



What's Happening in BTW

BE COOL AT THE POOL!

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We have a wonderful amenity right here in the middle of our neighborhood – the BTW Swim & Tennis Club! The Club is celebrating its 20th year in 2006, but the pool is as good as new. During the off-season, the water purification system was changed from a chlorine-fed system to a “spa” type saline solution system. **The water feels great!**



And now you'll have a chance to try it for yourself at the **Open House on July 13th**. See all the details on page 3. And **watch for a one-time special offer for new members, available only for a limited time**. Come experience it first hand, and enjoy some free pizza as well.

The Club also offers tennis, with two lighted courts. Leagues, tennis camps, and group or private lessons are available. The Wave swim team is another excellent summer activity for kids ages 5 and up. Join your friends and neighbors at the BTW Swim & Tennis Club – it's the center of summer social life.

And don't forget the **annual Fourth of July parade and pool party**. The parade is a must-see event which kicks off about 10 am on the 4th. Led by a fire truck, kids on decorated bikes, trikes, skates, scooters, and even wagons will wend their way from Bretton Bay Circle, along Bretton Bay Lane to the Club. All Swim & Tennis Club members are then welcome to attend the pool party.

Club Memberships are offered at various levels, including a **Social Membership which is only \$60** and enables you to (1) attend the annual Fourth of July party, (2) rent the clubhouse for your private function (even sleepover parties), and (3) rent the pool for a party (yes, even if you are not a full Pool member). This benefit is very attractive for kids' birthday parties, as the Club has lifeguards and a covered area with plenty of room for your guests. What a deal!

We hope you'll join us at the Swim & Tennis Club and **BE COOL at the POOL!**

Pictured above: Tori Chamberlain, Stephanie Linder; back row: Anna Hansell, Morgan Susman

President's Letter

The spring and early summer months have been very interesting and challenging for the residents of BTW and your Bent Tree West Homeowners' Association Board.

We announced at the Association's annual meeting in January that a request had been filed to change the zoning on the property at the northwest corner of the Toll Road and Haverwood. Zoned commercial since the early 1990's, the property owner wanted to rezone the property multi-family. For the present time we have dodged the bullet. At the May 11th City Plan Commission Meeting (the City of Dallas), the Commission voted to deny the property owner his requested change. This short-term victory was the result of many hours of meetings with homeowners, the property owner, and City of Dallas officials. Throughout the process, we felt the highest and best use of the property (as it related to the property owner, the residents of North Dallas and the City of Dallas) was to

President's Letter, cont'd from page 1

leave the property zoned commercial. A major portion of our proposal was focused on the City's new land use plan known as "Forward Dallas." Among other issues set out in Forward Dallas is a desire to limit the percentage of multi-family housing units in our sector of North Dallas. Bent Tree West is in District 12. At present, District 12 has the third largest multi-family concentration in Dallas. Approximately 61% of the housing in District 12 is multi-family. The stated goal of Forward Dallas is 50%.

One of the major reasons we were successful in this effort was because of the support your BTW HOA received from our residents and because of the support and efforts from the Country Brook HOA and several other HOAs to our north. At the Commission meeting on May 11th, we had over 40 residents who packed the Dallas City Hall chambers to show their opposition to the proposed zoning change. Many others sent letters and emails to our Commissioner. We can assure you that resident involvement does make a difference. Without this show of united opposition we could not have been successful.

The good news is that we were successful on May 11th. Unfortunately, the property owner can re-petition the Commission for a change at any time. If they do, the City will inform us and we will have to rally our troops once again. If there is a re-petition, we WILL be asking for your assistance.

As residents of our community, we owe a very large thank you to Mr. Greg Brock, a long-time resident of Country Brook. Greg led our opposition team and he did an excellent job---Thank you Greg!

The Haverwood property is not our only zoning controversy. The owners of Cantina Laredo have petitioned the City Plan Commission to permit a change in the Deed Restrictions of their property on the Northeast Corner of Briargrove and the Toll Road.

They are asking for permission to create an entrance to their property off of Briargrove. Their position is that the new entrance will provide relief to their customers entering and exiting their parking lot. Such a change may very well make life easier for their customers. However, what about the residents of the neighborhood? Any additional Briargrove entrances will obviously create more traffic in our neighborhood and the surrounding neighborhoods.

Together with our friends in Bent Tree North, we presented our objections to this request at a City Plan Commission hearing on June 22nd. The Commission took the matter under advisement until July 20th, giving us time to negotiate with Cantina Laredo to reach an acceptable solution. If the negotiations fail and we must again raise objections at the City Plan Commission on July 20th, please mark your calendar and be prepared to be present at the Commission meeting at City Hall. We will be providing more information in the near future.

Please remember when working together and collectively -- WE CAN MAKE A DIFFERENCE.

Continued on page 9



**Join the Timberglen Recreation Center for
National Night Out – August 1, 2006
America's Night Out Against Crime**

On Tuesday, August 1st, neighborhoods throughout Dallas are being invited to join forces with thousands of communities nationwide for the "23rd Annual National Night Out" **crime and drug prevention event**. National Night Out, which is sponsored by the National Association of Town Watch and co-sponsored locally by Dallas Park and Recreation & Police Departments, will involve over 10,000 communities around the country. In all, over 34 million people are expected to participate.

National Night Out has many benefits including the strengthening of neighborhood spirit and police-community partnerships. National Project Coordinator Matt Peskin said, "This is a night for America to stand together to promote awareness, safety and neighborhood unity."

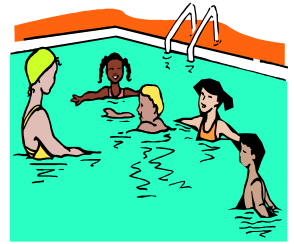
Timberglen Recreation Center is hosting its 3rd National Night Out Party. There will be bounce houses, a dunking booth, concessions, police demonstrations, and other activities for adults and children alike. As a special attraction, the Timberglen Advisory Council is sponsoring free youth memberships to Dallas Recreation Centers during the time of the event. Anyone 17 years old or younger who is not currently enrolled can get a membership card good for one year at all 47 Dallas Recreation Centers for FREE. **Come stand with your neighbors in solidarity against crime and we'll have some fun while doing it.**

**National Night Out
Timberglen Recreation Center
3810 Timberglen Road
Between Marsh & Midway, just north of Frankford
Tuesday, August 1, 2006
6:00 – 9:00 PM**

BTW Swim & Tennis Club Open House

Are you a member? Have you tried out the new mineral spa water system? When is the last time you enjoyed a relaxing evening outside by the pool with the neighborhood children swimming, laughing and playing together?

The grills are all fired up, the pizza is being delivered steadily; all that is missing is **YOU!** On **Thursday, July 13th from 4-9PM** the Swim and Tennis Club will be hosting an Open House/Open Swim to all homeowners in BTW. **Come enjoy the pool and snacks on us.** See what your neighbors are raving about.



We've been making some big improvements at the Swim & Tennis Club. Our members are especially delighted with the natural mineral water which provides us the ultimate in safe, clean, clear swimming pool water. We invite you to come and experience it for yourself!

Come join us at the Open House. Take a test swim. Kick the lane ropes. Relax awhile on the patio with your neighbors. This is your chance to **try before you buy. We think you're gonna love it!** Dive into the second half of summer at the BTW Swim and Tennis Club! For additional information please contact VP of Membership Recruitment Leanne Svec at

dercam00-btw@yahoo.com. Regular Hours of Operation are Tues.-Fri. 11-9, Sat. 10-9 & Sun. 1-9.

Check our webpage at www.btwdallas.org for amazing pool party prices--\$100 for up to 40 kids--and information regarding swim team and tennis.

Open House/Open Swim Sponsored by BTWFOA.

Membership Levels:

Full Member Includes pool, tennis, July 4 th party, clubhouse & pool rental	\$350
Tennis Only Includes tennis, July 4 th party, clubhouse & pool rental	\$230
65 & Over Enjoy full membership at a reduced rate	\$110
Social Includes July 4 th party, clubhouse & pool rental	\$60



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R E A L T Y



I work with buyers and sellers, and as a Mitchell Mom, I specialize in homes in the neighborhoods that attend Mitchell Elementary.

Susan Withrow

214-577-7772

4th Annual Bent Tree West Homeowners Wine-Tasting Event

Join your neighbors for the 4th annual BTWFOA entertaining and educational wine-tasting class for all knowledge levels. You will be offered a selection of superior California Red and White wines to taste from Tony's extensive wine collection.

Our class will have the **added bonus** of being able to purchase the wines featured in the class at a **great discount**.

Due to the popularity of these wine classes, reservations are required in advance and seating is limited. BTWFOA's special price is only **\$10/person** (regularly \$40/person).

After the wine class, consider staying for dinner. They have wonderful Italian and country French food at reasonable prices. Dinner reservations are also required in advance.

Date: Saturday, August 19th

Time: 5:15pm (approx 2 hours)

Where: Tony's Wine Warehouse & Gourmet Restaurant

2904 Oak Lawn Avenue

Dallas, TX 75219

(214) 520-WINE

Who: Bent Tree West Homeowners and Friends

RSVP: To reserve your spot at the wine-tasting and/or dinner, please call Linda Taylor at (972) 250-0032 or RSVP via email at BTWFOA-Board@yahoo.com.

Deadline: Your check, payable to BTWFOA, P O Box 701111, Dallas, TX 75370-1111, must be received no later than July 31 to confirm your reservation.



BTW Security Patrol Update & Membership

There has recently been a rash of car thefts in Dallas, according to the Dallas Police Department, and a major target for the thieves has been elderly drivers in shopping centers. The Police recommend that ALL drivers be on the lookout for suspicious people, especially if they are loitering around your vehicle as you are approaching it. Also, if you are searching for a parking spot for your vehicle and feel uncomfortable with the looks of the vehicle parked next to you or a person approaches your car, keep driving and find another spot.

May through October statistically remains the highest crime period for the BTW community. To reduce your risk, we continue to recommend that alarm systems be set when leaving your residence, valuables be brought into your home rather than left in your car, and garage doors be closed when not in the immediate area.

As a reminder to members, please call the Security Patrol mobile phone number prior to any planned vacation or business trip with your departure and return dates and a contact number. The police officers will observe your residence during their drive-by patrols and will place newspapers in an out-of-view area. On every patrol the BTW Security officers have a list of all current members.



Dennis Ardizzoni, President

GRAND OPENING SPECIAL

For the month of July I would like to invite you, a friend, a relative, or that special someone to a 50 minute European facial for only \$39.00 (a \$75.00 dollar value) or a Microdermabrasion treatment for \$49.00 (a \$90.00 dollar value). Also, take \$10.00 off of any other service of \$50.00 or more and 10% off of any Skin Care Product.

Call and book your appointment today. As you know, Appearance Matters. (Gift Certificates are Available).

Chris w/Appearance Matters
469-348-3626



Yard of the Month by Sherry Dettle

BTW homeowners BEAT THE HEAT!! All your efforts have paid off with beautiful lawns and dazzling seasonal color. Thank you for taking pride in your community. Congratulations to all BTW HOA winners!

MAY

Phase 1	Dennis & Bethany Ardizzoni	17708 Voss Road
Phase 2	Billy & Kimberly Hasty	4138 Briargrove Lane
Phase 3	David & Patricia Smith	4143 Briargrove Lane
Phase 4	David Chappell & Kay Fite	4404 Creekmeadow Drive
Phase 5	Dan & Lisa Brummer	4323 Hollow Oak Drive
& Estates		

JUNE

Phase 1	Mike & Susan Coltharp	4412 Cobblers Lane
Phase 2	Craig & Lori Robbins	4116 Bretton Bay Lane
Phase 3	Mike & Nancy Furney	17911 Windtop Lane
Phase 4	Carol Calkins	4331 Creekmeadow Drive
Phase 5	Dennis & Carol Burns	4423 Hollow Oak Drive

All BTW green thumbs we challenge you to BEAT THE HEAT!! Good luck and be a Winner!

Volunteer Corner

BTW needs additional volunteers. For anyone in the neighborhood who is interested in helping our community, here are just a few ways you can participate. Some are on an as-needed basis. Time commitments vary from less than 30 minutes to a few hours periodically.

- Yard of The Month: May through December - 15 to 20 minutes once a month
- Block Captains: Welcome New BTW neighbors
- Welcome Packets: Keep BTW Welcome Packets updated and notify Block Captains when New Neighbors move into the neighborhood
- Adult Socials: Supervise and help plan adult socials, approx. twice a year. Events are catered and held at a BTW neighbor's home or BTW Swim & Tennis Club
- Family Socials: Block Party – Annual *
Halloween Party – Swim & Tennis Club
Possible Holiday Party – Swim & Tennis Club

*This committee should consist of several fun-loving individuals.

More volunteers make less work for everyone and it's FUN!! Please join us and make Bent Tree West the best possible community. Contact Sherry Dettle at 972-931-9175 for additional information.

Bulky Trash Pickup Dates

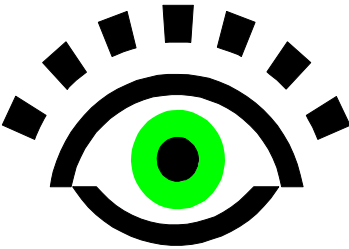
Bulky Trash is collected in Bent Tree West starting on the first Monday of each month. Trash may be placed by the curb no earlier than 7 a.m. the previous Thursday. **Allowable items include tree limbs, shrubbery, bagged leaves** (in bags with a maximum 50 gallon capacity), **furniture, appliances, mattresses 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):

July 3
 Aug 7
 Sept 4
 Oct. 2

June 29
 Aug 3
 Aug 31
 Sept 28



W A T C H for the new HOA bulky trash signs, which are put out at the end of the week **BEFORE** the bulky trash collection. When you spy those royal blue signs with vivid yellow letters, you'll know it's time to clean out your closets or garage!

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.

BTW's Website

Your resource for what's new

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

Don't forget that for the latest BTW information, you can always access www.btwdallas.org!



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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Landscape Report by Diana Tipton

Well, it looks like we are going to have a long and hot summer this year. So we all need to be mindful of the watering restrictions that are in place for the City of Dallas. No watering with sprinklers between 10:00 am and 6:00 pm. There may be more restrictions if the drought continues on for a time, so keep yourself informed.

Please make sure that any low-hanging tree branches from your yard are trimmed so as to not hang over the sidewalk.

On June 10th some vandals decided to mutilate 6 crepe myrtle trees along Midway. They are going to look a little scraggly this year, but it appears that we will only have to replace one that is now down to a single stalk. It will be replaced either in the fall or spring. Our landscaper also trimmed back the hollies along Midway while he was checking the crepe myrtles so walking will be easier.

The duplexes on Brooktree Lane are now a part of the BTWFOA. We will look into updating the planting area that is at the end of the street after we determine the sprinkler situation.

If you have any questions or suggestions, please contact Diana Tipton at 972-818-2059.

President's Letter, continued from page 2

On a lighter side of things—did you realize that this summer marks the 20th anniversary of the Bent Tree West Swim and Tennis Club? During the off season the pool was updated with a new "spa" saline solution system, and numerous improvements were also made to the sprinkler system.

We now have a state-of-the-art, first class neighborhood swimming facility. Not only is it an excellent resource for exercise, but it is a venue to meet and socialize with your neighbors. However, there is a problem. The club needs **MORE MEMBERS!** I realize that a significant number of our residents have their own pools and may not see the benefit of using the Swim and Tennis Facilities. **I am asking that we all give serious consideration to joining the Club.** The membership cost is very reasonable, and it provides an excellent opportunity to be with neighbors. All the pizza delivery places will gladly deliver there!

With sufficient members, the Club is a tremendous asset for BTW. With an insufficient membership, the Club becomes a liability. I hate to think about what might happen to the pool, the tennis courts, and the clubhouse if membership continues to slip and the Club goes out of business—tall grass, broken clubhouse windows, an unused pool and tennis court, and perhaps a hang-out for undesirables. I can see a very unsightly picture and I don't like it!

Be a good neighbor and join the Club.

Continued on page 11



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**Bent Tree West
Market Update
January 1
to
June 26, 2006**

STATUS	2006	2005
Current Active Listings	11	
Average List Price per Square Foot	\$104.51	
Current Option Contracts	1	
Current Contract Pendings	6	
Homes Sold to Date	16	12
Average Sales Price per Square Foot	\$107.92	\$95.69
Average Days on Market	39	52
Average List to Sales Price Ratio	98%	96%

All information taken from NTREIS 1/1/2005 to 6/26/06. Information deemed reliable but not guaranteed.

**Call ERIKA
WOOD Today!**

Your Bent Tree West Neighbor

Office: 972/987-3800

Voice Mail: 972/733-7105

Or e-mail me at:



erikawood@ebby.com



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Conservation Lawn Watering Tips

DO ...

- Water early in the morning
- Water every 5-6 days in hot weather
- Use sprinklers that are close to the ground rather than high in the air because larger drops are better than a fine mist

DO NOT ...

- ♦ Water from mid-morning to late afternoon. You will lose 1/3 of your water to evaporation. Watering prior to 10 a.m. is ideal
- ♦ Over-water because it causes valuable nutrients to wash away
- ♦ Water too frequently because it causes shallow root systems to develop
- ♦ Water at night because the grass stays wet & encourages the development of disease.

Treasurer's Report by Vanessa Myers

Bent Tree West Homeowners' Association, Inc.
 2006 Budget vs. actual through 5/31/06 - Accrual Basis

	2006 Budget	Actual 1/1/06 thru 5/31/06	Projected 6/06 thru 12/06	Total Projected 2006	Ahead/ (Behind) Budget
Income:					
Membership dues at all levels	32,000	30,630	1,000	31,630	(370)
Interest income	2,000	899	1,500	2,399	399
Miscellaneous income	450	350	400	750	300
Total income	34,450	31,879	2,900	34,779	329
Expenses:					
Landscape	25,000	7,357	15,000	22,357	2,643
Member services, net of advertising	2,725	1,695	1,500	3,195	(470)
Utilities - electricity & water	6,500	2,832	7,079	9,911	(3,411)
Total expenses	34,225	11,884	23,579	35,463	(1,238)
Excess of income over expenses	225	19,995	(20,679)	(684)	(909)
Capital expenditures: sprinkler system, electrical, landscape	10,000	-	10,000	10,000	-
Projected Net Cash Outflow	(9,775)	19,995	(30,679)	(10,684)	(909)

Unaudited

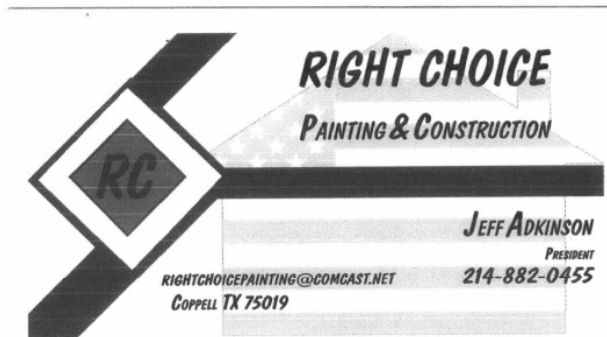
President's Letter,
continued from page 9

Lastly, you may or may not have noticed, but sometime between Saturday night and Sunday morning (June 11th) someone broke numerous limbs from our crepe myrtles along Midway. I certainly hope that whoever was involved with this senseless act doesn't reside in Bent Tree West. Perhaps we need more participation in the Security Patrol so that we can have more patrol hours, perhaps all of us need to be more aware of what is going on in the neighborhood, or perhaps we need a greater sense of community among all of our residents both young and old.

If you have any information regarding this stupid act of vandalism, or if you see anything in the future that looks suspicious or out of the ordinary, please contact the Bent Tree West Security Patrol (call the crime alert hotline at 972-606-3532) or the Dallas Police Department.

In closing, I would just like to remind all of our residents that we have selected an outstanding neighborhood to call home, and that through our collective efforts and sense of community, I know that we can make Bent Tree West an even better neighborhood in which to live.

Brian Williamson
 President BTW HOA



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