



PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION

A WONDERFUL PLACE TO LIVE IN DALLAS, TEXAS!

COMMUNITY NEWSLETTER 2017



Owners—Chiller Replacement Project 2018

Another Infrastructure Update! In 2016 the heating system, hot water boilers and all nine pumps in the central utility building were replaced. Our cost was \$550,000 which was financed with dedicated operating funds and a loan against our Reserve CDs.

Currently the **chillers** need to be replaced. They were installed in 1995, are two years past their expected 20-year life span, and required numerous expensive repairs in 2016 and 2017. In addition, the **controller** which was installed in 1995 needs to be replaced. There are two other components of our central equipment: the **motor control center** and **switch gear** which are the electrical portions of the systems. The **switch gear is 50 years old** and was produced by Federal Pacific, a manufacturer which has been out of business for several decades, which means the replacement parts are extremely scarce and failure would render all systems inoperable therefore, it will also be replaced. Finally, the **motor control center** (where the breakers are located), needs to be relocated to allow space for the new chillers.

Four different vendors have submitted proposals. The total scope of the project will be about \$600,000. We are working with our banks and outside lenders to secure financing that would allow the Chiller Replacement Project to be completed in early 2018.

Included in this mailing is a survey stating the choices for financing this project. Please fill out the survey and return it to the office by **October 6th**.

HOA Community EVENT

Chunk Your Junk & Dine on Pizza

It's time to do some fall cleaning! Check you closets, drawers, and cupboards for items that need to be tossed. Now's a great time to get ready for the holidays and clean out. Gather your stuff and save it for our Chunk Your Junk Event!

**Friday –October 27 @ 10 AM – Sunday 29 @ 5 PM
Halloween Party Sunday 29, 5 - 8 PM at the POOL**

Halloween Costume Optional
BYOB – Pizza, Salad, Dessert
RSVP to office 972.233.5830 with reservations and money

\$10.00/ person
No Glass PLEASE!!

The dumpster will be here for the weekend on the west side of the property. You can take your items there or leave them on the sidewalk in front of your condo unit. The dumpster company will take **everything but . . .**

NO PAINT or TOXIC CHEMICALS
TV's, Computers other digital equipment OK.

If you need items removed from your home help is available @ a minimum of \$20 and up to \$40.00/ hour depending on the volume of take away. Please call the office to schedule a take away.

**The hours for this service are:
Friday 12 noon – 4 PM**

HOA BOARD 2017 MEETING DATES

Condominium owners are encouraged to attend and become **informed about matters of our community**. Brief owner comments and questions are welcome at the start of each meeting which begins **promptly at 6:30 P.M. with the homeowner open forum**. Please come and ask your questions.

The 4th Tuesday of the each month (except Nov/Dec) Meetings are held at The Clubs of Prestonwood-The Creek in the Luxe Suite.

2017 4rd Quarter **TUESDAYS:**

October 24

December 5

[Past Minutes Available on the website](#)



OUR WEBSITE

Please visit www.pwccca.org at any time to view your account and **make payment** via ACH at **NO CHARGE**. If you have not yet logged onto the website, simply click "**log in**" portal and create your **user name and password**. All governing documents, Community Rules, Board Meeting Minutes, the Budget and P&L Summaries with Bank Balances as well as forms needed for the office are available. We also have a place for **ads, announcements, classifieds—community only**. Email office@pwccca.org and it will be posted for the community to view through the portal login. Please give us a week to post.

Comments or suggestions related to the newsletter can be sent to the attention of the HOA Communications Committee by email to office@pwccca.org, or a note to the committee can be dropped off at the condo office.

GETTING TO KNOW YOUR BOARD



The Board of Managers of the Prestonwood Country Club Condominium Association consists of nine individual condo owners who volunteer their time and individual skill sets to manage and govern the affairs of the Association.

Reminder of Community Rules—Complete copy @ www.pwcca.org. Please be read rules and be in the know.

We Welcome the Following New Board Appointments: David Campbell filling David Dover's term: David and his wife Marilyn have lived here for two years. David has 30 years of senior management experience, and has served on over ten boards.

Pat Barnett filling Jeff Hughes's Term: Pat grew up in AR, from high school and went to Shreveport LA and Ayers Business School, followed by Centenary college and LSU/Shreveport. For eight years she worked for Crystal Oil CO before moving in 1978 to Dallas, opened and ran her own firm, Westmoreland Personnel Service until selling in 2003. She and her late husband purchased their condo in 1996. Pat has two daughters, four granddaughters and eight great-grand children (she dotes on them!) She is active in her church and loves leading her women's bible study.

Texas Department Health Services Mission and Goals

The mission of **DSHS Tobacco Prevention and Control** is to reduce the health effects and economic toll tobacco has placed on the citizens of Texas. Major goals are:

- Prevent tobacco use among young people.
- Promote compliance and support adequate enforcement of federal, state and local tobacco laws.
- Increase cessation among young people and adults.
- Eliminate exposure to secondhand smoke.
- Reduce tobacco use among populations with the highest burden of tobacco-related health disparities.
- Develop and maintain statewide capacity for comprehensive tobacco prevention and control.



In keeping with the national and local trend for sustainable quality air to breathe the Board continues to move forward to help create a smoke free condominium community. Do your part to be considerate of where and when you choose to smoke. We are a multi family dwelling and live very close to each other. Second hand smoke whether inside your unit or outside on you patio affects us all—if we can smell it we are breathing it. Non-smokers now outnumber smokers. We appreciate your help to sustain the quality of the air we all breath.

Common Sense May Save Your Life from Crime Watch/Safety



We are fortunate enough to live in a safe neighborhood with only one access in and out, a fence on Preston Road preventing cut-through of unwanted visitors, an active Crime Watch and neighbors who look out for each other, including calling 911 to report suspicious activity.

The **BIGGEST** danger to our personal safety is our **BRAIN** not exercising necessary precautions. In 2017 the door to door salesman or solicitor is a thing of the PAST when doors weren't even locked in those old days! Opening your door to the unknown person on your doorstep today can change your life forever! (This article is written by a Crime Watch member whose family suffered a home invasion by a serial murderer and armed robber. The family survived to see the criminal executed in 1993.)

During the last couple of months, we have had reports in our various areas of suspicious people going door to door. The majority of our folks didn't answer the door--their brain cells were on high alert! Please do not open your door to a knock or your doorbell unless you are expecting a service man, our office/maintenance people, or a friend. The FBI reports men are worst offenders of opening doors to strangers. "Gun in face wins over man every time."

Rules — Gentle Reminders

Pets—Please maintain control of your pet at all time via **LEASH!** You are responsible for any **HARM** caused to other folks and/or condominium property. For pity sake please pick up your dog's **POOP!** *Silently say -I am a responsible and kind dog owner . . .*

Parking— All Residents: Please park in your designated numbered parking space or Condo Parking. **Visitor parking is for visitors/service people.** Please do not allow your vehicle bumper or front end extend over the sidewalks—Residents and service people need free access to sidewalks at all times. *Silently say—I am a thoughtful resident and neighbor . . .*

Garbage/Trash—Bag all trash and garbage. If any pizza box or to -go- box has had food in it, it is **NOT** recyclable unless you have scrubbed it very well. Please place all food boxed cartons and containers in a kitchen trash bag and place in the trash containers. Any large Amazon or other cartons break down and place against the alley fence. *Silently say—I help keep the racoons and possums and other critters away from the garbage and my neighbors patios.*
Thank you! :)

2017 BOARD OF MANAGERS

Prestonwood Country Club Condominium Association

Nancy Baker – Crime Watch Chair

Pat Barnett— Social Committee

Dan Burbine—Building Projects Chair

David Campbell—Landscaping Projects Chair

Jo Dobbs – Treasurer/Finance Chair

Joy Duran—Secretary

Jo Leeper – Vice President/ Social Chair

Judith Lyle—Rules/Communications

Darrell Traeger – President/Building Co-Chair

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