

# Midway Meadows

Summer 2011

## Timberglen Park Improvements

As you can see below, we have been able to obtain a Schematic Design of the planned improvements to Timberglen Park between Midway Road and the Recreation Center. Our Association President Mike Fernandes and his neighbor Tom Crull attended a public hearing on June 2nd regarding the residential replatting of the land which was approved by the City Plan Commission. We found out that these improvements were approved by the voters as part of a bond money package back in 2006. The improvements will include four soccer fields, a walking path, and 106 additional parking spaces. An official from the City Parks & Recreation Department said the soccer fields will be for "day use only" and there will be no tall lights. There may be some low-level lighting along the walking path. Overall, the city has been very cooperative in giving us information about this project. An informational meeting is being planned soon and all neighboring residents on Belton Drive, Rodale Way, Summerfield Drive, and White River Drive should receive notices in the mail. The city official also told Mike that he would inform him when the meeting day, time, and place were determined. Mike will then email all members in Midway Meadows. At the meeting, we should learn about the construction schedule and be able to ask questions about the improvements to the park.

## 9 Tips for Surviving a Drought

(from [www.bladeslawncare.com](http://www.bladeslawncare.com))

1. Water deep and infrequently to encourage deep roots.
2. Use your highest mower setting, make sure your mower blade is sharp, and leave the grass clippings on the lawn.
3. Do not fertilize during a drought as this can cause unneeded stress on your lawn.
4. Apply compost top dressing to your lawn to increase microbial activity and improve moisture retention.
5. Core aerate and dethatch your lawn if soil compaction and thatch are a problem as it encourages deeper roots.
6. Use a drought tolerant grass; in our neighborhood, St. Augustine seems to work better in shade, Bermuda in the sun.
7. Avoid foot traffic and lawn activities as it will damage drought-stressed grass.
8. Try to water between 5:00 and 8:00 a.m. and when it's not windy to limit evaporation.
9. Don't apply any herbicides or fungicides as they can damage drought-stressed lawns.

**MARK YOUR  
CALENDARS**

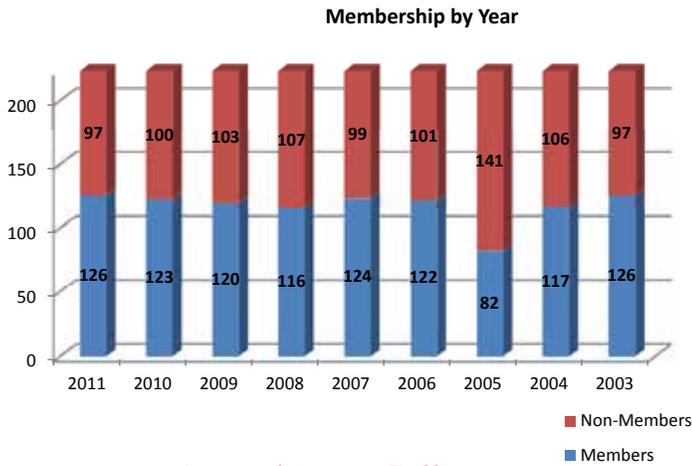
Saturday, October 15  
Annual Block Party  
(more details coming soon)



TIMBERGLEN PARK

Concept #2

T&G



### Annual Dues Collection

Thank you to all the residents who have paid their 2011 dues. As of July 31st, 126 of the 223 homes in Midway Meadows have paid their \$100.00 or 57% of the total homes, minus the homes for sale and those occupied by renters, so the percentage is actually higher. Our history of our dues collection over the past nine years is above.

Based on the percentage of homeowners paid, Summerfield Drive leads the way with 8 of 10 homes paid followed closely by Granbury Drive with 27 of 34 homes paid this year and Walden Way with 24 of 39 homes paid. We ask that those who have not paid their dues yet to send your \$100.00 check payable to MMVHOA and the completed Yellow Questionnaire to: Kim Cabeza, 3935 Walden Way, Dallas, Texas 75287-4816. If you need a questionnaire, call Mike Fernandes at 972-662-3340.

## FIRST TIME MEMBERS WELCOME and THANK YOU

We have had a few homeowners pay their Annual dues for the first time since our last newsletter in May. Welcome and thank you to:

Youson Zhang & Bicheng Xu - 3908 Belton Drive  
 Mohamad & Mitra Farokhnia - 3709 Rodale Way  
 Eric Olsen - 3775 Rodale Way

## YARD OF THE MONTH WINNERS

### JUNE

Congratulations to Sharyn Glazer at 3812 Walden Way who received the Yard of the Month award for June. Sharyn added a great deal of spring/summer color to her front flower beds and the borders surrounding her large trees. The canopy of trees and shrubbery create a very cool shade for the summer time heat! The flowers are lively and colorful.

### JULY

William and Karin Wilson at 3636 White River Drive were recognized as our Yard of the Month for July. The summer heat is really taking its toll on our Midway Meadows' yards, but the Wilson's yard is very green and lush with a nice balance of color. They provide a welcoming appeal to our Midway Meadows' homes. Congratulations to the Wilsons!

### AUGUST

Congratulations to Dan and Setareh Gable at 3828 Belton Drive! They are the Yard of the Month winners for August! They have a very grand entrance to their home with inviting shrubbery lining the walkway and beautiful crepe myrtles in the outlying yard. Thank you for showing us how to make an August yard look wonderful!



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## Ideas... Things to Consider... Don't Forget

- Do you have any ideas for our Block Party on October 15th? If so, email Mike Fernandes at [mike@siteselectionservices.net](mailto:mike@siteselectionservices.net).
- If you are going out of town, give your neighbor a telephone number where you can be reached, and let your Street Representative know when you are leaving and when you are returning, so they can watch your house for any suspicious activity. If you don't know your neighbor or your Street Representative, stop by and meet them.
- There are several homes for sale, and there's been lots of work being done in our neighborhood, especially with numerous roofs being replaced, so if you see any suspicious activity, call 911.
- Make sure your garage door goes all the way down and closes before you drive off.
- Don't forget to take a "poo" bag with you on your dog walks as there is a "Pooper Scooper Law." It's inconsiderate to make a homeowner pick up your dog's poop.
- Post service contractors that you recommend on the Bulletin Board section of our website, and ask them if they are interested in advertising in our quarterly newsletter.
- Don't forget that *Parking in the Wrong Direction* is still a City Code Violation.
- Timberglen Recreation Center provides a great gym, plus many different classes; stop by and talk to Ryan or Barb.
- Considering a Garage Sale? There are several restrictions. Go to this website for all the details: [http://www.dallascityhall.com/code\\_compliance/garage\\_sales.html](http://www.dallascityhall.com/code_compliance/garage_sales.html).
- Don't forget to always lock your car, take your keys, and don't leave valuable items in the car.
- Remember to contact our Webmaster, Brad Weismann at [bweismann@gmail.com](mailto:bweismann@gmail.com) to obtain access to the *Members Only Section* of our website and to our *Yahoo Crime Watch Group* messages.
- Got any ideas for improving our neighborhood? Plus, we are always looking for volunteers. Contact Mike Fernandes with your ideas and if you are interested in volunteering.



*Timely Tips from Calloway's Nursery* will be posted each month on the MMVHOA website under the Yard of the Month tab. You can also go to the Calloway's website at [www.calloways.com](http://www.calloways.com) for more gardening tips, information and to become a member of their Garden Club! Calloway's Nursery provides our Yard of the Month Winner with a \$25.00 Gift Card and a sign in their yard. Thank you to Calloway's Nursery for support of our association.

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## YOUR STREET REPRESENTATIVES

Contact them with any suggestions or ideas you have

- Belton Drive** Laura Kimberly – 3836 Belton Drive – 972/307-8364 – lrkimberly@gmail.com  
**Granbury Drive** Debbie Coler – 3803 Granbury Drive – 972/862-1011 – debra.coler@verizon.net  
 Phyllis Hunt – 3820 Granbury Drive – 972/306-0745 – phyllishunt@gte.net  
 Bill Waller – 3928 Granbury Drive – billwaller42@verizon.net  
**Rodale Way** Sandra Harwell – 3712 Rodale Way – 972/306-7700 – sharwell@att.com  
**Sam Rayburn Trail** Nerissa & Ray Velasco – 3604 Sam Rayburn – 972/862-6161 – neriv@verizon.net  
**Summerfield Drive** Nick and Kathy Carrington – 18410 Summerfield Drive – 972/662-1465 – kacarrington@verizon.net  
**Walden Way** Chris & Cherene Wynn – 3928 Walden Way – 972/307-1615 – chriswynn@verizon.net; loves2wok@verizon.net  
**White River Drive** Jarrett Dunaway – 3741 White River Drive – 214/280-3196 – jdway01@yahoo.com

### YOUR NEIGHBORHOOD WEBSITE

The Midway Meadows Volunteer Homeowners Association  
 website is: [www.midwaymeadows.org](http://www.midwaymeadows.org)



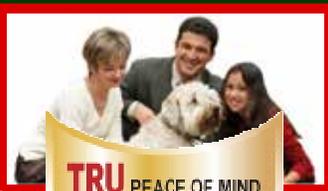
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## Are Animals Invading Your Home?

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- Dead Animal Removal \* Etc.

Please Call or Visit Our Website 24 Hours / 7 Days a Week to speak with the Wildlife Biologist in your neighborhood.

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