

Preston Highlands Homeowners Association, Inc.

Professionally Managed by SBB Management Company

An Accredited Association Management Company

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June 22, 2017

Re: Genstar - Speeding

Dear Preston Highland Homeowners:

Recently, correspondence was sent to residents regarding major concerns of speeding along Genstar after studies were collected.

The HOA needs your support. Recently, members of the Association and Board of Directors walked the neighborhood in an effort to gather signatures.

- 1) Many of you were not home or will not answer the door when you see someone collecting signatures.
 - Please remember, these volunteers are trying to improve the safety of the neighborhood by collecting signatures about an issue that affects our community collectively.
- 2) If you already have received the previous email and letter explaining our position re: installing speed humps and would like to sign the petition you can call, **Brian at 214-460-8858 or Jos 972-596-0569**, they will come to your location for a signature.
- 3) After speaking to new residents and some realtors that sell homes in Preston Highlands, it appears that **All** of the Homeowners are being affected by the High Traffic, the speeding and noise on Genstar Lane. Realtors are directing their clients off Genstar and onto other streets. This affects all of the property values inside Preston Highlands, as realtors use the comps from the entire neighborhood, not just your street, when selling property.
- 4) The height and how many speed bumps will be determined by their city engineers but will probably be similar to those on Davenport.

A reminder, support for the deployment of a speed hump system along Genstar between Hillcrest and Preston. This support requires a signature on a City of Dallas form. Per the City of Dallas, we need approval of 2/3's of the residents within a prescribed distance from Genstar and Featherwood.

The results of the testing were surprising. The average number of cars during the testing period was over 2,600 and the top speed was ~58 mph. As a former DPD Officer our neighbor has enforced speeding on Genstar with vehicles speeding in excess of 65 mph. Once the results were known a determination of what could be done to mitigate speeding was presented. These are:

1. A 4-way stop sign at Featherwood and Genstar
2. Speed humps similar to those along Davenport between Genstar and Frankford
3. Both 1 & 2.

During further discussion with City of Dallas Engineering it has been determined that there is not support for the 4-way stop at either the Engineering Department level or at Council Woman Grayson's level. However, there is support for speed humps. This system would be engineered and installed by the city.

Again, as your neighbors and President of the HOA Board, I am asking for all of your support for us to get this done. Many residents have experienced speeding along Genstar during their daily walks and concerned about speeding. Also, many of our residents have children and concerned about their safety with is issue. I believe that mitigating speed along Genstar makes our neighborhood a safer community for all of us and I'd like to thank you for your support.

Thank you,

Jay Graham
President
Preston Highlands Homeowners Association