



Annual Meeting

February 6, 2025

Agenda

- Volunteers and Officers
- Security Program: ENP – Expanded Neighborhood Patrol
- Windsor Park Homeowners Association
 - Overview and Financials
 - Neighborhood Updates
- District 13 City Council and 311

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

VOLUNTEERS

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

Thank you to the 2024 Volunteers

- HOA:

- President Christina Rancilio
- Vice President Treasurer Marilyn Schnitzer
- Vice President Security Steve Barnett
- Vice President Communication
- Vice President Landscape Chip Tabor
- Vice President Membership

- ENP:

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

2025 Street Captains

- Airline – Tiffany Westerman
- Ashington – Chip Tabor
- Boedeker Cir. – Lizbeth McGee
- Chipperton – Steve Miller
- Clearlake – Barbara Durham
- Dartwood – Deborah Lund
- Desco E – LuAnne Hobbs
- Desco W – Blossom Horton
- **Joyce Way E – OPEN**
- **Joyce Way W – OPEN**
- **Lupton – OPEN**
- Prestonshire – Suzanna Rubottom
- 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

[You can deliver flyers to any street!](#)

Election of 2025 HOA & ENP Officers

- HOA:
 - President Christina Rancilio
 - Vice President Treasurer Marilyn Schnitzer
 - Vice President Security Steve Barnett
 - Vice President Communication OPEN
 - Vice President Landscape Chip Tabor
 - Vice President Membership OPEN
- 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 OPEN
 - 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.
- Our ENP patrol officers patrol our streets and alleyways (where navigable) in their DPD squad car equipped 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 ENP members when they are on ENP duty, short-stopping the on-duty DPD officer.
 - They are DPD officers that work in our precinct who 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, Brookshire Park and Lane Park families ... 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 our three neighborhoods, 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 ENP members 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 which you can add to your phone contacts. The contacts on their ENP iPhone include all paid ENP Members, so if you text or call they will 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) when an officer is not on duty so the message can be 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 our Website** 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



Lt. Jared Pomponio
Crew Chief



Lt. Daniel Foster



Sgt. Tony Black



Sgt. Salvatore Coppola



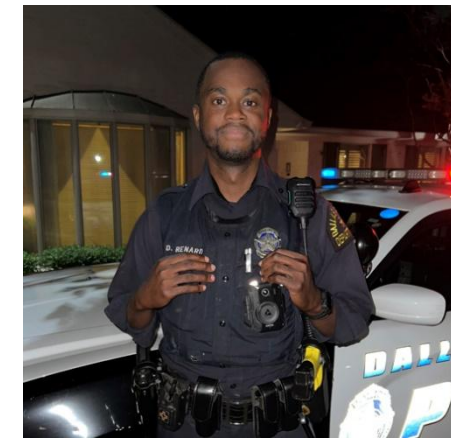
Officer Rami Anqir



Officer Oscar Garcia



Officer Richard Buentello



Officer Douglas Renard

WPHA Dallas ENP, Inc.

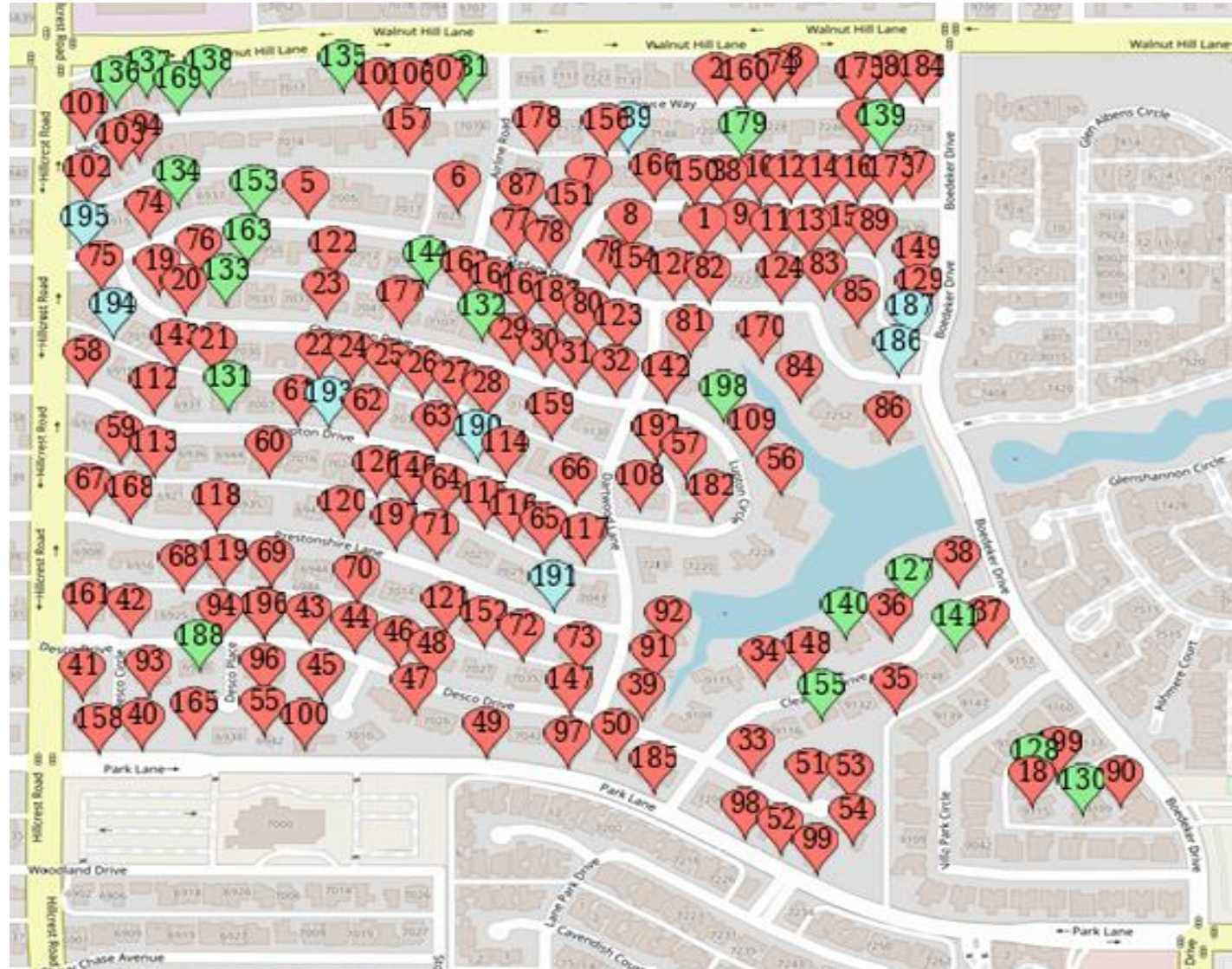
a 501(c)4 Tax-exempt Organization

							5-Feb	Patrol
ENP Members at Y-E	2019	2020	2021	2022	2023	2024	2025	Allocation
Windsor Park Members	178	175	185	189	187	186	165	58.3%
Brookshire Park Members	58	61	66	72	72	73	64	22.9%
Lane Park equiv Members*			30	60	60	60	60	18.8%
Total Members	236	236	281	321	319	319	289	100.0%

WPHA Dallas ENP Membership Goals for 2025

- In 2024 we authorized 15 weekly 4-hour shifts, for 60 hours of patrol weekly, and an additional 60 hours of surge patrols for Dec 2024. The DPD demand for OT hours, illnesses and vacations can make it a challenge to always fill the scheduled shifts, so for 2025 we will budget an average of 14 shifts per week.
- Since the founding of our ENP in 2016 we have not increased our membership fees but have needed to increase the hourly rate for our patrol officers by 50% in many cases.
- **368 ENP Members are needed** to support our budgeted level of patrols continuously, but we will use reserves while building membership for awhile. To date our membership renewals are well short, which unless replaced with new members during the year may eventually result in a reduction of patrol hours.
- A significant portion of our reserves come from the generosity of our members' voluntary donations to our Holiday Fund for surge patrols and officer gratuities, but we still need more members to sustain the budgeted patrol budget.

2023/2024 ENP Member Map (as of 12/31/2024)



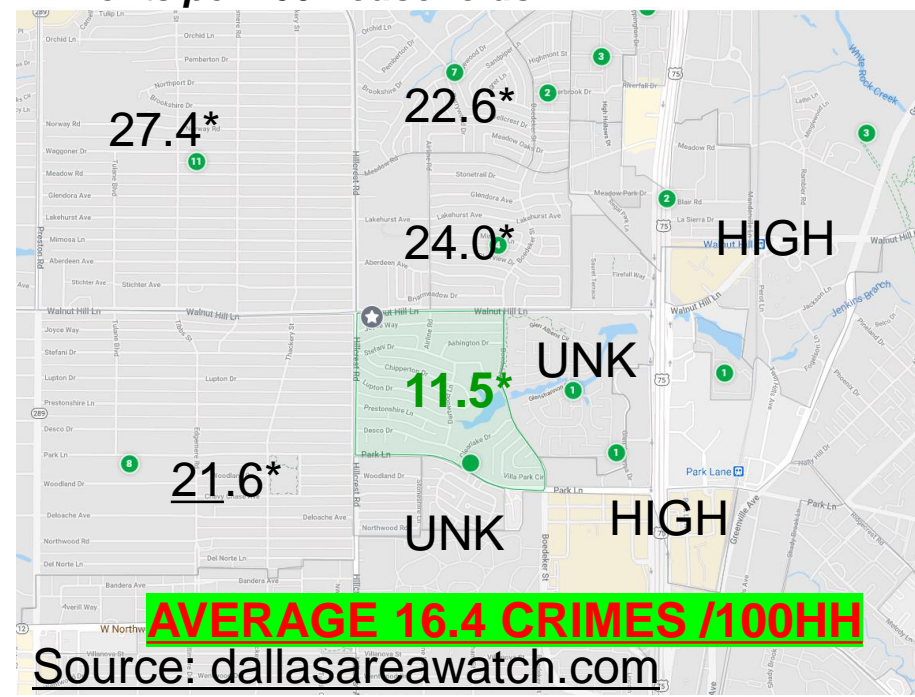
Windsor Park Crime Stats

- Windsor park overall crime down
 - 3-year average: 11.5 events/100 Households (down from last year)
 - 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): \$125
- ENP Only (annual): \$525
- Both HOA and ENP Combined (discounted) annual: ~~\$650~~
 - \$575 (online or by check)
- Monthly option (includes both ENP and WP HOA): \$55 per month
 - This is also the amount that membership is pro-rated for members joining in Summer or Fall

WINDSOR PARK HOMEOWNERS 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

2024 Accomplishments

- Successful social events – Spring and Halloween – Taco Truck & Bounce House parties! It was great to see so many new faces and cute kids (and pets). We look forward to doing this again in 2025.
- Planted trees at the Stefani-Hillcrest esplanade – part of the city tree program, thank you Cindy Lodewick for picking up and donating your tree!
- Landscape cleanup along Park Ln and Walnut Hill Ln, including pruning large Oak trees at Walnut Hill Ln and Hillcrest Rd, sprinkler repair and mud clean up along Boedecker St
- We continued maintaining 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 street repair, trash pickup, homelessness issues, and permits

Social Events

The bounce house parties are a huge hit! Plan for more fun in 2025!



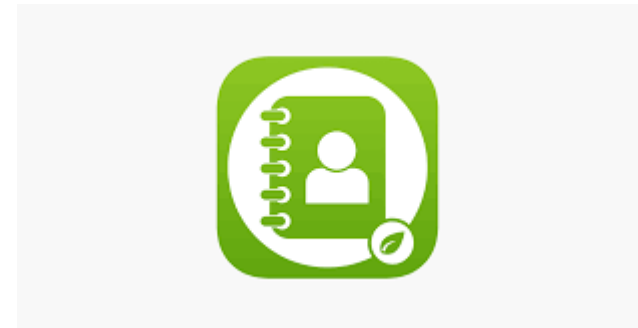
SPRING social in May 2025

Halloween Social - Save the Date for Friday, October 31



Neighborhood Directory Update

- Due to printing cost increases and feasibility of updates we moved to a secure online directory.
- We update the directory each time we receive new information.
- Go to www.directoryspot.net and use the email you gave us for the roster or download the app.



**DIRECTORYSPOT APP
IS AVAILABLE ON ALL
DEVICES**

HOA Membership

Participation	%	Homes	Dues	Total Dues
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	59%	197	\$100	\$18,644
2024	52%	186	\$100	\$18,644
2025*	43%	169	\$100	\$16,208

*2025 as of 2/05/25

NEIGHBORHOOD UPDATES

Landscaping, Perimeter Walls, Alleys & Streets, Tree maintenance

Landscaping

- Planted trees at Stefani Dr – Hillcrest Rd esplanade
- Bare Roots team continues to be responsive on special projects and overall communication with our HOA officers
- Scheduling spring clean up – focusing on Park Ln and Walnut Hill

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
(Walnut Hill Ln | Hillcrest Rd | Park Ln | Boedeker St)
- 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!

2024 Bond Program

- 2024 Bond Program Update – some of our streets and alleys are included in the program

NAME	PROPOSITION	DESCRIPTION	*BOND VALUE	**START DATE
6909-7077 Joyce Way (A03336)	A Streets	Alley Reconstruction	\$564,414	2025
7200 Ashington Dr	A Streets	Street Resurfacing - Local Streets	\$478,711	2025
7209-7275 Lupton Cir (A03320)	A Streets	Alley Reconstruction	\$156,807	2025
8900-9000 Turtle Creek Blvd	A Streets	Street Reconstruction - Local Streets	\$953,772	2025
9100-9600 Boedeker St, 9100 Boedeker Cir	A Streets	Street Resurfacing - Collectors	\$2,062,660	2025

Alleys & Streets

- Alleys should be kept clear of debris, including clearance for garbage trucks
 - Or by tenant/resident according to their lease landscape agreement with landlord
 - North Joyce Way / South Villa Park Circle: BOTH SIDES OF THE ALLEY is the responsibility of the homeowner
- DO NOT BLOW LEAVES INTO THE ALLEY
 - 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 bag or mulch!

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!

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 214-948-4022.

City of Dallas

Publication Number 0810-11

Report Stormwater Polluting Call 3-1-1

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.](#)

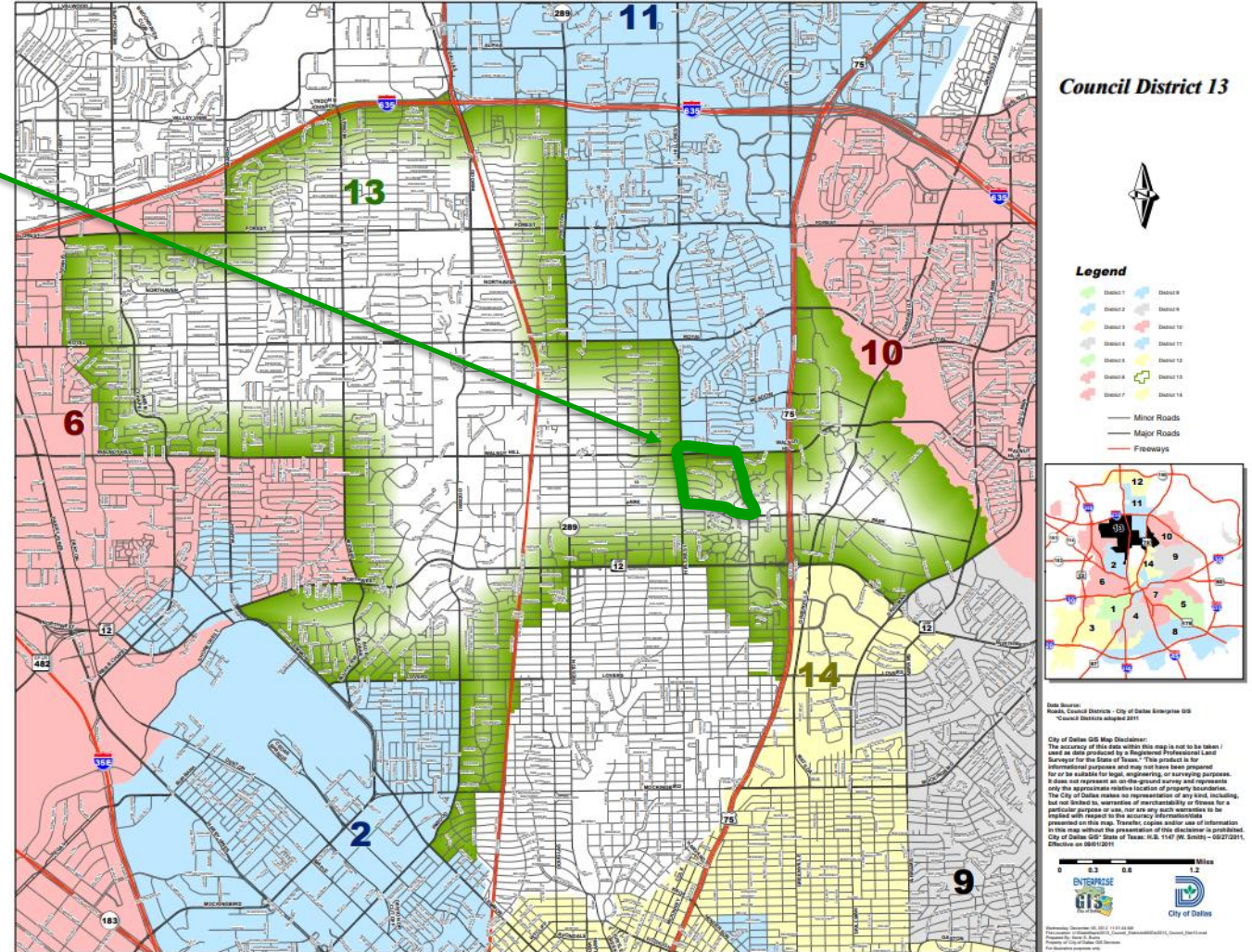


CITY COUNCIL DISTRICT

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

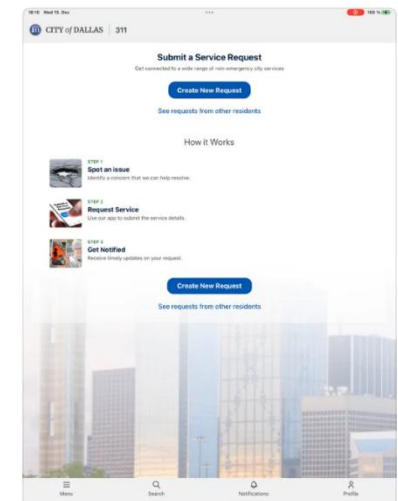
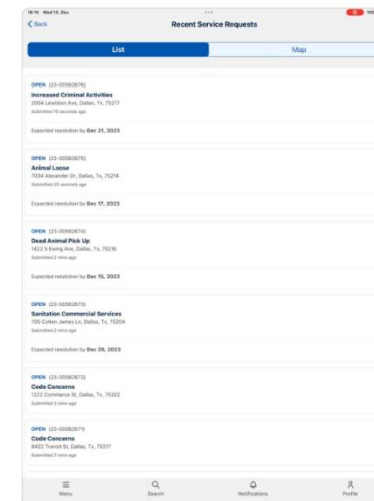
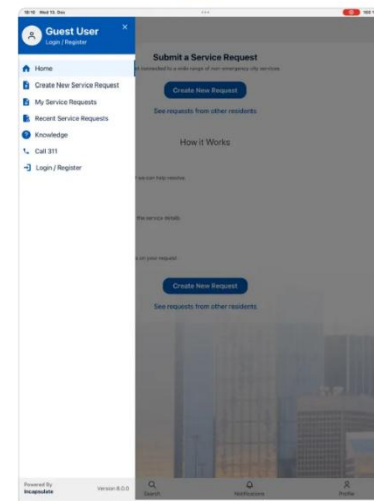


Dallas App

- Dallas 311 app available on mobile devices
 - The old 311 app was retired and the City of Dallas launched a new app called Dallas 311
- 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



Screenshots iPad iPhone



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