

# PRESTON HIGHLANDS

Homeowners Association Newsletter

October – December 2018

## Traffic Calming Update: How to Help

1. **Set an Example** – The speed limit is 30 MPH. When we are in a hurry, it is easy to let our speed creep to 35 MPH or even higher without realizing. When on Genstar, all neighbors should observe the speed limit, come to complete stops at the existing stop signs, and demonstrate to the drivers who use Genstar as a cut through, that Genstar is part of a residential neighborhood, and we should all drive accordingly.
2. **Study the Options** – In the last 12 months there have been three serious options presented (Road Humps, Stop Sign, and Striping) and many others that are being considered. Each has an impact to the neighborhood. There are many diverse opinions on the best solution. The best source for information on the impact of these options is publicly available on the internet. Not just Nextdoor. Read what experts in traffic calming have to say. Sites Include; <https://dallascityhall.com/departments/transportation/traffic-calming/Pages/Traffic-Calming-Toolbox.aspx>, <https://www.ite.org/technical-resources/traffic-calming/traffic-calming-measures/> and [https://safety.fhwa.dot.gov/speedmgt/traffic\\_calm.cfm](https://safety.fhwa.dot.gov/speedmgt/traffic_calm.cfm) Also, go to other neighborhoods who have had similar issues and implemented the solutions being considered. Ask yourself if the solution implemented is working and has the consequences described
3. **BE CIVIL** – We are neighbors trying to solve a longstanding neighborhood problem. Nextdoor, like other forms of social media, makes it easy to see those with differing opinions as the faceless enemy. Many people are trying to help. With every solution, there are consequences and constraints that might not seem obvious at first glance.

## Board's Corner

### Jody Johnson, President

The Board is working on putting together the budget for next year within the revenue available to us through the dues that we receive. I would like to encourage homeowners in Phase IV to pay our modest dues because they go toward expense items that benefit everyone. For example the dues cover tree trimming, lawn maintenance, and seasonal color in the common areas. They go toward maintaining the common area brick walls along Hillcrest and Preston. They also help pay for social activities for the neighborhood, as well as holiday decorations. Finally they go toward compliance which helps maintain the appearance of the neighborhood.

The Board has been involved in continuing the discussion relative to the traffic on Genstar Lane, which included us organizing and hosting a meeting at which Jared White of the Transportation department for the City of Dallas discussed options and received feedback from homeowners. As a result of that meeting the Board communicated homeowners' concerns about the City's plan to put significant yellow striping (including diagonal striping in parking lanes) the length of Genstar. As of the writing of this note, City Councilperson Sandy Greyson requested the City to hold up the project to give us further time to weigh options.

As always, we encourage homeowners to attend the Board meetings and get involved by giving feedback and volunteering to serve on the Board, committees or other projects. Our HOA is only as strong as the neighbors who participate.

## 2018 – 2019 Preston Highlands HOA Contact Information

**WEBSITE:** [www.prestonhighlandshoa.com](http://www.prestonhighlandshoa.com)

**TWITTER:** @PrestonHighland

### **BOARD OF DIRECTORS**

Jody Johnson: [president@prestonhighlandshoa.com](mailto:president@prestonhighlandshoa.com)

VACANT (to be filled by appointment): [vicepresident@prestonhighlandshoa.com](mailto:vicepresident@prestonhighlandshoa.com)

Laura Osborn: [secretary@prestonhighlandshoa.com](mailto:secretary@prestonhighlandshoa.com)

Erin Hodge: [treasurer@prestonhighlandshoa.com](mailto:treasurer@prestonhighlandshoa.com)

### **COMMITTEES**

Improvements and Landscaping: Kitty Ross [improvements@prestonhighlandshoa.com](mailto:improvements@prestonhighlandshoa.com)

Compliance: Jos Van Wunnik [compliance@prestonhighlandshoa.com](mailto:compliance@prestonhighlandshoa.com)

Social: Jennifer Christilles [socialcommittee@prestonhighlandshoa.com](mailto:socialcommittee@prestonhighlandshoa.com)

Crime Watch/VIP: Kevin Kaley [crimewatch@prestonhighlandshoa.com](mailto:crimewatch@prestonhighlandshoa.com)

Communications: Mark Cohen [communications@prestonhighlandshoa.com](mailto:communications@prestonhighlandshoa.com)

Contact: Kimberli Nail if you are interested in serving on a committee

### **SBB MANAGEMENT COMPANY:**

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

Administrative Assistant: Vonda Farley [v.farley@sbbmanagement.com](mailto:v.farley@sbbmanagement.com) (X363)

## **Call for Candidates**

### **Preston Highlands Has Open Board Member Positions**

**POSITION 1** - Jori Psencik-Cohen's recent resignation has created an opening on the board. **Selection Process** – According to the by-laws, the board will fill this vacancy by appointment to serve for the remainder of the term.

**POSITION 2** – Jody Johnson's term will be up at the end of this term creating a opening on the board. **Selection Process** – According to the by-laws, the position will be filled during the elections to be held during the first general meeting of 2019. (Time and location pending)

#### **How to be Nominated**

For both positions, we are asking anyone interested in serving to complete a candidate application form on the Preston Highlands web site at [www.prestonhighlandshoa.com](http://www.prestonhighlandshoa.com) . Deadline for application submission is due by 12 Noon, December 31, 2018. Applications must be returned to; SBB Management Company, Attention: Kimberli Nail;. By mail to: 8360 LBJ Freeway., Suite 300, Dallas, TX 75243 or by email to [k.nail@sbbmanagement.com](mailto:k.nail@sbbmanagement.com).

# Winter Care Tips for your Lawn

1. Rake (and mulch) those leaves. Prepping your lawn for the challenges of winter requires a clean slate. Before you make major moves on bolstering your lawn, make sure that it's free of any and all fall debris. Once this job is done, we also recommend that you mulch the leaves so your soil can soak up all the spare nutrients that would have otherwise gone to waste.
2. Aerate after your final mow. To ensure that your lawn can absorb every ounce of the nutrients to come, aeration is absolutely vital. Aeration is the process of perforating your lawn with small holes so that air, water, and nutrients can make the greatest impact possible.
3. Top dress. Topdressing is the process of applying compost over the surface of a lawn. Compost is inexpensive and very effective in greening up the lawn quickly. An annual application of nutrient-rich organic material promotes healthy root and soil structure by infusing the soil with beneficial microbes and essential minerals, increasing soil aeration, improving drought resistance, and relieving compaction problems. Typical topdressing mix consists of 40% turkey and dairy compost, 30% pine humus, 20% ground cotton seed and 10% sand. The pine humus is included to reduce our soil alkalinity which usually is extremely high. It is not muddy nor does it have much of an odor so you don't have to worry about pets or kids.
4. Fertilize. Fertilization is the most common (and foolproof) way to make sure your lawn stays green and lush. Pairing fertilization with aeration, top dressing, and watering will put your lawn on the fast track to long-term perfection.
5. Water. As always, any efforts to prep your lawn for winter can only turn into reality with good, old-fashioned H<sub>2</sub>O. When the cold temperatures start to roll in, make sure to drain and remove your garden hoses from their outlets. Then, cover all faucets to prevent damage brought on by freezing temperatures. Doing so will save you valuable time, hassle, and money.
6. Bring in potted plants. With all the time and love you put into your potted treasures, be sure to bring them inside so they can survive the cold season indoors. Keep them in areas where they can receive what little sunlight they can during the winter. Before you know it, it'll be time to set them outside again.
7. Relax. Your lawn has persevered many winters before, and it will continue to do so for many winters to come. So enjoy your fall and winter. If you're unsure of which steps to take, our lawncare specialists are always just a click or call away!

From [www.lawnstarter.com/blog/lawn-care-2/winter-lawn-care-dallas/](http://www.lawnstarter.com/blog/lawn-care-2/winter-lawn-care-dallas/)

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## Social Grand Finale!

Thank you everyone for making these social events a huge success! The National Night Out event on October 2<sup>nd</sup> at Lalo's was very fun. The kids in the neighborhood got their BOO's out and we had a great Halloween event. The last event for this year is a Christmas Decorating Contest. Like previous years we will have a 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> place winners. Houses will be judged the weekend of the 15<sup>th</sup> and the following week prizes will be awarded. Everyone in the HOA is eligible, so get out your Santa hat and put out all your lights. Together we will make this neighborhood glow.

**Call to Action:** We always need volunteers to help with existing events and for additional events. Contact us to get involved. We want to continue to have fun and friendly events. Contact Jennifer Christilles for more info [socialcommittee@prestonhighlandshoa.com](mailto:socialcommittee@prestonhighlandshoa.com)

Again thank you for all the support for social and we look forward to wrapping up this year and moving into 2019!

Many Blessings,  
Jen- Social Club Chair



# Crime Watch and Volunteers in Patrol (VIP)

## Help keep your home and surroundings safe.

1. Know the people within your neighborhood - Being able to recognize who lives in your neighborhood goes a long way in recognizing when there is a suspicious person in the area. Be aware of your neighbor's habits, such as when they are generally at work, if they have small children or teenagers, if they are elderly and may need extra assistance from time to time. This awareness will make the neighborhood a much tighter community, and everyone will be able to better prevent crime. Reach out and get to know your neighbor to the left, to the right, behind you and across the street. The more the better.
2. Keep your Vacation off of social media - With social media being such a large part of our lives today, it's only natural to want to share the excitement of an upcoming vacation. However, by doing so, you are essentially setting yourself up as a target for burglars. Criminals in the past have relied on public social media profiles like Facebook and Instagram to stalk and intrude homes while residents are away.
3. Make use of timers - Timers are great especially on nights you won't be home. Just because you aren't home doesn't mean that you should keep all the lights off at all times. Set a timer and have the lights go on and off at specific times so that it looks like your home is being occupied. Many burglars study when people exit and enter their homes to plot their next move. By setting up these timers and lights to go on and off, it'll throw them off.
4. Lock all doors and windows - As simple as this sounds, it's important to make note of. Many homes have multiple doors and windows and it can be easy to overlook one or more of them. For optimal safety, make sure to lock all doors when you are not home or home alone. Make sure that windows are securely fastened so that burglars can't enter the home through any of them. If you have any sliding doors, place a rod in the track to prevent thieves from forcing the door open and entering.
5. Utilize blinds and curtains - These guys are especially handy at night because people can easily see the inside of your home and track activity, where you're putting your valuables, which room you're in and which ones are vacant. By keeping the blinds closed and curtains drawn, you prevent any creepy stalkers from targeting your home.
6. Install motion-censored lights (or camera) outside of your home - Burglars are usually discouraged by these lights. When the lights go off, it gives them a chance to run away from the bright lights before you catch them trying to enter your house. This is also a great way for you to know when someone is approaching your home.
7. Inform a trusted neighbor that you will be away for a few days if there's a vacation coming up.
  - Give them a copy of your keys. This way, they can make sure that everything is okay at home.
  - Having mail accumulate can be a red flag and invite intruders. Ideally, you don't want your mail, packages, and newspapers stacking up in front of your door or in your mailbox. With that said, kindly request that your neighbor collect mail and hold it somewhere safe for you until you get back.
  - If you have a car, you may also want to ask your neighbor to move your car around to make it appear as if you are home.
  - Are you a pet owner? Your neighbors can make sure that your pets are safe and sound, and well-fed!
  - Of course, it goes the other way around too. If a neighbor needs help, you can be there for them and report any suspicious behavior around their home if you see it.
  - Create a telephone list with a few trusted neighbors and place it somewhere readily accessible so that in case of an emergency, you can easily contact them. (NOTE – See #1!)

8. Keep your yard well maintained - A yard that is kept up goes a long way in deterring criminals, especially when the whole neighborhood is well maintained. This lets would-be criminals know that people are active in your neighborhood, and also reduces hiding spots for them. Try to keep clear line of sights to your entryways, so that if a criminal is trying to break in, then they'll be easily visible from across the street or by a neighbor driving by. Large bushes and trees that block the view of your house, makes it a more likely target for thieves as they can remain hidden while breaking in.
9. Do not keep garage door openers in a car parked outside - If you have a garage but park your car outside with a garage opener in the car, then you might want to consider placing your garage door opener inside. A thief can break into your car, and then use the garage door opener within your car, to easily gain access to your garage and possibly your house as well. If you need to park outside but want to use the garage opener as a way to enter the house when you get home, then develop a habit of bringing the garage door opener inside with you. Over time, it'll become as habitual as always grabbing your keys and your purse/wallet, and this will go a long way in preventing serious break-ins.
10. Keep personal information hidden by using a paper shredder - In addition to possession theft, identity theft is a real thing! With that said, conceal your personal information by shredding papers before throwing them away to be safe. Having paperwork with your address, credit card information, bank numbers, passwords, phone number, and the like lying around not only makes you look irresponsible and careless, it also can make you a new target to burglars who are always looking to gain the most without putting too much effort.
11. Get a reliable security system installed - When used properly, a good home security system can really help to improve neighborhood safety. In fact, a Rutgers study in 2009 found that the more homes that had a security system installed in an area, the less robberies took place in that given area.

Suggestions courtesy of [www.safehome.org](http://www.safehome.org).

Kevin Kaley heads this up and needs volunteers ([crimewatch@prestonhighlandshoa.com](mailto: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!**



## *Neighborhood Notes*

- **Bulk Trash Pick-up:** Please be a good neighbor and follow the schedule. For Preston Highlands the pick up days are the first full week of the month. The first week is defined as the **first Monday of the month. The earliest you can put the bulk trash on the curb is the Thursday before the first Monday.** Remodeling/construction material **cannot** be placed out for pickup. You can set up a reminder from the city by email, text or call at [http://dallascityhall.com/departments/sanitation/Pages/brush\\_bulky.aspx](http://dallascityhall.com/departments/sanitation/Pages/brush_bulky.aspx)  
**Friendly Reminder:** Preston Highland's HOA does not fine for bulk trash violations, but the City of Dallas does. The compliance committee may leave a reminder on your door as a courtesy. .
- **Thanksgiving Holidays almost here.** Celebrate with your family and friends on Thursday, November 22<sup>nd</sup> with Black Friday the next day. Balance out your shopping fun with some giving on Giving Day Tuesday, November 27<sup>th</sup>. Learn more at <https://www.givingtuesday.org/>
- **Preston Highlands Board Meeting:** December 10, 2018 at 7 p.m. To be held in the Dallas Police Department - Community Room, 6969 McCallum Blvd, Dallas, TX
- **Holiday Decorating Contest:** Judging to be held the weekend of December 15<sup>th</sup>. Prizes to be awarded. Show your best holiday spirit!

### **Preston Highlands Board Meetings are Open, All Residents are Welcome!**

#### Next Meeting:

December 10, 2018 at 7 p.m.

Community Room

Dallas Police Department

6969 McCallum Blvd

Dallas, TX

75252

If you have an Agenda item, please contact Kimberli Nail in advance at

[k.nail@sbbmanagement.com](mailto:k.nail@sbbmanagement.com) or call her at 972-960-2800 X354.

### **Helpful Websites**

**Preston Highlands HOA**

[www.prestonhighlandshoa.com](http://www.prestonhighlandshoa.com)

**SBB Management Company**

[www.sbbmanagement.com](http://www.sbbmanagement.com)

**City of Dallas**

[www.dallascityhall.com](http://www.dallascityhall.com)

**Collin County**

[www.co.collin.tx.us](http://www.co.collin.tx.us)

**Plano ISD**

[www.pisd.edu](http://www.pisd.edu)

**Dallas Visitor Information**

[www.visitdallas.com](http://www.visitdallas.com)

**Dallas Morning News**

[www.dallasnews.com](http://www.dallasnews.com)