



PRESTON HOLLOW NEIGHBORHOOD ASSOCIATION

JUNE 2010

VOLUME 2, NO. 2

ANN MARGOLIN SAYS...

At a recent meeting with various neighborhood association leaders, District 13 Dallas City Councilwoman Ann Margolin discussed the November local option wet-dry election. Our neighborhood is in the “wettest” part of town, with liquor stores, bars, mixed drinks at restaurants, and beer and wine sold in grocery stores. If the election succeeds, any restaurant with a food and beverage certificate now in the “dry” parts of Dallas will be able to sell mixed drinks without a Unicard, and any grocery or convenience store would be able to sell beer and wine. Bars and liquor stores would still not be allowed in the “dry” parts of the city, and current spacing rules from churches, schools, and other sensitive areas will remain. If the election fails, nothing will change. All voters will have a voice. Neither the City Council nor the PHSNA has taken a position on this issue.

Also, in order to encourage water conservation the City of Dallas has instituted a rebate program of up to \$90 for each low-flush toilet that is retrofitted in existing homes. Applications are available online at www.savedallaswater.com .

DOG WALKERS BEWARE

When you walk your dog, please be considerate of other properties. Do not allow the animal to leave reminders of its presence in someone else’s yard. In other words, pick up after your dog and take it with you to throw away. It’s the law.

CRIME WATCH HELD A MEETING

On May 18, 2010, the Preston Hollow South Neighborhood Association Crime Watch held a meeting in the Preston Tower Community Room. We had over 25 people, with Dallas Police Officers Watterson and Junger also in attendance. We reviewed recent criminal activity behind the Pink Wall, discussed what to do when solicitors come calling, and encouraged people to get involved with the Volunteers in Patrol (VIP) program. This is especially important considering the budget restraints of the City of Dallas and the possible cuts in all departments. The evening ended with a lively Q & A session with the officers.

The next Crime Watch meeting will be held in August in the Preston Tower Community Room. Watch for our great new sign at the corner of Pickwick and Northwest Highway and for flyers, which will be posted throughout the neighborhood announcing the date.

Training for the VIP program will be held on Wednesday and Thursday, July 14 and 15 from 6-9 pm (you must attend both nights) and again on Saturday, September 25 from 8 am to 2 pm. The training is held at the North Central Police Station at 6969 McCallum Blvd. at Hillcrest.

We have experienced some burglaries of motor vehicles in our neighborhood recently. Do not leave anything of value in your vehicle, lock your doors, and close the trunk. Also close gates and building doors. Report all suspicious activity to the Dallas Police as soon as possible at 911.

HOW YOU CAN GET INVOLVED

There are several ways you can get involved and help your community. We need volunteers for a number of projects being undertaken by the Preston Hollow South Neighborhood Association.

Discounts: One of the goals of PHSNA is to secure discounts from local businesses for residents of the association. We already have one from J's Cleaners and Tailors, 6050 Sherry Lane. The owner has agreed to give all residents of the PHSNA area a ten percent discount on services. Just tell the person at the counter that you are a resident of our area. We need to get some other businesses to do the same. Some have already indicated an interest. If you would be willing serve on a committee to visit the businesses where you shop and ask them to provide our residents with discounts, please contact Keith Burtner at 214-692- 8923 or kburtner@swbell.net. We hope to begin providing discount cards to member residents to show to vendors beginning in 2011.

Volunteer in Patrol: We still need volunteers to ride around the area and look for suspicious activity. You would need to attend a training session (mentioned on the first page of this newsletter under Crime Watch) and volunteer at least two hours a month to patrol. You do not need to drive to be paired with another participant for your sessions. For an application contact Margaret Bennison at margaret2910@sbcglobal.net.

New complex members: We still have a few associations in the area that are not members of PHSNA. If you know anyone who lives in one of the complexes listed below, please encourage them to speak to their homeowner's board about joining PHSNA. Benefits of membership include things like strong ties with Dallas City Council, vendor discounts, and the crime watch and VIP programs. Complexes not yet members are Averill House, Baltimore House, Jaguar Condos, North Park Condos, Park Carrillon, and Park Deville. Contact

Margie Shor at mshor@mail.hockday.org to let her know to whom you have talked, to pass along contact information, or for more info.

Electric cars committee: One of the nuts we're all going to have to crack at some point in the future is the issue of charging electric cars. Rather than everyone having to reinvent this wheel independently, PHSNA is forming a committee to study various aspects of the issue and give us all a report. We're looking for volunteers, so if you're willing to help, please contact Lynn Altomare at 214-265-7625 or lynnaltomare@sbcglobal.net.

Bent stop signs: The installation of our Preston Hollow Sign-Toppers and Crime Watch signs included straightening of all stop signs in our area. However, accidents happen, making the stop sign a noticeable eye-sore. You can be part of the solution. Take a digital picture of the bent or damaged stop sign and send it to Jim Gilliland at JEGCOL@aol.com. He will contact the proper authorities and get the sign repaired.

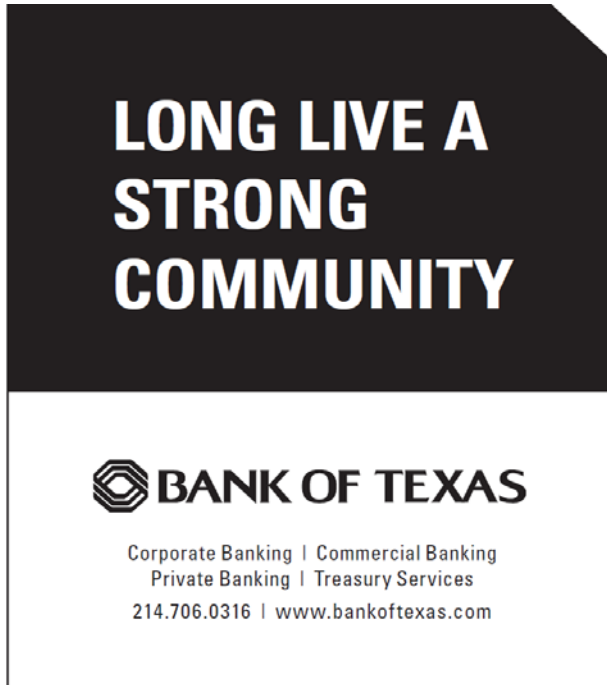
LED LIGHTS ARE CHEAPER

Have you noticed the colored lights on Preston Tower at night? They are LED lights. Preston Tower is also investigating other ways to use these energy-saving (and no toxic mercury) lighting devices. LED lights require different fixtures but cost much less to burn. Preston Tower would like to replace their fluorescent tubes in the parking area with LED fixtures.

DO YOU HAVE CHINESE DRYWALL?

This drywall has been a real problem for about 3,000 homeowners in Florida, Virginia, Mississippi, Alabama, and Louisiana. It is linked to corrosion of wiring, air conditioning units, and computers, and it also has health effects, including throat, nose, and lung irritation. You should verify that you are not using this defective drywall in any of your remodeling projects or new construction.

Thanks to Tom Abbott, Vice-Chairman of the Board of the Bank of Texas for their contribution for our street sign toppers. The bank is at the corner of Caruth Haven and Northwest Highway, across from Northpark, near the Tom Thumb.



© 2010 Bank of Texas, N.A. Member FDIC. Equal Opportunity Lender.

DOES YOUR HOA HAVE A RESERVE STUDY?

What is a condo reserve study? When you bought your condo, you not only purchased the unit, but you also bought a share of the homeowners association, which is responsible for all normal and emergency maintenance and repairs.

Why have a reserve study completed? The HOA Board has a fiduciary duty to maintain the property in a good state of repair and to protect owners from financial hardship. Current legislation in many states requires disclosure of reserves every year within the budget and an increasing number of banks may also request a copy of the reserve study for mortgage applications. Current Texas condo law does not require the reserve study, but it may in the near future. A proper reserve study will:

- Protect the Board of Directors from liability concerning adequate reserve funding

- Eliminate uncertainty of over- or under-funding reserves
- Maintain the community in a good state of repair
- Establish a fair and stable contribution for current and future owners
- Comply with the American Institute of CPA's annual audit requirements
- Maintain higher individual resale values
- Reduce the risk of special assessments or borrowing

How much should there be in reserves? The study's breadth and depth of evaluation can vary depending on many factors but, as a general rule, the goal is to determine the following: major components, life-cycle of components, remaining useful life of components, consumer price index, monthly funding, and return on investment.

What does all this have to do with a healthy association? Disrepair of condo complexes, to some extent, was caused by not having a reserve study funded on an annual basis. A healthy association is not only important to the owners, buyers, and sellers of condo units, but everyone is impacted by "an eyesore" in the neighborhood.

If your board of directors would like to discuss the process for your HOA, please contact Jim Gilliland at JEFCOL@aol.com.

VENDOR LIST WILL SOON BE AVAILABLE

The PHSNA Board has been working on a list of vendors used by complexes in our area. This list will be available to all member complexes soon. It will be in spreadsheet form and will list such vendors as management companies, painters, plumbers, window washers, tree trimmers, and many more. They will all have been recommended by the user complexes and management companies in our area. It will give contact information for your complex to use to contact for needed services. This is just another reason to join PHSNA.