

Midway Meadows

Winter 2013

Timberglen Park Construction

We received a recent update from the Dallas Parks Department – “We will be advertising the project for construction bids around the first of March. Allowing a couple of weeks for bids to be submitted by the contractors, then the Park Board and City Council will chose and award the contract for construction. It is estimated that construction might start in late May or early June. These are only estimates, because sometimes it can take a longer (or shorter) amount of time to cycle through the process”.

Last June, it was explained to us that the initial plan of two soccer fields, an improved baseball/softball field, two new parking lots, a walking trail with lighting, and a six foot black vinyl coated chain-link fence from Summerfield Drive to White River Drive has a projected cost of \$1.4 million dollars. This is \$300,000 over the budget of \$1.1 million. They gave us four options for reducing the overall cost unless a contractor is willing to do the entire project for \$1.1 million during the bidding process. Those of us who were in attendance, except one resident, agreed to the following priorities:

1. Keep the fence with a double-swing gate at White River Drive and a single-swing gate at the north end of Summerfield Drive. The White River Drive gate cannot be locked per the City of Dallas and Oncor. We can put a lock on the Summerfield Drive gate if we wish. The total cost for the fence and gates is estimated at \$31,000.
2. Keep a walking trail (without lights) from White River Drive to Midway Road (no cost estimate as this was decided at the meeting)
3. Eliminate one soccer field (closest to Belton Drive) including the grading and irrigation and retain the current grassy area. This would save an estimated \$160,000.
4. Eliminate the new East Parking Lot with 43 parking spaces. This would save an estimated \$88,000. The new West Parking lot with 59 parking spaces would be retained.

The city officials feel that items #1 and #2 have a good chance of being included in the final project. What items will be included in the construction will depend on the bids submitted by the contractors. We will keep all paid members of the MMVHOA updated through our Community Yahoo Email Group.

New 2013 Officers, Committee Chairpersons and Street Representatives Elected

At our January 24th meeting, Herb Poledna was elected as the New President of our Association. Herb and his wife Rhonda live at 3729 White River Drive and have been residents of our community for over 14 years. Mike Fernandes has been working with Herb during the transition. Britt Goldman is our new Treasurer replacing Kim Cabeza who served for over 5 years. Britt and his wife Brittney live at 3932 Walden Way. Nancy Tredway of 3740 Rodale Way is our New Yard of the Month Chair. We welcomed Linda McClure as a new Yard of the Month Committee Member joining Mark

Peer, Paige Wright, and Brittney Goldman. Frank and Jackie Jesse volunteered to be the Co-Chairs for our Annual Neighborhood Party in October. Mehrdad Danesh is a new Street Representative for Belton Drive and John Broadhead is a new Street Representative for White River Drive. All of our board members will be listed on our website soon.

We want to thank all those who served this past year and we welcome our new volunteers who will be leading our association in 2013.

2013 Annual Dues Drive

Our annual dues campaign takes place every March. The annual questionnaire is enclosed with this newsletter; please complete and return it, along with your check, to Treasurer Britt Goldman as soon as possible. We are very grateful to those who have paid their dues in past years and encourage everyone to become a member this year. Our minimal dues of \$100, just \$8.33 per month, provides funding needed to cover almost \$11,000 in annual expenses. Here is a breakdown of our expenses in 2012:

\$5,720.73 – Landscaping/mowing of public areas we are responsible for; landscaping at the Midway Road and Rodale Way entrances
\$1,390.37 – City of Dallas - \$782.14 and TXU Energy - \$608.23 for water and electricity at the Midway Road entrance
\$2,578.73 - Design, printing, and mailing of four quarterly newsletters
\$300.00 – Yard of the Month Gift Certificates
\$61.13 – Office Supplies, Board Meeting Supplies and Expenses
\$234.80 – Website Hosting
\$35.00 – North Dallas Neighborhood Alliance Membership
\$356.31 – Neighborhood Party Expenses
\$100.00 – Holiday Decorations

Our new Fountain that was installed last year had total expenses for the fountain and installation of \$8,732.13.

Congratulations Yard of the Month Winners

*Residents must be a member of the MMVHOA
in order to qualify for the Yard of the Month designation.*

DECEMBER

The Holiday Yard of the Month winner for December was Frank and Jackie Jessie at 3824 Walden Way. They were chosen from among all of the homes in Midway Meadows. They had spent many hours decorating their yard for the holiday. Not only did it shine brightly after dark, they had some great yard art. Thank you Frank and Jackie for making our neighborhood festive for the holidays!

JANUARY

Our first Yard of the Month winner for 2013 was Alicia Bolts at 3804 Walden Way. Her yard has an assortment of colorful annuals and ornamental cabbage as well as nicely manicured shrubbery. We appreciate her efforts in beautifying our neighborhood even in the middle of winter!

FEBRUARY

We congratulate Darren Cordier at 3726 White River Drive for being our February Yard of the Month winner! February is a tough month, and Darren's yard is clean, neat, trim, and green! He had the right balance to show off his home and provide a welcoming entrance. Thank you, Darren!

Rule Change for Yard of Month Recognition

At our January 24th meeting, it was agreed to change the rule pertaining to the eligibility of residents for the Yard of the Month

Award. Previously, all Officers, Committee Chairpersons, and Street Representatives were not eligible to receive the monthly award. It was decided that all residents will now be eligible except for the Yard of the Month Chairperson and the Yard of the Month Committee Members. Of course, you must be a member of the MMVHOA in order to be eligible to receive this recognition.

A reminder that Calloway's Nursery provides our monthly winner with a \$25.00 Gift Card and a sign in their yard. Plus, the MMVHOA awards a \$25.00 Gift Card to MiCocina Restaurant! Calloway's also provides us with a Tip of the Month which is posted each month on our website. You can also visit calloways.com for more gardening tips, information and to become a member of their Garden Club! We thank Calloway's Nursery for these timely tips and for support of our association. When you visit Calloway's, tell them you are a member of the MMVHOA and that you appreciate their support.



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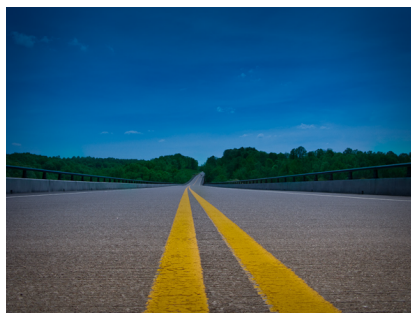
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Message from our New President

Fellow Residents,

I am excited to accept the opportunity to serve as the next President of our association! My wife and I moved to Midway Meadows almost 15 years ago. We arrived in the summer of 1998 from Maryland and the residents of Midway Meadows made us feel part of their community. I am looking forward to maintaining that strong sense of community, while hopefully bringing some new ideas to our organization. Please join me in thanking Mike, Kim and the other Board members who gave so much of their time over the last several years—we would not be the organization we are today without their leadership. I look forward to working with all of you!

Best Regards,
Herb

Our Neighborhood Website

The changes have already started on our website - midwaymeadows.org. Our Webmaster J.T. Pouland has started making changes and enhancements to make our website more user friendly. He will also be getting all paid members a new User Name and Password for entry into the Members Tab. We will also be setting up the ability to pay your annual dues through the website. Look for more announcements about our website changes in the near future.



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2012 Crime Incidents

We are very fortunate that only 20 incidents were reported by the Dallas Police Department in our neighborhood last year. Most of the incidents involved damage to motor vehicles. There were 2 incidents on Belton Drive; 2 on Granbury Drive; 5 on Rodale Way; 2 on Sam Rayburn Drive; 3 on Summerfield Drive; 3 on Walden Way; and 3 on White River Drive.

Yahoo Email Groups

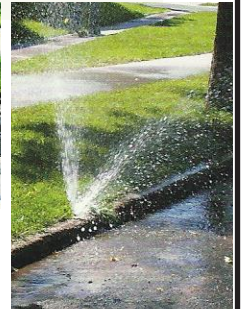
It was decided at our January 24th meeting, that the Community Yahoo Email Group should be for neighborhood business only. Personal opinions or general articles of interest should not be sent out using this email group. The Crime Watch Yahoo Email Group will continue to be for crime-related issues and articles of interest pertaining to safety in our neighborhood.

Important Reminders

- ♦ There are city codes regarding having your dog on a leash and for picking up after your pets. Violators can be fined \$140 or more. Also all Cats and Dogs must be vaccinated and registered with the City of Dallas. Go to dallasanimalservices.org for more information.
- ♦ The Dallas Animal Services & Adoption Center Rapid Response Line is 214-670-FAST. You can call this number if you see a stray animal in our neighborhood.
- ♦ Mandatory Watering Restrictions are still in effect and are permanent. If the last digit of your address ends in even numbers (0,2,4,6,8) you are allowed to water on Sundays and Thursdays only. If the last digit of your address ends in odd numbers (1,3,5,7,9), you are allowed to water on Saturdays and Wednesdays.

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