

PRESTON HIGHLANDS

Homeowners Association Newsletter

July 2018

Does your sidewalk need repair?

It is your responsibility to have your sidewalks repaired. If you think it's too costly, using the city's 50/50 Cost Share program can make it much more reasonable. Recently homeowners report costs between \$100 and \$200 depending on the number of panels that need replacing when using the program. More info is available by contacting (214) 948-4214 or 3-1-1. The city will send out an estimator and then send you a follow-up on costs. If you agree and pay the cost, your job then goes into a pool of local jobs that are bid out to City approved contractors. You may have to wait some time for the repairs to occur, but there's no obligation to obtain an estimate, so what are you are waiting for?

In addition, Fast Fix is a sidewalk replacement program which gives the option to obtain residential sidewalk repair/replacement without having to wait. The portions of the program include; obtaining the advantage of purchasing power of the City, work that will be completed and inspected by City standards, not needing to obtain a building permit and lastly will have a warranty. The program is easy to use; just call the City for an estimate and if acceptable, pay the City's contractor 100% of the repair work cost through an existing City of Dallas price agreement. The work is then completed within weeks. This program also includes the option of replacement/repair of curb and gutter, drive approaches in addition to the installation of barrier free ramps also at the resident's expense. The work requested will be done in a few weeks after payment.

Call 214-948-4287 or 3-1-1 to inquire about either program or visit www.dallascityhall.com/pdf/pwt/sidewalk.pdf. Don't risk a personal injury lawsuit or a City fine ...pay attention to your sidewalk today!



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	Earliest Set Out Date	Pick Up Window
July	June 28th	July 2—July 6
August	August 2nd	August 6—August 10
September	August 30th	September 3—September 7
October	September 27th	October 1—October 5
November	November 1st	November 5—November 9
December	November 29th	December 3—December 7

BULK TRASH SCHEDULE

This is a constant issue. Please be a good neighbor and follow the schedule. We are the first week of the month defined as the **first Monday of the month**. **The earliest you can put out stuff is the Thursday before our Monday**. Remodeling/construction material **cannot** be placed out for pickup. Hopefully the above schedule is helpful

Set up a reminder from the city by email, text or call at http://dallascityhall.com/departments/sanitation/Pages/brush__bulky.aspx.

Garbage and Recycle Bins

Residents are reminded to please place your trash and recycle bins against the house or inside the garage. Do not leave them at curb or in the alley. Often times with the fierce winds, trash cans are blown into alleys and it's not very considerate to your neighbors who have to get out of their cars to remove trash binds to pass through the alley.



2018 – 2019

WEBSITE: www.prestonhighlandshoa.com

TWITTER: @PrestonHighland

BOARD OF DIRECTORS

Jody Johnson: president@prestonhighlandshoa.com

Jori Psencik-Cohen: vicepresident@prestonhighlandshoa.com

Laura Osborn: secretary@prestonhighlandshoa.com

Erin Hodge: treasurer@prestonhighlandshoa.com

COMMITTEES

Improvements and Landscaping: Kitty Ross; improvements@prestonhighlandshoa.com

Compliance: Jos Van Wunnik; compliance@prestonhighlandshoa.com

Social: Jennifer Christilles; socialcommittee@prestonhighlandshoa.com

Crime Watch/VIP: Kevin Kaley; crimewatch@prestonhighlandshoa.com

Communications: Mark Cohen; _communications@prestonhighlandshoa.com

Contact Jori Psencik-Cohen or Kimberli Nail if you are interested in serving on a committee

SBB MANAGEMENT COMPANY:

Community Manager: Kimberli Nail; k.nail@sbbmanagement.com (972-960-2800 X354)

Administrative Assistant: Vonda Farley; v.farley@sbbmanagement.com (X363)

Landscape Tips

Please remove or raise canopies of tree limbs hanging over the sidewalk or alley as well as neighbors' roofs and fences: it's your responsibility as homeowner.

Landscaping adds to the value of your home and all homes in the neighborhood:

1. Remove and replace dead shrubs/flowers
2. Add sod to bare areas of yard
3. Treat weeds in the yard and planter beds
4. Mulch to help with moisture
5. Add seasonal color

Helpful Websites

City of Dallas www.dallascityhall.com

Plano ISD www.pisd.edu

Collin County www.co.collin.tx.us

Preston Highlands HOA
www.prestonhighlandshoa.com

SBB Management Company
www.sbbmanagement.com

Dallas Visitor Information
www.visitdallas.com

Dallas Morning News
www.dallasnews.com

Crime Watch and Volunteers in Patrol (VIP)

Kevin Kaley heads this up and needs volunteers (crimewatch@prestonhighlandshoa.com). We all want a safe neighborhood and DPD repeatedly tells us that the best way is for us to be involved. In general, report all suspicious activity or persons to DPD.

Objectives for VIP:

1. Be highly visible throughout Preston Highlands;
2. Report all suspicious activity to the DPD and take notes on a patrol form for Preston Highlands; and
3. Report conditions that enhance crime such as open garage doors or back yard gates.

How to be a Volunteer in Patrol:

1. A one-time 3-4 hour certification course from the DPD. Watch email from the HOA for upcoming courses.
2. Whatever time you can volunteer, and when it works for you.
3. You may patrol by car OR **while walking with or without your dog!**

Break Out Your Social Calendars!



We've had some fantastic social events the past few years, thanks to Jen and Erin, and other volunteers. We always need volunteers to help with existing events and for additional events. Contact us to get involved. We want to continue to have events that are enjoyable.

Once again, we had our Fourth of July parade and activities ending at the Fortson Pocket Park.

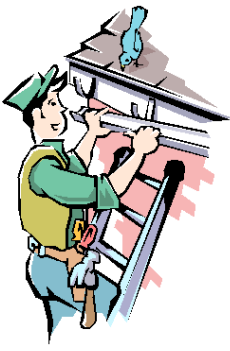


National Night Out: This is in the planning stage but the date is October 2, 2018. Please reach out to Jennifer below to help out.

Halloween: October 27, 2018 is the final 2018 event. It is for adults and kids, and features a DJ, bounce houses, candy, games, adult beverages and more. Come dressed as your are or in costume. Bring chairs to kick back and enjoy.



Contact Jennifer Cristilles for more info or to volunteer: socialcommittee@prestonhighlandshoa.com



HOME IMPROVEMENT

Improve the appearance of your home and the neighborhood, and also add to the longevity of your home by considering renovations or maintenance. Remember to submit a “Request for Home Improvement Application” to the HOA for major improvements. It is on the website:

www.prestonhighlandshoa.com/Libraries/ArchitecturalDocuments.

Don't wait to improve your home until you list the house for sale! The appearance of a home and the neighborhood impacts crime. Consider the following:

Fences: Replace old rotting boards or repair loose boards. Repair or replace caps and stain or paint the wood.

Gutters: Repair or replace

Drainage: Install French drains for proper run-off to avoid erosion to your neighbor or onto the sidewalk (slips and falls on your sidewalk may be your liability).

Paint: Periodically add a fresh coat of paint on your house, garage doors, trim, mailboxes, etc.

Mail boxes: There are many mail boxes that are rusted, leaning, or worn looking. Replacing these does a lot to the appearance of your home and our neighborhood.

Shutters: Repair/paint

Windows: Replace broken windows and torn screens

Edging: replace rusted edging or paint with Krylon Rustoleum Forest Green

Board Meetings are Open and Owner Residents are Welcome

If you have an Agenda item, please contact Kimberli Nail in advance at k.nail@sbbmanagement.com or call her at 972-960-2800 X354. Watch for emails giving notice about meetings.

Board of Directors

Jody Johnson—President

I joined the PHHA Board in 2014. My husband and I moved here the year before after becoming empty nesters. We've been very happy and have great neighbors here.



As a Board member, I hope we can continue to provide social connections, a feeling of safety for everyone, and maintain the strong property values we enjoy. My husband and I have 4 adult sons and 3 darling granddaughters. I'm originally from Minneapolis, MN but migrated here to attend law school at SMU. My husband moved here as a child from Indiana.

We love sports of all kinds, live music, traveling, reading, and hanging in our backyard. I also enjoy charitable and civic activities.

Jori Psencik-Cohen—Vice President

I am happily married to Mark Cohen. We are newlyweds! I have two step-kids, Alex and Hannah, and a super cute Poochon named Dobby Roosevelt. I've worked



for Texas Instruments for 6 years as WW Recruiting Manager for the Analog Signal Chain business. I have worked with college students my entire career either in a corporate, non-profit and university setting, and have a passion for helping others find their path. I was born and raised in Texas on our family ranch between Austin and Houston and still have cattle! I am always up for an adventure. I'm excited to get more involved in PHHA and hope to bring increased transparency and community spirit as well as some fun to our neighborhood!

Laura Osborn—Secretary

I was born and raised in southern Illinois. I earned a BS in Business Marketing. In 1999 a promotion gave me an opportunity to lead a Texas sales organization here in Dallas. I was lucky to find my home



in PH and love the community. In 2000 I met my husband Alex Vical, while on an Alaskan cruise. We married in Dallas. He is from the Philippines and is in the hospitality industry. We have a soft spot for terriers. You may have seen us walking our West Highland and Carin Terrier. I love to travel, spend time at the beach and explore new places. I enjoy culinary arts, decorating our home, entertaining and simply spending time with family and friends. I've served as Past President, VP and Social Chair.

Erin Frederick-Hodge—Treasurer

I have been a PH resident for 13 years. In 2014, I joined the PH Board as Social Chairperson and was elected Treasurer in 2017. My mission is to help bring a sense of community to PH by bringing neighbors of all



ages and backgrounds together. I'm happily married with two kids, Ava and Julian. We have two Saint Bernards and two Siamese kittens. I have worked for PepsiCo for 14 years as a Project Manager. I have also lead 3 major SAP implementations, projects for the ecommerce team, and recently took on a totally new role with the business as UAT Test Lead.

Committees

Kevin Kaley - Crime Watch/VIP Chairperson

I am originally from NY but have lived overseas and across the states as an Army brat. I attended college in upstate NY and was active duty military for 8 years. I moved to Texas in 1995 to be with my girlfriend, now wife, Jennifer. We moved to the PHHA neighborhood in 2003.



I retired from the military in August 2017 with 30 years of service as a senior officer. I've worked for a telecommunications company for 20 years. We enjoy cooking, traveling and relaxing when possible.

Jos Van Wunnik—Compliance Chairperson

I am originally from The Netherlands where I was a flight attendant for KLM, and after I moved to Dallas I worked another 15 years for the Royal Dutch Airlines (KLM) office in Dallas. My



Husband and I bought a house in PH in 1980. Almost 20 years here! I have been Compliance Chair for about 10 years and enjoy doing it.

I am a big animal lover, and breakfast is served to all the squirrels, blue jays and cardinals every day! If I am not out there by 8:00 a.m. they will let me know. I love this neighborhood and the neighbors.

Mark Cohen—Communications

My family located to Plano in 1978 where I attended PESH. I graduated from TAMU and moved around quite a bit. I'm happy to be in



Dallas. I have two grown children from my first marriage. My wife, Jori (V.P.) and I moved here in late 2016. In my spare time I like to fly my 1947 vintage airplane, read, and walk our overly friendly dog, Dobby. I am excited to get to know our neighbors more and increase communications of items of neighborhood interest.

Kitty Ross—Landscaping

Kitty is a long-time resident of Preston Highlands. Her late husband, Charlie Ross, served as President of the HOA, and on the Board for many years until his passing last year. Kitty is a licensed realtor with



Ebby Halliday.

Kitty has served on the landscaping committee as Chair for many years.

Letter from the President

Thank you to Mark Cohen for stepping up to head Communications in our neighborhood. It's been a long time since we've had anyone involved in Communications, so this will be a positive step toward increasing our level of communication with homeowners. We will be working to get on a more regular cycle with newsletters, with a goal of issuing them quarterly.

There are many factors that contribute to making our neighborhood a great one.

Location – Preston Highlands is conveniently located just inside the George Bush turnpike with easy access both north and south, and also near business campuses, restaurants, shopping, and several entertainment options.

Schools – We are in the Plano ISD district with excellent schools feeding to Plano West Senior High School, as well as proximity to private schools for persons who desire that.

Security – We are fortunate to have low crime and a good relationship with Dallas Police who are just minutes from our neighborhood.

Diverse Community – Our neighborhood is comprised of people of all ages, working and retired, children, as well as people from different states and countries. The social events are an opportunity to connect with others in the neighborhood.

D Magazine has recognized how great our neighborhood is by stating “This neighborhood is great for upwardly mobile homebuyers who want a Dallas address with the benefits of Plano schools. Residents have easy access to Preston Road, the George Bush Turnpike, and the Dallas North Tollway, plus it's just minutes from Plano's Shops at Willow Bend and the Legacy complexes.

This is a year of transition as we have many new Board members and committee members, and I'm glad to report that everyone has been energized to try to make the HOA and our neighborhood even better. Our areas of focus for 2018 are: (1) Communication; (2) Neighborhood Engagement; and (3) Volunteers in Patrol. **We primarily communicate to homeowners through our website, newsletters and emails. If you are not signed up for emails please visit our website or contact Kimberli Nail at SBB.**

If you are not involved, I hope you will consider reaching out! The HOA is the homeowners' organization and not the Board's. We welcome your attendance at the meetings, as well as your input.



Jody L. Johnson, President

Email: boardofdirectors@prestonhighlandshoa.com

Twitter: @PrestonHighland

Website: www.prestonhighlandshoa.com