

# Pagewood Townhomes

## Phase I

### Latest News

Baby it's cold outside! Well...sometimes...this is Texas after all. The leaves are starting to fall off the trees and the smell of hearth fires is in the night air. The holidays are just around the corner and the excitement is starting to build for a favorite time of the year.

Even though we won't be able to enjoy the green grass portion of the landscaping improvements until next year, we have been making headway on groundcover and overall improvements. There are some pictures included in this newsletter, but if you see something you like

and wish to send us a picture, please do so!

There will be some tree trimming done around the neighborhood so please keep an eye out for anything that could interfere with the trimming. We don't want anyone to get anything damaged.

As a reminder, pipes are likely to freeze and possibly break in cold weather. Please make sure to cover any outside pipes and faucets. During a freeze, leave your kitchen and bathroom faucets dripping to prevent icing.

Last but certainly not least, after balancing the budget and taking a look at future projections, the Board of Directors and SNL Associates have determined that there will be no need for any increase necessary to the HOA Homeowners Dues.

Happy Holidays!

**SNL Associates, Inc.**  
**Manager: Craig Lengyel**

Phone: 972-243-2175  
Fax: 214-361-2111

5232 Forest Lane, Suite 140  
Dallas, TX 75244

**\*\*Any questions, maintenance requests, concerns or other requests should be directed to SNL Associates, Inc.\*\***

**Next Board Meeting: Monday, January 11<sup>th</sup>**  
**At the Clubhouse: 7515 Highmont Street**  
**Dallas, TX 75230**

### Community News...we need help on Woodthrush!

With the holidays coming up we expect that most people will be either having family visit their homes or traveling. Please make sure to keep safety in mind during this time, as many accidents tend to occur during the holidays with everyone out and about.

The street on Woodthrush Drive is the only street that hasn't been repaved in our neighborhood. We need our Woodthrush Residents to contact the City of Dallas to fix this. Please submit a request by either dialing 311 or submitting it online at:

<http://311.dallascityhall.com/CWI/ServiceRequest.mvc>.

You can submit a request more than once. The Residents living on Woodthrush are the only ones able to file a request.

Please help us get the street repaved and keep our neighborhood beautiful!

### Fall 2015

#### Board of Directors:

President: June Hoey  
214-696-0286  
[jhoey@flash.net](mailto:jhoey@flash.net)

Vice President: Heidi Murray  
214-923-3608  
[murray.heidik@gmail.com](mailto:murray.heidik@gmail.com)

Treasurer: Ernest Poppers  
214-893-3144  
[epoppers@sbcglobal.net](mailto:epoppers@sbcglobal.net)

Secretary: Jeff Harris  
972-897-3932  
[jmh0035@yahoo.com](mailto:jmh0035@yahoo.com)

Member At-Large: Joyce Dacy  
214-460-8959  
[jmdacy@gmail.com](mailto:jmdacy@gmail.com)

#### Quick Notes:

- Landscaping improvements are moving along nicely
- No HOA Dues increase!
- Woodthrush Residents please call City of Dallas to get the street paved

## ONCOR INFORMATION

ONCOR (888) 313-4747

(888) 313-6862

Phone number associated with  
the account is (972) 243-2175.

ESI ID:

1043720008625242 –

7603 Riverbrook Dr., Bldg. A

1043720008625273 –

7603 Riverbrook Dr., Bldg. B

1043720008625180 – 7603

Woodthrush Dr., Bldg. A

10437200086211 –

7603 Woodthrush Dr., Bldg. B

1043720008625149 –

7602 Woodthrush Dr.

## More Landscaping Pictures



## Back Patios and Roofs

In the last newsletter we provided some answers to a few questions that were asked about the responsibility of the trees and fences in our back patios. This has raised some new questions that we would like to answer.

If you are considering a satellite dish please contact the HOA first. There are certain places they cannot be placed on

the roof due to safety and hazard concerns.

If the trunk of a tree is in a back patio then responsibility for trimming lies with the owner of said patio. If the branches are reaching over the fence and you would like them trimmed, please contact the homeowner before trimming them yourself. Any permanent back

patio alterations must be approved by the HOA Board. If the HOA is being asked to pay for a portion of the cost, it needs to be approved. If work has already been completed and was not approved by the Board, we cannot provide any reimbursement.

Please contact SNL Associates with any questions.



## Other Reminders

Even though winter is here, the mosquitos and other bugs are still out there. Please keep an eye out for standing water around your homes and gardens.

Our Management and vendors are available each weekday from 9am to 5pm. Please schedule your requests for repairs or maintenance during this

time. Or, use the new website!

Trash pick-up is on Mondays mornings. BULK TRASH pickup is the 3<sup>rd</sup> Monday of each month. Place trash out no earlier than the night before the scheduled collection. All bulk trash items must be on the curb by 7am the day of pickup.

As a reminder, any changes or installation to be made on HOA property **MUST** be presented to the board for approval. If Board approval is denied, the owner could be fined if they continue with the changes. Also, any change made for which the HOA could assist with the cost is not eligible for reimbursement if the Board

did not approve the original change.

If you're not sure, please call SNL and they will let you know. The forms are available upon request or on the HOA website.

If anyone has any concerns we invite you to join us at the next Board Meeting. Thanks and have a great holiday!