

President's Newsletter

Parkway Village Master HOA & Casitas and Chalets HOA - June 2016

Parkway Village is looking great. The board and I are working on improvements that will further enhance our beautiful community. This past year the Master HOA board has resurfaced the swimming pool and hot tub and replaced the heating unit for the hot tub. We made major repairs to the internal rain gutters at the clubhouse due to the age of the facility. All this has been accomplished without any special assessment, and all work is paid in full. Dues for the Master HOA were raised \$5 per month to help with future expenses due to the age of our facilities and planned improvements. We did get a new treadmill and recumbent bike!

An annual walk through of our community will be underway soon. While the community looks good, it is time to repair the houses in our association that need to be touched up, and clean up landscaping. Please take a look at your landscaping, trim, paint and general condition of your property to determine if any areas need attention. It is important to maintain our properties in good condition to maintain property values. Currently, houses in good condition are selling rapidly and above asking prices at Parkway Village.

The Casitas and Chalets association maintains the front lawns of the single family houses located north of Timberglen. ***The HOA provides a "standard" service only, which includes cutting the grass, edging and trimming original shrubs.*** This association does not make improvements to landscaping or do replacement of landscaping, as that is the owner's responsibility. "Custom" services are the owner's responsibility. Additional "specialized" landscape improvements beyond the original landscaping standards are also the owner's responsibility. Mowing is scheduled for Thursdays and Fridays of each week. Please plan your yard watering so as not to impede the mowing process. Hand watering is allowed at any time.

"Burdened and Benefiting" properties: Due to the "zero lot line configuration" of houses in our community, many houses are built on the property line, or built with a portion of the lot in the neighbor's back yard. Thus, one homeowner benefits from the use of this space, and the other is burdened by the lack of access to this space on their own lot. Please be aware of activities that may damage your neighbor's house. Do not pile dirt up against your neighbor's house or fence. Do not divert water into your neighbor's house. If you plant trees or shrubs on the "burdened" part of your neighbor's lot that is available for your use, the tree or shrub becomes the property of your neighbor. Be careful not to plant too close to your neighbor's house as roots and branches can cause damage to the neighbor's house, and must ultimately be removed. Homeowners causing damage to a neighbor's property may be responsible for reimbursing the neighbor for any damage they cause. Good neighbor policy is best.

Noise: Since we are a zero lot line community, please be respectful of your neighbor's privacy and right to enjoy his/her property. Keep noise levels down and eliminate excessive noise if there is a complaint. If someone is persistently noisy, call the police as many times as required to eliminate the problem. The police will be happy to come back a second time for a noise complaint. Please be courteous to your neighbors and do not allow your dogs to bark continuously in your yard.

Emergency situations: Always call 911 for any emergency situation.

Dogs and cats: Pet owners are responsible for picking up after their dogs and cats. This continues to be a problem in our community. Photographs of any offending party will help the HOA issue fines for this activity. Pet owners are also responsible for controlling their animals (including barking!). Do not intrude on other pet owner's property or space, if you cannot control your own pet. Pets must be on a leash when off your property and out in public. The homeowner's association does not provide animal control services. Contact the city of Dallas at 311 for any animal control issues.

Mailboxes: The US Postal Service requires the space in front of your mailbox to be accessible in order to deliver mail. This space must be left open during delivery hours. Do not park in front of mailboxes during the day.

Trash and Bulk trash: Bulk trash pick-up is the first Monday of each month (NOT the first of the month). Bulk trash may be set out the Thursday before pick-up begins. Place your bulk trash in front of your own house. Do not place trash in front of your neighbor's house without the neighbor's permission, or on common areas belonging to the association. Store trash cans and recycling bins provided by the city out of view and not directly in front of your house. The city will issue fines for leaving the trash cans out in front of your house.

Email and Website: Please send your email address to linschmanagement@sbcglobal.net. The association sends many of our communications by email, which saves on postage. Please visit our website at www.parkwayvillagehoa.com. The website provides basic information about our association, updates on events, and now has a link to Facebook that can be viewed by all.

In closing, both Parkway Village Master HOA and Casitas and Chalets association are in good financial condition and are operating in the black. We expect to continue to operate without further raising dues or making any special assessments.

The Parkway Village Master HOA board typically meets on the second Tuesday of the month at 6:30 p.m. at the clubhouse. All residents are welcome to attend. Robert's Rules of Order will be followed in order not to disrupt the meeting. Changes to the meeting time will be posted on the bulletin board in front of the clubhouse and on the Parkway Village Facebook page. The Facebook page can be accessed at our website, www.parkwayvillagehoa.com

Respectfully,

Doug Galbraith

President