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# PRESTONWOOD

HOMEOWNERS ASSOCIATION, INC.

## FALL 2023 NEWSLETTER

### Our PID is up For Renewal in 2024



The Prestonwood Public Improvement District (PID) was first established in 1997 and is up for renewal in 2024. The District consists of approximately 1032 residential properties. It is managed by the Prestonwood Homeowners Association and is the only purely residential PID in the Dallas area.

**The only mission of the PID is to provide 24/7 police security to**

**the residents within the PID district.** Security is provided by off duty, uniformed, armed Dallas police officers who drive Dallas police cars. The PID employs experienced officers and makes Prestonwood a safe place to live

We will be communicating throughout the coming months about the efforts being made by PHA to renew the PID for an additional 10 year term. You can learn more about the PID by visiting <https://www.prestonwood.net/PID/>. Want to help? Contact Barry Klein at [barryjoelklein@tx.rr.com](mailto:barryjoelklein@tx.rr.com).

**VIOLENT CRIMES IN SURROUNDING NEIGHBORHOODS = 226**  
**PRESTONWOOD PID = 0**

#### 2023 Yearly Security Stats

Incident Type	Jan	Feb	Mar	Apr	May	June	July	Mo. Avg	YTD Totals
False Burglar Alarm	8	10	9	8	8	10	8	8.7	61
Traffic Stops	4	5	6	4	5	6	4	4.9	34
Suspicious Person/Vehicle	11	8	11	8	12	10	11	10.1	71
Solicitors	4	5	5	5	6	7	5	5.3	37
Lost Animal Calls	0	1	2	0	0	2	0	0.7	5
Burglary of Motor Vehicles	0	0	0	0	0	1	0	0.1	1
Open Garage	10	8	12	8	10	12	9	9.9	69
Out of Town House Checks	24	21	26	22	24	20	25	23.1	162
Miscellaneous	11	10	6	9	12	10	9	9.6	67
<b>Total Incidents</b>	<b>72</b>	<b>68</b>	<b>77</b>	<b>64</b>	<b>77</b>	<b>78</b>	<b>71</b>	<b>72.4</b>	<b>507</b>

**NOTE: The following incident types have not occurred in 2023 - valid burglar alarm, disturbances, curfew/truancy violations, traffic accidents, home burglary, attempted burglary, and vandalism.**



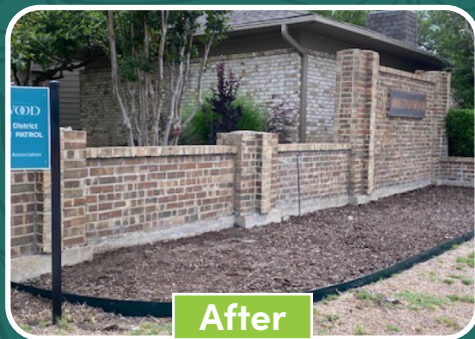
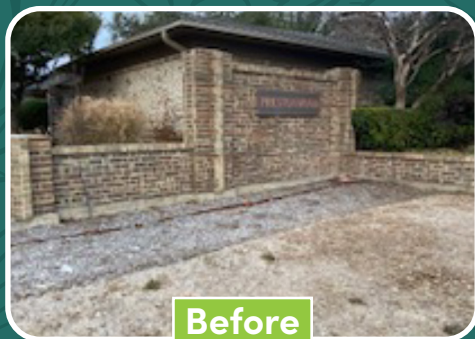
# Prestonwood Landscaping Improvements

## Let There Be Light!

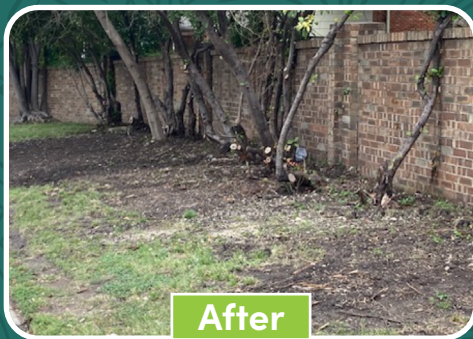
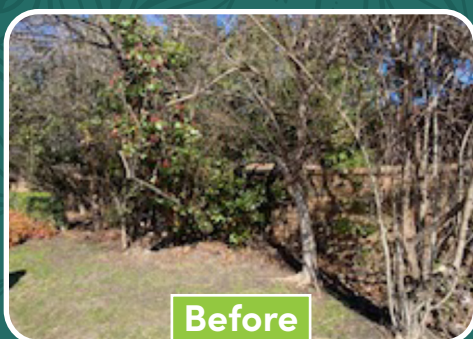
The PHA landscaping team has been hard at work sprucing up the entrances to Prestonwood, which were in sore need of updates after years of deferred maintenance. With *Steve Monserrate* taking the lead on plants and hardscaping and *Ken Robinson* directing the irrigation and lighting, major improvements have already been

made this year. Ken worked diligently to find the right electrician to replace the old lighting at Preston and Arapaho, the Ranchita entrance and the west side of the Nedra entrance. The old lights have not worked for over 20 years and the new warm LED lights look fantastic!

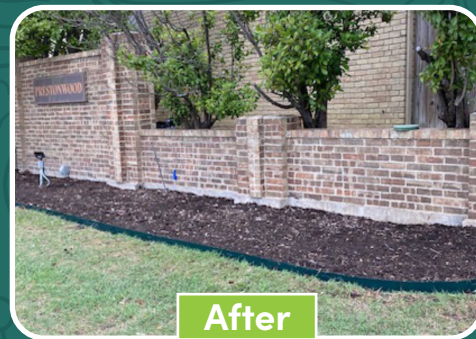
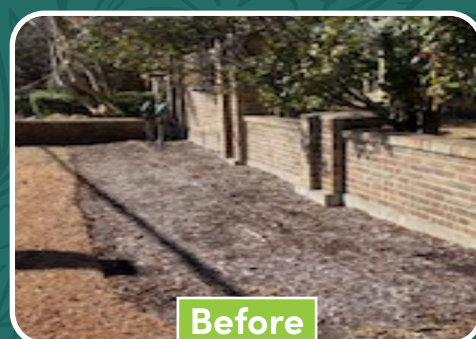
### Nedra East



### Prestonwood North



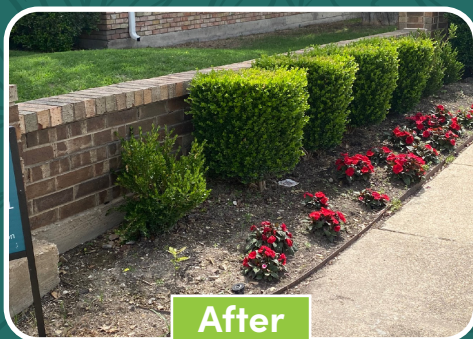
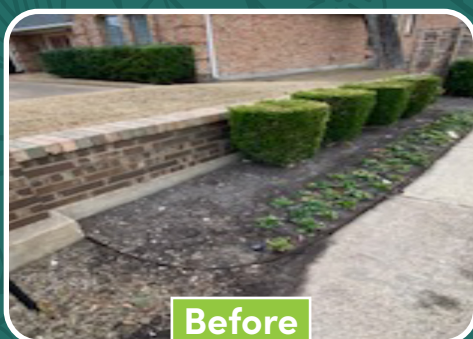
### Nedra West



### Nedra West Wall



### Davenport Bed



In addition to the lighting, the beds and edging around the entrances have been updated as well. The focus in these beds will be to repair the irrigation systems and transition the plantings to more drought-tolerant native perennials that better withstand the summer heat.

Future projects include looking to upgrade the entrance signage in 2024 and improve the neighborhood amenities to keep Prestonwood one of the best places to live in Dallas.

Be sure to renew your membership this Fall to help us continue the good work!



# STAY IN THE KNOW

- ✂ In case you missed it, Short-Term Rentals finally got a vote at city council. They have been banned from single family neighborhoods with enforcement to begin December 15.
- ✂ Bike Trail comments are showing that generally people are opposed to bike lanes in District 12, especially on Campbell. Along with parking, respondents were concerned with what effect the additional delay in construction of the bike lanes would have in combination with current Silverline construction. More to come...
- ✂ DART applied to receive federal funding for the Cotton Belt trail which will run alongside the rail. \$25 million was recently awarded. The trail will be built in phases, and the parts that must be done before the train is active are being built as the line is built. In our area that includes from Preston Green Park to the east side of Hillcrest and under Coit. Other parts will be built in phases as funding becomes available. Here is an article about it: <https://www.nbcdfw.com/news/local/dart-awarded-25-million-dot-grant-to-build-trails-along-silver-line>.
- ✂ Remember our neighborhood has lots of children, joggers, walkers and bikers – **please watch your speed limit!**

Contact Vicki Borowski with any neighborhood concerns or questions - [vborowski@msn.com](mailto:vborowski@msn.com).

## YOUR PHA BOARD

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PLEASE CONTACT JIM MILLS AT 214-369-7800 IF INTERESTSED IN SERVING ON THE BOARD

# Add Value Through HOME RENOVATION



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Renovating your home can be a strategic move to increase its value and attract buyers willing to pay top dollar. Whether you're looking to sell in the near future or simply want to enhance your property's worth, selecting the right renovations is crucial. Here are some helpful tips to consider before you start remodeling your home.

- ✓ Consult with a top local agent specializing in your neighborhood. They'll know where you can make money on necessary repairs/upgrades and where to save money.
- ✓ Invest in landscaping, repainting the front door, and ensuring a well-maintained exterior. This can captivate buyers before they even step inside.
- ✓ The Kitchen is the heart of the home and often holds significant weight in a buyer's decision. Generally speaking, kitchen upgrades typically provide the highest return. If you have a small budget, consider modernizing your kitchen with a fresh coat of paint for the walls, updated matching appliances, painting the cabinets and changing the hardware.
- ✓ Bathrooms are no longer just functional spaces; they're now seen as retreats. Upgrading your bathrooms with spa-like features, high-quality fixtures, and elegant tiles can add a touch of luxury that resonates with buyers. It can also be very expensive. An inexpensive option is a fresh coat of paint for the walls, cleaning tiles and grout, and changing fixtures and hardware. This gives the appearance of updating without breaking the bank.
- ✓ Deep clean and declutter! Having less stuff in a space will make your home seem bigger. A clean home creates a great first impression by creating a welcoming and inviting atmosphere.

Renovating your home with the intention to maximize its value requires a strategic approach and can transform your property into a top-dollar asset in the real estate market. I would be happy to schedule a consultation with anyone who is looking to sell or renovate their home in the future.



## PHA Summer Poll Survey Results 2023



This past summer, we sent out a survey to our current PHA members.  
Here are the results based on 162 respondents!

- **27%** of respondents attended the July 4th Celebration event
- **83%** prefer a July 4th over a Memorial Day event or had no preference
- **65%** prefer our July 4th event to be morning to mid-day
- The **Top 5 activities** most respondents like to participate in are:
  - ◆ Food/Food Truck ◆ Music ◆ Alcoholic beverages ◆ Soft drinks/water ◆ Parade
- **98%** of the respondents read the PHA Newsletter
- Here is how respondents prefer to receive community/neighborhood updates:
  - o **40%** prefer an emailed newsletter
  - o **31%** prefer more frequent emails with 5 or less key updates
  - o **16%** prefer a mailed newsletter
  - o **13%** have no preference
- The top 5 topics respondents would like to see in the newsletter are:
  - o Crime Stats/PID updates
  - o Real estate updates
  - o Community and surrounding neighborhood updates
  - o Social activities/clubs
  - o Bulk trash/code compliance updates



# Fall & Winter EVENTS

For volunteer opportunities, email [tatumgardener1@gmail.com](mailto:tatumgardener1@gmail.com)



## Music in the Park

October 14th from 4-7 at Sandydale Park. The entertainment will be provided by Eddie Allen & The Rhythm Band from 4-7. Please feel free to bring blankets and chairs and beverage of choice. RJ's Cocina Taco truck will be provided to HOA members for free.



## Holiday Festival

December 3rd from 1-3. Please come take family portraits with a photographer courtesy of the HOA. Sip on hot chocolate, play reindeer games and get in a festive mood! More details to come on this event.



## BULKY TRASH

*Reminders*



### What Items Are Collected

- Only items originating from your dwelling
- Tree limbs and shrubbery (no larger than 10 ft long, 8 inches in diameter), bagged leaves and lawn trimmings
- Furniture, appliances\*, carpet, mattresses, and other items too large to fit into your garbage roll cart

\*Appliances with Freon (e.g. refrigerators) are not accepted.

### What Items Are NOT Collected?

- Tires, electronics, loose garbage, glass, and car parts
- Construction, demolition, or remodeling debris, bricks, concrete or dirt
- Cardboard boxes should be cut up and put out with weekly recycling
- Household chemicals, paint, or other hazardous waste\*

\*Certain household hazardous waste items can be taken for free to the Dallas County Home Chemical Collection Center on 11234 Plano Road, Dallas, TX 75243.

Most **IMPORTANT** thing you can do to help the neighborhood is to **REMEMBER** to put out your items **NO EARLIER** than the Thursday before the 1st Monday of the month!

Contact Jason Ford  
with any questions  
[Jkford24@msn.com](mailto:Jkford24@msn.com)

# Prestonwood's Real Estate Specialist Since 1993

When it comes to Prestonwood, there's no one more knowledgeable than me. With over three decades of experience living and selling homes in our beloved neighborhood, I've become the go-to authority for all residential real estate in our area.

Whether buying, selling, or seeking professional advice, I'm here to assist you every step of the way in your decision making process. If you or anyone you know is considering a move, please keep me in mind. I welcome all referrals.



**EBBY HALLIDAY**

*A Berkshire Hathaway Affiliate*

*For a true Prestonwood insider, look no further.*

**Contact me today!**

**Sandy Akright**

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*Michelle Schacht, MD*



# PHA MEMBERSHIP DRIVE:

## Why Should I Join PHA?

### 1 MAINTAIN SAFETY OF THE RESIDENTS

Our Prestonwood Homeowners Association manages the PID. Our PID funds are earmarked for public safety and provide the money needed for our **24/7 Dallas police patrol cars and rapid response from uniformed Dallas police officers**. This is unique to Prestonwood and has helped to keep our crime stats very low and made our neighborhood an attractive option with high values.

### 2 BEAUTIFY OUR NEIGHBORHOOD

With each member's yearly dues, PHA is able to contribute to the upkeep of our current common areas and parks, as well as updates to our neighborhood points of entry. Membership dues help us make the necessary improvements to beautify our neighborhood.

### 3 STAY IN THE KNOW

We want our community to know what is happening within and around our neighborhood. We bring awareness via emails and newsletters that impact our neighborhood such as road closures, new bike trails, updates to city code compliance, and other newsworthy items. Joining the PHA enables us to keep you informed!

### 4 COMMUNITY EVENTS:

PHA sponsors several fun events for our neighborhood throughout the year including our July 4th celebration, Music in the Park, Winter Wonderland, as well as Kiowa Creek cleanup efforts. Become a member today to be invited to all of our events.

**\$85/YEAR GOES TO:**

**CURRENT MEMBERS:  
600+ OUT OF 1032**

- ✓ Social Events
- ✓ Administration
- ✓ PID Management
- ✓ Bulky Trash/Code enforcement
- ✓ Neighborhood Concerns
- ✓ Communications/website
- ✓ Landscaping/Maintenance
- ✓ Curb painting
- ✓ Crime Watch/Volunteers on Patrol
- ✓ Welcome new neighbors
- ✓ Online directory

# GOAL

**700 MEMBERS**

**[PRESTONWOOD.NET/JOINPHA](http://PRESTONWOOD.NET/JOINPHA)**



## HOW TO JOIN PHA:

- 1 I WOULD LIKE TO BE A MEMBER:**  
*Go to [prestonwood.net/joinPHA](https://prestonwood.net/joinPHA) to join OR you may mail in a check for \$85 made out to "PHA".*
- 2 I NEED TO RENEW MY MEMBERSHIP:**  
*Renew your membership for 2023 by going to [prestonwood.net](https://prestonwood.net) and click the person icon on the lower right of the home page. A renewal membership tab will appear upon login. OR you may mail in a check for \$85 made out to "PHA".*  
  
*If paying by check, mail to:*  
  
**Prestonwood Homeowners Association**  
**P.O. Box 795682 • Dallas, TX 75379**
- 3 GET YOUR CURB PAINTED**  
*If you didn't get your curb painted last year, register to do so this year when you join/renew your membership!*