



# What's Happening in BTW

**Inside this issue:**

President's Message	1
Neighborhood Security VIP—Volunteers in Patrol	2
Neighborhood Security The Eyes of BTW	3
Landscaping Bulky Trash Pickup	4
Recycling Collection	5
Yard of the Month	6
Treasurer's Report	9
Contact Information	10

**President's Message...**

If you and your families' summer and early fall has been like mine and your other Association's officers it has been a whirl-a-wind. For that reason, I will make my comments and observations as brief as possible so you can get back to your hectic schedule.

Life in Bent Tree West is constantly changing. One of the most important changes is the activation of our surveillance cameras and the VIP patrol. While you probably haven't seen the cameras, they are in place and working. The cameras actually captured an image of an individual that broke into my neighbor's garage. The police was not able to apprehend the individual but it did provide a clue. Numerous neighbors have completed the VIP certification program and may be seen cruising our streets and alleys. If you see a car with a single yellow light on top—it's a VIP team patrolling.

Crime hasn't been eliminated but we have seen a decrease. The Association will keep the cameras running and the patrols rolling. If all of our individual residents will park as many cars as possible in the garage, lock all doors and turn on lights at night we have an excellent possibility of reducing crime even more.

Another significant change we've seen in Bent Tree West is the increased activity at the Swim and Tennis Club. This facility is way under used and their Board is working to increase Club and neighborhood sponsored activities held at the Club. If you haven't attended any Club function I strongly encourage you to make plans to participate. These events are excellent opportunities to meet your neighbors and participate in neighborhood activities.

On purely a financial basis, the Club is both a major asset to us and the value of our homes or it is a major liability resulting in a decrease in our property values. Experts have said that a successful pool and tennis club operation can impact our property values by as much as 5%. I don't know about the rest of you but a \$400-\$500 yearly contribution to the Club seems like simple decision. I much prefer writing a small check today instead of seeing a \$12,000 to \$15,000 decrease in the value of my home if I were to sell it. If you are not a Club member, please call them today, become a member, protect your property values and have fun with your neighbors.

I would like to take this opportunity to thank all of our neighbors who have volunteered their time over the last few months to help make Bent Tree West a better place. Let's keep this up and if you haven't volunteered give us a call and we will find an area where you can have fun and help make BTW the Neighborhood of Choice.

**IMPORTANT NOTICE: BTW HOA IS GOING GREEN!!!**  
 Please be advised this is your last paper copy of the BTW Newsletter. All communications will be sent via e-mail going forward. Your e-mail address must be on file to receive newsletters, crime alerts, annual BTW HOA meeting notices, family & adult socials, and neighborhood updates. E-Mail addresses are for BTW HOA use only. Ensure your current e-mail is on file by notifying: BTW HOA-Board@yahoo.com

Help us keep the environment cleaner and reduce the costs of paper, printing, and postage. E-Mail correspondence will also ensure an expedite of all communications throughout the neighborhood. Please contact the BTW HOA voicemail 972-992-3435 to arrange for a paper copy if you do not have access to a computer.

# Neighborhood Security—preventing crime in BTW

## Introduction to BTW Volunteers in Patrol (VIP) Security Patrol

Hello, my name is Jere Graham, and I am one of fifty two of your neighbors that have volunteered to date for the BTW VIP Program. We have been out on patrol since June and we have met many of our neighbors and most have had questions about the VIP program so we would like to take this opportunity to answer the most common questions so everyone can know who we are and what we are trying to do.

### What is VIP?

The VIP program is an extension of the Dallas Crime Watch Program where volunteer members of a neighborhood patrol their own neighborhood. All VIP volunteers pass a background check and are trained by the Dallas Police Department.

### What are the goals of BTW VIP?

- Reduce crime in BTW by providing a visible presence in our neighborhood which serves as a deterrence to criminal activity. We patrol at random times, driving our cars marked with signs and a flashing light to get the bad guys to go somewhere else. It is just like a home security system. You don't want your system to catch a bad guy breaking into your home. You want the bad guys to see your security sign and go somewhere else.

Help our neighbors better protect themselves. The police report that one of the most common crimes is theft from home garages. The number one reason is that people leave their garage doors open. If your name and number is in the BTW H O A Directory, the VIP will call you anytime we find your garage door is left open and unattended.

### What doesn't the VIP do?

- The VIP program is non-confrontational. Should a patrol see a crime in progress we call 911. VIP members are not police officers and have no special authority.
- BTW VIP is a security patrol serving the BTW neighborhood to make BTW a safer place to live. We do not report our neighbors for code problems or other non-criminal activities.

BTW VIP does not patrol in unmarked cars, if you don't see BTW VIP signs, it is not VIP.

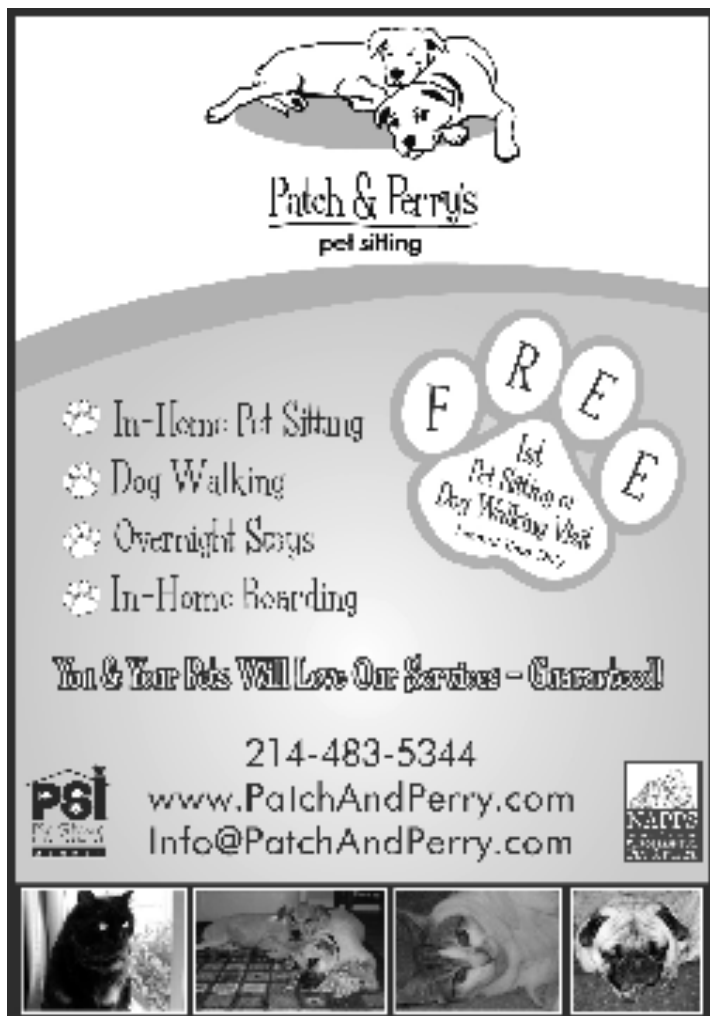
Since the inception of the BTW VIP Program there have not been any home invasion crimes and other crimes have dropped. It is clear that the efforts that the BTW VIP is making are paying off.

### What can you do to help?

- Keep your house doors and windows closed and locked.
- If you have a security system, use it.
- Keep your garage door closed, even if you are working in the yard. Garage thefts only take a few seconds and most occur while the homeowner is working outside.
- Keep your vehicles in the garage, if you must leave one outside, keep it locked, and if it has an alarm, use it. Also remove everything from sight. To a bad guy even a closed empty box could have something valuable in it.
- Light up your house at night. BTW is very dark at night. Leave your front door light on. Also light up your driveway and alley. Motion sensor lights are highly recommended.

Make sure your street address is visible from the street, and from the alley.

And if you are interested, we need more volunteers. Our goal is to have two patrols a day/night and have no volunteer patrol more than once a week. If you can spare two hours a week or two hours a month, we could use your help. Please contact Annie or Jere Graham @ 972-250-1640 for more information regarding the BTW VIP Security Patrol Program. Help keep BTW a safe place to live.



Patch & Perry's  
pet sitting

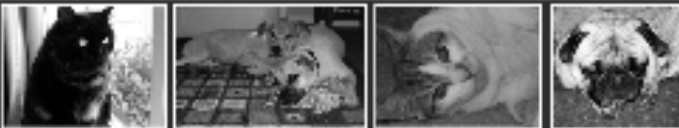
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## The Eyes of BTW—Camera System Update

First thank you to all The Eyes of BTW neighbors who graciously volunteered to become camera monitors. Your help is greatly appreciated. Thank you for helping keep BTW a safer place to live.

Additional volunteers are still needed. If you are a night owl, have time while the kids are in school, work from home, retired, bored, and have an extra hour a week, WE NEED YOU! To become a camera monitor, you must be a current paid member of The Eyes of BTW. You must also pass a background check (for security reasons). Go through a short training session, this can be done in the comfort of your own home.

Please let us know if you are interested by sending an e-mail to: BTWBOA-Board@yahoo groups.com or leave a message on the neighborhood voice mail (972) 992-3435. No matter how insignificant an hour a week might seem the more eyes watching, reporting suspicious activity, individuals, and vehicles, the better we can ensure the safety of BTW residents. Monitors are needed at all hours of the day and night. Please get involved and contribute. It's just an hour a week! We do not have a set schedule for monitoring. Camera monitor volunteers are allowed flexible schedules that fit their lifestyles and time commitment. If we all work together we will keep Crime from taking over our neighborhood. We encourage all BTW neighbors to join and participate.

The Surveillance Cameras are proving to be a worthwhile project. The cameras continue to be a big crime deterrent. BTW's Crime rate has dropped significantly in the last three months. Did you know criminals hate having their picture taken? Smile Your On Camera! Omni-Watch Security continues to work out any slight problems we encounter during this electronic and learning process. They will be moving one of the cameras to a new location. Omni-Watch continues to be hands on and do their best.

The Dallas Police Officers who patrol BTW and the VIP Patrol Volunteers have mentioned numerous times that our alleys and streets are too DARK! All neighbors can light up their front porches, install motion detector lights in alleys, and turn on those back yard lights. The BAD guys like it DARK! Ladies and Gentlemen turn on your LIGHTS!

## Whether you are buying, selling, building or relocating ... I CAN HELP! CALL ME TODAY!

### Bent Tree West Market Update

2007 Year to Date Statistics with 2005 & 2006 Comparisons

STATUS	2007	2006	2005
Current Active Listings	11		
Average List Price per Square Foot	\$111.56		
Current Option Contracts	0		
Current Contract Pending	1		
Homes Sold to Date	29	27	24
Average Sales Price per Square Foot	\$106.29	\$103.51	\$96.72
Average Days on Market	67	45	53
Average List to Sales Price Ratio	98%	97%	97%

All information taken from NTRIS 1/1/2005 to 8/31/07. 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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## Winterize Your Lawn & Garden!

- Cut back perennials a few inches above the ground.
- Remove spent annuals & seasonal vegetables pull them up roots & all.
- Remove weeds & leaf debris.
- Compost only the healthy material be sure to only add pest-free & non-diseased plants.
- Take pictures & make notes.
- Winterize containers bring them indoors or to an area protected from winds & extreme temperatures.
- Get a soil test act on deficiencies or amendments that may be necessary.
- Amend the soil with natural organic materials.

This is not intended to solicit property currently listed.



## Calloway's Nursery October Tips

### *Timely Tip for October Gardeners... Heirloom Bulbs*

Have you been in to check out Calloway's selection of rare and heirloom bulbs? These bulbs are rescued from abandoned homesteads and farms. They have been cultivated and are available now. They have proven themselves to be survivors of our Texas weather. The **Oxblood Lily** resembles an amaryllis flower and the **Spider Lily** erupts into bright red spider-like blooms after the first fall showers. Both lilies are fall bloomers and will come back each fall.

Remember too, as September gives way to the cooler days of October, this is a good time to evaluate your landscape. Did you know that fall is one of the best times to plant trees, shrubs and perennials? Nursery stock planted now will have an opportunity for roots to settle in and become established. When spring arrives, this root system can support and take full advantage of the surge of new growth. Fresh nursery stock is arriving daily so, stop by and take advantage of the selection available and this wonderful time of the year to work outdoors!

## Bulky Trash Pick-up

Are you sure you know when the Bulk Trash Pick up dates are scheduled to be? If not you could receive a fine from City Of Dallas Code Compliance for a total of \$267.00 if you have items out on your side walk before or after the Monday that the pick up is scheduled. 17 neighbors got citations last month and it was **NOT** the HOA that asked the Code Compliance to patrol the neighborhood.

The rule is that the **First** Monday of the month will be the scheduled pick up week and in our neighborhood it means that Monday by 8:00 a.m. There are signs put up the Thursday or Friday before the Monday that say Bulk Trash Pickup 6:00 am for a reason. The trucks have been known to show up in our neighborhood very early and even on holidays. So when can you put your trash out? The Thursday before the first Monday is as soon as you can put it out without risking a ticket and anything after 6:00 a.m. might not get picked up. If the truck misses your house call 311 and they should come out to pick up. Also if you have to have a pick up in the middle of the month you can call 311 but they will charge you for a special pick up.



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*Results will vary and are determined by individual financial situations. The information contained herein does not constitute an offer or a solicitation to lend or extend credit. Contact your United First Financial independent agent for further details.*

# Recycling Collection

Have you got your Big Blue Bin??????? Have you noticed that a lot of your neighbors have one????? Have you cut down the amount of trash you are putting in your trash can so that you only have to put it out once a week? If not then you need to get your own Big Blue Bin from the City of Dallas. You can order one from calling 311 or going to [www.dallascityhall.com](http://www.dallascityhall.com) Below are some frequently asked questions about recycling in Dallas.



## What types of materials will be collected for recycling?

Just about everything! Think of these four terms: PAPER PLASTIC METAL GLASS.

All of the following items may be placed (without sorting) in your blue cart or blue bag(s):

**Glass:** unbroken bottles and jars of any color (please rinse!)

**Plastics:** bottles, jars, containers labeled #1, 2,3,4,5 and 7 (please rinse!)

You'll find the plastics number in a triangle on the base of the container. If in doubt, put it in the cart - we'll sort it out, if need be.

**Metals:** steel, tin, and aluminum (please rinse!) Used aerosol (non-hazardous) cans are ok too.

**Paper products:** newspapers and inserts, magazines, catalogs, telephone books, mixed office paper, mail and junk mail.

**Cardboard:** cardboard boxes, chipboard (like cereal and tissue boxes). Flatten all boxes to get more use of your cart.

## What can't I recycle?

Please don't put the following items in your blue cart or blue bags:

Food waste

Containers stained with food, unless well-rinsed

Wet paper products

Styrofoam

Waxed paper or cardboard

Plate glass (windows or doors)

Electronics

Yard waste (grass trimmings, branches, leaves)

please leave these items for the once-monthly

Brush/Bulk Collection calendar schedule ( at

left) on our website.

## Will I need to separate the recyclable items?

No. All of your recyclables may go together into your cart or bags. You may even put blue bags or paper sacks filled with recyclables into your blue cart, if you wish.

## How do I get a Big Blue Recycling Roll Cart?

You may register by calling the City's non-emergency number, 3-1-1, or by signing up at the City's [website](http://www.dallascityhall.com). The City of Dallas will deliver your cart within 2 weeks of request.

## Will I be able to get a cart after the program starts in January 2007?

Certainly. You can request a cart at anytime by calling the City's non-emergency number, 3-1-1 or signing up at the City's [website](http://www.dallascityhall.com).

Most of your friends and neighbors will tell you that the new Blue Bins really help to cut down on the amount of garbage they have. If you order a bin it will be dropped off in front of your house within 2 weeks.

Lets help our landfills and get Dallas a little more green and get your recycling bin.

# BTW Pet Sitting Services

### Services Offered:

In-home pet visits  
Feeding  
Playing and lots of attention  
Dog walking  
Litter box cleaning  
Medication administration

### Other Services:

Overnight sitting  
Pet transportation  
Water plants  
Mail/newspaper pick-up  
Errand service  
House sitting

### *References*

*Reliable*

*Bent Tree West and Neighboring Communities*

My goal is to provide optimal pet sitting to pets of all sizes and species. This goal is achieved through experience and love of all pets as if they were my own!



**Linda Taylor**

**Bent Tree West Resident**

**972-841-9699**

## Yard of the Month by Sherry Dettle

Congratulations to our July, August, & September Winners! Take a bow you deserve one for all your hard work. Calloway's Nursery Good Neighbor program has also been a big success. Five lucky BTW homes have received \$50.00 gift certificates from Calloway's Nursery.

### JULY 2007

Phase 1	Leonard & Shelia McCoy	4218 High Star Lane
Phase 2	Susan Millis	4131 Bretton Bay Lane
Phase 3	Henry & Susan Talavera	18019 Windtop Lane
Phase 4	Ben & Michelle Key	4423 Creekmeadow Drive
Phase 5	John & Tracy Rasor	4332 Hollow Oak Drive

& Estates

***Calloway's Nursery Good Neighbor program including a \$50 gift certificate was awarded to:  
Phase 3 Henry & Susan Talavera 18019 Windtop Lane***

### AUGUST 2007

Phase 1	Wade Darrell	4315 Cobblers Lane
Phase 2	Gary & Candy Carby	4143 Bretton Bay Lane
Phase 3	Tom & Denise Rachal	18036 Windtop Lane
Phase 4	Doug & Jill Hall	4504 Creekmeadow Drive
Phase 5	Bob & Faye Bayer	4428 Hollow Oak Drive

& Estates

***Calloway's Nursery Good Neighbor program including a \$50 gift certificate was awarded to:  
Phase 2 Gary & Candy Carby 4143 Bretton Bay Lane***

### SEPTEMBER 2007

Phase 1	Jere & Annie Graham	4223 Brooktree Lane
Phase 2	John & Carol Primdahl	4159 High Star Lane
Phase 3	Patrick & Ashley Green	18047 Windtop Lane
Phase 4	Gary & Cecilia Bolen	4327 Shadow Glen Drive
Phase 5	Robert & Elana Sheperd	17923 Castle Bend Drive

& Estates

***Calloway's Nursery Good Neighbor program including a \$50 gift certificate was awarded to:  
Phase 1 Jere & Annie Graham 4223 Brooktree Lane***

### OCTOBER 2007

Phase 1	Alan & Jackie Doan	4210 Cobblers Lane
Phase 2	Don & Jan Cochren	4147 Cobblers Lane
Phase 3	Open Position - Volunteer Needed	
Phase 4	Open Position - Volunteer Needed	
Phase 5	Brad & Sally Zavattari	4416 Hollow Oak Drive

& Estates

***Calloway's Nursery Good Neighbor program including a \$ 50 gift certificate was awarded to:  
Phase 5 Brad & Sally Zavattari 4416 Hollow Oak Drive***

URGENT ANNOUNCEMENT – Effective October 1, 2007 Yard of the Month for Phases 3 & 4 will be discontinued. Unfortunately we do not have enough volunteers. This committee only takes 10-15 minutes once a month May - December. It's fun and a great way to meet new neighbors! Please get involved and volunteer. Help continue a BTW tradition.

Contact Sherry Dettle at 972-931-9175 for more information. Committee & Board members must be current BTWFOA members

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Water plants

*"We love your pet(s) almost as much as you do."*

## Volunteer Corner

Calling all volunteers!! Bring a friend or neighbor and share a position. Many committees require very small time commitments. Don't be shy, we will show you the ropes! Get involved and it's a great way to meet new neighbors.

ADVERTISING - contact local businesses in our community to advertise in newsletter / directory

BLOCK CAPTAIN CHAIR – Head and Coordinate Block Captain Committee

BLOCK CAPTAINS - Welcome New Residents in BTW (occasionally)

DISTRIBUTION – Helping with the Distribution of BTW Directory (once a year)

NEWSLETTER – Write articles, help circulate, etc.

FAMILY SOCIALS – Plan & coordinate Family/Children events, Halloween Party, Block Party, etc. – be creative!

VIP PATROL CHAIR – Coordinate VIP Patrol (monthly)

VIP PATROLLERS – 2 Hour shift once or twice a month (am & pm time slots)

Helping to keep your BTW neighborhood safe.

THE EYES OF BTW – Camera monitors - (flexible based on your lifestyle and time commitment)

WELCOME PACKETS – Make & update Welcome packets for new residents, distribute to appropriate Block Captain for delivery.

YARD OF THE MONTH – Two openings once a month May – Dec (approx. 15 minutes per month)

Join your neighbors and help BTW continue to be a great place to live. Help build a sense of community!

Contact us at: BTWHOA-Board@yahoo.com or Sherry Dettle # 972-931-9175

## Dallas Council Unleashes New Pet Scooper Law

Dallas dog owners: Scoop the poop or lose your loot. The city council voted 8-3 to require dog owners to carry "materials and implements" to remove dog droppings whenever they walk their pets. The police could issue citations if they spot scooperless citizens walking dogs. Failure to carry a pooper-scooper could result in fines ranging from \$25 to \$100.

Be a responsible pet owner and clean up after your dog/dogs. Your neighbors will appreciate your courtesy.



**Bent Tree Animal  
Hospital, P.A.**

Jeffrey M. Kunde, DVM  
Rica Kimball, DVM



3851 Frankford Road · Dallas, Texas 75287  
Ph: 972-862-7629 · Fax: 972-862-3160  
[www.benttreeanimalhospital.com](http://www.benttreeanimalhospital.com)

## Treasurer's Report by Vanessa Myers

Bent Tree West Homeowners' Association, Inc.

2007 Budget vs. actual through 8/31/07 - Accrual Basis

	<u>2007 Budget</u>	<u>Actual 1/1/07 thru 8/31/07</u>	<u>Projected 9/07 thru 12/07</u>	<u>Total Projected 2007</u>	<u>Ahead/ (Behind) Budget</u>
<b>Income:</b>	-				
Membership dues at all levels	32,000	34,020	-	34,020	2,020
Interest income	3,000	2,476	811	3,287	287
Miscellaneous income	850	1,270	625	1,895	1,045
<b>Total income</b>	35,850	37,766	1,436	39,202	3,352
<b>Expenses:</b>	-				
Landscape	22,000	12,028	10,000	22,028	(28)
Member services, net of advertising	2,150	3,474	(1,000)	2,474	(324)
Utilities - electricity & water	9,500	3,314	3,000	6,314	3,186
<b>Total expenses</b>	33,650	18,816	12,000	30,816	2,834
<b>Excess of income over expenses</b>	2,200	18,950	(10,564)	8,386	6,186
<b>Capital expenditures: sprinkler system, electrical, landscape</b>	10,000	4,250	5,750	10,000	-
<b>Projected Net Cash Outflow</b>	(7,800)	14,700	(16,314)	(1,614)	6,186

**Unaudited**



**FINANCIAL SERVICES**

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# **Bent Tree West HOMEOWNERS ASSOCIATION**

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

**Bent Tree West Homeowners' Association, Inc.  
The Officers and Board Of Directors  
2007**

<b>President</b>	Brian Williamson	972-380-9466
<b>Vice-President</b>	Phil Dettle	972-931-9175
<b>Secretary</b>	Steven Poole	214-674-1455
<b>Treasurer</b>	Vanessa Myers	972-713-0526
<b>Advertising</b>	Open	
<b>Membership &amp; Directory</b>	J.C. Puckett	972-380-2471
<b>Landscaping</b>	Diana Tipton & committee	972-818-2059
<b>Block Captains</b>	Sherry Dettle	972-931-9175
<b>Covenants, Codes, &amp; Architecture</b>	Dan Brown	469-774-0706
<b>Webmaster</b>	Ricky Lark & Rickey Shaum	972-250-6744
<b>Yard of the Month</b>	Sherry Dettle	972-931-9175
<b>Board Members At-Large</b>	Lisa Dobrient	972-818-0015
	Marion Norris	972-248-0611
	Linda Taylor	972-250-0032
<b>Newsletter</b>	Cynthia Tucker-Masri	469-328-1459
<b>Distribution</b>	Open	
<b>Adult Socials</b>	Lois Corbett	972-733-0084