end of the drainage ditch. Each accident costs anywhere from \$4,500-\$7,500 to repair. This is also IMPORTANT to Midway Meadows VHOA, because the homeowner who lives closest to the damaged wall is responsible for the repairs, because they have a Voluntary HOA. There have been 5-6 Wall Accidents, so far in 2014 - This is Unacceptable!

We tried deploying Police Patrols to cite speeders, but realized we needed a more permanent solution, so I contacted the City of Dallas Streets Dept. Engineer to find a more permanent solution.

We asked Dallas Streets Engineers to conduct a Traffic (volume) and a Speed Study on Timberglen Road between Marsh Lane and Lina Streets. I am including a few highlights - All shown speeds are the "85th percentile speed" which is considered the speed at which most motorists feel comfortable driving.

- Westbound Traffic between Sam Rayburn and Lina travel at 34 MPH
- Eastbound Traffic between Sam Rayburn and Lina travel at 42 MPH
- Westbound Traffic between Vail and Sam Rayburn travel at 36 MPH
- Eastbound Traffic between Vail and Sam Rayburn travel at 27 MPH
- Westbound Traffic between Vail and Marsh travel at 53 MPH
- Eastbound Traffic between Vail and Marsh travel at 28 MPH

As a result of the Study, the City confirmed that All-Way Stop Signs were warranted on Timberglen at Vail. The City Streets Engineer also shared plans to install a Traffic Signal Light for Timberglen at Marsh, which is currently under design and should be constructed in about a year from now.

Reflective flags have been temporarily installed on the STOP Signs to alert drivers to the change. Please let your neighbors and friends know about the new Signs.



**Holiday House - 3936 Belton Dr.**  
Unlike "yard of the month" which is limited to a specific street each month, the holiday award is open to all members of MMVHOA in December. It goes to the house that is illuminated with the best holiday decorations. This year there were several outstanding homes, but the one that our judges all agreed upon was the home of Bob & Julia Dane. You can't miss it. When you pull into the Midway Meadows entrance from Midway you are greeted with a long fence decked out in wreaths and garland, and at night the lights wrap around to the front of the home and spill over trees and shrubbery. It all says, "Welcome to Midway Meadows." Thank you Bob and Julia for your delightful invitation.

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