



# Midway Crossing

Volume 1, Issue 3

December 2003



## Yard of the Month Winners for 2003

*Keeping our neighborhood beautiful*

The last winner of the Yard of the Month award for 2003 was for the month of October – **Susan Wallace and Dean Duffin** at 4038 Midrose.

To recap all of the Yard of the Month winners for 2003:  
June – **Ron and Ann Womack** at 4011 Midrose  
July – **Franz and Marianne Gassner** at 4194 Midrose  
August – **Ana Maria Estes** at 4015 Midrose  
September – **Oanh Phan** at 4162 Midrose  
October – **Susan Wallace and Dean Duffin** at 4038 Midrose.

Congratulations to all of the winners, and thanks for all your hard work! ■



## Holiday Decoration Contest

*Making our neighborhood festive for the holidays*

The Association is reinstating the Holiday Decoration Contest this year. First prize will win \$50.00.

If you wish to participate in the contest, have your home decorated by Sunday, December 7. Ballots are included within this newsletter. Between Monday, December 8 and Friday, December 19, drop off your ballot at 4139 Midrose, or votes can be e-mailed as instructed on the ballot. One vote per household. There will be a special ballot box at the front door – please do not place your ballot in the mailbox. All rules for the contest are included on the ballot.

The ballots will be tallied on Saturday, December 20, and the winner will be announced on Sunday, December 21. An award sign will be placed in the winner's yard, and the winner will receive \$50.00 from the Homeowner's Association.

Remember to have all holiday decorations taken down by Sunday, January 11, 2004. ■

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## Annual HOA Fees Due

*Keeping the Association working for us*

The annual Homeowners Association Fees are due by Wednesday, December 31, 2003. The 2004 fees will be \$193.75, and the invoices for the dues will be sent out the first week of December.

These HOA fees are unchanged from last year and pay expenses of Midway Crossing, which includes upkeep of our common grounds, utilities, insurance and homeowner-related activities. ■

# Management Company Changes

## *Doing what's best to support Midway Crossing*

As of December 1, 2003, Principal Management Group has been terminated as manager of Midway Crossing HOA. Based on the Board's experience with PMG and feedback from homeowners, the Board decided that it is in the best interest of the HOA to terminate the relationship and to look for a more effective management company that takes into consideration the particular needs and requests of the Board and homeowners. The Board is actively researching other management companies to locate a group that will be effective for our community. Until we engage a new management company, please contact any of the Board members with any questions or concerns you may have. ■



## Recycling Made Easy

### *Doing our part to save the planet – conveniently*

Recycling is a great way to save our precious resources, but if it isn't convenient, many people won't participate. The City of Dallas provides recycling services that brings that convenience home. Midway Crossing's recycling pick up day is on Fridays. All you have to do is place your recyclables beside your trash can for Friday pick up.

To prepare your recyclable materials, follow these easy guidelines:

In a brown paper bag, you may include:

- Newspapers and inserts that are clean, dry and non-yellowed. Do not set them out in the rain.
- Mixed paper: magazines, junk mail and home/office paper. Do not include telephone books.
- Chipboard, such as dry food boxes free of wax paper, that is flattened. Do not include corrugated cardboard or beverage carriers such as 6-pack or 12-pack soft drink packaging.

In a translucent blue bag, 13 gallons or larger in size, you may include:

- Glass containers, unbroken and rinsed.
- Plastic bottles with codes 1, 2 or 3, rinsed and without caps. Do not include plastic bags.
- Aluminum cans that are crushed.
- Steel/tin food cans that are flattened.
- Aerosol cans that are empty. Do not include paint or hazardous waste cans.

Translucent blue bags for recycling can be purchased at the following 2 stores within our zip code: Eckerd's at 4610 Frankford and Albertson's at 4625 Frankford.

Although it is recommended that materials be crushed and flattened to save space within the blue bags, this is not a requirement.

Most local Albertson's stores also provide bins at the front of their stores for disposing of your plastic bags. ■



## Tips for the Holidays

### *Staying safe and sane in these busy times*

With so many of us busy with holiday activities, here are some helpful tips:

- Going shopping or to the mall at night? Park under a well-lit area and protect your purse or wallet.
- All packages left in vehicles should be placed out of sight.
- If someone tries to rob you, give up your property and save your life.
- Never count money at the ATM. Put it in your purse or pocket quickly, until you are in a secure area.
- If you are going to throw a holiday party, be a good neighbor and keep the noise down. Be sure to instruct your guests to park on the street in front of your home and not on the sidewalk.
- Remember to dispose of all holiday garbage properly. **With the new bulk trash laws in effect, large boxes, trees, etc. cannot be placed at curbside (not in the alleyways) more than 4 days before the first Monday of the month (for January's pick-up, the earliest bulk trash can be put out for pick up is January 1, 2004).** ■

## MIDWAY CROSSING HOMEOWNERS ASSOCIATION

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Next newsletter's articles & ads due by February 8, 2004.

### WEB SITE

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### CALENDAR OF EVENTS

#### MARK YOUR CALENDARS!

#### HOLIDAY DECORATION CONTEST - \$50.00 PRIZE

DECORATE YOUR HOME BY DECEMBER 7, 2003

VOTE FOR YOUR FAVORITE BY DECEMBER 19, 2003

THE WINNER WILL BE ANNOUNCED ON DECEMBER 21, 2003.

#### ANNUAL HOA FEES DUE

THE ANNUAL HOA FEES ARE DUE BY DECEMBER 31, 2003.

#### NEXT YEAR'S SCHEDULE

APRIL 3, 2004 - YARD OF THE MONTH AWARDS START FOR 2004

APRIL 3, 2004 - ANNUAL GARAGE SALE

APRIL 3, 2004 - SPRING BLOCK PARTY

(BACK UP DATE IS APRIL 17, 2004 - 2 WEEKS LATER)

MAY 11, 2004 - ANNUAL HOA BUSINESS MEETING

OCTOBER 16, 2004 - FALL BLOCK PARTY

(BACK UP DATE IS OCTOBER 23, 2004)

DECEMBER 2004 - HOLIDAY DECORATION CONTEST



## Fall Block Party

### Texas barbeque

The Association held its semi-annual block party on Saturday, October 18, 2003 in the Midrose cul-de-sac. Midway Crossing catered BBQ from Spring Creek BBQ, and many neighbors joined the fun, had some great food, and got to socialize. Come join us next time! ■



## Upcoming Springtime Events

### Annual garage sale

The Association will be sponsoring the annual neighborhood garage sale on Saturday, April 3, 2004 8:00 AM to 3:00 PM - rain or shine. Gather your belongings, set your prices, make some money, and visit with your neighbors.

The HOA will place an ad in the *Dallas Morning News*, and place large signs on Midway and Rosemeade to advertise the sale within our surrounding neighborhood. What a great way to save some advertising expenses, and the block sale attracts larger numbers of buyers. Come take advantage of this HOA-sponsored event.

### Springtime block party

On that same evening, April 3, (as long as it doesn't rain), we'll be having our springtime block party from 5:00 PM to 7:00 PM in the Midrose cul-de-sac. If it rains that night, we'll move the block party to April 17, 2004 (two weeks later). The block party will be potluck style with the Association providing grilled hamburgers, hotdogs and sodas. Bring your appetites! ■



## Vendor Contacts

*Letting each other know about service providers*

This section provides contact numbers for vendors whose service was more than satisfactory to a homeowner. Be sure to ask appropriate questions when engaging any service provider. Since this list is not an endorsement or recommendation of the HOA, it is a good idea to ask for references.

SERVICE	NAME	NUMBER
Carpet Cleaning & Repair	Bryan Rogers	214-402-9227
CPA / Tax Prep	Peter Bugnacki	972-867-6665
Pet Sitter (lives on Midrose)	Diane Randolph	972-732-1141

Contact MidroseNews@ev1.net (newsletter) and mdc-swc@swbell.net (web site) with information you would like to post about service providers. ■

## Annual HOA Meeting

*The business of our Association*

The Homeowners Association will be holding its annual Business Meeting on Tuesday, May 11, 2004. Remember, the meeting cannot occur without a quorum (60% of the homeowners or 57 homes). If we don't make quorum, we have to hold a second meeting – which means doubling the costs. If you cannot make the actual meeting, please make sure to send in your proxy – so we don't have to incur those extra costs – which results in higher HOA dues. ■



Happy Holidays from Midway Crossing HOA!

Midway Crossing HOA Newsletter  
4139 Midrose Trail  
Dallas, TX 75287



To our Neighbors at  
4083 Midrose Trail  
Dallas, TX 75287

