



HOMEOWNERS ASSOCIATION NEWSLETTER

PRESTON HIGHLANDS

THE HIGHLANDER

Fall / Winter Newsletter

Inside:

Officers & Committees

New Management Company

President's Message

Money Matters

See Something Say Something

Looking Spiffy

Yards of the Season

Alley Signs

Welcome to the Neighborhood

Welcoming Committee

Social Events

2021 Dues Notice

Architectural Review Committee

New Website

Avoid City Fines

Bulk Trash Schedule



Officers & Committees

Officers

President , Laura Osborn

Vice President, Anne Gould

Secretary, Lisa Mitchell

Treasurer, Erin Fredrick-Hodge

Committees

Improvements & Landscaping, Anne Gould

Compliance, Jos vanWunnik

Crime Watch/VIP, Dilshad Delawalla

Social, Jennifer Christilles

Welcome, Jos vanWunnik, Sandra Kent

ARC, Anne Gould, Jos vanWunnik and

Erin Fredrick-Hodge

New Management Company

CMA

As announced, the Board awarded a contract for property management services to CMA , effective July 1, 2020.

Headquartered in Plano, Texas, CMA has three regional offices and numerous onsite locations providing management services

for more than 250 residential and commercial communities from 100 to more than 9,000 homes. Founded in 1983 and today serving more than 95,000 individual owners. CMA still manages the majority of the original accounts it started business with 37 years ago.

To contact CMA Customer Care for assistance with your account or any questions, please visit customercare@cmamanagement.com or call (972) 943-2828. The Customer Care line is answered Monday-Friday 8:30 a.m. to 5:00

President's Message



2020 has been challenging. We hope everyone is well and we send our thoughts out to the entire community. In the interest of safety during the pandemic, the HOA Board of Directors has embraced social distancing, holding our Annual Meeting and quarterly Board Meetings virtually. Thanks to those of you who have joined meetings in this new format. It's a brave new world.

So what have we been doing during this time apart? Well, the Board has been busy refreshing all of our contracts, a monumental effort requiring the creation of detailed bid specifications, evaluating more than 15 competitive proposals and negotiating favorable terms and conditions in order to combat increased costs and inflation.

In addition to contract refreshes, we conducted an Independent CPA Audit of the 2019 Financials and we completed a Reserve Study (neither had been done in over 10 years). And we are in the process of soliciting bids for needed repairs/maintenance to the Preston Wall and hope to finalize this project next spring.

Did you know our HOA dues have not increased in over 10 years despite inflation due to the fiscal diligence of the volunteers who serve on the Board of Directors?

According to the consumer price index, the U.S. dollar has had an average inflation rate of 1.79% per year since 2010. This means you would need \$208.89 in today's dollars to have the same purchasing power \$175 provided in 2010, making our HOA dues a phenomenal value.

Average home values have also seen a significant increase. In 2010, the average home sold for \$102.72 per sq. ft. Today's average is \$162.78 per sq ft.

In summary, Preston Highlands remains a well managed, very desired neighborhood with rising property values and low HOA dues.

Respectfully,

Laura Osborn

President, Preston Highlands HOA



Money Matters

By Erin Fredrick-Hodge, Treasurer

For the current period (month ending July), overall actuals came in under forecast by \$1,701.

YTD actuals through July 31, 2020, are over budget; which is to be expected due to a few additional one-time costs incurred this year. Our actual YTD spend is \$6,819 over forecast. And for the first half of 2020, revenue was slightly above budget by \$249.

Property Management Services, Other Professional Services (Legal Fees, an Independent CPA Audit and the Reserve Study) as well as Common Area Landscape Maintenance are the primary drivers for the increased spend. In an effort to save money, the board recently awarded landscaping to an alternate company, reducing our annual spend. Going into 2021, property management services will be dramatically reduced due in part to the transition to CMA. In fact, the majority of cost benefits will be realized in 2021. However, where we can save money in 2020, we certainly will do so. We have captured savings in insurance and irrigation costs totaling \$1,236. And we will save \$1600 in community events as all events for 2020 have been canceled due to COVID-19.

So while we anticipated 2020 spend to be higher than originally forecasted, overall we're coming in better due to some of the items outlined above where we're able to save additional dollars this year. As mentioned, costs in July were under forecast and our hope is this trend will continue through the rest of the year.

Finally, we are in solid position with our Balance Sheet and we are above target in our Reserve Fund relative to the recommendation made in the refreshed Reserve Study.

The full 2020 Preston Highlands HOA Budget is posted on the CMA website if you would like additional detail.

See Something Say Something

by Dilshad Delawalla, Crime Watch/VIP

As your Crime Watch/VIP Chair, I would like to highlight an application called **iWatch Dallas**. It is a mobile crime watch tool communities can use to report suspicious activity. You can download it from the DPD website at <https://dallas.iwatch911.us>.

The iWatchDallas app is only intended for non-emergency tips. If you have an emergency and need the police immediately do not use iWatchDallas, call 911. Also, if you need to make an official police report, please call 911 or visit [DallasPolice.net](https://dallaspolice.net) and utilize the Dallas Online Reporting System.

Remember, an alert and cooperative neighborhood is the greatest single defense against crime!

LOOKING SPIFFY

By Anne Gould, Improvements & Landscaping

We installed new monument spot lighting at the Preston and Genstar entrance this year as part of an initiative to improve the look of our main entrance. Stay tuned for some additional enhancements, seasonal color additions and festive Holiday Lights/Decorations.

Yards of the Season

Thanks for making Preston Highlands look so beautiful! These neighbors will each receive a \$25 gift card for being our “Yards of the Season”.

Spruce up your Yard. You may be a future winner!

6604 Windsong, Top Photo

6605 Flanary, Center Photo

6424 Mimms, Bottom Photo



Alley Signs

by Jos vanWunnik, VIP member



In an effort to improve community safety and security, the HOA Board is now offering customized reflective address Alley Signs at NO CHARGE. If you would like one for above your garage, please contact Jos vanWunnik at 972 596-0569 to arrange for contactless delivery or pickup. These signs help first responders correctly identify your address in an emergency!

Please Welcome to the Neighborhood

Rola Belew & Sherry Belew

6400 Blk of Genstar Lane

Brady Shumate & Brooklyn Shumate

6600 blk of Lovington Drive

John Carlisle & Mary Ann Carlisle

6600 blk of Flanary Lane

Preston Highlands Welcoming Committee

This committee welcomes new Preston Highlands residents. Every quarter we pull together a welcome package that includes a few new home essentials and information about our neighborhood and the surrounding area. This is a nice way to get to know our newest neighbors and make them feel welcome. If are interested in joining the committee, please reach out to Jos vanWunnik at 972 596-0569. The committee is currently respecting social distancing guidelines with contactless delivery.

SOCIAL EVENTS

By Jennifer Christilles, Social

Hello all of my lovely Neighbors! I have missed you and missed the fun social events that normally get planned each year. I am hoping that 2021 will be a more eventful year but only time will tell. During this unprecedented time, the HOA has decided to hold off on all sponsored events until this pandemic is over. We hope you are taking part in anything you feel comfortable with and enjoy doing. Restaurants, movie theaters, local attractions, etc. are all opening up slowly. We know some neighbors have also enjoyed outdoor "happy hours" and socially distanced gatherings.

Boo's are back in action! These are treats we leave on doorsteps for a Halloween surprise. Please let me know if you would like to join in on the fun! I need the kids ages, genders, and your address to participate.

I would love to know what activities you would like to see. For the holiday season we are strongly considering an Anonymous Mask "Party". This would consist of each participant dropping off a never been used and sealed mask with their address. If you participate with a mask, we would draw a new mask to be delivered to your home. We would start this around mid-November. I am also still working out the kinks but if you like the idea and want to participate it would be great to know who is interested.

Here's to looking forward to a wonderful holiday season and a social 2021! Cheers!

2021 Dues Notices

Statements for the 2021 HOA annual assessment of \$175 will be mailed by CMA in mid November, 2020, with **payment due January 1, 2021**. Please make sure you pay on time to avoid late fees.

For your convenience, payments may be made online.

For first-time users, ***you must be logged in to your homeowner account***. If you have not logged on before, please go to <https://cma.cincwebaxis.com> and click on the "Register" button.

Follow the instructions to obtain a username and password.

Once you have registered online, **please log in to your account** and select the "Pay Assessments" link.

Architectural Review Committee

By Jos vanWunnik, ARC Committee

Preston Highlands is a Deed Restricted community. Please look at your Deed Restrictions before you add or change anything on your property.

Also, you must submit an ARC Request via the CMA Website before you start making changes, rather than after the fact.

When you purchased your property, you agreed to comply with the Deed Restrictions – whether you knew of them, read them and/or understood them. Like any easements, Deed Restrictions are recorded documents and they control what you can and cannot do with your property.

We all appreciate our neighbors who we see working on their property and paying attention to the rules we all agreed to when we bought our homes. The rules apply to us all and benefit us all.

NEW WEBSITE

Did you know you can receive HOA Board Meeting notices, e-blasts and SMS messages just by sharing your complete contact information when registering on our new HOA Website?

You will also have the ability to provide feedback via surveys and participate in electronic voting (new capabilities being launched shortly).

To register for the new HOA website, please visit <https://cma.cincwebaxis.com>. For assistance with the registration process, feel free to contact CMA Customer Care at 972 943-2828.

AVOID CITY FINES

By Jos vanWunnik, Compliance

Bulky Trash pickup for Preston Highlands is the first FULL week of every month. A calendar can be found on last page of this Newsletter or at DallasCityHall.com.

Don't get a citation or fine! Dallas City Code states trash must not be placed at the curb any sooner than the THURSDAY prior to pick-up. Acceptable bulky trash items include large limbs, shrubbery, bagged leaves (in sealed bags with maximum 50 gallon capacity), furniture, appliances, mattresses and box springs.

DO NOT put out bagged grass clippings, new construction or remodeling materials such as lumber or roofing materials. Please call 3-1-1 to get a free estimate on Dallas' Cost Plus service to pick up construction or remodeling materials. Also, note that bricks, concrete, rocks, dirt, paint, oil and hazardous containers are not collected in either the Cost Plus or regular brush and bulky trash collection services.

Why all these rules? Because trash at the curb for a week or longer before pick-up makes Preston Highlands look like one continuous trash pile. The law is designed to improve the appearance of the entire city. And cleaner, more attractive neighborhoods mean higher property values and that's something we all want.

The City is determined to enforce these rules, so get to know them and make sure you comply. Otherwise, your trash could cost you cash.

Preston Highlands

Homeowners Association

18484 Preston Road, Suite 102 PMB 170

Dallas, TX 75252



Board Meetings are open and homeowner members are welcome to attend. Please contact CMA if you would like to be added to the Agenda during the Homeowner Forum. The presiding Chair will acknowledge homeowners who have submitted an agenda item prior to the meeting (with sufficient supporting material to allow the Board of Directors ample time to review it and prepare a response).