

PRESTONWOOD HOMEOWNERS ASSOCIATION NEWSLETTER



Winter 2015

LETTER FROM THE PRESIDENT

Dear Prestonwood Resident,

This June will mark the 35th year of our voluntary homeowners association.

In 1980, the Prestonwood Homeowners Association (PHA) was formed and ever since has provided our members with well landscaped entrances, an annual directory of members, socials events, newsletters and other services. January marks our annual membership drive and we ask that you consider renewing your membership if you have not done so already or joining if you are new to our neighborhood.

Your membership helps maintain our common areas, fund social events such as Music in the Park and the Fourth of July celebration, and other events. Membership funds allow us to produce the quarterly newsletter, publish the annual Directory of active members, and maintain the website which allows us to communicate crime alerts and lost pets to ALL Prestonwood residents. This year we plan to make more improvements to the common areas in the neighborhood as many of you indicated should be our priority in last year's survey. We'll soon offer speed limit signs for active members to place at alley entrances, we'll continue to offer the custom curb number painting started last year, and we're looking into other yard signs to offer active members. In addition to these items, we may be adding different sponsored events and amenities in 2015. Please renew your membership or join the PHA so we can continue to maintain our neighborhood and provide unique services to all our members.

Best Regards,
Steven Monserrate
PHA President

In This Issue

President's Letter	1
PID Report	2
Property Stats	2
75248 Demographics	3
Social Groups	3
Pettiquette	4
Don't Wait to Prune	4
We need YOU!	4
Albertson's Update	5
Bulky Trash	6
Brentfield's 40th	6
Winter Gardening Tips	6
Community Links	6
Top 10 Reasons to Be a PHA Member	7
Small World, Big Hearts-Sammy the Lost Cat	8
Update your profile and calling all ads for the directory	8

Prestonwood PID Month

Incident Type	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov
Valid Burglar Alarm	0	0	0	0	0	0	0	0	0	0	0
False Burglar Alarm	15	12	12	13	16	10	4	11	8	15	11
Traffic Stops	1	2	1	2	2	2	2	2	3	2	2
Suspicious Person/Vehicle	13	5	3	11	14	6	5	5	9	4	10
Disturbance	3	2	3	2	3	3	11	2	5	2	4
Curfew Violations	0	0	0	0	0	0	0	0	0	0	0
Truancy Violations	0	0	0	0	0	0	0	0	0	0	0
Traffic Accidents	0	0	0	0	0	1	0	1	0	0	0
Parking Violations	1	0	0	0	0	1	1	2	2	2	1
Solicitors	1	3	4	7	2	6	2	3	3	3	1
Lost Animal Calls	1	0	1	2	0	1	2	1	2	5	2
Open Garage	40	25	30	31	38	33	34	25	20	16	10
Out of Town House Checks	43	28	36	36	37	38	43	51	41	35	48
Theft Offenses	0	0	1	0	0	0	0	0	0	1	1
Burglary of Homes	0	0	0	0	0	0	0	0	0	0	0
Burglary of Motor Vehicles	1	0	3	0	1	0	0	0	0	1	0
Attempted Burglary	0	0	0	0	0	0	0	0	0	0	0
Vandalism	1	0	2	0	0	0	0	0	0	1	0
Miscellaneous	4	5	8	9	4	12	7	0	9	10	7
Total Incidents	124	82	104	113	117	113	111	103	92	97	97

Prestonwood Homeowners Association Neighborhood property sale statistics July-Dec

2013

2014

Total Sales:		29	26
Avg days on market:		39	23
Avg sales price to list price		97.9%	98.4%
Avg sales price:	\$	437,954	\$ 483,012
Avg price per square foot:	\$	130.84	\$ 146.28

*****All information obtained from Ntreis as of 1/13/15*****



Sandy Akright, REALTOR®

Ebby Halliday Realtors

972-672-5024

sandy@sandyakright.com

ly Incident Report YTD

Dec	2014	2013	Change
0	0	0	0
6	133	155	-22
1	22	23	-1
13	98	86	12
5	45	68	-23
0	0	0	0
0	0	0	0
1	3	3	0
1	11	11	0
4	39	38	1
2	19	29	-10
13	315	364	-49
46	462	454	8
0	3	3	0
0	0	3	-3
0	6	4	2
0	0	0	0
0	4	5	-1
11	86	92	-6
93	1246	1338	-92

Dec: Officers made 2 family violence related arrests this month. Vehicle door found open on the street on River-view.

Nov: Officer made an arrest for family violence. Theft of wheels and tires occurred overnight on a vehicle parked in the driveway on Nedra Way.



According to Realtor.com:

	75248	Dallas	Texas
Population	35,635	1,269,361	26,462,914
Avg. House Income	\$68,113	\$55,449	\$51,696
Avg. House Net	\$598,140	\$413,327	\$427,654
Long-term Resi-	34%	31%	28%
Annual Turnover	20%	19%	21%
Median Age	42 years	34 years	33 years

Prestonwood Social Groups

Mom's Group / Mom's Night Out
 Susan Davis: 214-704-9892 susan.m.davis@accenture.com or Katie Pierce: 214-934-1188 katherine.ann.pierce@gmail.com
 A wonderful opportunity for mothers in our neighborhood to meet, regardless of the school your child(ren) attend(s) or will attend. Monthly mom's night out occurs either at someone's home or a restaurant. Open to any person who fills the role of "Mom"— open to men and women. Join the Facebook group Prestonwood HOA Moms.

The Restaurant Group
 Call Diane Klein: 972-386-3828
 New places, old favorites, it's dinner out! 3rd Friday each month.

Prestonwood Cycling Club
 Call Bill Parker: 972-381-9963 or Jan DeMeulder: 972-866-0586
 Dust off those gears and get moving!

Prestonwood Wine Tasters
 Call Karen Yocum at 972-386-8036. With this large, diverse group you are sure to connect and have fun! It's not just about wine. First Friday of the month.

Future Panthers Parent Group
 Craig Kesler 972-239-9234 or futurepanthers@pwepta.org
 weecats/ for preschoolers who will attend Prestonwood Elementary.

Chick Flick Tuesdays
 Call Danna Dunn: 972-233-0561
 4th Tuesday of each month for fun for the ladies!

Prestonwood Book Club
 Call Liz Haberman: 972-239-0077 or
 emailhabermanliz@gmail.com for fine reading,
 good conversation, new friends.

Brentfield WeeCats
 Register at <https://www.facebook.com/#!/groups/>
 Preschoolers who will be attending Brentfield.

Interested in forming a neighborhood social group? Submit your idea and contact information to phanewsletter@gmail.com for inclusion in this listing.

Expect the Best

Jennifer Young is the newest member of The Harvey Team!

As a resident with kids at Brentfield, Parkhill and Pearce, Jennifer has a vested interest in Prestonwood and promotes high property values. If you are thinking of selling your home, call her! Let our marketing plan work for you.

Jennifer Young, Realtor
jenniferyoung@ebby.com

Ebby Halliday REALTORS
Phone 225-572-5186



WE WANT YOU

Volunteer for our social events, contribute content for our newsletter, but please help any way you can.

To get more involved, contact PHA President, Steven Monserrate, at monserrate@sbcglobal.net.



In a previous newsletter we addressed the matter of pet owners cleaning up after their pets as they walk through the neighborhood. Since then I've heard from pet owners who complain that they've been accosted by homeowners even though the pet owner has picked up after their pet. Let's face it, dogs are dogs and they tend to go when and where they please during a walk and usually at the most inconvenient time and location! I have my own dog

and try as I might, he always goes number 2 in any place other than my yard during a walk. As a responsible neighbor, I pick up after him and proceed to carry that little stinking bag for the next 3 blocks around the neighborhood; not the most fun but we need to respect each other's property. That said, this year the PHA will look into ways to allow sensitive homeowners to communicate with pet owners perhaps in the form of a simple sign for their yard. Likewise, we will likely test a pet waste bag dispenser and disposal unit somewhere in the neighborhood. Until these measures are in place we ask pet owners to continue to clean up after their pets while walking in the neighborhood, and homeowners to address their concerns to pet owners in a civil manner.

- Steven Monserrate, PHA President

Don't wait to prune your trees!



January is the best time to prune our beautiful neighborhood trees while they are dormant and before the weather warms in Spring. More importantly, oaks susceptible to oak wilt should be pruned **BEFORE Feb 1** to minimize the risk of infection which can easily spread throughout the neighborhood.



For more information on the pruning and care of oaks, visit the website at www.TexasOakWilt.org.



Albertson's at 7007 Arapaho Drive to be purchased by Minyard's

According to an article in the *Dallas Morning News* from December 19, 2014, Albertsons and Safeway will sell 168 stores in eight states, including 12 in Texas, before the pending merger of the supermarket chains can be completed. Six of the stores are in Dallas and one each in Grapevine, McKinney, Plano, Rowlett, Bedford and Roanoke.

The sale of these stores is part of the Federal Trade Commission's antitrust review of the pending merger of the two national grocery chains. Minyard Food Stores is the buyer of the local eight Albertsons and four Tom Thumb stores. Minyard operates 12 stores and is based in Carrollton. The founding Dallas family hasn't operated the Minyard chain since 2004. The chain changed hands a couple times and stores were closed and sold off. Current owners Ray and Leticia Schalek of San Angelo acquired what was left of Minyard in 2011 from a Fort Worth investment firm.

Albertsons, owned by private equity firm Cerberus Capital, offered to buy Safeway, Tom Thumb's parent company, in March. The merger is expected to close in January. The sale of these overlapping stores was the last big hurdle before the deal could close. The other stores that must be sold are in Arizona, California, Montana, Nevada, Oregon, Wyoming and Washington.

The merger creates the second-largest U.S. traditional supermarket chain behind Kroger. Albertsons offered \$7.6 billion for Safeway's 1,300 supermarkets, including 106 in Texas. In Houston, Safeway operates the Randalls stores, and none of those are being sold.

In North Texas, Albertsons has said it will continue to operate under both banners. When the merger was announced, Albertsons had 49 stores in Dallas-Fort Worth, and Tom Thumb had 62. The Tom Thumb in Highland Park Village closed at the end of last month.

The 12 Albertsons and Tom Thumb stores will be converted to Minyard Sun Fresh Market stores by the end of February, said Minyard general manager Bill Davidson. All 1,200 Albertsons and Tom Thumb employees, who were told of the sale on Friday, will be hired by Minyard, he said.

The Albertsons and Tom Thumb stores that Minyard will soon operate have more specialty food departments and are more upscale than the smaller Minyard stores that the company has now, Davidson said. The Minyard Sun Fresh Market stores will be supplied by a different wholesale grocer, Associated Wholesale Grocers' Fort Worth division, he said.

Davidson didn't know about the bidding process and whether other supermarket chains were interested. Associated Wholesale purchased the stores and then offered them to Minyard, he said. The purchase price wasn't disclosed.

The 168 stores being sold were deemed too close to each other to stay under common ownership under guidelines the FTC uses to ensure that markets remain competitive for consumers. For example, Albertsons is keeping the Tom Thumb store at the northwest corner of Mockingbird and Abrams in Dallas and selling its Albertsons store on the southeast corner of that intersection to Minyard. "This was a unique opportunity for us," Davidson said. "We're thankful that the FTC required Albertsons and Safeway to do this."

Celebrating
40 Years



Brentfield Elementary will be celebrating 40 years in 2015— do you have any pictures or special memories to share? They are compiling that for their February auction as well as for school records. They are especially interested in any pictures inside the school since there was a fire many years ago and the interior was rebuilt. Contact Principal Steve Lemons at 469-593-5740 or email him at steve.lemons@risd.org. Thanks!

COMMUNITY
LINKS

Brentfield PTA	www.BrentfieldPTA.org
Prestonwood PTA	www.pwepta.org/wordpress
Parkhill Jr High PTA	www.parkhillpta.org
JJ Pearce High School PTA	www.jjpearcepta.org
Dallas City Hall	www.dallascityhall.com
Dallas Public Libraries	www.dallaslibrary2.org
Kids Eat Free list	www.mykidseatfree.com

Winter Gardening Tips

Winter Gardening



Winter is here but that does not mean you should not be thinking about gardening. Now is the best time to plan for the coming Spring planting season and North Texas is fortunate enough to be far enough South to have a mild winter which actually allows for a Fall planting season as well. January is the month to start cool weather plants by seed indoors and plant onion and leek sets outside, while February is a good month to plant seeds outside and transplants of the same cool weather crops plus root crops by seed such as carrots and turnips. And by March it will be time to plant tomato transplants along with bean crops by seed, but don't forget to protect them from the late frosts we tend to get around here. North Haven Gardens provides a handy one page vegetable

gardening reference sheet for both the Spring and Fall planting seasons. You can download and print it from their website at www.NHG.com.

Bulky Trash Pick-up

Please go outside after the trucks have been by to pick up bulky trash and inspect the area around your home. Sweeping these areas will keep the neighborhood looking tidy and smart. Also, the floodplains are an area we are trying to develop into usable landscapes. Please refrain from using this open space to dump unwanted goods, and keep an eye on workmen who may be using this space as an easy way to clean-up.



Top Ten Reasons to be a PHA Member



There are many more reasons than just ten for being a PHA member— beyond the directory, the connection to lost pets, the social events throughout the year... your support helps Prestonwood to...

Accomplishments in 2014

- Evaluated Prestonwood's common areas for maintenance improvement
- Procured four bids for landscape and maintenance
- Evaluated bids for value
- Selected new landscape company for improved services at a reduced cost and improved services
- Met with City Floodplain Management to investigate criteria for park project
- Researched necessary steps for realization of park project
- Enlisted landscape architect for professional list of criteria for implementation of park
- Met with City Developers to gain insight into public project and funding/grants for park development
- Researched Texas Parks and Wildlife Department to gain access to public grants
- Evaluated common areas for development into neighborhood parks
- Designed curb beautification project with President
- Implemented major debris removal from Calm Meadow—deadwood and dumping debris

Priorities

- Restore existing landscape and entrances
- Refresh landscape by replanting where needed
- Establish Prestonwood Park Project and increase scope to include entire neighborhood
- Improve Calm Meadow and eliminate dumping from neighbors and others
- Improve Warm Mist by implementing landscape feature
- Improve Shadybank floodplain by eliminating dumping
- Add pedestrian benches and pet waste receptacles to each area
- Coordinate with Social Events to host Neighborhood socials throughout the neighborhood

SMALL WORLD... BIG HEARTS

The story of one lost cat bringing neighbors together

In late May, a water pipe broke under the house. The way you know a water pipe breaks is when your bill suddenly gets higher but you've basically been taking the same amount of showers. The plumber explained that to repair the leak he needed to use a jackhammer to bust through the slab. Not the best conditions, it turns out, for a nineteen year old, partially blind Tabby named Sammy. He ran off soon after the jackhammers started and never returned. There



was guilt and questioning as this is a cat that predates my junior high children for God's sake. Why didn't we keep him in the garage during construction? Why didn't we remember how feeble and frail he is? I put up a few flyers, posted his picture on Facebook—the usual drill. But in my heart, I just knew he was dead. Even nine lives aren't enough. Over the fourth of July weekend, we erected a simple wooden cross in the family pet cemetery (yes, we have one). And that was that.

On August ninth, a Saturday, I got an email from Steve, president of the Prestonwood Homeowners Association. Turns out Steve had found Sammy. Obviously I was skeptical. I mean, how is it possible for this cat to be alive? I asked Steve to describe the cat. He said, "Brown, gray with white legs, real skinny." I asked if the cat has a collar. He said, "Yeah, it's red with a metal tag that says Sammy and has a phone number." He recites the phone number and it's our old land line number—the one we had disconnected two years ago. I asked for an address. It turns out that Steve lives one street over!. I sprinted the whole way and sure enough, it was Sammy. Skeletal and skittish and feasting on a can of tuna that Steve used to keep him from running off. I called his name and Sammy perked his ears and meowed and let me tell you, that was a moment. Do you believe in the power of a neighborhood association to perform miracles? You should. ~ Todd Connelley, PHA member

CHECK YOUR PROFILE AND...

CALLING ALL ADS FOR DIRECTORY!



We'll soon begin drafting the Prestonwood Directory of members for 2015 so please take a moment to log into your account at www.prestonwood.net using your email address as your user ID, and review the information in your profile. Because we will be using the online information to produce the Directory, you'll want to be sure that your profile is up to date and accurate. Note that only active members will be listed in the Directory so renew your membership.

We are also currently accepting ads for the Directory which is mailed to over 500 households in Prestonwood. To place an ad, contact Margaret Filingeri at msfil@sbcglobal.net. Deadline for submission of an ad is February 14. You can find the form on the website under Member Directory.