



PRESTONWOOD

HOMEOWNERS ASSOCIATION

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nextdoor

SUMMER 2023 NEWSLETTER

Letter from our PHA President:

Dear Friends and Neighbors,

I hope that you have enjoyed our recent warm days and cool nights as much as I have. Summer is just around the corner and with school getting out in May, many of you will be getting away on summer vacations. Rest assured that the Prestonwood HOA will be here working on your behalf!

Prestonwood HOA enjoyed a record membership this year due to your support and our Board volunteers who led the way with efforts to improve our neighborhood. The complimentary curb painting was a huge success primarily due to the efforts of our Board member, Mike Kiefer. It will be offered again in the fall for those who either renew or join for 2024.

A survey that was sent to the neighborhood by Ann Irvin, our Board Communications Chair, was very helpful in identifying the priorities of our membership. Once again, improvements in landscaping and lighting in our common areas, particularly our entrances along Arapaho, continue to be of the highest priority. Likewise, irrigation repairs have been made along Arapaho as well. In addition, several of you volunteered to work on the PHA Board which will help to increase our neighborhood work.

Kudos to our Board member, Tatum Gardner, who has led the PHA's efforts to bring exciting social events to the neighborhood such as our July 4th Celebration, Music in the Park, and Winter Wonderland.

Please contact me if you are interested in serving on the Board.

Jim Mills

President, Prestonwood Homeowners Association

214-369-7800

jwm@themillslawfirm.com



Next Meeting is June 20, 2023

Specifics to Follow

Info **ON THE PID**

The Prestonwood Public Improvement District (PID) is a City of Dallas-regulated district assigned to provide additional safety in the form of 24 hour police services exclusive to our neighborhood. It is funded by a mandatory assessment on property values within Prestonwood.

Plans are underway to obtain approval for the renewal of the PID with our drive beginning this fall. It will require an intense effort to achieve the needed results of approximately 70% approval of the total homes in the PID by both number and property appraised value. We will need many volunteers to help make this a successful drive.



The PID continues to be efficient and effective with high neighborhood coverage and a low crime rate. Please remember to call the PID (972-333-3441) before you go out of town so that they can give your home a little more careful coverage.

YOUR PHA BOARD

President

President Elect

VP Landscaping & Improvements

VP Neighborhood Concerns

VP Secretary

VP Treasurer/PHA

VP Treasurer (PID)

VP Crime Watch

Membership

Directory

Newsletter

Hospitality

Communications

Social Events

Bulky Trash

At Large

Jim Mills

(OPEN)

Steve Monseratte

Vicki Borowski

Ellen Leinoff Ennis

John Peiser

Barry Klein

Mike Kiefer

(OPEN)

Heather Kupersztoch

Loren Reynolds

Sandy Akright

Ann Irvin

Tatum Gardner

Jeff Kort

Ken Robinson

PLEASE CONTACT JIM MILLS IF INTERESTED IN SERVING ON THE BOARD

Gardening Tips

Courtesy of Prestonwood Homeowners Association

This past winter was extremely hard on our yards and landscaping. It has been only recently that we have seen new growth. Now is the time to pamper your lawn, perform shrub pruning, fertilize everything, begin composting, be kind to birds, and finish with a nice layer of mulch.

Check things off the list, and your landscape will be the envy of the neighborhood.



SURVEY YOUR YARD

Make note of tree limbs that should be removed or cabled, especially those that overhang structures. Hire an arborist to maintain large trees. Cut down last year's perennial foliage. Check fences, steps, and pathways for disrepair caused by freezing and thawing.

TUNE UP YOUR TOOLS

Give your lawn tools some TLC so they're in good shape when it's time to work.

FILL IN YOUR BEDS

Choose new plants for any parts of the garden that feel bare. Order trees and shrubs for spring planting.

REFRESH YOUR LAWN

If you've got grass, spring is an important time to turn your attention to your turf. Clear the lawn of winter debris and look for areas that need attention before mowing.

PRUNE YOUR SHRUBS

Remove dead, damaged branches from woody plants. Thin and trim blooming shrubs such as hydrangea, and most roses. Prune cold-damaged summer blooming plants after plants resume spring growth. Prune spring-blooming shrubs and trees after flowering.

PLANT YOUR CONTAINER-GROWN PLANTS

You probably have container plants from last year. Now is the time to transplant them. You can do this anytime during the growing season except during the heat of midsummer. Be sure to water them thoroughly before and after they go in the ground.

FERTILIZE YOUR EVERYTHING

Apply fertilizer around trees and shrubs when new growth appears. Spread high-acid fertilizer and pine-needle mulch around acid-loving shrubs like azaleas, camellias, or citrus. Begin fertilizing perennials when active growth resumes.

CLEAN YOUR BIRD FEEDERS AND BIRD BATHS

Now is a great time to give bird feeders a refresh. Disinfect by scrubbing with weak bleach solution (1/4 cup bleach: 2 gallons warm water). Rinse and dry the feeders before refilling them. Scrub birdbaths with bleach solution, then rinse them thoroughly and refill, changing water weekly.

MULCH YOUR BEDS

A thick layer of mulch gives everything a clean look while thwarting weeds and retaining moisture.

Enjoy Your Yard!

Just add family, friends, food & beverages!

Summer & Fall **EVENTS**

For volunteer opportunities, email tatumgardener1@gmail.com



Best Yard Award

Congratulations to our co-winners Jason and Lexie Horner (16019 Ranchita), and Tracey Humphreys (6436 Barkwood)



4th of July Celebration

July 4th • 11am | Cool Glen side of Kiowa Creek Bridge.

Children's Activities | Waterslide
Hotdogs | Kona Ice for Members



Music in the Park

October 14th • 4pm | Sandydale Park
Details to follow.



Brush Up **ON THE BULK PICKUP**



We love our neighborhood and appreciate how each of us takes responsibility for our own property. As you hopefully know, bulky trash is collected during the week of the first Monday of the month. Bulky items may be placed out on our sidewalks as early as the Thursday before the first Monday. The PHA Board will reach out and remind neighbors who may not have realized that their bulky items are out prior to that Thursday before the first Monday, and/or when bulky trash is put out **AFTER** the first Monday of the month.



Call **311** for more information
or Download the **OurDallas** app

Download on the
App Store

GET IT ON
Google Play



Prestonwood H.O.A. Social Clubs



PRESTONWOOD BOOK CLUB

The PHA Book Club is open to all Prestonwood residents who share a common interest in reading. The group meets on the 2nd Monday of each month. It is a participatory club, wherein once a book selection is made, someone volunteers to facilitate the discussion and another offers to host at their home. Anyone interested in joining should contact Ellen Leinoff Ennis at ellenleinoffennis@gmail.com.

PRESTONWOOD WINE TASTERS

Prestonwood Wine Tasters is a social group open to all Prestonwood residents. The group generally meets the first Friday of every month. Members bring a bottle or two of wine with an approximate value of \$20. They also bring an appetizer or dessert to share with the group. Members take turns hosting the event at their homes once every couple of years. This is an adult only event with a wide range of ages. Please contact Kathy Semon at kathy27@sbcglobal.net if you have any questions or would like to be added to the distribution list for notification of the monthly event.



PRESTONWOOD RESTAURANT GROUP

It's dinner out with friends and neighbors! The Prestonwood Restaurant Group is a social group open to all residents. The group enjoys socializing over dinner at new places and old favorites. They meet the 3rd Friday of each month. Contact Diane Klein at **972-386-3828** or email at barryjklein@tx.rr.com for more information.



PRESTONWOOD CYCLING CLUB

Dust off those gears and get moving! For information on biking trails in and around the neighborhood, call Bill Parker at **972-381-9963** or Jan DeMeulder at **972-866-0586**.



**Interested in volunteering
or participating?**

Contact our Social Chair, Tatum: tatumgardner1@gmail.com

Hospitality NEWS

For neighborhood questions, email sandy@sandyakright.com.



Today's market is still determined by the balance of buyers and sellers. When there are too many of one and not enough of the other, it affects what home buyers find when they head out looking for a house. These days, the number of homes for sale is still very low. What does that mean for spring home buyers? It means there will still be some competition for available listings, especially move-in ready homes, located in prime locations and feeding into sought after school districts. There are still enough interested buyers to outpace inventory at its current level. That means, spring buyers need to be prepared to move quickly with their best offer when they find a home that fits their needs and sellers need to be ready to move.

Real Estate Recap By Sandy Akright with Ebby Halliday Realtors

Statistics from Jan 1st - April 30th	2022	2023
Min Sales Price	\$520,000	\$520,000
Max Sales Price	\$1,650,000	\$1,295,000
Avg Sales Price	\$865,214	\$771,802
Min Price PSF	\$203.68	\$165.99
Max Price PSF	\$278.53	\$436.61
Avg Price PSF	\$233.02	\$254.70
Max Days on the Market	30	94
Avg Days on the Market	9	27
Number of Homes Sold	7	17
Interest Rate	5.125%	6.875%

Stats above include homes completely remodeled by a professional as well as homes that haven't been updated in many years and some in between. Each Prestonwood home is unique & requires professional expertise to determine your highest and best sales price.



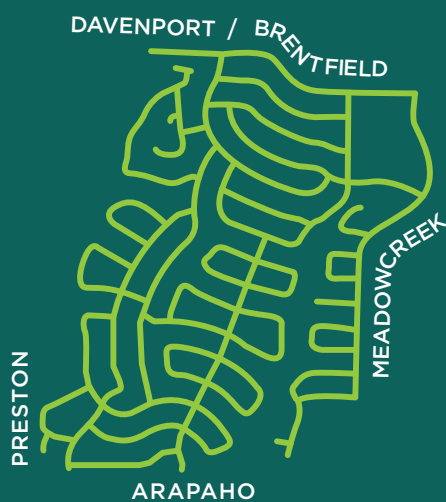
Volunteers in Patrol “VIP”

Volunteers In Patrol (VIP) is PHA’s neighborhood patrol program formed to help reduce crime through cooperation with DPD off duty Police Officers. VIP patrollers are trained monthly by DPD officers to patrol our streets and alleys on a weekly basis to ensure our neighborhood is secure and safe.

- Remember to close your garage doors
- Close and lock your gates
- If you are planning to travel, let the PID Officer know so they can keep an eye on your home
- Keep your speed to 30 mph on our streets and less than 15 mph in your alley. Watch for children playing and those who run, walk, and bike along our streets.
- Don’t feed wild animals and report wild animal sightings on our facebook page to make other residents aware. We’ve seen several bobcats in the area.
- Wear reflective gear (you and your dog!) when walking at night
- Outwit porch pirates by doing one or more of the following:
 - o Install security cameras or add a smart doorbell
 - o Use an Amazon locker or an Amazon Key
 - o Pick up packages in person
 - o Have packages delivered to your office
 - o Request signature confirmation or a knock to know a package has been delivered
 - o Create a delivery corner to hide packages behind or utilize package delivery lock boxes
 - o Upgrade your mailbox, making it larger to handle small to medium sized packages
 - o Get to know your neighbors - reaching out to your neighbors builds trust and makes teaming up on safety and crime prevention easier; maybe your neighbor may be willing to accept deliveries for you!

Please consider becoming a VIP and spend approximately 2 hours a week or month helping keep our neighborhood safe. If interested contact: **Mike Kiefer** at mike-mary16215@sbcglobal.net.

2023 Winter & Spring Security Stats				
Incident Type	Jan	Feb	Mar	Apr
Valid Burglar Alarm	0	0	0	0
False Burglar Alarm	8	10	9	8
Traffic Stops	4	5	6	4
Suspicious Person/Vehicle	11	8	11	8
Disturbance	0	0	0	0
Curfew Violations	0	0	0	0
Truancy Violations	0	0	0	0
Traffic Accidents	0	0	0	0
Solicitors	4	5	5	5
Burglary of Homes	0	0	0	0
Lost Animal Calls	0	1	2	0
Burglary of Motor Vehicles	0	0	0	0
Open Garage	10	8	12	8
Out of Town House Checks	24	21	26	22
Attempted Burglary	0	0	0	0
Vandalism	0	0	0	0
Miscellaneous	11	10	6	9
Total Incidents	72	68	77	64



Please contact us with
questions at:
prestonwoodpha@gmail.com.

**THANK YOU
FOR YOUR
SUPPORT!**

HOW TO JOIN PHA:

1 I WOULD LIKE TO BE A MEMBER:

Go to prestonwood.net/joinPHA to join
OR you may mail in a check for \$85 made
out to "PHA". Please send payment to:

**Prestonwood Homeowners Association
P.O. Box 795682
Dallas, TX 75379**

2 I NEED TO RENEW MY MEMBERSHIP:

Renew your membership for 2023 by going to
prestonwood.net and click the person icon on
the upper 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". Please send to:

**Prestonwood Homeowners Association
P.O. Box 795682
Dallas, TX 75379**