



What's Happening in BTW

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I hope that all of our Bent Tree West residents made it through the spring and have plans for a relaxing and enjoyable summer. What I really want to say is that I hope the summer turns out to be better than the last month to six weeks.

While the rain was certainly welcomed and will help our yards and landscapes in the long run, we have seen several situations of damage resulting from the spring winds and rainfall. Unfortunately, at least one major wind-related situation occurred on High Star Lane. Even more unfortunate is the fact that the damaged home was vacant and in foreclosure. The City and the lender on the property have been contacted in order to get the damage cleaned up and eliminate a neighborhood eyesore. Progress is being made and we hope this situation is cleared up in the near future. All of our residents are encouraged to take a close look at their landscaping and determine if any trimming or pruning might be beneficial in order to prevent costly and dangerous situations from occurring.

A second area of concern to all of our neighbors is the recent surge in home and business burglaries in the North Dallas Corridor. In late April and early May we saw an alarming increase in the number of home and auto break-ins. These occurrences happened just prior to the activation of our new video surveillance camera system.

The surveillance camera system is virtually complete and operational. Unfortunately, it took considerably longer to get the technology in place and secure locations for the cameras than we anticipated. The technology issues have been resolved and now operational. The number of volunteers with strategically-located homes have been less than required. We still need a couple of locations to complete phase one of this project. If you receive a call from the HOA requesting permission to use the corner of your home for a camera, please give serious thought to this request, as you will be making a significant contribution to the safety of Bent Tree West.

In response to the surge in spring crime, a neighborhood crime alert meeting was held on May 16. The meeting, organized by the HOA, included representative of the Dallas Police Department's (DPD) North Central Patrol Division and Mr. Ron Natinsky, our City Councilman. The DPD presented current crime statistics and techniques that can be used to help reduce crime in the neighborhood. A list of these crime-detering precautions can be reviewed on the HOA's web page.

Both the DPD officers and Councilman Natinsky suggested implementing either the traditional Neighborhood Crime Watch or the VIP program. A group of our neighbors attended the VIP orientation program on June 2 at the DPD North Central substation. The purpose of this session was to become certified to participate in the VIP program and to learn more about the VIP program. An in-depth discussion of the VIP programs can be viewed on the HOA web page.

One major limiting factor in implementing either of these programs is participation by Bent Tree West residents. Over the years, we have tried, on a number of occasions, to institute the Neighborhood Crime Watch Program. The program failed to succeed due to lack of participation by our friends and neighbors. The VIP program requires even more participation than the Crime Watch program. As we have consistently said over the years, we need more participation in neighborhood activities and programs. Now, we need your help to reduce crime.

Those in attendance at the recent meeting seemed to agree that we need to, and can, deter crime in Bent Tree West. However, the program is up to you the neighbors. Do you want security like we have had in the past? Do you want to hire a private security firm to patrol? Do you want a Neighborhood Crime Watch Program? Do you want a VIP program? Do you want more surveillance cameras? Or, are you satisfied and see no need for any increased crime deterrent measures? The choice is yours—the residents of BTW - and if you want a more active crime deterrent program, be prepared to volunteer and/or make a financial investment in BTW. Your HOA awaits your responses—please contact us and provide us with your thoughts.

Neighborhood Security—preventing crime in BTW

... details from the May Crime Watch Meeting

Bent Tree West has experienced an alarming wave of crime starting on April 16 and continuing through May 8. An emergency Crime Alert meeting was held Wednesday, May 16, to address concerns regarding recent crime activity in the neighborhood. Our City Council representative, Ron Natinsky, and several officers from the Dallas Police Department were in attendance. Collectively they stressed that neighbors must rely each other as the first line of deterrence against crime. Police are dispatched based on the immediacy and seriousness of the request; response times vary. The meeting was videotaped. DVD copies of the meeting are available on request for no charge to paid members of the HOA and the Eyes of BTW.

We have found that numerous theft and vandalism crimes go unreported to the Dallas Police and the BTW HOA Board. It is extremely **IMPORTANT** that everyone in BTW report any crime, suspicious activity, individuals, or vehicles in the neighborhood. **Please do not hesitate to call 911 and report to Dallas Police.**

The more crimes reported to the police from our neighborhood, the more police resources may be allocated to our area. In addition, the crime reports help give police "probable cause" to arrest a suspect.

AFTER you have contacted the Police, please send an e-mail to: BTW HOA-Board@yahoo.com or leave a message on the neighborhood voice mail, (972) 992-3435. Email alerts can then be circulated throughout the neighborhood.

BTW is Police Beat 613, Reporting Area 6058. Crime statistics, including interactive maps, are available on the Internet at www.dallaspolice.net and clicking on the Crime Info at the top right of the page. Recent crime reported to BTW HOA include:

- Burglary reported on a Sunday evening with numerous items stolen in the Estates
- Attempted home invasion on Windtop Lane
- Numerous car break-ins and vandalized
- Attempted home invasion on Hollow Oak Drive
 - Resident reported 2 male suspects.
 - Dallas Police apprehended 1 male suspect
- Three attempted home invasions on Cobblers Lane
- Five cars vandalized and 1 SUV stolen
- Attempted home invasion in the Estates
- Attempted home invasion on Rainsong Drive

All of the attempted home invasions occurred between 3:00 a.m. – 4:15 a.m. Several of these attempts were rear entry doors. Three attempts were rear overhead garage doors. The average police response time was 15 to 22 minutes.

Camera System Update—For Your Eyes Only

We now need VOLUNTEERS to help us monitor the camera data. This is done over the Internet in the comfort of your own home! We are working with Omni-Watch to set up 2-hour training classes for all monitors. We will contact all who have expressed an interest in volunteering once we have the class dates and times. To become a camera monitor, you must be a paid member of The Eyes of BTW. You must also attend a training class and pass a background check (for security reasons).

Please let us know if you are interested by sending an e-mail to: BTW HOA-Board@yahoo.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 and reporting suspicious activity, individuals, and vehicles, the better we can ensure the safety of BTW residents. We need monitors at all hours of the day and night, ideally around the clock as some other neighborhoods have. Please contribute whatever time you can!

The camera data is also archived at Omni-Watch for about two weeks. If an incident occurs, a copy of this data can be provided to you. For paid members, it will be provided at no charge. For non-members, there will be a \$250.00 charge to access recorded data.

VIP - Volunteers in Patrol

Sixteen concerned residents of BTW attended a VIP Patrol training session on Saturday June 2. The VIP program is nonconfrontational and endorsed by the City of Dallas and the Dallas Police Department. Another VIP training class is to be announced in July. We strongly encourage residents to volunteer to help keep BTW a safe place to live. BTW is working to start our own volunteer patrol in the month of June. VIP consists of trained local residents patrolling in pairs in their own vehicles for about two hours at a time. We need 40 to 50 volunteers in order to have coverage on a daily basis. VIP Patrols will drive the streets and alleys of BTW and be extra eyes and ears for the Dallas Police. (Note: the following sentence could be deleted.) The number of residents volunteering will determine the hours of patrol.

The City of Dallas has statistical evidence to prove how VIP Patrol programs reduce crime. Preston Highlands is one such neighborhood and have had great success in reducing crime. BTW can do the same. We need a dedicated resident willing to lead this committee. Please support the VIP. There are NO funds to start another Off-Duty Paid Police Patrol or Private Security Patrol. If you are interested, please contact Sherry Dettle # 972-931-9175. VOLUNTEER, PARTICIPATE, AND CONTRIBUTE! Please mail in your check today!!

BTW Swim and Tennis Club News

The BTW Swim and Tennis Club is currently seeking 63 new or renewing full members to round out the calendar year and who better than our BTW neighbors to sustain our neighborhood club? BTW residents are invited to join at just \$300 for the full membership, a discount of \$100 off the full enrollment rate. It only seems fair, as the first month the pool was open has already flown by! Don't miss any more crisp morning tennis matches, days of cooling off in the mineral spa pool, grilling dinner with your family and friends or the ever popular ice cream sales during "adult swim"!



Please join your neighbors for a 4th of July Extravaganza at the Swim and Tennis Club – see what all the fuss is about! We begin with a neighborhood parade (meet in Bretton Bay Circle for a 10:15 a.m. start), led by a Fire Engine, and ending at the Swim and Tennis Club. Decorate your bikes and strollers but bring your suits and towels too, to enjoy the pool at no cost. We will have sno-cones and lunchtime concessions, games for the kids to play during adult swim with prizes, lots of swimming fun and a movie to show in the evening with more concessions. It won't be the same without your family so please come. There will be a table set up to accept your enrollment so don't pass up this opportunity for family fun.

While the pool stays open during summer break, we are actively working on social activity plans to keep the Club a local meeting spot for neighborhood events as well as private parties. A place to watch Monday night football, family game nights, Bunko/Pokeeno nights and a Halloween Party are all in the works for this fall. Please contact the club at the address below to suggest other social gatherings and events you would like to participate in or help organize.



BTW Swim and Tennis Club

JULY 4TH POOL PARTY

The Parade starts at 10:15am at Bretton Bay Circle. Decorate your bikes, trikes, and strollers and drive behind the Fire Engine!

Pool Open to Everyone All Day!!

Sno-cones and Yummy Ice Cream Treats Available



Hot dogs, Hamburgers—lots of concessions available day and evening to benefit THE WAVE, our Bent Tree West Swim Team

Games and Prizes
Family Movie Night
Spend your Holiday with US!!!

The BTW Swim and Tennis Club continues to serve as a desirable benefit to our neighborhood aesthetic as well as community feel. We are actively seeking your financial support to keep this neighborhood gem going strong. Any realtor will confirm that the Swim and Tennis Club adds value to your home's appeal and property values, just as a neighborhood park and neighborhood elementary school do. All help promote a friendly and involved community feel.

As with so many organizations, our membership numbers are down and expense still need to be paid. If you do not wish to become a full member, would you be interested in sponsoring the Swim and Tennis Club at the Social (\$75), Tennis/Social (\$250) or Full Membership (\$300) rate? Your sponsorship will be an investment in your neighborhood and your property values.

Check out the club website at www.btwdallas.org/btw-swim-tennis-club.htm where you can download the membership application (please note the full price is stated at \$400; your price would be \$300). For more information, contact Brandy Scott, 972-733-4066 or bscott323@sbcglobal.net

Thank you for supporting your neighborhood institution.

All Block Captains

Please be on the look out for those FOR SALE signs. This is when many homes go on the market. When the house has sold and the NEW neighbors have moved into their home. Please contact Sherry Dettle 972-931-9175 for a WELCOME PACKET. We are on a mission to WELCOME every new resident. With your help we can accomplish our goal of making everyone feel WELCOME!

We will be updating the Block Captain Books with current information. Camera Surveillance and the Swim & Tennis Club will hopefully be updated soon. Will keep you posted. If you have not signed up for the Block Captain group e-mail please contact me so we can get you on the list. E-mail is the quickest and most desirable way to communicate as a group. Thanks again for all your hard work and support of our neighborhood!!

Summertime Landscaping

Well this has been a very wet and wild spring which has been both good for the lake levels and our yards, but hard on some large trees in our neighborhood. We now have a mature neighborhood with mature trees that need to be pruned on a regular basis to maintain the look of the tree and to improve the growth of the tree. New growth needs to be trimmed leaving strong branches for optimum strength. This tree trimming should be done by a tree specialist to be done correctly as several of neighbors found out the hard way when their tree limbs were blown off that they had trimmed themselves or had their lawn guy do. Also if your tree is near the front or back of your house it should be at least 14 feet from the base of the sidewalk or alley. If you have noticed some of the delivery trucks have to drive down the middle of the road where trees hang into the roadway. A prime example was Gibbons that the BTWFOA had trimmed last year and now the trucks and buses don't have to drive down the middle of the yellow line. The oaks along Voss from the Swim and Tennis Club up to Frankford and along Frankford are going to be trimmed this month to improve driving walking easy along that stretch.

Many of you may have seen the article in the Dallas Morning News on May 10th regarding Oak wilt. This is a devastating disease and our neighborhood could become a victim to it as it affects mature live oak and red oaks and can kill a live oak in six to 12 months and a red oak in 4 to eight weeks. It was a bigger threat during the storms because it creates open wounds on the trees and the fungus can infect in an instant. The Preston Hollow neighborhood is dealing with this problem and there is no cure once it strikes. Pruning paint applied immediately helps keep it at bay



Goose Cottage...the best kept secret in town!

Goose Cottage is your local gift and home decor store, right in your neighborhood! You don't have to run to the mall when you need a gift or something interesting to change up your decor. Come to Goose Cottage!

Goose Cottage carries a unique line of glass tile mirrors, beautiful vases and planters, photo frames, baby and wedding items, jewelry, garden decor, wall art and much, much more!

We are located on the northeast corner of Midway Rd and Trinity Mills, behind Panda Express and two doors down from Sweet Basil Restaurant.

Our current business hours are Tuesday thru Saturday, 10-6. We are closed on Sundays and will be closed Mondays through the end of July.

Bring in this ad for 20% off of one item!!! (excludes sale items)

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The best times to prune is when the oaks are not active so either in the dead of winter or the hottest part of the summer are the best times to prune your trees. For more information go to www.texasoakwilt.org to learn more about the disease or help with determining the health of your trees or consult a certified arborist.



Watering in the City of Dallas is once again prohibited between 10:00 am and 6:00pm until September 30th. As I drive through our neighborhood I see many lawns being watered at 6:15 or 6:30pm. This is the hottest time of the day and most of your water will be evaporated. If you can set your timers to run at 5:00 or 6:00 am then you are doing so at the coolest part of the day and not losing so much to evaporation. Also make sure you have the sprinkler controls installed so that if it rains or freezes your sprinklers won't go off.

Recycling Collection

The City of Dallas has changed the collection of recyclable materials from once a week to every other week. Our collection day is still on Friday. Bent Tree West is on the "Friday A" schedule. The dates for recycling collection for the next few months are:



June 8 and 22
July 6 and 20
August 3, 17 and 31
September 14 and 28

The City will issue you a free blue rolling cart to hold your recyclables. You can still use the transparent blue bags as well.

To request a rolling cart, contact the City at 214-670-4475 or 3-1-1, or visit the website at:

<http://www.dallascityhall.com/html/recycling.html>.

Bulky Trash Pickup Dates

Bulky Trash is always picked up the **first Monday of the month**. Watch for the reminder signs to be posted around the neighborhood. You can place your bulky trash by the curb as early as Thursday morning before the collection date. The pickup starts at 7am, so don't be late. But if you put it out too early, the City could fine you up to \$250!

Bulky Trash Collection at 7am	Place Bulky Trash Out Starting 7am
July 2	June 29
August 6	August 2
September 3	August 30
October 1	September 27

Use this schedule when planning your yard cleanup and pruning activities. For more information on brush and bulky trash collection, visit the City's website at: http://www.dallascityhall.com/html/brush_busters.html.

Volunteer Corner

Bent Tree West is a great neighborhood! Please HELP us keep it that way. Here are just a few ways you can participate.

- Advertising – Contact local businesses who wish to promote their business by advertising in our quarterly newsletter and annual BTW/OA directory
- Block Captain Committee – Welcome New Neighbors to BTW
- Family Socials – Plan & coordinate Family/Children events, Halloween Party, Block Party, etc.—be creative and start a new tradition for BTW.
- Yard of The Month Committee – Walk or drive around an assigned Phase of BTW, select the BEST yard in that Phase monthly running May through December.

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.

BTW Pet Sitting Services

Services Offered:

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

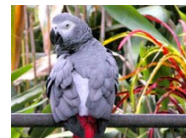
Other Services:

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

Continuous Website Updates as the Year Progresses

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

As you probably know, the Bent Tree West Homeowners' Association website address is www.BTWDallas.org. As of May, the old website address is now back in our care, too: www.DallasBTW.org. So now, no matter which order you enter it in your web browser (BTWDallas.org or DallasBTW.org) you'll see the same, current information for our HOA.

We've been making some updates to the website in the past few months. The information about the criminal activities in our neighborhood were put online as well as the crime alert meeting that was recently held.

In addition, new material and new pages have been added for the Bent Tree Swim and Tennis Club's events. The pool opened Memorial Day Weekend. The pool hours are posted on line – check them out, and come by to swim with your neighbors! We are lucky to have such a great swim facility right here in our community. Last year they added a salt-based, chlorine-free method of keeping the water fresh. We all need to support the Swim and Tennis Club by signing up for membership each year so it can continue to be maintained in the best ways.

Another reason to visit the website – get your Calloway's coupon and save \$5 off of every \$25 purchase!

When you have a question for our HOA Board or for the Swim and Tennis Club Board, all their phone numbers and e-mail addresses are there online. Please check the website often for the updates. You'll know what's been added by seeing the top of the website's home page. See you online!



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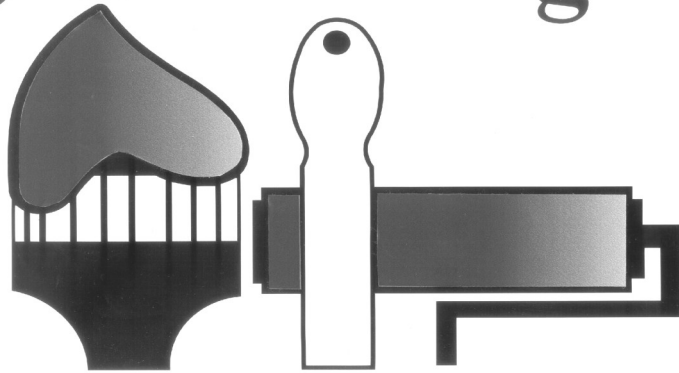
New Email List for Alerts: BTW-Newsflash

A new email group list has been set up to distribute important information to BTW residents, such as crime alerts, etc. Our goal is to move as much of our communication to email as we can, including this Newsletter! If we do not have your email address, we will not be able to send you any alerts. So please send an email to BTWFOA-Board@YahooGroups.com to be placed on the group list. Your message should include your name(s) and your residence address.

Our goal is also to distribute this Newsletter electronically to as many residents as possible. An email would be sent to you, letting you know that the latest Newsletter has been posted on our website, BTWDallas.org. The email may include some headlines, but not the full text of the newsletter.

Those who do not have email service may still receive a paper newsletter for the near future. But it would clearly reduce our costs for photocopying and postage if we could provide these updates via email. Please help us out by making sure we have your correct email address.

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Clean Out Gutters
Exterior Preventive Maintenance
Garage Floor Epoxy

FREE ESTIMATES

BTW Membership Update

Membership levels improving...

Membership in our Homeowners Association and in The Eyes of BTW (the surveillance camera system) are at better than expected levels this year! As of 5/31/2007, we had 56% of homes contributing to the HOA, and 52.6% of homes joining The Eyes of BTW. We would like to thank all of our members for their contributions.

Clearly, we still have some room for improvement, but it is encouraging that more residents are becoming members. If you have not sent in your dues, please take a moment to do so now. If you are a new resident and have not received your Welcome Packet, please let us know by calling our voice mail at 972-992-3435, by sending an email to the HOA Board at BTWHOA-Board@YahooGroups.com, or by contacting your Block Captain. If you don't know who your Block Captain is, ask a neighbor!

BTW Directory Update

The 2006 Directory was not published due to a lack of advertising coordination. The 2007 Directory will be published and distributed shortly to all HOA paid members.

If you would like to volunteer to coordinate the advertising for the 2008 Directory, please let us know! It does not require any advertising experience, but a bit of persuasiveness would be a plus.

Yard of the Month by Sherry Dettle

Bent Tree West has never looked so green and alive! All the rain has been an asset. Congratulations to all the BTW residents who go the extra mile to keep their yards BEAUTIFUL!

Thanks again to all our great committee members who continue to volunteer their time:

Phase 1 - Martha Bell

Phase 2 - Marty Keehma

Phase 3 - Open

Phase 4 - Open

Phase 5 & Estates- Don & Susan McKean.

We need two volunteers for the Yard of The Month Committee. Please join us... It takes 10-15 minutes once a month to walk or drive through your designated Phase. Select the most beautiful yard and meet your BTW neighbors! It is fun and easy to participate. We hope to continue Yard of The Month for all phases. Phase 3 and Phase 4 need volunteers. Please Contact Sherry Dettle 972-931-9175.

Congratulations to our newest winners. Your pride and efforts are well deserved!!

MAY 2007

Phase 1	Robert & Merrygale Allen	4201 Cobblers Lane
Phase 2	Court & Lori Vining	4061 Villa Grove Drive
Phase 3	Chuck & Stacey Butler	4128 Rainsong Drive
Phase 4	Carol Calkins	4331 Creekmeadow Drive
Phase 5/Estates & Estates	Frank & Shelly Markey	4415 Hollow Oak Drive

Calloway's Nursery Good Neighbor program including a \$50 gift certificate was awarded to:

Phase 1 Robert & Merrygale Allen 4201 Cobblers Lane

JUNE 2007

Phase 1	Walter & Lisa Huang	4302 Brooktree Lane
Phase 2	Don & Jan Cochren	4147 Cobblers Lane
Phase 3	Pat & Colleen Beiard	18039 Windtop Lane
Phase 4	Chris & Connie Griffith	4216 Wintercreek Way
Phase 5 & Estates	Michael Lee & Joanna Tipton	18003 Rock Branch Drive

Calloway's Nursery Good Neighbor program including a \$50 gift certificate was awarded to:

Phase 2 Don & Jan Cochren 4147 Cobblers Lane



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Bent Tree Episcopal School

Mother's Day Out program, 12-24 months

2 year olds through kindergarten

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Located in Bent Tree North,

at the Church of the Holy Communion

17405 Muirfield Dr.

972-248-7610

www.benttreeschool.org

Treasurer's Report by Vanessa Myers

Bent Tree West Homeowners' Association, Inc.

2007 Budget vs. actual through 5/31/07 - Accrual Basis

	2007 <u>Budget</u>	Actual 1/1/07 thru <u>5/31/07</u>	Projected 6/07 thru <u>12/07</u>	Total Projected <u>2007</u>	Ahead/ (Behind) <u>Budget</u>
<u>Income:</u>	-				
Membership dues at all levels	32,000	33,200	1,000	34,200	2,200
Interest income	3,000	2,049	1,147	3,196	196
Miscellaneous income	850	1,270	-	1,270	420
Total income	35,850	36,519	2,147	38,666	2,816
<u>Expenses:</u>	-				
Landscape	22,000	6,142	17,000	23,142	(1,142)
Member services, net of advertising	2,150	3,118	(465)	2,653	(503)
Utilities - electricity & water	9,500	2,077	5,339	7,416	2,084
Total expenses	33,650	11,337	21,874	33,211	439
Excess of income over expenses	2,200	25,182	(19,727)	5,455	3,255
Capital expenditures: sprinkler system, electrical, landscape	10,000	4,250	5,750	10,000	-
Projected Net Cash Inflow (Outflow)	(7,800)	20,932	(25,477)	(4,545)	3,255



Vanessa G. Myers, CPA/PFS, CFP®
Financial Advisor

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Fax: (214) 521-1901
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- Debt Management



Bent Tree West HOMEOWNERS ASSOCIATION

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

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

President	Brian Williamson	972-380-9466
Vice-President	Phil Dettle	972-931-9175
Secretary	Steven Poole	214-674-1455
Treasurer	Vanessa Myers	972-713-0526
Advertising	Open	
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	Dan Brown	469-774-0706
Webmaster	Ricky Lark & Rickey Shaum	972-250-6744
Yard of the Month	Sherry Dettle	972-931-9175
Board Members At-Large	Lisa Dobrient Marion Norris Linda Taylor	972-818-0015 972-248-0611 972-250-0032
Newsletter	Cynthia Tucker-Masri	469-328-1459
Distribution	Open	
Adult Socials	Lois Corbett	972-733-0084