



What's Happening in BTW

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***** NOTICE OF ANNUAL MEETING *****

The Bent Tree West Homeowners' Association will hold its Annual Meeting on Tuesday, January 17, 2006, at 7:00 p.m. at the Bent Tree West Swim & Tennis Club. The main items of business will be the election of officers for 2006 and a review of the Treasurer's Report for 2005. All Members who paid their dues for 2005 or who paid their 2006 dues on or before December 1, 2005, will be eligible to vote at the meeting (one vote per household). Please make plans to attend!

Those homeowners who are eligible to vote but who will be unable to attend the meeting may download a proxy form on our website at www.btwdallas.org. If you do not have web access, please contact Secretary Lisa Dobrient (972-818-0015) for a proxy form.

President's Letter—

As hard as it to believe, 2005 is almost over. As I look back on '05 from the perspective of the Homeowners' Association—'05 was an excellent year.

I know that all of us are very busy this time of year, what with holiday plans, visiting with friends and family, not to mention the yearly wrap-up of business and financial affairs, so I will try to be brief in my summary of the Association's activities and accomplishments in 2005.

While the Public Improvement District (PID) petition did not get as many positive signatures as was needed to submit it to the City of Dallas, those that voted, and I would like to thank those who did, overwhelmingly voted for the PID. Even though the PID failed, the election certainly made the neighborhood aware of issues that we face and discussions related to the PID made your Association's executive group aware of your thoughts and concerns.

In response to those comments, a Bent Tree West voice mail phone number was established (972-992-3435) so that residents can easily voice their thoughts and concerns. You indicated that you wanted more social events. In August the Association hosted a "block party" for the adults and kids. We had a tremendous turnout that allowed longtime residents to meet the new neighbors, and it was obvious that everyone who attended had a great time. In October, we co-hosted a Halloween party with the Swim & Tennis Club for the neighborhood children that was also well attended.

Participation has always been an issue for the Association and the neighborhood. As 2005 comes to an end, we will finish the year with 376 members compared to 367 in 2004. This represents 56.12% of our residents in 2005 and 54.78% in 2004. We can always use more members and volunteers, and I encourage all of you to join the Association in 2006 and sign up as a volunteer.

President's Letter (cont'd.)

Financially, your Homeowner's Association is doing as well as can be expected (we can always use more members and an increased cash flow). Our cash balances going into the new year are comparable to prior years. If our 2006 membership equals or exceeds 2005, we should be able to continue with our existing programs.

Unfortunately, our friends with the Bent Tree West Security Patrol and the Bent Tree West Swim and Tennis club are not doing as well. Participation and financial support for these two groups are down. Consequently, unless we can get greater neighborhood support for these two organizations, we may see a cutback in security hours and pool hours. **Since both of these organizations significantly benefit the values of our properties and the quality of life in Bent Tree West, I strongly encourage all of you to seriously consider joining the Swim and Tennis Club and participating in the Security Patrol.**

Lastly, I encourage all of you to attend the Association's annual meeting and election of officers, which will be held on January 17, 2006 at the Swim and Tennis Club.

On behalf of the Bent Tree West Homeowners' Association board, I would like to personally thank all of those who were dues-paying members in 2005, and the Board would like to wish all of our residents a HAPPY HOLIDAY SEASON!!!!!!!

BTW HOA & Security Patrol Membership

The 2005 dues year came to a close with a total of 376 BTWHOA members, or 56 % participation. The combined invoice for the calendar year 2006 Homeowners Association dues, along with the Security Patrol dues for the fiscal year ending 10/31/2006, was mailed out in November. By combining our invoices into one mailing, we save money. Last year, it was enough of a savings for the Security Patrol to maintain the weekly patrol hours even though somewhat lower participation rates were experienced. Please take a moment now to locate your invoice and send in your payments, if you have not already done so. A pre-addressed return envelope was included with the invoice for your convenience. Dues should be sent to:

BTWHOA
PO Box 701111
Dallas, TX 75370-1111

Thank you to all those who have supported the Homeowners' Association and the Security Patrol for 2005! We rely on your participation to help us keep Bent Tree West looking its best.



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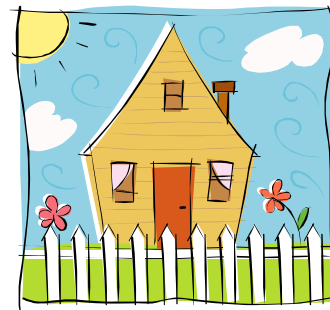
17405 Muirfield Dr.

972-248-7610

www.benttreeschool.org

“Community is Life Lived Among Others”

Community doesn't happen because you buy a house in a subdivision, sign a lease to an apartment, or live in the same place for years. It happens when you are accepted, nurtured, and come to understand the dignity of your own life and the value of your unique contribution to the world of others in which you live.



AN INVITATION

Bent Tree West has an interesting mix of residents, all of whom hopefully are aware that a vibrant neighborhood atmosphere is good for the residents as well as good for the value of our investments in our homes. After all, home is where the heart is. We are a group of young families with all ages of children, older families, business owners, professionals, entrepreneurs, executives, and others. Some neighbors have older children, some have no children, and others are retired.

In order for this neighborhood to function at the highest level, the developers of BTW created a homeowners' association to "take care of necessary business." Membership in this Association is generally voluntary for property owners. However, membership is mandatory for those lot owners in the Estates of Bent Tree West. The Association's affairs are conducted by a voluntary board of directors.

This invitation is extended to all residents who have the time and interest to come forward and volunteer their time and talents to maintain the quality of the homeowners' association and to carry on the important work of basic BTW neighborhood business. To our residents who are retired, this is a SPECIAL invitation for you to offer your unique experience, insight, time, and expertise.

We invite all Bent Tree West residents to join the Homeowners' Association. And we invite all HOA Members to become a member of the Board of Directors, a Committee chair or member, a Block Captain, or a Yard of the Month volunteer. There are also some volunteer opportunities that only require occasional time commitments. Please contribute whatever time and skills you may have available.

As a Board member, you will share in the decision-making process and learn the structure as set forth in our Bylaws, thus setting the stage for possible election as an officer of the Board. By volunteering in any capacity, you help keep our neighborhood homeowners' association working well, enhancing our community. All new volunteers can get help from those who have had more experience, so don't be afraid to offer your help! **We hope you will call the new voice mailbox at (972) 992-3435 and leave a message as to how you would like to be involved. Make 2006 a banner year for Bent Tree West by volunteering!**



NOTICE TO HOMEOWNERS ADJACENT TO THE BTW PERIMETER WALL

Earlier this month a notice was hand-delivered to all lot owners whose property backs up to a perimeter neighborhood wall. A complete copy of that notice can be found on the BTW website. To these affected owners, please be reminded that you are responsible for the repair and maintenance of the portion of the wall behind or to the side of your lot.

There have been several accidents, mostly involving vehicular traffic, in which segments of the wall were damaged or destroyed. In each case, the lot owner adjacent to that portion of the wall was responsible for repairing the damage. In order to reduce your potential financial exposure for wall repairs, you may wish to visit with your property insurance agent to determine what coverage is available under your policy.

Yard of the Month by Sherry Dettle

Let's all congratulate our Oct., Nov., & Dec. Yard of The Month winners! With much care and extra effort, these BTW neighbors keep their yard beautiful and flourishing.

October

Phase 1	John & Gina Rischard	4404 Briargrove Lane
Phase 2	Don & Jan Cochren	4147 Cobblers Lane
Phase 3	Phil & Sherry Dettle	4120 Rainsong Drive
Phase 4	Sharon Levine	4522 Bretton Bay Lane
Phase 5	Ed & Maria Barnwell	18120 Hollow Oak Court & Estates

November

Phase 1	Larry & Ginger Tanner	17706 Voss Road
Phase 2	Bill & Vicki Dowling	4118 High Star Lane
Phase 3	Vish & Lisa Ali	4135 Rainsong Drive
Phase 4	Ben & Michelle Key	4423 Creekmeadow Drive
Phase 5	Robert & Faye Bold	17908 Castle Bend Drive & Estates

December

Dec. is awarded for Holiday Décor only. BTW has never been more glowing. Congratulations to each of our Holiday Décor Yard of The Month winners!

Phase 1	Bob & Carolyn Wirth	4201 Bretton Bay Lane
Phase 2	Don & Jan Cochren	4147 Cobblers Lane
Phase 3	Mike & Nancy Furney	17911 Windtop Lane
Phase 4	Bill Abendschein	4727 Creekmeadow Drive
Phase 5	Ken & Karen Dawson	4448 Highlander Drive & Estates

December is our last month for Yard of The Month 2005. Hope everyone has a wonderful winter season! Thank you to our great 2005 volunteers:

- Phase 1- Martha Bell
- Phase 2- Marty Keehma
- Phase 3- Larry & Ginger Tanner
- Phase 4- Phil & Sherry Dettle
- Phase 5 & Estates- Don & Susan McKean.

We can always use additional volunteers. Please contact Sherry Dettle at 972-931-9175 if you are interested in helping with Yard of The Month.



Bent Tree Animal Hospital, P.A.

Jeffrey M. Kunde, DVM

Jacob R.T. Worthington, DVM

3851 Frankford Road · Dallas, Texas 75287

Ph: 972-862-7629 · Fax: 972-862-3160

www.benttreeanimalhospital.com



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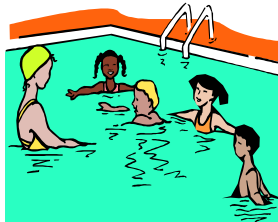
CEILING/DRYWALL REPAIR

WASHABLE PAINTS

LIGHTEN CABINETS & PANELING

MINIMUM \$1000.00
WITH THIS COUPON
NOT VALID WITH OTHER OFFERS
10/10 YARD SIGN DISCOUNT

Swim & Tennis Club Update—although the S&T Club continues to function after the loss of mandatory



membership from BTW Phase IV homeowners, its operating budget has been tightened. The S&T Club Board has reduced expenses where possible, but is concerned that no contingency funds are on hand to handle major repairs or contingencies in 2006. In addition, utilities & pool maintenance costs are expected to increase significantly. Full details are available on the BTW website's homepage under What's New (www.btwdallas.org).

Please contact Club President Ken Hood at kenhood@comcast.net with your questions, ideas, and suggestions. **Parents of young children are especially encouraged to discover how much the Club can help you keep your youngsters occupied next summer!**

Toys for Tots, December 13th

We collected hundreds of toys at the Toys for Tots drop-off at Bent Tree West Swim & Tennis Club on December 13. U.S. Marines were there to accept donations, and Santa was on hand to hear the Christmas wishes of our little ones.

Thanks to the many neighbors who brought toys and took a moment to thank the Marines for their service, and to event sponsors:

BTW Swim & Tennis Club
www.btwdallas.org

Gayle McDonald
Keller Williams Realty
214-995-5968

Chris Moore
Benchmark Mortgage
469-449-9976



BTW's Website - Your resource for what's new

By Ricky Lark, Ph.D., and Rickey Shaum

getNOTICEonline.com

This year marked the beginning of a new chapter for the Bent Tree West community's Internet presence. As some may recall, there was a website that was online with some basic information about BTW but the appearance and information of that site was outdated. Since we live and work in the BTW community, our company donated a new website appearance. Our goal: to make the BTW website more aesthetically pleasing, search-engine friendly, with logical navigation.

The new website appearance is found at our new address: **www.BTWDallas.org**. For those who have lived here for a while, the answer is "Yes, this is a new website address."

That, in turn, leads to the question "What happened to the old website address?" Many of you may have directories or other printed material that mentioned the old website address (DallasBTW.org). Despite our best efforts and that of the BTW Board of Directors, BTW's ownership of the old name was lost. (Someone else now owns that name.)

Back in May of this year, our suggestion to the Board was to buy the similar-sounding name, BTWDallas.org, and begin hosting it locally. With the Board's approval, that is what happened.

What will happen with the new website now?

We plan on keeping the site current by posting new information that will benefit all who live in our community – whether you have just moved in or have been a resident since BTW's inception.

FYI: Some recent website additions include...

- 2006 Bulky Trash Schedule: a list of dates to put bulky trash on the curb and the Mondays it will be collected. **Please remember:** putting bulk trash out too early (before Thursday evening of the previous week) may result in a fine from the city!
- A letter to homeowners whose properties back up to the wall surrounding BTW
- A message about the Marine's Toys for Tots drive
- A message about the 2006 Annual BTW Meeting
- Helpful links to area resources for newcomers

We trust you'll find the items added to the website timely and informative. As the webmasters (the ones who add the new content to the website) we welcome your feedback on what is there and what should be added in the future. You can send one message to us both at info@getNOTICEDonline.com.

Security Patrol Update

The Security Patrol membership drive is off to a good start. With the inflow of new funds, there are daily patrols in BTW of at least four hours. We encourage all homeowners to support this community organization by becoming members of the Security Patrol. The membership fee is \$160 per year, which works out to **only 44 cents per day**. To join, please make your check payable to: Security Patrol (BTW), Inc. and mail it to BTWFOA, P.O.Box 701111, Dallas, TX 75370-1111.

The Security Patrol officers report that in the last three weeks there have been a number of garage doors left open. Unless you are in the immediate area, garage doors should be kept closed to reduce your risk of theft of personal property. While on duty, security patrol officers notify only members that their garage doors are open.



BENT TREE WEST HALLOWEEN PARTY

The Bent Tree West Homeowners' Association and Swim and Tennis Club Halloween Party on Monday, October 31st was a huge success! We had over 220 people RSVP yes to enjoy two hours of pizza, pumpkin decorating, party pictures, and socializing with their neighbors. Goodie bags were passed out before the Trick or Treaters hit the neighborhood. **A special thank you to the additional generous sponsors: Albertsons and Gayle McDonald of Keller Williams Real Estate.**

We are already looking forward to next year's Halloween Party, so start thinking about your costumes now!

Please show your support for our neighborhood by joining both the BTW HOA and the BTW Security Patrol. Both organizations help keep our neighborhood safe and make BTW a great place to live.



BTW Directory for 2005

As of this writing (December 22), the 2005 Directory is still in process at the printer. We expect it to be completed and sent out in early January. We will put a notice on the website at www.btwdallas.org when it comes out, so please watch the website for updates. All homeowners who paid their 2005 dues will receive a Directory. If you do not receive your 2005 Directory, please contact JC Puckett at nospamjc-btw@yahoo.com.

The Directory information is for the personal use of BTW HOA members only; commercial use is strictly prohibited. We do not provide the directory information to our advertisers.

To update your contact details for the next Directory, please contact JC for that as well. Please include your home address to be sure the correct listing gets updated.

The Board is deeply grateful to Jan Cochren, who did an OUTSTANDING job selling advertisements for this year's Directory. Her unflagging efforts netted 32 pages of ads. **Way to go, Jan!**

YES!

Actually enjoy answering the question . . .

"Do you have a website?"

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Ricky Lark, Ph.D.
Rickey Shaum



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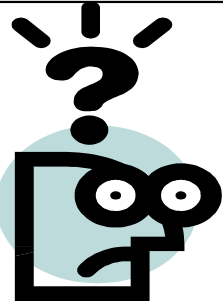
469.335.0606

Landscape Report by Diana Tipton

As we enter into Winter, please remember and be kind to your neighbors as they walk by your house. If you have tree branches anywhere near the sidewalk, please make sure that they are trimmed back to allow full access to the sidewalk. Make sure to turn your sprinklers off when the weather gets to freezing!



Thank you for keeping BTW friendly and accessible to all.



Who Ya Gonna Call?

Have you ever played a kind of “Russian Roulette” by flipping through the yellow pages—looking for a good product or service—and finding that sometimes you hit, and sometimes you didn’t? Hmmm . . . wouldn’t it be good to have a list of service people that have been checked out by referrals from friends and neighbors? People who have had their references checked, had their work inspected, and were checked out with the BBB where possible ? We went to work and developed a list of people who:

- do a good job,
- stand behind their work, and
- charge a fair price.

After many hours of research, I met and visited with all of the directory advertisers. We are now able to share this information with our community—you can choose the right person for the right job!

Acid Stain Center	Dickey’s Bar-B-Q	North Texas Future Fence Co.
Alfredo’s Pizza	Erika Wood, Realtor®	Pet Love
Angelo & Vito’s	Frankford Cleaners	Premier Health Clinic
Artistic Paint Concepts	getNOTICEDonline.com	Scott Roofing & Siding
Benny’s Bagels	Hair Techniques	Signature Tree Service
Bent Tree Animal Hospital, P.A.	Harris Family Chiropractic	Southern Painting
Bent Tree Florist	Innovative Home Systems	Sterling Health Center
Cantina Laredo	Kroger	The Gym
Century Bank	Let’s Face It	Ultimate Floor
Chuck’s Restaurant	Metro Lawn Care, Inc.	Vanessa Myers, CPA/CFP®
Crestview Corners Car Wash	Michael Fouche Insurance	Wally Park
Dean Air Conditioning	Midway Wash & Dry	You’re Gone, “Doggone” Pet Sitting

Many of the above have extended discounts and special offers to the members of Bent Tree West HOA. The value of the discounts and offers in the book will more than exceed the cost of the 2006 HOA Membership.

We are so proud of our 2005 Directory and advertisers that we are making them available to all residents of Bent Tree West who pay their ‘06 dues prior to January 31, 2006. This is the first time that this has been offered - since there are a limited number of books available, we don’t want anyone to miss out.

If you have any questions or comments, I would love to hear from you.

Jan Cochren, Advertising (972-248-0196)

Looking for a Home for the Holidays? I CAN HELP!



Homes Currently Listed	4
Average Days on Market	76.5
Average Price/Square Foot	\$98.95
Homes Under Contract or in the Option Period	5
Homes Sold	32
Average Days on Market	74
Average Sales Price per Square Foot	\$98.39
List Price to Sales Price Ratio	97%

Bent Tree West Market Activity (1/1/05 to 11/30/05)

as of 12/8/05

Your continued referrals & real estate transactions have allowed me to have another successful year in real estate. Thank you for your support! May your home be filled with love & laughter this holiday season!!



*For Real
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results, list
with an
experienced
REALTOR®.*

**Call ERIKA WOOD Today!
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Office: 972/987-3800
Voice Mail: 972/733-7105
Or e-mail me at: ewood@connect.net**



Treasurer's Report by Vanessa Myers

Bent Tree West Homeowners' Association, Inc.
2005 Budget vs. actual through 11/30/05
Accrual Basis

—Unaudited—

	2005 Budget	Actual through 11/30/05	Projected 12/05	Total Projected 2005
Income:				
Membership dues at all levels	38,000	32,660		32,660
Interest income	500	1,396	150	1,546
Miscellaneous income	550	450		450
Total income	39,050	34,506	150	34,656
Expenses:				
Landscape maintenance	10,963	9,851	898	10,749
Landscape-color & special	5,000	650	100	750
Repairs - sprinkler, wall, & other	8,500	5,293	1,000	6,293
Utilities - electricity & water	6,500	5,251	833	6,084
Postage & delivery	1,700	1,179	745	1,924
Other administration expense	823	1,452	150	1,602
PID expenses		2,153		2,153
Printing	5,100	3,387	2,400	5,787
Less advertising revenue	(3,000)	(7,845)	(850)	(8,695)
Neighborhood social, children's party, & board meeting refreshments	3,700	3,038	515	3,553
Less participant fees collected	(1,500)	(1,535)		(1,535)
Total expenses	37,786	22,874	5,791	28,665
Net Income	1,264	11,632	(5,641)	5,991

Comments: the increase in projected net income of \$3,820 since the third quarter projection (\$5,991- \$2,171) is primarily due to the extraordinary efforts of our advertising chairwoman, Jan Cochren, who worked tirelessly in obtaining new advertisers for the annual directory. Projected advertising revenue for 2005 exceeds the 9/30/05 estimate by over \$5,000!

Bulky Trash Pickup Dates

Bulky Trash is collected in Bent Tree West starting on the first Monday of each month. Trash may be placed by the curb no earlier than 7 a.m. the previous Thursday. Allowable items include tree limbs, shrubbery, bagged leaves (in bags with a maximum 50 gallon capacity), **furniture, appliances, mattresses and box springs.** No bagged grass clippings are allowed. No new construction or remodeling materials such as lumber or roofing materials are allowed. Please separate your brush from your bulky items at the curbside.

The Bulky Trash pickup dates for the next few months are:

Pickup Begins Mondays: Earliest Day to Place Trash Out (Thursdays):

January 2

December 29

February 6

February 2

March 6

March 2

To ensure collection, **have your trash placed out no later than 7 a.m. on Monday of the collection week.** Please clip this or mark your calendar to help you remember the correct pickup dates. Trash placed out too early or too late is a violation of the Dallas City Code and can result in substantial fines (up to \$2,000)! If you see trash placed at the curb too early or left at the curb too late, please leave a message with the HOA voice mail at **(972) 992-3435** or **call 311** to submit a service request to the City of Dallas.



Bent Tree West HOMEOWNERS ASSOCIATION

**P.O. Box 701111
Dallas, TX 75370-1111
Web: www.BTWDallas.org
Voice Mail: (972) 992-3435
Email: BTWAOA-Board@YahooGroups.Com
Email: BTW-PID@YahooGroups.Com**

**Bent Tree West Homeowners' Association, Inc.
The Officers and Board Of Directors
2005**

President	Brian Williamson	972-380-9466
Vice-President	Open	
Secretary	Lisa Dobrient	972-818-0015
Treasurer	Vanessa Myers	972-713-0526
Advertising	Jan Cochren	972-248-0196
Membership & Directory	J.C. Puckett	972-380-2471
Landscaping	Diana Tipton & committee	972-818-2059
Block Captains	Sherry Dettle	972-931-9175
Covenants, Codes, & Architecture	Open	
Webmaster	Ricky Lark & Rickey Shaum	972-250-6744
Yard of the Month	Sherry Dettle	972-931-9175
Board Members At-Large	Jo Betsy Smith Pel & Marion Norris Linda Taylor	972-818-6353 972-248-0611 972-250-0032
Newsletter	Brandy Scott, Vanessa Myers	972-733-4066
Distribution	Linda Taylor	972-250-0032
Adult Socials	Open	