



Preston Highlands Homeowners Association Newsletter

Summer/Fall 2022

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SOCIAL EVENTS

By Kathy Peterson

MARK YOUR CALENDARS!

The Preston Highlands HOA will be hosting a **Happy Hour at Whistle Britches** on Frankford on **Thursday, September 29th from 5:00 pm to 6:30 pm**. We will be serving appetizers and non-alcoholic drinks for everyone. The HOA will have an area reserved on the patio for us to come together and socialize with our neighbors. And Whistle Britches will have happy hour drink specials to purchase. Hope to see everyone there!

Dog Party!!! The always popular Preston Highlands **Bow Wow Luau** will be held on **October 8th from 9:00 am to 11:00 am** at the Pocket Park on Fortson near the intersection of Barfield. We will have giveaways for dogs and humans, plus a few neighborhood vendors, a dog trainer who will conduct demonstrations, a best Dog Trick Contest and a Best Dog Costume Contest. Come with or without a four-legged family and spend some time having fun with your neighbors.

In addition, a new family focused event is being finalized for later in the year. Watch for an email blast announcement as well as a post on Next Door because you won't want to miss it!!

Officers & Committees



Elected Board of Directors

President , Laura Osborn

Secretary, Lisa Mitchell

Treasurer, Don Wood

Vice President, Jos vanWunnik

Vice President, Marissa Terra

Committee Volunteers

Landscaping, Teresa Abbott

Compliance, Jos vanWunnik

Crime Watch/VIP, vacant

Social, Kathy Peterson, Meredith Claudio

Welcome, Jos vanWunnik, Sandra Kent

Architectural Requests, Brian Dagelewicz

Service Recognition

We wish to give a shout out in recognition of prior Board and Committee Members who each volunteered their time to serve the community:

Anne Gould

Sandra Kent

Patrick Teeling

Dilshad Dellawalla



Management Company

Our partner for property management services is CMA.

To contact CMA Customer Care for assistance with your account or any questions, please visit

customercare@cmamanagement.com

or call (972) 943-2828. The Customer

Care line is answered Monday-Friday

8:30 a.m. to 5:00 p.m. CST.

Money Matters

By Don Wood

The association's income and expenses are better than budgeted through July 2022. This allows some flexibility for improvements and unexpected expenses should they arise during the remainder of the year.

We will be reviewing and approving the 2023 Budget and establishing assessments at our next Board Meeting on September 28.

As always, the monthly financials are posted to prestonhighlandshoa.com should you wish to review them in more detail.

Compliance

By Jos vanWunnik

Please don't put out bulk trash too early! Dallas residents may set out a maximum of 10 cubic yards of brush and bulky trash each month! Download the city app (our Dallas) in the App Store for collection dates and other useful information and alerts!

This is also a good time to remove dead plants, pots and other debris from around your property.

Coyotes and bobcats continue to be spotted in our neighborhood. Please keep your pets indoors at night and don't leave any type of food out!



President's Message

We have been working diligently to improve our HOA assets (common areas). Key focus areas have been the Preston Wall Repair Project as well as a Landscape Redesign and Improvement Project. These two large projects will keep Preston Highlands looking attractive and should help increase our property values.

Below is a list of some of the things we have done since the last Newsletter:

- Managed the Preston Wall Repair Project. This has been the biggest project undertaken by the HOA in many years. It included ordering custom bricks, rebuilding approximately 10 panels and 6 columns, resetting cast stones as well as tuck pointing mortar along the wall as needed. The anticipated completion date of the project is forecasted for the end of September/early October.
- Commissioned a new eco-friendly Landscape Design to be implemented over time to create a more consistent look at the Preston/Genstar Entrance.
- Trimmed 11 Oaks at the Preston/Genstar Entrance to raise the canopies for both safety and tree health.
- Trimmed the Photinia hedge along Frankford Road (including inside the Gretchen alley) and treated the hedge for disease in order to extend the life of the plants.
- Removed Dead Hawthorns, Ivy, etc. at the Preston/Genstar Entrance.
- Repaired and Calibrated the Irrigation System at the Genstar Bridge Area and installed rain sensors at Frankford Road to better conserve water usage.
- Installed New Monument Spotlighting at the Genstar Entrance.
- Installed a new GFI Outlet and Junction Box Cover to the Service Panel at the Monument Area.

Throughout the coming year, will continue our focus on maintaining and improving the HOA common areas.

Respectfully,

Laura Osborn
President, Preston Highlands HOA

Yards of the Season

Thanks for making Preston Highlands look so beautiful! These neighbors will each receive a \$25 gift card for being our "Yards of the Season".

By sprucing up your yard, you could be a future winner!

18604 Crownover Ct, Top Photo

6603 Mimms, Center Photo

18412 Featherwood, Bottom Photo



2023 HOA Assessments

Statements for the 2023 HOA annual assessment will be mailed by CMA with a **payment due date of January 31, 2023.**

For your convenience, payments may be made online. Please be sure to log in to your account and check your balance and adjust any automatic payment setup to cover the current assessment amount. For first-time users, **you must be logged in to your homeowner account.** If you have not logged on before, please go to <https://cma.cincwebaxis.com> and click on the "Register" button.

Follow the instructions to obtain a username and password.

Once you have registered online, **please log in to your account** and select the "Pay Assessments" link.

Welcoming Committee

This committee welcomes new Preston Highlands residents. Every quarter we put together a welcome package that includes a few new home essentials and information about our HOA. This is a nice way to get to know our newest neighbors and make them feel welcome. If you are interested in helping welcome new homeowners to Preston Highlands, call Jos vanWunnik at 972 596-0569 to volunteer.

CMA WEBSITE

Did you know you can receive HOA Board Meeting notices, e-blasts and messages just by sharing your complete contact information, and opting in, when registering on the CMA Website?

To register for the CMA website, please visit <https://cma.cincwebaxis.com>. For assistance with the registration process, feel free to contact CMA Customer Care at 972 943-2828.

Landscape Improvements

We are planning to refresh the entrance area at Preston and Genstar, leveraging existing plant materials where possible, and with an eye toward lowering ongoing maintenance costs and reducing future water consumption. The 2019 Reserve Study projected landscaping refresh expenses for 2022, but with the Preston Wall Repair Project underway, we wanted to wait until completion so there was no potential for damage to newly installed plant materials.

Preparation of the beds, including soil amendment, removal of aged out and dying plants, etc. will begin soon. A phased implementation will begin once the needed prep work is completed.

We have been treating the Photinia hedges along Frankfort Road to improve their health. We also trimmed the hedges inside the alley behind Gretchen. We have solicited bids for 15 and 30 gallon plants to fill in some of the gaps where dead bushes needed to be removed.

CALENDAR OF EVENTS

Board Meeting	Sept 28	7:00 pm	via Zoom
Adult Social Event	Sept 29	5:00 pm	Whistle Britches on Frankford
Bow Wow Luau Event	Oct 8	9:00 am	Fortson Pocket Park

Preston Highlands

Homeowners Association

18484 Preston Road, Suite 102 PMB 170

Dallas, TX 75252



Board Meetings are open and homeowner members are welcome to attend. Please contact CMA if you would like to be added to the Agenda during the Homeowner Forum. The presiding Chair will acknowledge homeowners who have submitted an agenda item prior to the meeting (with sufficient supporting material to allow the Board of Directors ample time to review it and prepare a response).