

# Midway Crossing

Volume 2, Issue 4

December 2004



## Yard of the Month Winners for 2004

*Keeping our neighborhood beautiful*

To recap all of the Yard of the Month winners for 2004:

April – **Thomas & Kelly Spilka** at **4035 Midrose**

May – **Fletcher Hamilton** at **4174 Midrose**

June – **Julie Johnson Hobson** at **4006 Midrose**

July – **Chuck Poche** at **4018 Midrose**

August – **Ray Landry** at **4107 Midrose**

September – **Franz & Marianne Gassner** at **4194 Midrose**

October – **Christina Bilan** at **4182 Midrose**.

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

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## Next Year's Board Elections

*Running the Homeowners Association*

Next year, the HOA Board of Directors are up for election. This means that all interested parties need to act soon if they want to run for a Board position. We'd like to provide as much information as possible on each of the candidates to the neighborhood, so everyone can vote conscientiously.

If you are interested in running for a Board position, please submit the nomination form (that is included in this newsletter) to 4139 Midrose Trail by February 8, 2005. In the March 2005 newsletter, we will include a special insert to describe the individuals who wish to run for the Board. When the May 10, 2005 Annual Business and Board Elections Meeting is held, the neighborhood will know who they are voting for.

Remember, we need a quorum to hold elections, which means we need 60% (57 homes) represented through proxy or in person. It is critical that everyone send in their proxy next year, or we will have to incur additional costs (renting a room, mailing notifications, etc.) to hold a second meeting. Please help prevent increased HOA fees by sending in your proxy! ■



## Annual HOA Fees Due

*Keeping the Association working for us*

The annual Homeowners Association Fees are due by Friday, December 31, 2004. The 2005 fees will be \$225.00, and the invoices for the dues will be sent out in December.

These HOA fees pay expenses of Midway Crossing HOA, which include upkeep of our common grounds, property insurance, price increases, property improvements, legal expenses, utilities and homeowner-related activities. ■



## Fall Block Party

*BBQ with all the fixin's*

The Association held its semi-annual Fall block party on Saturday, October 16, 2004 in the Midrose cul-de-sac. Midway Crossing catered Spring Creek BBQ, and over 30 neighbors joined the fun and had some great food. Come join us next time! ■



## Bulk Trash Schedule for 2005

*When to put out bulk trash for pick up*

The following table shows the dates for when bulk trash will be picked up by the City of Dallas in 2005, and the earliest date you can place your bulk trash curbside (never in the alleys):

Dallas City Pick Up	When to Place Curbside
1/3/05	12/30/04
2/7/05	2/3/05
3/7/05	3/3/05
4/4/05	3/31/05
5/2/05	4/28/05
6/6/05	6/2/05
7/4/05 yes, on the holiday	6/30/05
8/1/05	7/28/05
9/5/05 yes, on the holiday	9/1/05
10/3/05	9/29/05
11/7/05	11/3/05
12/5/05	12/1/05 ■

## Upcoming Springtime Events

*Annual garage sale*

The Association will be sponsoring the annual neighborhood garage sale on Saturday, April 2, 2005 8:00 AM to 3:00 PM – rain or shine. Gather your belongings, set your prices, make some money!

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 always attracts larger numbers of buyers. Come take advantage of this upcoming HOA-sponsored event.

*Springtime block party*

On that same evening, April 2, (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 9, 2005. The block party will be catered BBQ with all the fixin's. Bring your appetites! ■

## Winter Proofing Your Home

*Preparing for cold weather*

According to the City of Dallas, you can do a few simple things around your home to prepare for the upcoming cold weather.

- Wrap all exposed pipes located outside or in unheated areas of your home, including the attic.
- Remove garden hoses from outside faucets. Insulate those faucets with hard foam covers.
- Cover vents around the foundation of your home.
- Learn where your private water cut-off valves are and how to operate them.
- In sub-freezing weather, let hot and cold water drip slowly from inside faucets during a freeze.
- In sub-freezing weather, open cabinet doors under sinks on outside walls. ■

## MIDWAY CROSSING HOMEOWNERS ASSOCIATION

### BOARD OF DIRECTORS

**CHUCK POCHE, PRESIDENT**

capochejr@att.net 972-818-1198 4018 Midrose

**THOMAS SPILKA, VICE PRESIDENT/TREASURER**

spilkat@sbcglobal.net 972-713-0160 4035 Midrose

**RON WOMACK, SECRETARY**

ronanne@earthlink.net 972-818-4352 4011 Midrose

### NEWSLETTER

**PENNI JAMES, WRITER & EDITOR**

MidroseNews@ev1.net 4139 Midrose

Next newsletter's articles & ads due by February 8, 2005.

### WEB SITE

[WWW.GEOCITIES.COM/MIDROSETRAIL](http://WWW.GEOCITIES.COM/MIDROSETRAIL)

**DARIN PETERSEN, WEB EDITOR**

darinp52@yahoo.com 4198 Midrose

### CALENDAR OF EVENTS

#### MARK YOUR CALENDARS!

**HOLIDAY DECORATION CONTEST**

DECORATE YOUR HOME BY DECEMBER 5, 2004

VOTE FOR YOUR FAVORITE BY DECEMBER 17, 2004

THE WINNER WILL BE ANNOUNCED ON DECEMBER 19, 2004.

**ANNUAL HOA FEES DUE**

THE ANNUAL HOA FEES ARE DUE BY DECEMBER 31, 2004.

**NEXT YEAR'S SCHEDULE**

APRIL 2, 2005 – YARD OF THE MONTH AWARDS START FOR 2005

APRIL 2, 2005 – ANNUAL GARAGE SALE

APRIL 2, 2005 – SPRING BLOCK PARTY

APRIL 9, 2005 – BACK UP DATE FOR PARTY, IF IT RAINS ON APRIL 2

MAY 10, 2005 – ANNUAL HOA BUSINESS MEETING & BOARD OF

DIRECTORS ELECTIONS

JUNE 2005 – SECOND HOA BUSINESS MEETING & BOARD OF

DIRECTORS ELECTIONS (IF 60% QUORUM IS NOT OBTAINED FOR

THE MAY MEETING. DATE, TIME AND PLACE TO BE ANNOUNCED.)

OCTOBER 15, 2005 – FALL BLOCK PARTY

OCTOBER 22, 2005 – BACK UP DATE, IF IT RAINS ON OCTOBER 15

DECEMBER 2005 – HOLIDAY DECORATION CONTEST



## Holiday Decoration Contest

*Making our neighborhood festive for the holidays*

The Association will be holding the annual Holiday Decoration Contest again this year. First prize will win \$50.00!

If you wish to be eligible to win the contest, have your home decorated by Sunday, December 5, 2004. Ballots are included within this newsletter. Between Monday, December 6, 2004 and Friday, December 17, 2004, everyone is eligible to drop off their ballot at 4139 Midrose Trail. 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 18, 2004, and the winner will be announced on Sunday, December 19, 2004. 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 9, 2005. With the City of Dallas bulk trash laws in effect, large boxes, trees, etc. cannot be placed at curbside (never 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 December 30, 2004. ■



## 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
A/C & Heating	All About Air	972-422-4438
Carpet Cleaning	Embry Carpet Care	972-221-3434
Carpet Cleaning & Repair	Bryan Rogers	214-402-9227
CPA / Tax Prep	Peter Bugnacki	972-867-6665
Handyman – all services	House Calls	214-341-1446
Landscaping	Ostrander	972-734-8033
Pet Sitter (lives on Midrose)	Diane Randolph	972-732-1141
Realtor (lives on Midrose)	Darin Petersen	469-471-4287

Contact MidroseNews@ev1.net (newsletter) and darinp52@yahoo.com (web site) with information you would like to post about service providers. ■



## Web Site Archives

*Accessing important information from previous versions of these newsletters*

All previous versions of these newsletters are available online at the HOA's web site – [www.geocities.com/MidroseTrail](http://www.geocities.com/MidroseTrail). Look for these important articles:

- Vol. 1, Iss. 1 – Jun. 03** – Neighborhood Rules Reminders, Problems on Common Grounds, Rights & Responsibilities for Better Communities.
- Vol. 1, Iss. 2 – Sep. 03** – Recent Thefts in Area, Neighborhood Information, Bulk Trash Pick Up, Mail Delivery Issues, Rear Entry Garages.
- Vol. 1, Iss. 3 – Dec. 03** – Recycling Made Easy.
- Vol. 2, Iss. 1 – Mar. 04** – Stopping Handbills and Solicitors.
- Vol. 2, Iss. 2 – Jun. 04** – Watering Laws in Dallas, Accident on the Rosemeade Wall, Water Saving Tips.
- Vol. 2, Iss. 3 – Sep. 04** – Burnt Out Street Lights. ■

Midway Crossing HOA Newsletter  
4139 Midrose Trail  
Dallas, TX 75287

**Midway Crossing HOA**  
**Board of Directors Nomination Form**

If you are interested in serving on the Midway Crossing Board of Directors (a 3-year term, from June 2005 to June 2008), please fill in the following form. Submit this form in the "ballot" box by the front door of 4139 Midrose Trail. (We're accepting both Holiday Decoration ballots and these nomination forms in the same box). We will accept these forms from December 6, 2004 until February 8, 2005. All entries will be compiled into a "who's who" insert for the March 2005 newsletter, so that the neighborhood is aware of all candidates who are running for the Board of Directors in the May 10, 2005 Board of Directors election.

Why I would like to be on the Midway Crossing Board of Directors? \_\_\_\_\_

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What I would like to do for Midway Crossing? \_\_\_\_\_

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Other information I'd like Midway Crossing to know about me: \_\_\_\_\_

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Name (please print): \_\_\_\_\_ Address: \_\_\_\_\_ Midrose Trail

Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_  
(Phone numbers will not be published – they are only for the newsletter editor to call if clarification is required.)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date