

President's Newsletter – Parkway Village Master HOA & Casitas and Chalets HOA

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, along with the Casitas and Chalet board, and the Villas Condominiums have installed new signs at the entry on Capistrano and at the front of the clubhouse. Additionally, new landscaping and lights have been installed at the entry on Capistrano and new lights have been installed by the tennis courts. Some of the lounge chairs at the pool have been recovered and are ready to use this summer. The clubhouse has new tables to go with the furniture that was reupholstered last year. All this has been accomplished without any special assessment or increase in dues.

An annual walkthrough of our community will be underway soon. While the community looks good, the committee will address any concerns visible including exterior paint/wood rot, fences and landscaping. Please take a look at the general condition of your property to determine if any areas need attention. It is important to maintain our properties to continue to benefit from the strong property values we are seeing in this area. Currently, houses in good condition are selling quick and some 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 landscape improvements beyond the original landscaping are also the owner's responsibility.

"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 backyard. 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 always 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. Please keep noise levels down. If someone is persistently disruptive, report the problem to the police as necessary to resolve the issue.

Emergency situations: ***Always*** call 911 for any emergency AND non-emergency situations.

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Dogs and cats: Pet owners are responsible for their pets including picking up after their dogs and cats. Although we have seen some improvement and the installation of the Pet Stations has helped, this continues to be a problem in our community. Photographs of any offending party will help the HOA issue fines for this activity. Please be courteous of your neighbors and do not intrude on someone else's property. Pets must be on a leash when off your property and out in public. The homeowner's association does not provide animal control services but you may 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. Please do not park in front of mailboxes during the day Monday - Saturday.

Bulk trash: Homeowners - Bulk trash pick-up is the week of the *first Monday of each month*. Bulk trash may be set out the Thursday before pick-up begins. Place your bulk trash in front of *your* house. Do not place trash in front of your neighbor's house without the neighbor's permission, or in front of any common areas around the neighborhood.

Email and Website: Please send your email address to linschmanagement@sbcglobal.net. The association sends many of our communications by email to save 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 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. Any resident is 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