



Annual Meeting

February 2, 2023

Agenda

- Introduction of volunteers and officers
- ENP: Expanded Neighborhood Patrol security program
- 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

VOLUNTEERS

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

Thank you to the 2022 Volunteers

- | | |
|--------------------------|---------------------------------------|
| • Co – Presidents | Tiffany Westerman
Suzanna Rubottom |
| • VP Communication | |
| • VP Membership | Amanda Isaac |
| • VP Landscape | Christina Rancilio |
| • VP Security | Steve Barnett |
| • VP Treasurer | Marilyn Schnitzer |
| • Walcrest Water Storage | David Gleeson |
| • ENP President | LuAnne Hobbs |
| • ENP VP | Charlie Kight |
| • ENP Treasurer | Craig Sutton |
| • ENP Membership | LuAnne Hobbs |

2022 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. - OPEN

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 2023 HOA & ENP Officers

- HOA:

- | | |
|--------------------------------|--------------------|
| – President | Christina Rancillo |
| – Vice President Treasurer | Marilyn Schnitzer |
| – Vice President Security | Steve Barnett |
| – Vice President Communication | |
| – Vice President Landscape | Christina Rancilio |
| – Vice President Membership | Amanda Isaac |

- ENP (**We need at least one additional volunteer**):

- | | |
|--------------------|-------------------|
| – President | Tiffany Westerman |
| – Vice President | OPEN |
| – Treasurer | Craig Sutton |
| – Secretary | OPEN |
| – Membership Chair | Tiffany Westerman |
| – Communications | OPEN |
| – Ad Hoc | Igor Jekauc |
| – Ad Hoc | John Weeks |

Email address

officers@wphadallas.com

Emailing this address reaches all HOA and ENP officers

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 Dallas police officers to patrol the neighborhood in fully equipped DPD squad cars.
- Streets & alleyways (where navigable) are patrolled by DPD patrol officers with onboard access to the DPD computer system 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. short-stopping the on-duty officer.
 - They are DPD officers that work in our precinct and have responded quickly when they have received 911 calls while not on ENP patrol.
 - They also work with many neighbors while discussing crime and have become a part of the Windsor Park family ... and 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 their phone include all paid ENP Members., so if you text or call they know you are a member or not.
 - Although 9-1-1 should ALWAYS be called first for a potential police matter, Members can leave a voicemail or text message (preferred) on the ENP cell phone when an 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 membership but which remain the property of ENP.



Current ENP Police Officers



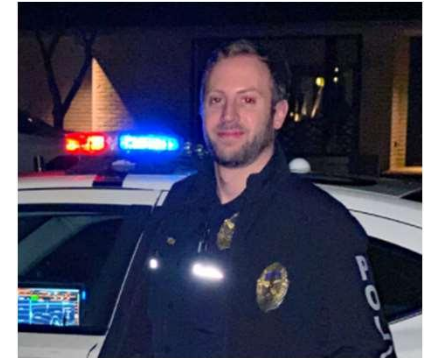
Sgt. Daniel Foster
Crew Chief



Lt. Lance Hunter



Sr. Cpl. Tony Black



Sgt. Jared Pomponio



Officer Rami Anqir



Officer Oscar Garcia



Officer Travis Marks

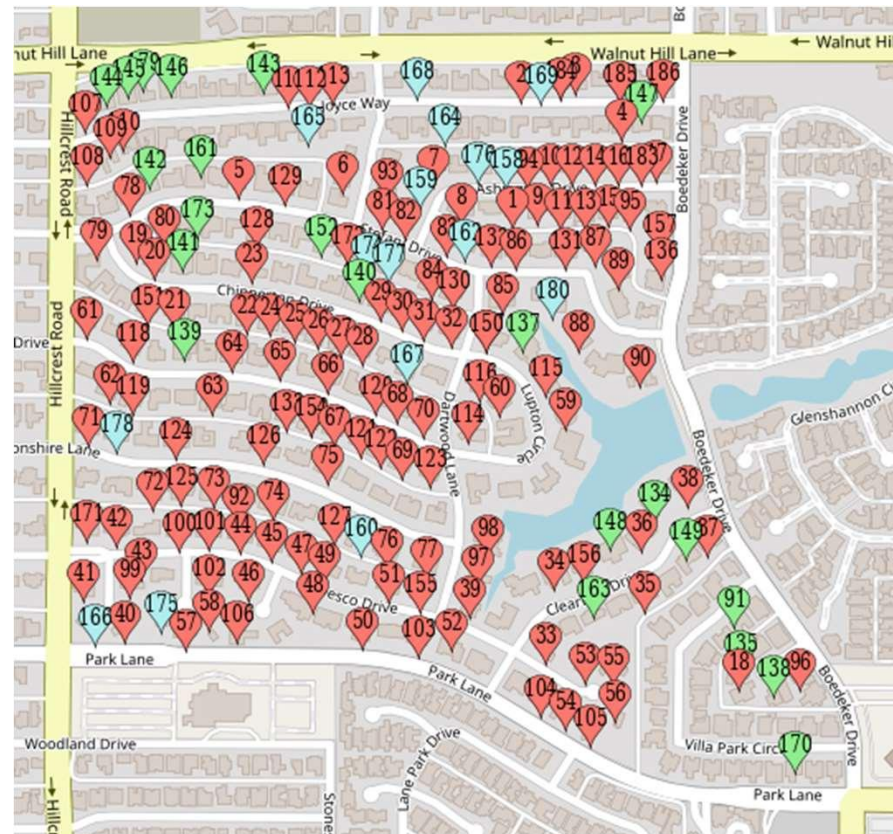
WPHA Dallas ENP, Inc.
a 501(c)4 Tax-exempt Organization

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WPHA Dallas ENP Membership Goals for 2023

- In 2022 we authorized 14 weekly 4-hour shifts, for 56 hours of patrol weekly, and an additional 60 hours of surge patrols in Dec 2022. The rampant COVID spread and DPD demand for OT hours can make it a challenge to always fill the scheduled shifts.
- For 2023 we needed to give our patrol officers a \$10/hr (22%) raise due to demand for OT hours, without increasing our Membership Fee.
- 371 Members would be needed to support this level of patrols continuously (compared with 321 in 2022), but we will use reserves while building membership.

2022-2023 ENP Member Map (as of 1/24/2023)



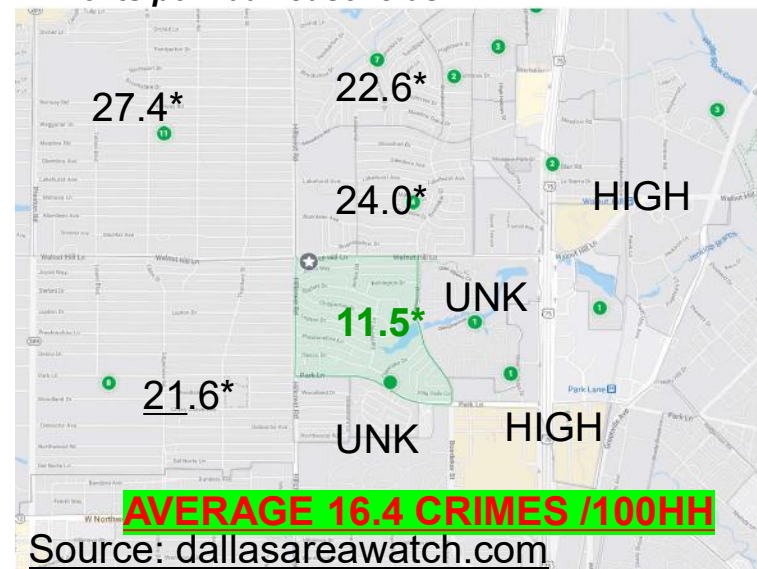
Windsor Park Crime Stats

- Windsor park overall crime down
 - 3-year average: 11.5 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)
 - Burglary May 2022 – Lupton Circle
 - Burglary January 2021 – Prestonshire Ln

*** Red = 2022 Crime**



*** Events per 100 households**



COMBINED HOA + ENP SUMMARY

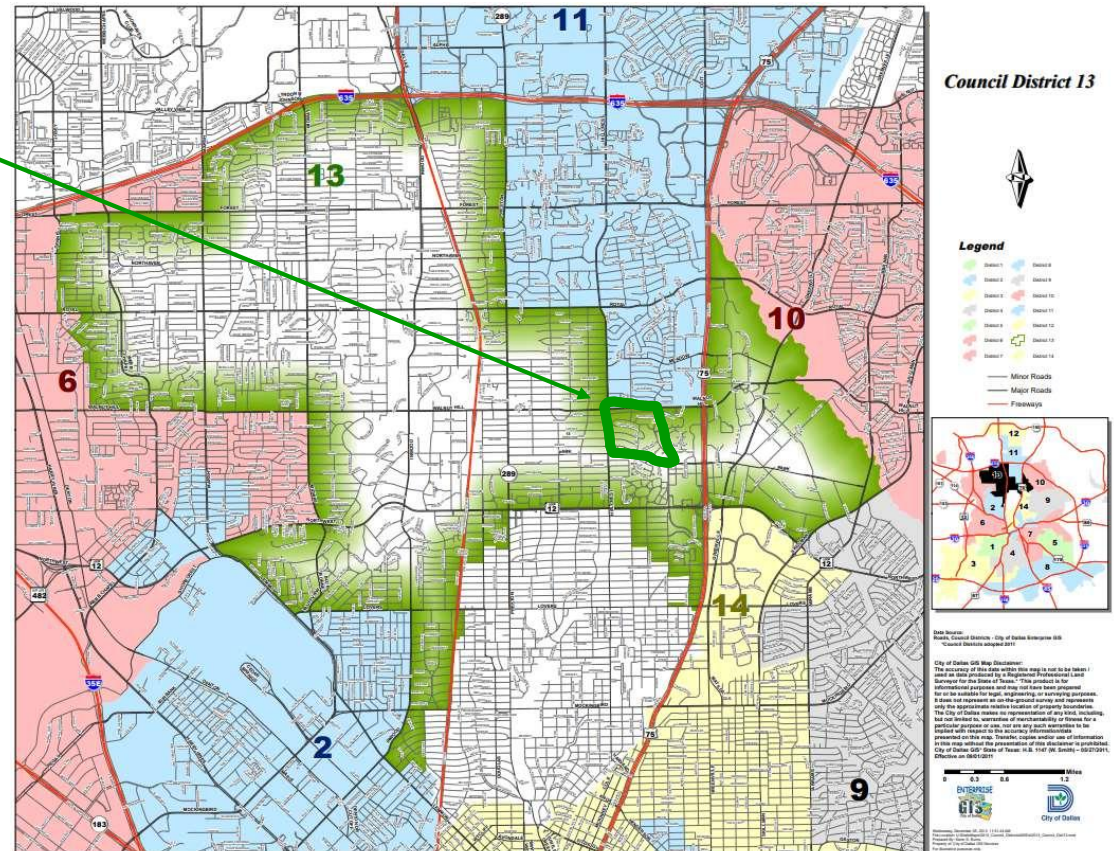
- HOA Only (annual): \$120
- ENP Only (annual): \$500
- Both HOA and ENP Combined (discounted) annual: ~~\$620~~
 - \$575 (online incl. Paypal fees) or \$550 (paper check with no fees)
- Monthly option (includes both ENP and HOA): \$55 per month
 - This is also the way it's pro-rated if you join in Summer/September

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
 - Claire Noble, Council Liaison
Claire.Noble@dallascityhall.com
[214-670-3816](tel:214-670-3816)
 - Alexa Heller-Relayze, Council Assistant
alexandra.relayze@dallascityhall.com
[214-670-7057](tel:214-670-7057)
 - Or follow her office/page on social media and subscribe to newsletter

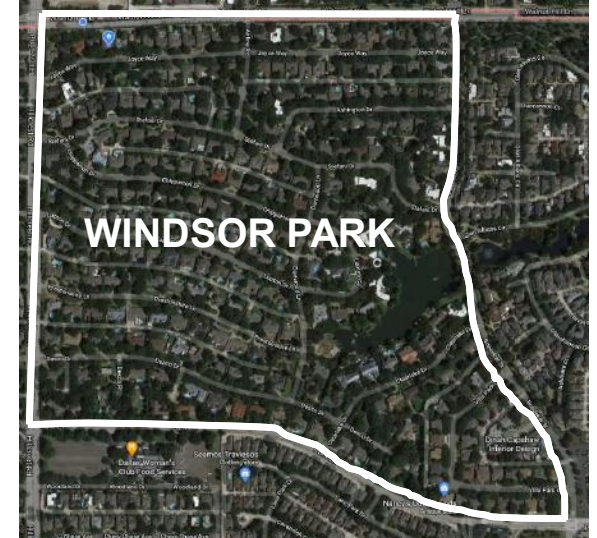


WPHA HOA

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 were glad to bring back gatherings in 2021 with our Halloween Social. It was so popular we had a repeat in 2022!
- 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 or write a check

Checks can be mailed or delivered to:

Tiffany Westerman
7212 Stefani Drive
Dallas, TX 75225

2022 Accomplishments

- We had another successful 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 2023
- We continued our DirectorySpot App to save money and have easy (and secure) access to our online directory
- Connected with City officials to stay informed with our most important issues such as trash pickup, homelessness issues, and permits

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**

HOA Membership

Participation	%	Homes	Dues	Total Dues
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	58%	187	\$100	\$16,926
2023*	53%	183	\$100	\$16,881

*2023 as of 1/31/23

HOA Financials 2023 Forecast

WPHA			Actual 2021	Actual 2022	Forecast 2023
			11/1/20-10/31/21	11/1/21-10/31/22	11/1/22-10/31/23
Avail Balance Beginning			28,452	28,851	28,671
Revenue			20,253	16,236	17,000
Expenses					
Esplanade Repairs			6,676	0	350
Social Events			390	851	500
Security Projects					
Printing			310	397	350
Operating (water, electric, landscaping, bank/cc charge)			12,478	15,168	15,500
Total Expenses			19,854	16,416	16,700
Avail Balance Ending			28,851	28,671	28,971

WALCREST PUMP STATION

Completion Update

Walcrest Construction Update

Walcrest Project Update – November 2022

“The Dallas Water Utilities (DWU) Walcrest Pump Station and Reservoir project has been completed. We would like to thank the surrounding neighborhood and community partners for their patience, support and understanding during construction.”



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

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



Preston Hollow Village Update

CONCEPT DESIGN



PRESTON
HOLLOW
VILLAGE
COMMUNITY PARK

- Phase 5 beginning for park space

NEIGHBORHOOD REMINDERS AND CLARIFICATIONS

Tree maintenance, Perimeter Walls, Alleys, Dallas App

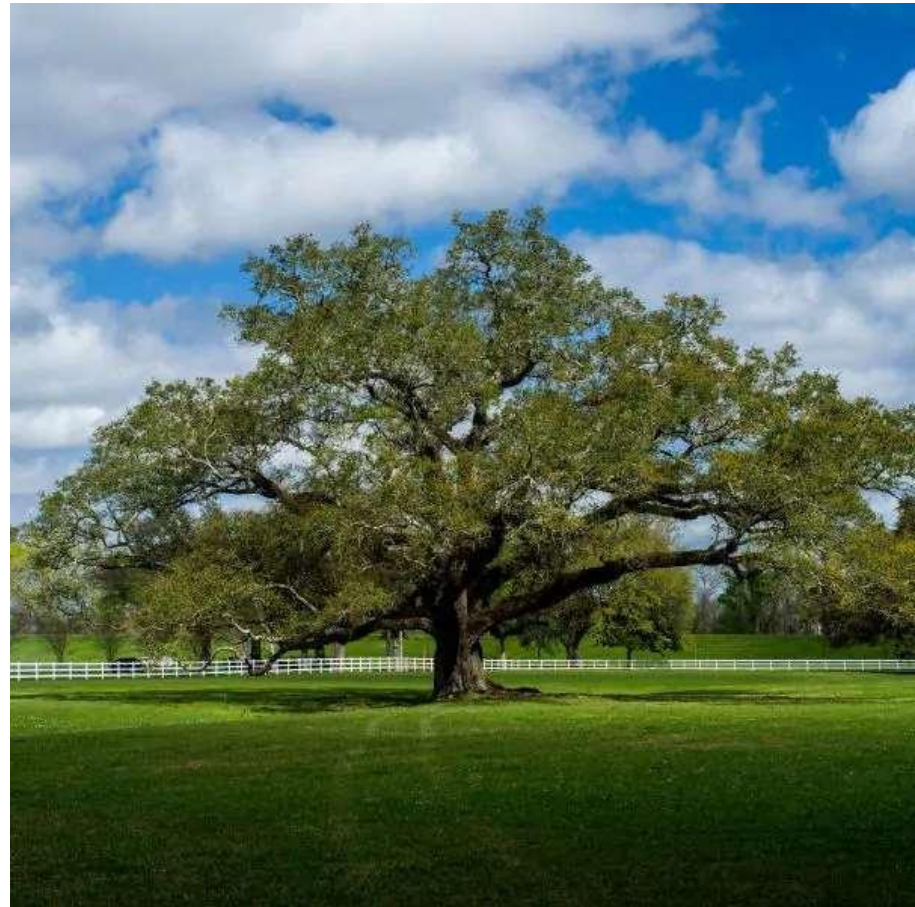
Tree Maintenance

Our neighborhood is filled with mature trees and it's vital we take care to keep them healthy

- **Clearance over roadways and sidewalks** – per City of Dallas code, **15 ft clearance over streets and alleys and 8 ft over sidewalks.** Maintaining proper clearance is essential for tree health as it prevents large trucks from damaging low branches and creating “open wounds” for disease and insects to infect them
- **Insect & Disease** – The untrained eye may not notice issues, but trees need regular checkups just like people do. Common diseases like “oak wilt” or insects like Emerald Ash Borer can be devastating, please consult an arborist if you are concerned about your trees.
- **Proper Maintenance** – Trees need love too, make sure you are pruning at the proper time and protecting your trees during construction.

Resources:

- Trees are Good: <https://www.treesaregood.org/treeowner>
- City of Dallas Code Compliance – Neighborhood Code: [SEC. 18-14.1. VEGETATION IN ALLEY, STREET, OR SIDEWALK.](#)



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!

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 or call 214-946-4022.



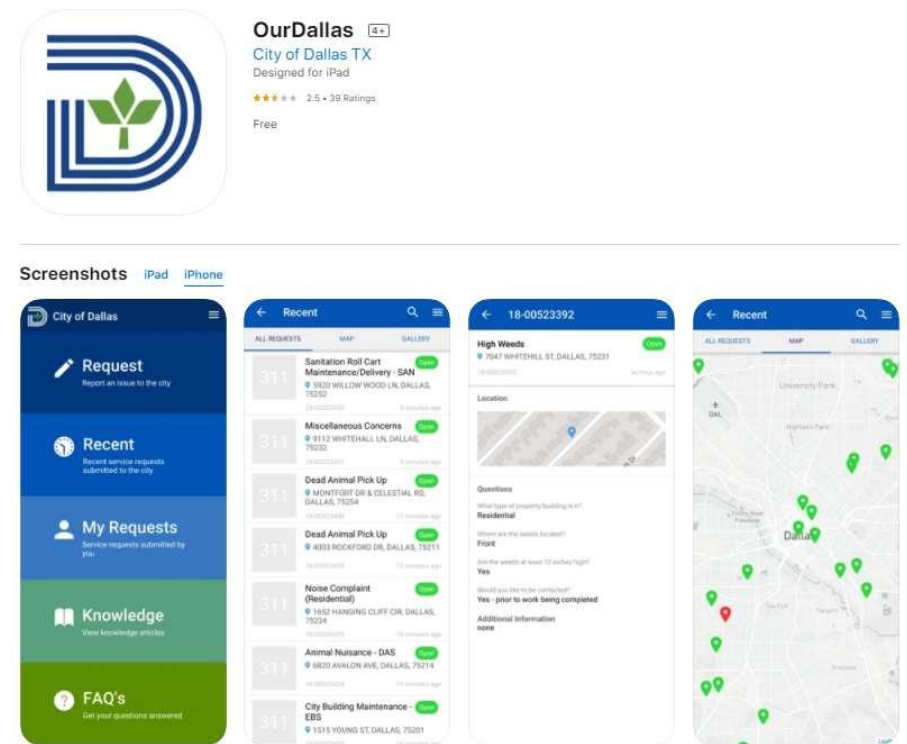
City of Dallas

Stormwater Management

Publication Number 2016-01

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 to sign up