

Midway Meadows

Summer 2012

OUR NEW FOUNTAIN – Enhancing the beauty of our neighborhood!

Thanks to the outstanding efforts of our Landscaping Chair Nita Hunter who negotiated the purchase of a large fountain and then coordinated the installation in May at the Midway Road entrance. Also thanks to Rene Cabeza who arranged for the electrical and water/irrigation system work. Nita also rearranged the plants and flowers around the fountain. The installation of the fountain was possible due to the annual dues paid by many homeowners over the past several years. With this major expense this year, we are asking those residents who have not paid their 2012 dues to do so as soon as possible and for those homeowners who have already paid their dues this year to consider making an additional donation towards the fountain project. Now that the installation is completed, we will only have a maintenance fee of \$100 per month to regularly clean and make any adjustments to the fountain as necessary. We have received many positive comments since the fountain was installed. Thanks again to all the residents who paid their dues and contributed to this new improvement to our neighborhood.



Timberglen Park Improvements Update

The project manager and architect for the Timberglen Park Project presented an update to 14 Midway Meadows Residents who attended a meeting on June 14th. Our City Councilwoman, Sandy Greyson, was also in attendance. 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 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 felt that items #1 and #2 have a good chance of being included in the final project. The final plan is expected to be presented to the City of Dallas Park Board on August 2nd and if it is approved then the project will go out to bid. Contractors then have 30 days to submit their bids. If everything goes smoothly, then construction could begin in November. The city officials said they would continue to keep our Association President Mike Fernandes updated on the progress of the project and then he will email all MMVHOA members with the updated information.

Congratulations Yard of the Month Winners



MARCH

Spring came early in our neighborhood; everyone's yards started to spring with life! We recognized Linda Burkard at 3844 Belton Drive as our March winner for Yard of the Month! Linda has some very colorful pansies around her trees and throughout her flower beds. She has some very pretty pots full of lively colors and a nice sized boulder as an accent. She has done a great job of beautifying the neighborhood. Please join us in congratulating Linda!

APRIL

Please join us in congratulating Larry Mager and Tim Bowers at 3811 Granbury Drive as our April Yard of the Month winners! Larry and Tim continually keep their flower beds blooming with vivid colors along with a lush green lawn. The beds are outlined with attractive boulders and stone that look even brighter at night with all of the decorative landscape lighting. Thanks again for showing great pride in the neighborhood. Please join us in congratulating Larry and Tim!

MAY

For May we recognized Kristie Williamson at 3638 Rodale Way as our winner for Yard of the Month. Her flower beds are encased in a beautiful natural stone border along with some very colorful Caladiums and seasonal color that add a pop of color throughout her beds. Her pride in ownership shows in her beautifully landscaped front yard! Thanks Kristie for helping beautify our great neighborhood!

JUNE

Please join us in congratulating Brim and Aylin Basom at 18316 Summerfield Drive as our June Yard of the Month winners! Brim and Aylin recently totally redid their landscaping in the front yard and it is absolutely beautiful! The Austin stone borders accent the lush new shrubs and flowers. Thanks for all of your efforts in keeping our wonderful neighborhood beautiful! Please join us in congratulating Brim and Aylin!

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

Here is when your street will be judged and recognized:

July – Walden Way; August - White River Drive; September – Belton Drive; October – Granbury Drive;
November – Rodale Way; December – all streets for the best holiday decorations

Calloway's Nursery provides our **monthly winner** with a \$25.00 Gift Card and a sign in their yard plus a \$25.00 Restaurant Gift Card from the MMVHOA .

Visit www.calloways.com for more gardening tips, information and to become a member of the Calloway's Garden Club!



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Annual Dues Drive

Our signs are down but our annual dues campaign continues, so if you haven't paid your dues of only \$100 per year (\$8.33 per month) we ask that you do so as soon as possible. With the expenditure for installation of our new fountain, along with our regular annual expenses, we ask for your help by paying your dues. Our association pays for the mowing, trimming and edging of public areas we are responsible for; landscaping at the Midway Road and Rodale Way entrances; water and electricity at the Midway Road entrance; design, printing, and mailing of newsletters; office supplies; new member binders; yard of the month gift certificates, and other miscellaneous expenses. Our expenses in 2011 were over \$14,000. As of June 15, we have collected \$12,000. Also, keep in mind the e-mail groups are available only to those who have paid dues.

Here is a breakdown of the homeowners who have paid their dues in 2012

Street	Homes	Paid in 2012		Paid in 2011	
		Number	Percentage	Number	Percentage
Belton Drive	38	16	42%	20	52%
Granbury Drive	34	25	74%	28	82%
Rodale Way	41	20	49%	24	59%
Sam Rayburn Trail	28	9	32%	10	36%
Summerfield Drive	10	8	80%	8	80%
Walden Way	39	22	56%	25	64%
White River Drive	33	18	54%	18	54%
Total	223	118	52%	133	60%

Please send your check, payable to MMVHOA, to our Treasurer Kim Cabeza at 3935 Walden Way, Dallas, Texas 75287. If you need the questionnaire that was sent out in March, just email Mike Fernandes at mike@siteselectionservices.net. We certainly hope you will pay your dues for 2012. We are very grateful to those who have paid their dues this year and encourage everyone to become a member this year. Again it is only \$100 per year or just \$8.33 per month.

Twice Weekly Watering Schedule Now Permanent

The City Ordinance was changed on April 23, 2012, making Stage 1 mandatory watering restrictions permanent for all City of Dallas Water Utilities customers. Stage 1 allows outside watering only twice per week. The restrictions apply to automatic sprinklers and hose end sprinklers. Drip irrigation, soaker hoses and hand-watering are allowed any day. Also, watering between 10:00 a.m. and 6:00 p.m. is prohibited from April 1 through October 31. Residents whose last digit of their address end in 0, 2, 4, 6, 8 (even numbers) are allowed to water on Sundays and Thursdays. Residents with addresses that end in 1, 3, 5, 7, 9 (odd numbers) are allowed to water on Saturdays and Wednesdays. The first violation of the restrictions will result in a warning; subsequent violations could mean fines of \$250 to \$2,000. For more information, go to SaveDallasWater.com.



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Emergency Precautions

Our neighborhood was extremely lucky in April when two funnel clouds were observed over Addison.

We should all have an Emergency Plan in place that should include:

- Have a portable radio and flashlights, with extra batteries, in a handy location
- Think of a location in your house you would retreat to; away from windows such as a walk-in closet, interior bathroom, etc.
- Unplug your expensive electronics as your power surge protector may not protect them from violent storms
- Consider keeping your important documents in your refrigerator – sounds crazy but it is secure.
- Have the name and number of your insurance company handy, and when it's safe, take pictures of any damage that you have.
- Where would you go in the case of severe damage to your home making it uninhabitable; relatives, friends, hotel



Midway Road U-Turn Effort

On behalf of our association, Ben Greenfield contacted the District Engineer for the Street Services Department regarding the installation of a "No U-Turn" sign northbound on Midway Road at Cedarview Road. Unfortunately Ben received the following response:

"No-U-Turn signs are typically installed where unusual geometric conditions such as street width restriction, obstructed visibility, right of way assignment, or some other conflicting movements are present. The intersection of Midway Road and Cedarview Road includes a wide median and does not meet any of the above criteria. Therefore, staff does not recommend installation of a No-U-Turn" sign at this location." Thanks again Ben for trying!

TIMBERGLEN RECREATION CENTER PROGRAMS

We have a nice recreation center within walking distance of our neighborhood. Annual dues are only \$15.00 for Adult Residents 18 – 59 years old, \$10.00 for Senior Citizens Residents 60+ years old, \$5.00 for Youth 12 – 17 years old, \$2.00 for Youth 6 – 11 years old, and Free for Youth 5 years and under. Also, the Fitness Room is available for a monthly fee of \$12.00 for Adults and \$9.00 for Seniors. For further information, you can visit the Recreation Center and talk with the nice people there or call 214-671-0644. Here are some programs you might be interested in checking out:

- If you are a parent, grandparent, or great grandparent, the Timberglen Recreation Center has "Activity Time" for Toddlers...Monday and Wednesday from 10:00 to 11:00 and Thursday from 10:00 to 11:30

continued on back

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TIMBERGLEN RECREATION CENTER PROGRAMS (continued)

with singing, marching, dancing, story time and various creative activities. Great instructor with kids of her own. For information, call 214-671-0644.

- "Jump Start" Your Fitness Resolution!! "Fitness for Mature Adults", Mondays and Thursday, 9:15 – 10:00 a.m. - Only \$1.00 per class with your valid City Park & Recreation card or tag.
- Qi-Gong and Tai Chi are both ancient practices. Qi Gong is a healing art while Tai Chi is exercise consisting of moderate stretching from head to toes with slow and relaxed movements for total self-development. Classes are offered twice a week on Tuesdays and

Thursdays from 9:00 to 10:00 a.m. The instructor is John Valenti who performed at our block party last October. Go to www.tranquigong.com for more information.

- Table Games for Seniors, every Tuesday from 10:00 a.m. to 1:00 p.m., which may include Farkle, Bunco, Mexican Train, Chicken Foot, Hand and Foot, Canasta, Hearts, or Spades. Only \$1.00 per week. Bridge every Wednesday from 10:00 a.m. to 1:00 p.m. Only \$1.00 per week.
- Alphabet Soup Lunch Bunch activities for Seniors are held every month. Call the Recreation Center at 214-671-0644 for the schedule.

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Bulk Trash Pickup Schedule

A reminder that bulk trash is scheduled for pick up each month during the first week that starts with a Monday. You can put your large items in front of your home no sooner than the Thursday before. Here is the schedule for the remainder of this year with the date you can put your items in front of your home:

**July 2 (June 28); August 6 (August 2);
September 3 (August 30); October 1 (September 27);
November 5 (November 1); December 3 (November 29)**

The City has the full first week of the month to pick up items, it is not obligated to pick up on just Monday. Also, a reminder that the fine is \$175 for putting out trash before 7:00 am the Thursday before the First Monday.

New Webmaster

J.T. Pouland on Rodale Way has agreed to be our new webmaster. Mike Fernandes met with J.T. recently to review the changes that need to be made to our website plus the process for providing Access Codes to members so they can log in to the "Members Only" Section. If you have not received your Access Code or if you have any trouble logging in, email J.T. at jpouland@gmail.com. Thanks J.T. for volunteering to take over this important task for our association.



These two email message groups are made available to all dues paying members of the MMVHOA. Very soon, we will start deleting the emails of any residents who have not paid their 2012 dues. If you have not paid your dues yet and you want to continue receiving these email messages, please send your check, payable to MMVHOA, to:

Kim Cabeza
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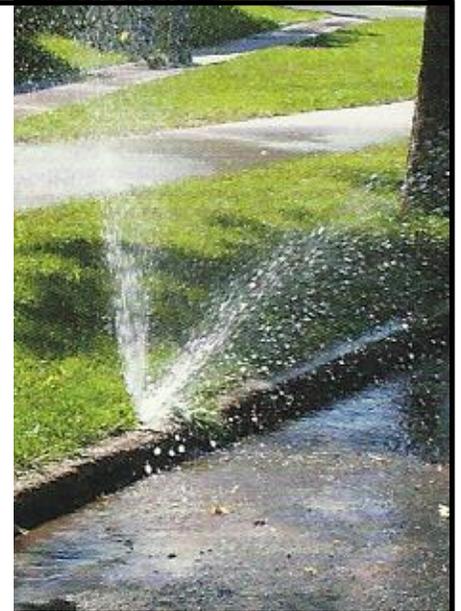
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