

# Pagewood Townhomes

## Phase I

### Latest News

Winter is over and Spring has arrived! Well...if you could consider that a winter. The grass is going to start getting greener, the trees are going to start to bloom (some have started already) and our neighborhood is about to start seeing some of the highlights of all the landscape work that has been done. Even better news, we're still working on the landscaping so it's only going to get better.

Our annual Board Meeting is going to be Monday, April 11<sup>th</sup> and is the meeting in which we elect our Board Members. This year Ernest Poppers

(Treasurer) and Heidi Murray (Vice President) are up for re-election. We currently don't have anyone else running. You'll receive updates as we know about them. We encourage everyone to join us, as we will be going over quite a few items and embrace the chance to meet with everyone. If for any reason you can't make it, please fill out and sign the proxy form mailed out to you so that we can achieve our quorum and not have to postpone or move the Annual Meeting.

We hope to see you there!

Finally, all of us received incorrect electric bills a few weeks ago due to a billing error on behalf of our energy company.

Fortunately it was caught early and we were able to get it fixed early. If you have any questions please call SNL Associates.

Happy Spring and enjoy the weather!

**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, April 11<sup>th</sup>**  
**At the Clubhouse: 7515 Highmont Street**  
**Dallas, TX 75230**

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

The street on Woodthrush Drive is still the only street that hasn't been repaved in our neighborhood. A few requests were made but the City of Dallas apparently needs a little more "push" to get moving with the improvements.

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!

Spring 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:

- Electric bill issue resolved
- Annual Meeting in April
- 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

### Electricity Usage and Our Community

With the cold weather subsiding and the warmer Spring weather fast approaching, we won't be using as much of our heaters and will be using our A/C more often. This is good news for our wallets.

As you may know, electric heat is quite expensive and is the primary reason that we all usually see our electric bills increase during the winter months. This is due to the amount of electricity required to heat up the electric coils

that generate the heat for our homes, resulting in a higher overall demand for electricity. The cooler A/C, by comparison, does not require as much electricity which therefore does not end up costing as much.

Basically since the overall demand for electricity goes up in the winter due to our electric heaters, the electric bills will be a little more. Conversely, we get to take advantage of less expensive electricity bills during fair and warmer weather.

### Back Patios, Roofs, Common and Limited Common Areas

Every homeowner has received a copy of the Architectural Standards which covers the procedure for making any changes or additions to their property and the guidelines for making any changes.

No changes or additions may be made to the common areas or limited

common areas without prior approval. These areas includes but are not limited to alleys, patios, windows, doors, flower beds, roofs etc. If any changes or additions are made without approval the homeowner may be subject to a fine and/or the expense of returning the project back to its original form.

There is a form for requesting any changes in the back of the ASC book or on the web site.

If you are considering a satellite dish please contact SNL first. Satellite dishes may not be placed on the roofs.

If you have any questions please call SNL Associates.

## Other Reminders

The weather is warming up, which means that mosquitos and other bugs are going to start waking up. 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.

Please keep an eye on your trees in your patios. If you need any help with who to call for trimming please contact SNL Associates and they can put on in contact with a Vendor. The HOA has to trim them if they become a problem (disrupting power lines, scratching houses, etc.) and bill the homeowner.

If anyone has any concerns we invite you to join us at the next Board Meeting.

Thanks and we hope to see you at the Annual Meeting!