

# Windsor Park

• HOMEOWNERS ASSOCIATION •

## Windsor Park Annual Meeting Date

February 6, 2025 - Time: 7:00pm

In 2003 a group of neighbors formed the [Windsor Park Homeowners Association](#), an unincorporated neighborhood association ([WPHA](#)), to combat the graffiti on the walls that border our neighborhood and 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 20 years and our volunteers remain vigilant while they work to finalize the upcoming homes and the final 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.

What does all this mean? It shows that we have a wonderful neighborhood full of people who love where we live. How can you help? Please join our HOA and ENP security program so we can continue to beautify the landscaping and pay for our off-duty Dallas Police officers.

### How does the HOA use my dues payment each year?

1. The primary expense of the HOA is the maintenance of the landscaping along the perimeter, especially Walnut Hill and Park Lane. 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. Before this service began the walls were covered with graffiti and unsightly. This service benefits the entire neighborhood and boosts our property values!
2. The WPHA Social Committee was formed in 2015, with a primary objective to "meet and greet" more neighbors. We've resumed our social gatherings in 2023 after the pandemic, and these events help us meet new neighbors and enjoy the friendship of everyone.
3. Most importantly, we focus on keeping the neighborhood a wonderful place to live. We have a team of volunteers that work on Landscaping, Membership, and Security. Without the HOA these things would not be possible.

### WPHA Dallas ENP, Inc

In 2017, WPHA formed WPHA Dallas ENP Inc., a Texas nonprofit corporation and an [Expanded Neighborhood Patrol](#) security program which is under contract with the Dallas Police Department to engage off-duty police officers to patrol the Windsor Park, Brookshire Park and Lane Park neighborhoods. The ENP officers are off-duty DPD officers who are uniformed and armed and

patrol in a DPD squad car which is connected to the dispatch system as if the officer were on duty. They will respond to 9-1-1 calls from a dues-paying member when they are on ENP patrol duty. They have also worked with many neighbors discussing crime and have become a part of the Windsor Park family. They are DPD officers that work in our precinct and can respond quickly to 9-1-1 calls, shortstopping the active-duty DPD officers. An ENP police officer even arrested a package thief that had been seen on a RING camera stealing packages from a porch.

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, even though theft seems to be on the rise in our surrounding neighborhoods.

We schedule as many shifts as possible with the membership fees collected and hope to add more this year to increase the number of patrol hours we can afford. To see your neighbors who are ENP members, you can review the scatter maps for [Windsor Park ENP members](#) and [Brookshire Park ENP members](#). All Lane Park residents are members.

The following information highlights the benefits and costs of becoming a member of ENP Security Patrol:

- Streets & alleyways (where paved) will be patrolled by uniformed Dallas Police Department off-duty patrol officers in DPD squad cars with access to DPD database where they can check for warrants on suspicious people and check for stolen cars.
- Members will receive the cell phone number of the patrol officers you can add to your phone contacts.
- Members can text the ENP officer's cell phone to inform them of any situation when the officer is not on duty. Texts will be returned when the next ENP shift begins.
- Members can complete an out-of-town [Trip Notice](#) on our website for special watch while you are gone.
- Members will receive an ENP "Member" lawn sign during the term of enrollment but remain the property of ENP.

### **Helpful Links:**

For more information regarding our Windsor Park HOA visit our [Website](#)

Click link for more information regarding our [Expanded Neighborhood Patrol program](#)

Click link to subscribe to our [Mailing List](#)

You can also follow us on [NextDoor](#) and [Facebook](#)

You can email our neighborhood volunteer officers at: [officers@wphadallas.com](mailto:officers@wphadallas.com)

[Payment Link for HOA Dues and ENP Membership Fees](#) (or Click Payment Button on our [Website](#))