

# *Parkway Village*

## *Master Homeowners Association*

*P. O. Box 701805  
Dallas, TX 75370  
(972) 732-1589*

President's Newsletter

Parkway Village Master HOA and Casitas & Chalets HOA

Parkway Village is looking good. The new board and I are working on improvements that will further enhance our community. The Master HOA board has completed much needed paving repairs in various areas of the private streets north of Timberglen that include North Capistrano, South Capistrano and Vista Del Sol. This has been accomplished without any special assessment or increase in dues.

While the community looks good, it is time to clean up and repair the houses in our association that need to be touched up. An annual walk through is underway (of single family homes only – the condos are maintained by Veracity). Please take a look at the landscaping, trim, paint and general condition of your property to determine if any deficiencies need attention. It is important to maintain our properties in good condition to not only keep the neighborhood looking good, but to maintain property values. Currently, houses in good condition are selling rapidly and for increased prices here at Parkway Village.

The Casitas & Chalets association maintains the front lawns of the single family houses located north of Timberglen. This association does not make improvements to landscaping or do replacement of landscaping, as that is the owner's responsibility. We provide a "standard" service only, which includes cutting the grass, edging and trimming original shrubs. "Custom" services are the owner's responsibility. Additional landscape elements above and beyond the original landscaping is 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 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 their house, and must ultimately be removed. Homeowners causing damage to their neighbor's property are responsible for reimbursing their neighbor for any damage they cause.

**HOA Payments:** The associations do not have the capability to accept HOA payments directly through the website, but if you utilize online banking through your financial institution, you may set up payment for the dues through this means. The payment is always made payable to the HOA's (Parkway Village Master HOA and for those that are part of Casitas & Chalets, a separate check to that HOA). The mailing address for both Parkway Village Master HOA and Casitas & Chalets HOA is Post Office Box 701805, Dallas, TX 75370. Please remember to ALWAYS put your account number in the memo/account field so your dues will be credited appropriately. If you do not know your account number, please email or call Linda Schilz with Linsch Management (972-732-1589 or [linschmanagement@sbcglobal.net](mailto:linschmanagement@sbcglobal.net)). You may also pay your dues monthly, quarterly, semi-annually or annually. Each association has a monthly late fee of \$20 for any dues paid after the 15<sup>th</sup> of the month.

**Emergency situations:** Always call 911 for any emergency situation. We do have a security patrol car that drives through the neighborhood during the week in the evenings and throughout the day on Saturday and Sundays. They will report any suspicious behavior to the police and inform the management company as well.

**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. Do not intrude on other owner's property or space. Pets must be on a leash when off their 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.

**Noise:** Since we are a zero lot line community, please be respectful of your neighbor's privacy and right to enjoy their property. Keep noise levels down and eliminate excessive noise if there is a complaint. If someone is persistent, notify the Dallas police of the disturbance.

**Mailboxes:** The US Postal Service requires the space in front of your mailbox to be accessible in order to deliver your mail. Do not park in front of mailboxes during delivery hours (10 a.m. to 3 p.m.).

**Bulk trash:** *THIS ONLY PERTAINS TO SINGLE FAMILY HOMES.* Bulk trash pick-up is 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 own house. Do not place trash in front of your neighbor's house without their permission, or on common areas belonging to the association.

**Email and Website:** Please send your email address to [linschmanagement@sbcglobal.net](mailto:linschmanagement@sbcglobal.net). The association sends many of our communications by email, which saves on postage. You may also visit our website at [www.parkwayvillagehoa.com](http://www.parkwayvillagehoa.com). The website provides basic information about our association, and now has a link to Facebook that can be viewed by all.

In closing, both Parkway Village Master HOA and Casitas & Chalets Association are in good financial condition and are operating in the black. Despite the aging nature of our community, we hope to continue to operate without raising our dues or making any special assessments.

The Parkway Village Master HOA board typically meets on the second Wednesday of the month at 7p.m. at the clubhouse. All residents are welcome to attend. Robert's Rules of Order will be followed in order to not 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.

Respectfully,

*Doug Galbraith*

Doug Galbraith  
President