



Dear Prestonwood Homeowner,

The Prestonwood Public Improvement District (PID) is up for renewal in 2024 and it's time for you to vote. This year alone we've had 0 violent crimes in our neighborhood, while there have been 226 violent crimes in areas around us. Every household in the Prestonwood Public Improvement District (PID) must vote to ensure the 10-year renewal of our police protection!

You have two options to submit your vote:

- **Vote electronically.** If we have your email address, a DocuSign request was sent to one of the household members for signature. If you have already responded with your signature, no further action is needed.
- **Vote by mail.** If your household has not voted, please fill out and sign the attached Prestonwood PID petition. Once completed, mail the petition using the self-addressed envelope to:

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

Don't delay! We need you to vote now! If we do not receive your vote, PHA members will be canvassing the neighborhood (knocking on doors) to collect your vote!

Background: The District consists of about 1032 residential properties and is managed by the Prestonwood Homeowners Association. The upcoming renewal period is for 10 years. 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. You can learn more about the PID [on our website – Prestonwood.net](#).

Want to help or have questions? Contact Barry Klein at 214-549-7470 or barryjoelklein@tx.rr.com, or Jim Mills at 214-369-7800.

Thank you for taking the time to vote for our neighborhood police!

Prestonwood Homeowners Association, Inc. Board



**Prestonwood Public Improvement District (District)
Petition for Renewal**

PLEASE READ BEFORE SIGNING

Instructions to complete the petition:

NOTE: When filling out the petition, you will need to select between an individual and an entity. An Individual refers to individual homeowners (such as Mary and John Smith), however, an Entity refers to homes owned by a trust, estate, or business. You will need to make this differentiation on the form.

If you are an individual homeowner, complete the following required fields. Only one person needs to represent the property in cases where there are multiple owners.

Section I – Enter your property address (street, city, state, and zip) and named owner of the property. Your DCAD account number is optional. Please check the individual owner box.

Section II A – Sign your name by the “Owner Signature” and enter the current date.

Section III – Enter your email and phone number in case the City of Dallas needs to reach out to you for verification.

If you are an entity (which includes family trusts, estates, and businesses), complete the following required fields:

Section I – Enter your property address (street, city, state, and zip) and named owner of the property. Your DCAD account number is optional. Please check the entity box.

Section II B – Sign your name by the “Signature of the Authorized Signatory” and include the current date. Enter in your name in the “Printed Name of Authorized Signatory” and your title in the “Title of Authorized Signatory”.

Section III – Enter your email and phone number in case the City of Dallas needs to reach out to you for verification.

If you own multiple properties within the Prestonwood PID, you will need to complete a petition for each property.

Mail the completed petition to:

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Barry Klein – 214-549-7470

**Prestonwood Public Improvement District (District)
Petition for Renewal**

The undersigned ("Petitioner") who owns or are authorized representatives of real property in the **Prestonwood Public Improvement District** ("District"), which includes property located within the city limits, respectfully files this petition (the "Petition") requesting the Dallas City Council (the "City Council") renew the "District" as described and depicted in **Exhibit A** and in accordance with Texas Local Government Code, Chapter 372 (the "Act").

SECTION I: PROPERTY INFORMATION	
Property Address	
DCAD Account Number*	Named Owner per DCAD*
<p>IS THE NAMED OWNER AN INDIVIDUAL(S) OR AN ENTITY? CHECK ONE:</p> <p><input type="checkbox"/> INDIVIDUAL PERSON(S)</p> <p><input type="checkbox"/> ENTITY (I.E. BUSINESS CORPORATION, LIMITED LIABILITY COMPANY, ETC).</p>	
SECTION II: PETITION APPROVAL	
<p>A. IF OWNER IS AN <u>INDIVIDUAL(S)</u>, READ AND SIGN BELOW:</p> <p>The Petitioner, whose signature and initials appear herein, represents and warrants that they are the property owner named in this Petition and/or listed on Exhibit C, and that they request or concur with the proposed District renewal. With respect to community property, the City may accept the signature of a spouse as a representation of both spouses that they support the proposed District renewal absent a separate property agreement. However, if staff is made aware of any disagreement between the owners of community property those petitions will not be counted.</p> <p>X</p>	
Owner Signature	Date
<p>B. IF OWNER IS AN <u>ENTITY</u>, READ AND SIGN BELOW (DO NOT SIGN SECTION II.A ABOVE):</p> <p>VERIFICATION OF SIGNATORY AUTHORITY: I, the undersigned, am duly authorized to sign for the Entity, property accounts, and addresses named above and/or listed in Exhibit C and by executing this Petition, I hereby certify on behalf of the Entity that I have the authority to legally bind the Entity and to execute this Petition requesting or concurring with the proposed District renewal on behalf of the Entity. I affirm that such binding authority has been granted by the Entity.</p> <p>X</p>	
Signature of Authorized Signatory	Date
Printed Name of Authorized Signatory	Title of Authorized Signatory
SECTION III: CONTACT INFORMATION	
Email:	Daytime Phone #:

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Petition for Renewal**

By signing this petition, Petitioner agrees to pay a special assessment to be levied against his/her/their property for proposed services and improvements to be provided by Prestonwood Public Improvement District (the "District"). Petitioner further agrees and concurs with all the following concerning the proposed District renewal and assessment method, including excluded property as detailed herein:

- 1. General Nature of the Proposed Services and Improvements.** The purpose of the assessments to be levied in the District is to supplement and enhance services provided to or for the District's benefit including, but not limited to: enhanced security and public safety, street signs, and related expenses incurred in, administering and operating the District as authorized by the Act. To the extent of a conflict between the proposed permissible services and improvements referenced in this Petition, the Service Plan, and the Act, the Act shall prevail.
- 2. Estimated Cost of the Proposed Services and Improvements; No Bonded Indebtedness.** During the ten (10) year term of the District, the annual cost of proposed services and improvements to be provided by Prestonwood Public Improvement District is estimated to range from a low of \$609,683.00 in 2025 to a high of \$1,007,194.00 in 2034. The total net assessment collections for the entire ten (10) year term is not anticipated to exceed \$8,185,509.00. The District shall not incur bonded indebtedness. The ten (10) year budget detailing the estimated cost per year and the total estimated costs for the entire term (the "Service Plan") is attached as **Exhibit B**. The proposed services and improvements cost shall be paid solely from assessment funds or sources other than additional City funds.
- 3. Proposed District Boundaries.** The proposed District boundary is located wholly within the City of Dallas, Texas, a Texas home-rule municipality. The proposed renewed District boundary is described and depicted in **Exhibit A**.
- 4. Proposed Method of Assessment.** Petitioner requests that the City Council apportion the proposed services and improvements cost each year among property based on special benefits accruing to such property. The costs shall be assessed according to the real property value and real property improvements as determined by the Dallas Central Appraisal District. Based on current City policy, the total assessment each year shall not exceed \$0.15 per \$100.00 of appraised value as determined by the Dallas Central Appraisal District. The rate is subject to increase up to a maximum of \$.15 per \$100.00 of appraised value or decrease throughout the District Term based on apportionment of costs, however, the proposed assessment amounts shown in **Exhibit B** are based on a rate of \$0.085 per \$100.00 of appraised value as determined by the Dallas Central Appraisal District. The real property of jurisdictions and entities that have obtained an exemption from the City of Dallas real property taxes pursuant to the Texas Property Tax Code (except under the provisions of Texas Property Code, Sections 11.24 and 11.28) will not be subject to an assessment on that portion of the assessed property value exempt from City real property taxes. Payment of assessments by other exempt jurisdictions and entities must be established by contract.
- 5. Apportionment of Cost between the District and the City.** The City is not obligated to provide any funds to finance the proposed services and improvements, other than from assessments levied on the District. The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the proposed services and improvements based on the appraised property value results in the apportionment of the costs based on special benefits accruing to the property. No assessment is levied against the following exempt property classes:
 - a. City of Dallas-owned property, including but not limited to rights-of-way and public parks;
 - b. Nonprofit organization-owned property, if exempt from City real property taxes under the Texas

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- Property Tax Code;
- c. Railroad rights-of-way;
 - d. Cemeteries; and
 - e. Religious organizations, if exempt from City real property taxes under the Texas Property Tax Code;

Property owners that are not excluded from District assessment shall pay the proposed services and improvements cost by special assessment against their property. The City shall not pay assessments for City-owned property in the District. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

- 6. District Assessment Collections and Annual Service Plan Update.** In accordance with the Act and the City's PID policy:
- a. The managing entity is responsible for submitting the Annual Service Plan and hosting an annual property owner meeting;
 - b. Amendments to the adopted Annual Service Plan totals require City Council approval by state law;
 - c. Due to the unique operational nature of the PID that necessitates having cash on hand for the uninterrupted provision of security services, Prestonwood Homeowners Association, Inc., as the District's managing entity, is permitted to hold the equivalent of 3-4 months of funds budgeted annually in a contingency reserve for use in the event of any significant delay or reduction in cash flow from PID assessments, provided that the cumulative 10-year net assessment collection total (\$8,185,509.00) is not exceeded as a result of such carry-over;
 - d. The Annual Service Plan shall show such contingency reserve funds and be approved by the City Council during the annual Service Plan adoption and shall be presented to the property owners during the annual meeting.
- 7. District Term.** Subject to City Council approval, the renewed Prestonwood PID District will operate from January 1, 2025 through December 31, 2034.
- 8. District Management.** Subject to City Council approval, the District shall be managed by contract between the City and Prestonwood Homeowners Association, Inc., a Texas nonprofit corporation. Prestonwood Homeowners Association, Inc., or its successor or assigns approved by the City Council, shall develop and recommend the annual Service Plan and perform other responsibilities pursuant to contract with the City. The Prestonwood Homeowners Association, Inc.'s Board of Directors must abide by any applicable provisions of the City's PID policy, and the terms of the management agreement to be executed between the City and the Prestonwood Homeowners Association, Inc.
- 9. Advisory Body.** Although an advisory body may be established to develop and recommend the Service Plan to the City Council, the Petitioner specifically requests that the City Council not appoint such an advisory board. Instead, the Petitioner requests that the District be managed by Prestonwood Homeowners Association, Inc, or a successor entity approved by the City Council. The Prestonwood Homeowners Association, Inc.'s Board makeup should represent the interests of a majority of property owners in the District subject to assessment.
- 10. Request for District Renewal.** Petitioner requests or concurs with the renewal of the District. Petitioner requests that this Petition be considered at the earliest possible time and that the City Council take those lawful steps necessary to renew the District, authorize the improvements and services described herein, levy the necessary assessments to pay for the improvements and services and take any additional actions

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**Prestonwood Public Improvement District (District)
Petition for Renewal**

required under the Act for the benefit of the District.

Attachments:

Exhibit A – Prestonwood Public Improvement District Description and Map

Exhibit B – Prestonwood Public Improvement District Service Plan

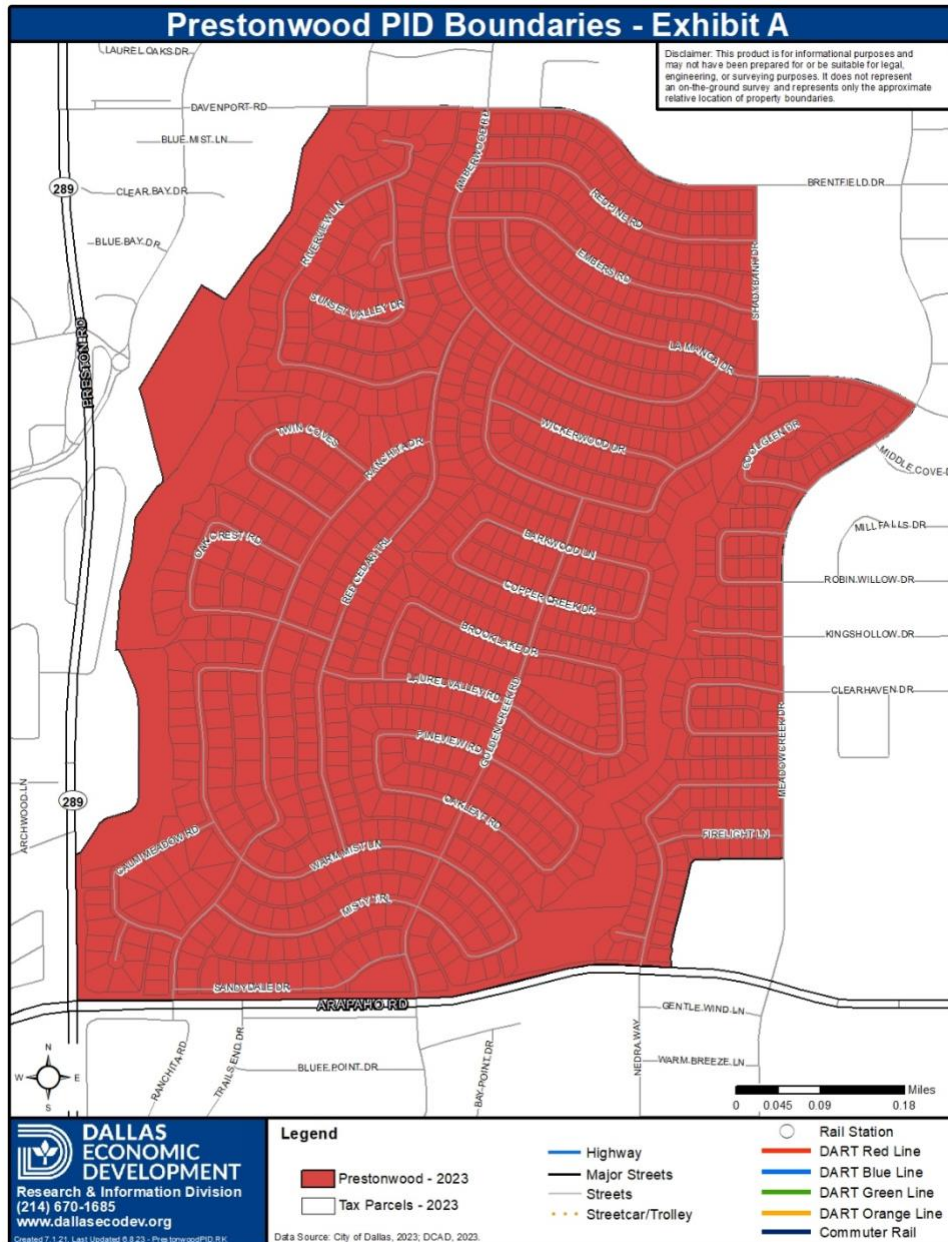
Exhibit C – Additional Properties (if needed)

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Prestonwood Public Improvement District (District) Petition for Renewal

Exhibit A Description and Map

Description: The boundaries of the Prestonwood PID will remain the same. Generally, the PID is bounded by Brentfield Drive on the north, McKamy Branch on the west, Arapaho Road on the south, and Meadowcreek Drive on the east. Please see below for the current PID boundaries that we propose stay the same.



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**Prestonwood Public Improvement District (District)
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**Service Plan
Exhibit B**

Exhibit B PRESTONWOOD PUBLIC IMPROVEMENT DISTRICT PETITION SERVICE PLAN 2025-2034										
Revenue & Reserves	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Calendar Year Beginning Balance	\$33,862	\$107,203	\$185,210	\$238,585	\$257,242	\$262,650	\$253,370	\$261,451	\$288,117	\$305,809
Net Assessment Revenue	\$683,023	\$718,175	\$732,287	\$736,670	\$769,017	\$800,577	\$860,069	\$923,007	\$960,728	\$999,957
Interest on Cash balances										
Total Income & Reserves	\$716,885	\$825,377	\$917,497	\$977,255	\$1,026,259	\$1,063,227	\$1,113,439	\$1,184,458	\$1,248,844	\$1,305,766
PID Services										
Public Safety ¹	86% \$522,585	86% \$548,714	86% \$581,637	86% \$616,535	86% \$653,527	86% \$692,739	85% \$727,376	85% \$763,745	85% \$801,932	84% \$842,029
Audit & Insurance ^{2,3}	5% \$27,563	5% \$28,941	4% \$30,388	4% \$31,907	4% \$33,502	4% \$35,178	4% \$36,936	4% \$38,783	4% \$40,722	4% \$42,758
Administrative ⁴	10% \$59,535	10% \$62,512	10% \$66,888	10% \$71,570	10% \$76,580	10% \$81,940	10% \$87,676	10% \$93,813	11% \$100,380	11% \$107,407
Renewal Fee										\$15,000
Total Expenditures	100% \$609,683	\$640,167	\$678,912	\$720,012	\$763,609	\$809,857	\$851,988	\$896,341	\$943,035	\$1,007,194
Reserve ¹	18% \$107,203	29% \$185,210	35% \$238,585	36% \$257,242	34% \$262,650	31% \$253,370	31% \$261,451	32% \$288,117	32% \$305,809	30% \$298,572
Total Expenditures and Reserves	\$716,885	\$825,377	\$917,497	\$977,255	\$1,026,259	\$1,063,227	\$1,113,439	\$1,184,458	\$1,248,844	\$1,305,766
Assumptions										
¹ The % for each service category is calculated by dividing each category dollar amount by total expenditures. Ending reserves for CY 2034 to be rolled over to 2035 subject to successful renewal and Council approval. If renewal is not successful, any unobligated reserves will be returned to property owners.										
² Annual audit and insurance premium costs.										
³ Assumes insurance split with PHA consistent with current arrangements based on value received by both parties.										
⁴ Management fee (starting at \$50,000) and other admin costs.										

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**EXHIBIT C
Additional Properties**

This Exhibit C is an extension of the Prestonwood Public Improvement District Petition signed by the Petitioner. By signing this Petition, the Petitioner represents that they also are the owner of or have the authority to sign as the Authorized Representative for, each property listed below.

Account Number

Property Address

Suite #

City

State

Zip Code

Name of Owner

Account Number

Property Address

Suite #

City

State

Zip Code

Name of Owner

Account Number

Property Address

Suite #

City

State

Zip Code

Name of Owner

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