



# **Annual Meeting**

**February 3, 2022**

# Agenda

- Introduction of volunteers and officers
- ENP: enhanced neighborhood patrol
- Councilmember Gay Willis contact and info reminder
- WPHA: neighborhood overview and HOA
- Walcrest progress and update
- Preston Hollow Village progress and update
- Reminders and neighborhood clarifications

# Quick Zoom Meeting reminders

- Please keep your video off to reduce bandwidth usage
- Everyone PLEASE stay on mute
  - This is so that the audio everyone hears doesn't switch to your background noise or sidebar conversation by accident!
- Please put your questions in the chat box
  - We will answer/call on people from questions in the chat, but we will go through all slides first and do that at the end during Q&A since this is virtual (and harder to have free-flowing discussion)
  - Any questions not answered can be emailed to [officers@wphadallas.com](mailto:officers@wphadallas.com)

# **VOLUNTEERS**

Outgoing and incoming officers, street captains, and volunteer officer committee email address

# Thank you to the 2021 Volunteers

- Co – Presidents
- VP Communication
- VP Membership
- VP Landscape
- VP Security
- VP Treasurer
- Preston Hollow Village
- Walcrest Water Storage

Tiffany Westerman  
Suzanna Rubottom  
Christina Rancillo  
Amanda Isaac  
Charlotte Carter  
Steve Barnett  
Marilyn Schnitzer  
Terry Haines  
John & Jerry Bradley  
David Gleeson

- ENP President
- ENP VP
- ENP Treasurer
- ENP Membership

LuAnne Hobbs  
Charlie Kight  
Craig Sutton  
LuAnne Hobbs

# 2021 Street Captains

- Airline - OPEN
- Ashington – John Weeks
- Boedeker Cir. & Dr. - OPEN
- Chipperton – Steve Miller
- Clearlake – Barbara Durham
- Dartwood – Deborah Lund
- Desco E – LuAnne Hobbs
- Desco W – Blossom Horton
- Joyce Way E – Charlotte Carter
- Joyce Way W – David Griffith
- Lupton – Soozie Bül
- Prestonshire – David Gleeson
- Stefani E – Izabela Florence
- Stefani W – Monica Narula
- Villa Park Cir. – Clint Blackman

## Job Description:

- Deliver door-to-door social event flyers (3-4x/yr)
- Deliver annual meeting packet (1x/yr)
- Watch for new residents & deliver info packet
- Resource for new neighbors

# Election of 2022 HOA & ENP Officers

- HOA:

- |                                |                    |
|--------------------------------|--------------------|
| – Co – President               | Tiffany Westerman  |
| – Co – President               | OPEN               |
| – Vice President Treasurer     | Marilyn Schnitzer  |
| – Vice President Security      | Steve Barnett      |
| – Vice President Communication | Christina Rancilio |
| – Vice President Landscape     | Charlotte Carter   |
| – Vice President Membership    | Amanda Isaac       |

- ENP:

- |                    |               |
|--------------------|---------------|
| – President        | LuAnne Hobbs  |
| – President Elect  | Charlie Kight |
| – Treasurer        | Craig Sutton  |
| – Secretary        | OPEN          |
| – Membership Chair | LuAnne Hobbs  |
| – Communications   | OPEN          |
| – Ad Hoc           | Igor Jekauc   |

Email address

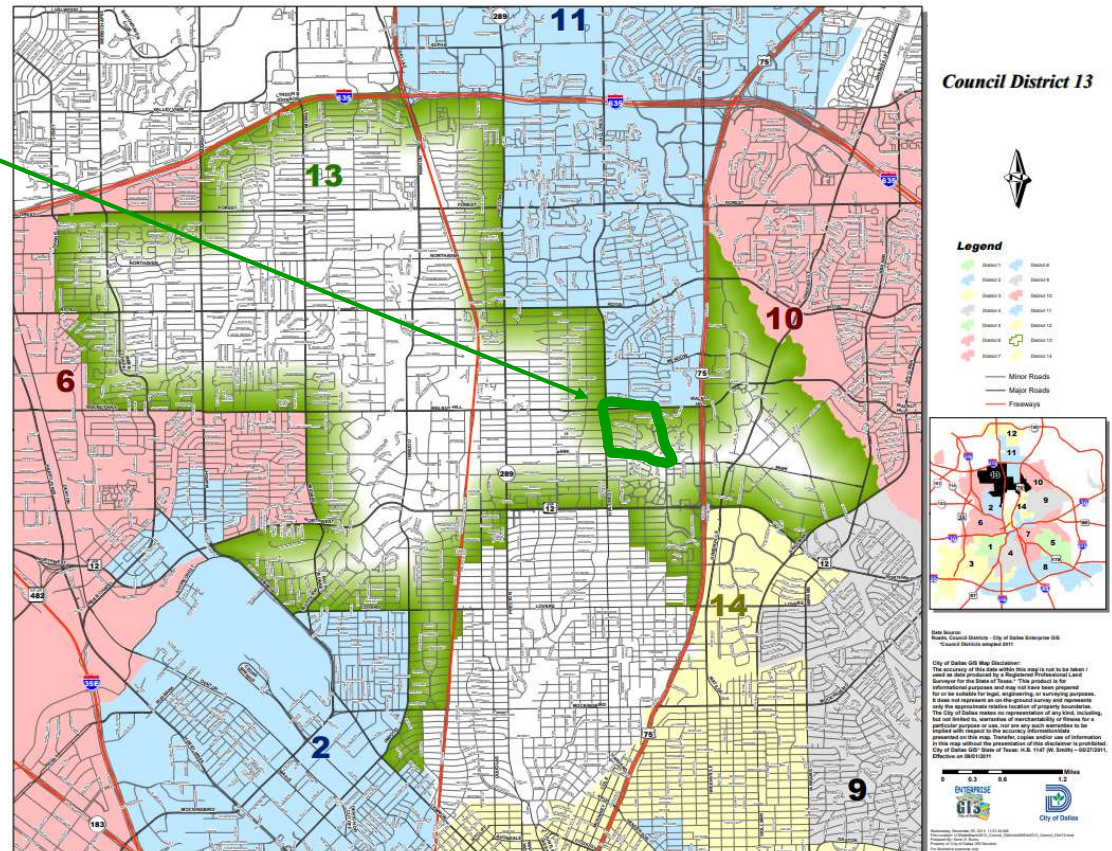
officers@wphadallas.com

# CITY COUNCIL DISTRICT

District 13, Gay Donnell Willis

# District 13 / Gay Donnell Willis

- Windsor Park is part of District 13 (shown in green)
- Online info at:
  - <https://dallascityhall.com/government/citycouncil/district13/Pages/default.aspx>



# District 13 / Gay Donnell Willis

- Thank you Ms. Willis for representing our neighborhood!
  - Office contact info:
    - Gay Donnell Willis  
[District13@dallascityhall.com](mailto:District13@dallascityhall.com)
    - Claire Noble, Council Liaison  
[Claire.Noble@dallascityhall.com](mailto:Claire.Noble@dallascityhall.com)  
[214-670-3816](tel:214-670-3816)
    - Alexa Heller-Relayze, Council Assistant  
[alexandra.relayze@dallascityhall.com](mailto:alexandra.relayze@dallascityhall.com)  
[214-670-7057](tel:214-670-7057)
  - Or follow her office/page on social media and subscribe to newsletter



# WPHA HOA

What is the HOA and what does it do, cost and value, accomplishments, considerations, social

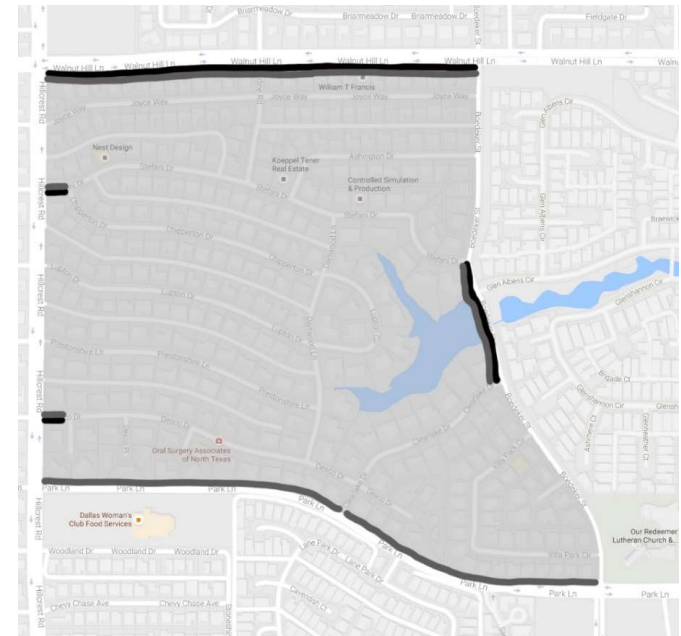
# Windsor Park Neighborhood Association

- In 2003, a group of volunteers formed the **Windsor Park Homeowners Association** to combat the graffiti on the walls that border our neighborhood and to form a plan to deter crime. Years later, we continue to combat crime but have found new ways to improve our efforts.
- Windsor Park also formed a volunteer team to help keep the development area for Trader Joe's and the surrounding buildings on task, to become something the community will enjoy long term.
  - It's been 15 years, and these volunteers remain vigilant while they work to finalize the upcoming PHV home development and the remaining undeveloped corner by the freeway.
- Just a couple of years ago, we formed another volunteer team to stay informed on the planning of the Walcrest Water Pump Station at Walnut Hill and Hillcrest to keep it beautiful and safe as well.



# How does the HOA use my dues each year?

- The primary expense of the HOA is the maintenance of the landscaping along the perimeter, especially along Walnut Hill and Park Lane, along with the two esplanades (Stefani and Desco) and the Boedeker waterfront (***noted on map***)
  - The landscape maintenance is approximately \$13,500/year and the water is approximately \$2,300/year.
  - We also have occasional expenses for sprinkler repair or plants that must be replaced.
  - These borders are important; before the service began, the walls were covered with graffiti and became unsightly.
  - This service benefits the entire neighborhood and boosts our property values!
- The WPHA Social Committee was formed in 2015, with a primary objective to "meet and greet" more neighbors
  - We've missed our social gatherings in 2020 but look forward to their return; these events help us meet new neighbors and enjoy everyone's friendship.
- Most importantly, we focus on keeping the neighborhood a wonderful place to live. What does all this mean??? It shows that we have a wonderful neighborhood full of people who love where we live.
  - **343 homes in all!**
  - And without the HOA, these things would not be possible.



# WPHA Dues – Value Received

- Greening improves appearance and home values: vines, trees, esplanades, watering, mowing, trimming of bushes along Park Lane
- Our collective voice protects home values (zoning and nearby developments, etc.)
- Security efforts improve safety – alley mirrors, neighborhood watch via camera map, and Facebook group
- Traffic control: blinking light, bike lane, etc.
- Pay dues online at [www.WPHAdallas.com](http://www.WPHAdallas.com) or write a check

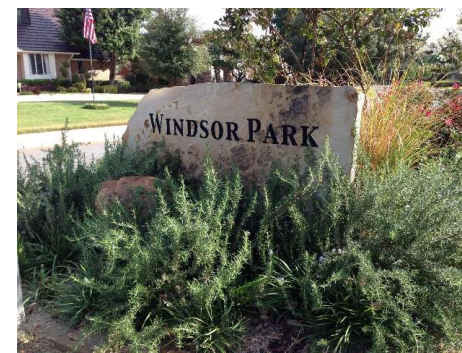
Please mail or deliver a check payable to  
WPHA Dallas to:  
LuAnne Hobbs  
7108 Desco Drive  
Dallas, TX 75225

# 2021 Accomplishments

- We managed our first neighborhood social since COVID and had a great turnout at the Halloween - Pizza & Bounce House party! It was great to see so many new faces and cute kids (and pets) in costumes. We look forward to doing this again in 2022
- New DirectorySpot App launched to save money and have easy (and secure) access
- Approval and instillation of a new stone monument marker that was installed at Clearlake and Park Lane. A second stone marker was installed at Stefani and Hillcrest do to breakage during the February ice storm
- Most of the landscaping had to be replaced at both esplanades due to the ice storm
  - Thank you Charlie Kight for taking care of the stone markers and esplanade landscaping replacement
- Connected with City officials and received initial information from the City regarding street-sign toppers (info re: process and cost and benefits)

# 2022 Goals/Considerations

- Installation of the approved monument marker at Hillcrest and Walnut Hill (exact timing TBD)
- Continue to research, and estimate the cost for, street sign toppers featuring neighborhood name (similar to Preston Hollow or Midway Hollow)
- Relaunch our neighborhood (quarterly) newsletter
- Launch of “Windsor Park Playgroup”
- Other ongoing maintenance as needed



*An installed sign topper.*

# Neighborhood Directory Update

- Due to printing cost increases and feasibility of updates we moved to a secure online directory. Invites were emailed again yesterday in case you missed the original invitation
- We update the directory each time we receive new information



**DIRECTORYSPOT APP  
IS AVAILABLE ON ALL  
DEVICES**

# 2022 Social: Save The Date

- **Sunday, October 30th** (late afternoon into early evening: daylight/dusk)
  - Block location is TBD
- Halloween outdoor gathering
  - We have lots of new families and children in Windsor Park!
    - Wear costumes, bounce house, treats
  - We will invite our local police officers and fire fighters
  - Plus socializing for all ages!



# Windsor Park Playgroup

- Parents in the neighborhood have come together to launch a Windsor Park Playgroup
- Monthly playdates will be planned for preschoolers and younger
- Goal is to stay close at a home, yard, or local park
- Contact Lillian at [Lillianscottgreene@gmail.com](mailto:Lillianscottgreene@gmail.com)

# HOA Membership

Participation	%	Homes	Dues	Donations
2012	41%	185	\$100	\$19,425
2013	53%	199	\$100	\$21,700
2014	53%	198	\$100	\$21,300
2015	47%	178	\$120	\$22,670
2016	51%	182	\$120	\$22,879
2017	50%	179	\$120	\$22,709
2018	45%	160	\$100	\$16,302
2019	55%	198	\$100	\$19,601
2020	45%	155	\$100	\$15,383
2021	54%	186	\$100	\$18,980
2022*	48%	170	\$100	\$16,328

\*2022 as of 2/1/22

# HOA Financials 2022 Forecast

WPHA			Actual 2020	Actual 2021	Forecast 2022
			11/1/19-10/31/20	11/1/20-10/31/21	11/1/21-10/31/22
Avail Balance Beginning			25,019	28,452	28,851
Revenue			19,474	20,253	19,000
Expenses					
Esplanade Repairs & New Marker				6,676	350
Social Events			0	390	500
Security Projects					
Printing			0	310	250
Operating (water, electric, landscaping, bank/cc charge)			16,040	12,478	16,500
Total Expenses			16,040	19,854	17,600
Avail Balance Ending			28,452	28,851	

# ENP

Expanded Neighborhood Patrol: what is it, benefits, police officers, financials, member renewals

# What is the Expanded Neighborhood Patrol?

- ENP (**Expanded Neighborhood Patrol**) is a security program provided under contract with the Dallas Police Department employing off-duty, uniformed police officers to patrol the neighborhood in fully equipped DPD squad cars.
- Streets & alleyways are patrolled by DPD patrol officers with access to the DPD database where they can check for warrants on suspicious people and check for stolen cars
  - They are connected to the dispatch system as if s/he were on duty
  - They respond to 911 calls from dues-paying members when they are on duty
  - They are officers that work in our precinct and have responded quickly when they have received 911 calls while not on patrol.
  - They also work with many neighbors while discussing crime and have become a part of the Windsor Park family.... and in 2017, an ENP officer even arrested a porch package thief that had been seen on a RING camera!
- The ENP board maintains a camera map of the neighborhood and utilizes video when crime occurs.
  - The implementation of our security program seems to have helped with the crime in Windsor Park but theft seems to be on the rise in surrounding neighborhoods.
- We schedule as many shifts as possible with the dues collected and hope to add more participants during the year to increase the number of hours that the officers patrol.



# ENP Membership

- The following information highlights the benefits of becoming a paid member of ENP:
  - Members will receive the cell phone number of the patrol officers you can add to your phone contacts. The contacts on the phone include all paid ENP Members.
  - Members can leave a voicemail or text message on the ENP cell phone to inform them of any situation when officer is not on duty (calls returned when the next ENP shift begins). Also, the ENP officer can call a Member if he needs to talk with you about something at your house.
  - Members can complete an out-of-town Trip Notice Form on-line for special attention while gone. This service can include a perimeter check of your home when patrol is on duty if requested.
  - Members will receive an ENP “Member” lawn sign and sign suitable for mounting on the back fence during the term of enrollment but which remain the property of ENP



# Current ENP Police Officers



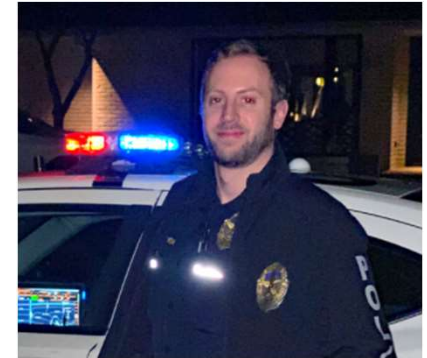
Sgt. Daniel Foster  
*Crew Chief*



Lt. Lance Hunter



Sr. Cpl. Tony Black



Sgt. Jared Pomponio



Officer Rami Anqir



Officer Oscar Garcia



Officer Travis Marks



Sgt. Coppola

# WPHA Dallas ENP, Inc.

## a 501(c)4 Tax-exempt Organization

<b>ENP Members at Y-E</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>as of Feb 4 2022</b>
Windsor Park Memberts	178	175	185	171
Brookshire Park Members	58	61	66	65
Lane Park equiv Members*			30	60
<b>Total Members</b>	<b>236</b>	<b>236</b>	<b>281</b>	<b>296</b>

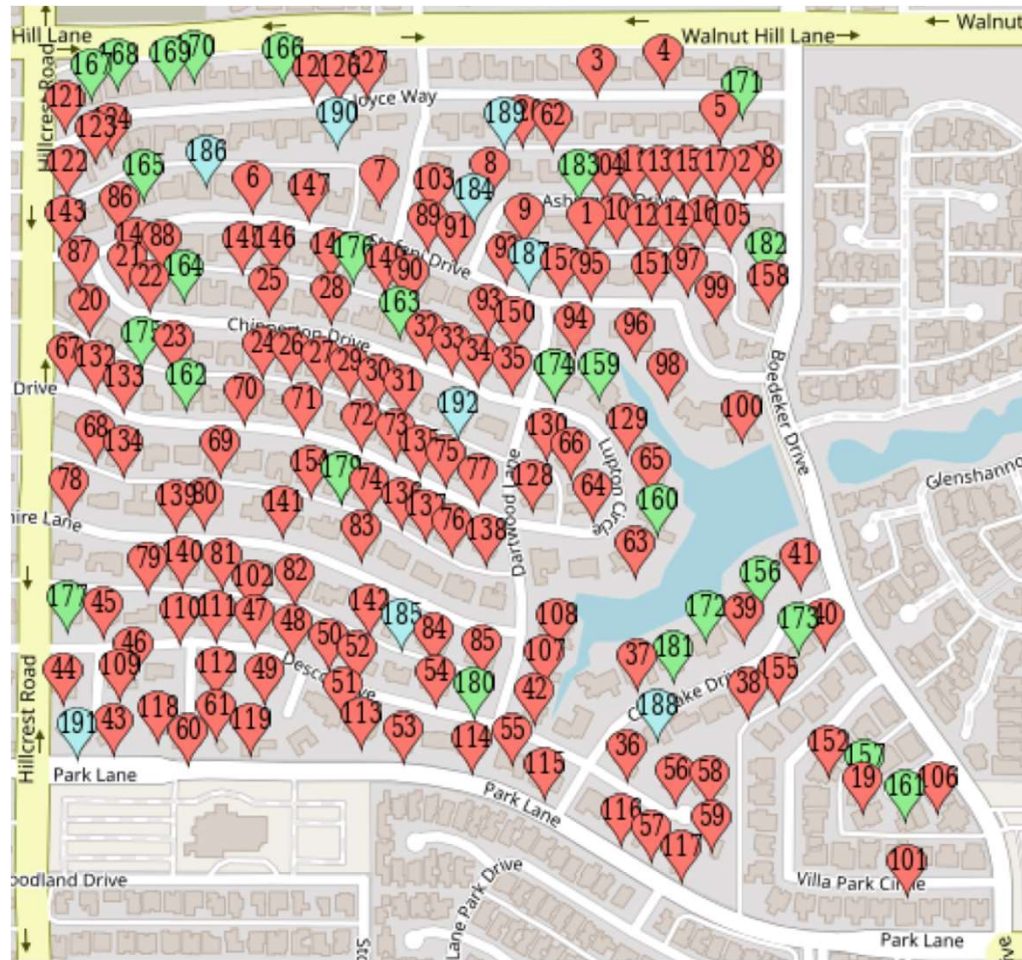
\* Lane Park began paying \$2,500 per month on 7/01/21 for their residents.

# WPHA Dallas ENP Membership Goals for 2022

- In 2021 we authorized 14 weekly shifts of 4 hours, for 56 hours of patrol, and an additional 48 hours of surge patrols in Dec 2021. The rampant COVID-19 spread and DPD demand for OT hours, can make it a challenge to always fill the scheduled shifts.
- In 2021 we gave our patrol officers a raise due to demand for OT hours, in many cases of 25% per hour, without increasing our Membership Fee.
- 315 Members would be needed to support this level of patrols continuously, but we will use reserves from the Holiday Fund in the meantime.

What Budget size is needed?		hrs/week	Annual cost
Hours per week	\$45.00	56.0	\$131,040
Night Shift Differential	\$5.00	28.0	\$7,280
Monthly Squad Car Fee - monthly	\$637.00		\$7,644
+ hourly charge	\$0.62	56.0	\$1,805
Sgt Foster Cost - \$50 hr all hours	\$5.00	8.0	\$2,080
			\$149,849
# Memberships @ average	\$475.00		315

# 2020-2021 ENP Member Map (as of 1/24/2022)

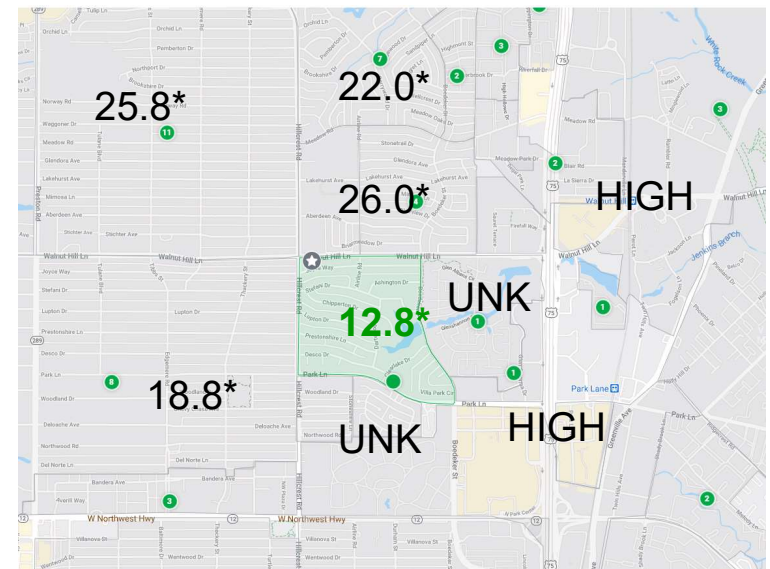


# Windsor Park Crime Stats

- Windsor park overall crime down
  - 3 year average: 12.8 events/100 Households
    - Significantly below area average (~50% of PHE ENP and PH North ENP average) – see map bottom right
  - Good multi-year reduction in burglaries (was a big problem that prompted forming ENP)
    - Two recent events 10/27/20 and 1/20/21
- 14 reported events in 2020
  - Mostly theft and BMV (breaking into motor vehicle)
  - Violent crimes = 0

Data		
Year	Count of Beat	Sum of Burglary
2017	16	6
2018	29	3
2019	14	0
2020	14	1
2021	1	1
Grand Total	74	11

## \* Events per 100 households



# COMBINED HOA + ENP SUMMARY

- HOA Only (annual): \$120
- ENP Only (annual): \$500
- Both HOA and ENP Combined (discounted) annual: ~~\$620~~
  - \$575 (online incl. Paypal fees) or \$550 (paper check with no fees)
- Monthly option (only avail. for both combined): \$55 per month
  - This is also the way it's pro-rated if you join in Summer/September

# WALCREST PUMP STATION

Progress update and landscaping anticipated completion timeline

# Walcrest Construction Update

- Our landscape chair, Charlotte Carter, has been in frequent communication with the project manager, Eva Gorgi
- Recent neighborhood accomplishment:
  - We successfully had all construction signage and debris littering our sidewalks and Walnut Hill/Hillcrest corner and median removed
    - See pic at right for what all they (finally) collected from the Windsor Park area late December



Rendering shown on [Walcrest.org](http://Walcrest.org): view from Hillcrest facing southeast



# Walcrest Construction Update

- Landscape milestone completions:
  - All dirt backfill and grading is done!
  - All retaining walls (which had been on supply-chain backorder) have been built!



# Walcrest Construction Update

- Upcoming landscape progress update (*as of 1.31.22*):
  - Black metal permanent fence materials have finally been delivered and is on-site!
  - Posts for the new permanent fencing have begun to be installed!
  - Fencing should be completed in the next 4-6 weeks.
  - Plantings should go in during March and project should be completed wrapped by end of April.



# PRESTON HOLLOW VILLAGE

Construction has begun; renderings and photos from model home center

# Preston Hollow Village Update

- Community has been planned
- Construction of infrastructure has begun
- Info: [www.prestonhollowvillage.com](http://www.prestonhollowvillage.com)



# Preston Hollow Village Update

- Exterior renderings



# Preston Hollow Village Update

- Interior of model home



# NEIGHBORHOOD REMINDERS AND CLARIFICATIONS

Alleys, Perimeter Walls, Bulk Trash, Exterior Lighting, Dallas App

# Alleys & Streets

- The alleys should be kept clear of debris and dead foliage or foliage impeding the clearance and litter by the homeowner
  - Or by tenant/resident according to their lease landscape agreement with landlord
- For homes along the northern side of Joyce Way and the southern edge of Villa Park Circle, **alley landscape maintenance is the homeowner's responsibility** on BOTH SIDES OF THE ALLEY
- The WPHA mows the grass outside of the wall along Walnut Hill and Park Lane and periodically trims the vines along Walnut Hill and the bushes along Park Lane
- REMINDER: DO NOT BLOW LEAVES INTO THE ALLEY TO ACCUMULATE, ESPECIALLY ALONG THE WALLS
  - Accumulation of debris breeds mosquitoes, is hospitable to rodents, and contributes to perimeter wall mortar deterioration
  - Blowing leaves into alleys or streets is considered a **code violation because of stormwater pollution**; please remind your yard crews to appropriate bag or mulch!
    - City of Dallas flier shown at right

**THIS COULD COST YOU \$2000**



**DID YOU KNOW?**

Section 19-118.2(f)(5) of the Dallas City Code prohibits the discharge of garbage, rubbish, and yard waste into the storm drain.

Individuals, companies, and/or property owners that directly or indirectly cause yard waste to end up in the storm drain can be subject to fines up to \$2000!

Leaf blowers can be effective for landscape maintenance.

When used to blow grass clippings and leaves into the street or storm drain, it is a violation of City Code.



Yard waste can also plug storm drains and inlets, causing flooding.

Each year, the City spends over \$920,000 cleaning grass, leaves, sediment, and debris out of the storm drain inlets.

**Using leaf blowers to direct yard waste into the street or storm drain may result in a citation fine of up to \$2,000.**

Please do your part to help our City!

**Report Stormwater Polluting Call 3-1-1**

**STORMWATER POLLUTION FROM YARD WASTE IS PREVENTABLE!**

**Easy Pollution Prevention Tips:**

- Never use leaf blowers to direct yard waste into the street or storm drains.
- Sweep or blow grass clippings from your sidewalk, driveway or street and place back on the yard.
- Use grass clippings as natural mulch or compost.
- Collect, bag, and place your yard waste at the curb during bulk waste collection week.

**Please Note:** Homeowners and businesses may be held responsible for violations made by commercial landscapers they employ.

For more information on City of Dallas Stormwater Management, please visit us at [www.wheredoesitgo.com](http://www.wheredoesitgo.com) or call 214-948-4022.



City of Dallas

Publication Number 2010-01

# Perimeter Walls

- These walls were initially constructed by the developer in the late 1960s as the neighborhood was originally built
- The walls were then deeded to the homeowners and are now legally owned by each homeowner, who is responsible for their maintenance or repair (WPHA is not responsible)
- You should see on your property survey that your lot extends all the way to the street (including the wall) if you live along the perimeter or on a corner lot (i.e., Joyce Way north side, Hillcrest or Park Lane or Boedeker, etc.)
- What about damage or repairs?
  - Any damage to your segment of the wall is the homeowner responsibility to fix or replace, which could require a City permit if modified
  - Please inquire and check with the City for any work you undertake!

# Bulk Trash Schedule & Guidelines

- Bulk trash is the “Second Monday” for us on “Week 2”
  - Set-Out may begin at 7am the prior Thursday
  - **THE NEXT ONE IS FEBRUARY 14<sup>TH</sup>, SO SET-OUT BEGINS FEB 10TH**
- We also now have helpful signs which we will occasionally post to aid yard crews who may not know
  - These will often be located at the Desco and Stefani esplanades and other corners or entrances
- Please remind your yard crews not to put out trash early! It’s possible the City could issue a citation – avoid the cost by sticking to the schedule!
- Please place trash ONLY on your own property; do not drag it down to the cross-street to sit on someone else’s yard (**yes, we have people doing this; please ask them not to, if you observe it**)
- The City Sanitation department launched a new helpful website ([www.curbsidemanners.com](http://www.curbsidemanners.com)) where you can type in your address to check the schedule, see cubic footage limitations, and other guidelines for what is/isn’t allowed, etc.

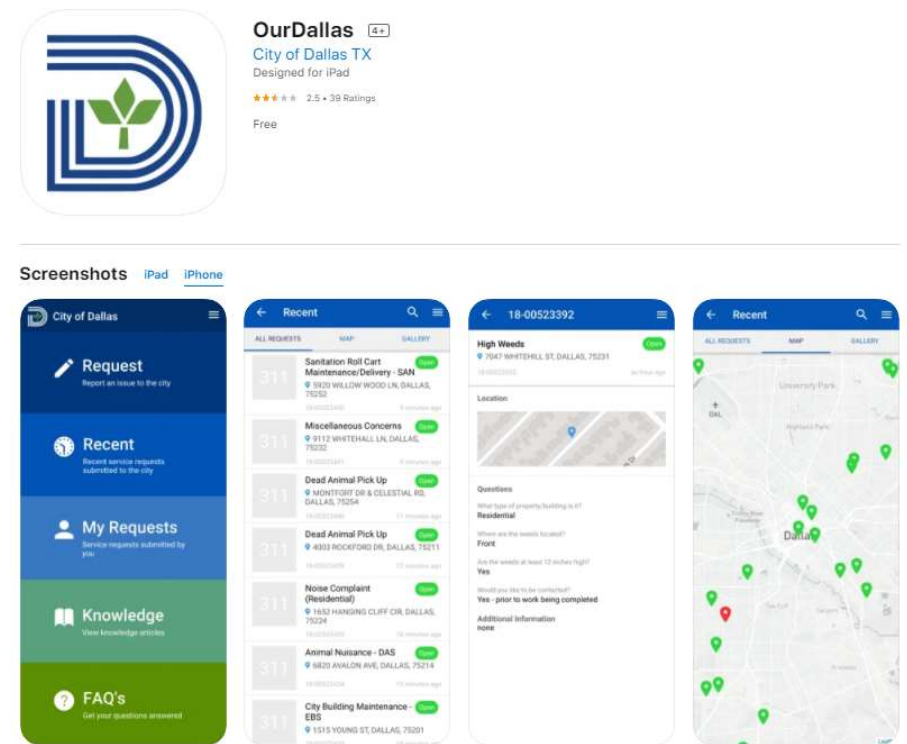
# Lighting Suggestion

- Improve security and safety with exterior lighting – **please turn on your porch lights all night**
  - Help protect not only your home, but also neighbors out walking
- Other suggestions:
  - Solar powered fence lights are a great addition to rear and side access
  - **Consider “dusk to dawn” bulbs in your porch lights or house sconces, or install a timer to automate turning them on**
  - Landscape or tree lighting is also a beautiful enhancement

**OPERATION: ILLUMINATION**

# Dallas App

- OurDallas app available on mobile devices
  - The old 311 app was retired and the City of Dallas launched a new app called OurDallas
- On this app you can report road hazards, nuisances, traffic signage or light issues, sanitation issues, and more
  - It's especially useful for reporting potholes!
- 311 (not 911!) is also the correct resource for reporting homeless encampments; they send services (not police) to help relocate the people and to get them appropriate help and resources, not just to get them disbanded



# Q&A

And thank you for attending!



**Thank you for your attendance and support**

Stay up to Date:

NextDoor – Windsor Park

NextDoor – ENP Members Only Page

Closed Facebook group – “Windsor Park Homeowners Association”

WPHA Emails – [www.wphadallas.com](http://www.wphadallas.com) to sign up