



What's Happening in BTW

Inside this issue:

Membership Dues BTW May Family Social	1
Bent Tree West Security	2
The Eyes of BTW Surveillance Program	4
Volunteers in Patrol (VIP)	6
Yard of the Month	7
Block Captains	10
Volunteer Corner	10
Landscape	11
Treasurer's Report	13
Contact Information	14

***** PLEASE PAY YOUR DUES if you have not already *****
The BTW HOA 2008 dues are now past due—thanks to all paid members!

May 2008

It is hard to believe that Spring is here with another great year at Bent Tree West. Flowers are in bloom and it's time to renew your Bent Tree West Homeowners' Association membership if you have not already done so...

Annual Membership plays a critical role in supporting Bent Tree West's ongoing appeal. As you may know, the annual member fees provide the necessary expenses to maintain entryways and the green spaces along the neighborhood's perimeter. By keeping Bent Tree West common areas looking their best, our property values will also be maintained.

Your continued annual renewal of \$100 – just over \$8 per month – will help to ensure the most successful neighborhood membership for 2008. When you renew your membership, you enjoy the benefits of:

- Landscaping, seasonal flowers, and maintenance for entryways and common areas
- Neighborhood activities including adult socials, block parties, and family events
- Periodic newsletters and membership directories
- Miscellaneous items such as neighborhood signs and new resident welcome packets

On behalf of the other BTW HOA members, we encourage you to take the time to renew your membership for 2008.

Sincerely, 2008 BTW HOA Members and Board of Directors

DON'T FORGET: MAY 24TH BTW FAMILY SOCIAL

The BTW HOA is sponsoring a splash day to kick off the summer—all BTW residents are welcomed to join in on fun, games, food and more! Check out the Swim & Tennis Club and take a dip in the pool. Lunch, snacks, and beverages will be available for a nominal charge. Proceeds will benefit the BTW Swim & Tennis Club and BTW Wave Swim Team. Adult Beverages BYOB - no glass please.

DATE: SATURDAY, MAY 24, 2008
 TIME: 11:00 am – 3:00 pm
 LOCATION: BTW SWIM & TENNIS CLUB

You should have already received your flier in the mail and further information in a BTW e-mail Newsflash - if we have your e-mail address.

R.S.V.P. to: btwtootsie-blockparty@yahoo.com

SPLASH DAY IS EXCLUSIVELY FOR BTW RESIDENTS ONLY

BTW Security Update

Make Your Castle More Secure

Your Bent Tree West Homeowners' Association has taken the following actions to make our neighborhood more secure.

- May 2007 - Installed monitored surveillance cameras in our neighborhood
- May-June 2007 - Installed bilingual signs notifying passers-by of the cameras
- June 2007 - Initiated random day and night volunteer patrols by 50 of your neighbors that eliminates the need and cost of paid off-duty Dallas Police patrols
- November 2007 - Permanently closed the gate and 24-foot gap in the Bethel Church fence to stop pedestrian traffic into the Cobblers Lane and Windtop alleys
- November 2007 - Influenced Trinity Mills-Midway shopping center property manager to install six new surveillance cameras covering the alley behind the building which adjoins the southwest corner of BTW
- April 2008 - Volunteer patrols will soon increase the patrol hours to be 50% more than the paid DPD patrols

These actions were taken after a February through May of 2007 crime surge which included 7 attempted home invasions. Dallas Police made an arrest related to those home invasion attempts.

While it is unrealistic to think that we can completely eliminate crime in our neighborhood, we have made excellent progress since June 2007. Since the installation of cameras and ramp-up of volunteer patrols, there have been only a few attempted home break-ins and two vandalism incidents. Dallas Police made an arrest in the early morning of February 17 on the vandalism incident that occurred earlier that night. Overall crime incidents in BTW are down from a year ago. The crimes that do occur are mainly crimes of opportunity, such as thefts from sheds, open garages or vehicles parked outside.

During Dallas Police Department training for our patrol volunteers, we learned about simple things every homeowner can do to deter crime. Making BTW more secure begins with making your home more secure, which begins with your making some changes to your daily habits. The following are tips for making your home more secure.

Simple things homeowners can do

Since most of the crimes reported in BTW are opportunistic thefts, there are simple things you can do to take away easy opportunities.

Calling 911 should always be your first reaction

Several crimes each month are reported to the BTW hotline. Over 80% of these calls were from homeowners who did not think to call 911. Dallas Police encourage all of us to call in any suspicious activity we see. DPD welcomes those calls. DPD wants citizens to be extra eyes and ears for the department.

Action	Why it's effective
<p>Suspicious Activity Means CALL 911.</p> <p>If you see a suspicious car parked in the neighborhood or cruising streets and alleys, get a license number, description of the car and occupants. Do not hesitate. Call 911.</p>	<p>A crime prevented takes many, many fewer police resources than investigating and tracking down evildoers after they have committed a crime.</p> <p>Dallas Police allocates patrol officers based on 911 reports. If you want better police protection, take it upon yourself to report any suspicious activity. More police presence means more bad guys see our officers and move off to other areas.</p>

When at home during the day or night:

Action	Why it's effective
Keep house doors closed and locked	Takes away the easy walk-in theft opportunity.
Keep garage doors closed	An open garage door, even if you are working nearby, gives thieves a chance to see property they can easily take and sell. Even if thieves can't take property right away, an open door lets them see property they want to steal later.
Keep fence gates closed and locked	Takes away the easy walk-in theft opportunity.
Put vehicles in the garage	Unlocked vehicles on the street or driveways provide thieves easy targets... especially property left in uncovered pickup truck beds or if the vehicle is parked in an unlighted location.

BTW Security Update

Make Your Castle More Secure - Cont'd.

When at home at night:

Action	Why it's effective
Turn on outside lights after dark	Thieves do not want to be seen.
Install motion sensor lights... they only cost about \$25 at local home improvement stores and can be installed where you already have electrical boxes for outside lighting.	Thieves avoid areas that are suddenly lighted... they do not want to be seen.
Put vehicles in the garage and activate alarm systems.	Most of us have two ready-made alarm systems... our cars. If there is a garage break-in targeted at the cars, and the cars are disturbed, the alarms will sound. The thieves will be surprised and you will be alerted to call 911.
Another simple deterrent is to place your car keys on the table beside your bed as you retire for the night.	If there is a break-in attempt, you can press the alarm button on your car's keyless entry remote. The flashing car lights and horns sounding may be enough to scare away the intruders and buy you the time to call 911.
Install timers or randomly programmed automatic switches on several lamps.	Lights coming on and going off give thieves a signal that occupants in the house are active. Thieves do not want to be seen and identified.

When you leave home during the day:

Action	Why it's effective
Wait in the driveway until the garage door fully closes	Safety devices on door operators may re-open the door if a leaf blows in the path of the optical sensors or the motor senses too much closing resistance.
If your home has an alarm system, make a habit of using it... even if you are leaving on a short errand.	Thieves do not want to be detected.
Install timers or randomly programmed automatic switches on several lamps.	Lights coming on and going off give thieves a signal that occupants in the house are active. Thieves do not want to be seen and identified.

When you leave for business or vacation trips:

Action	Why it's effective
Wait in the driveway until the garage door fully closes	Safety devices on door operators may re-open the door if a leaf blows in the path of the optical sensors or if the motor senses too much closing resistance.
If your home has an alarm system, make a habit of using it.	Thieves do not want to be detected.
Notify the Bent Tree West VIP of the dates you will be away.	VIP patrols will be alerted that your house requires extra surveillance attention.
Stop mail and papers or have a neighbor pick them up	Accumulated papers on the lawn are a sure sign to thieves that you are away. Likewise accumulated mail in the mail box is a sign you are away and is an opportunity for identity theft.
Notify next door neighbors of your absence and ask them to remove fliers and other solicitor materials from your door.	Observant neighbors are your first line of defense to call 911 if strange vehicles come around your house or any unusual activity is seen.
Install timers or randomly programmed automatic switches on several lamps.	Lights coming on and going off give thieves a signal that occupants in the house are active. Thieves do not want to be seen and identified.

Make your VIP more effective and police and fire response more certain:

Action	Why it's effective
Install house number and street name signs under a light on your garage or fence. About half of the houses in BTW do not have numbers on the back of the house.	If a neighbor or our VIP patrols need to make a 911 call, they have your address immediately available. In some communities the law requires that the house number appear on the back of the building to make identification of your house certain for police, fire and EMS responders.

BTW Security Update

Make Your Castle More Secure - Cont'd.

In summary:

If you observe activity that looks suspicious... in fact it IS suspicious. Call 911 immediately.

Close garage doors and lock other doors.

Use home and car alarm systems... make it a habit.

Park vehicles in the garage... get vehicles off the street and driveway.

Light up dark areas outside.

Use timed lights inside... whether you are home or away.

Use your home and car alarm systems.

Notify the VIP and neighbors when you will be away.

Don't let papers or mail accumulate when you are away.

Install the house number and street name on the back of your house.

Eyes of BTW Surveillance Program

Help your neighborhood become a safer community. Please join The Eyes of BTW. Approximately 54% of residents have paid and are contributing to neighborhood crime reduction. **ALL RESIDENTS BENEFIT!** \$125.00 a year = \$10.42 a month, or \$.34 a day. If you do NOT participate, shame on you. The camera program gives our neighborhood a fighting chance of eliminating criminals from BTW. We are in the process of installing additional cameras in our alleys. The program is in need of Host Homes for alleys along Frankford Rd and Midway Rd. Host Homes must have high-speed DSL service. Omni-Watch, our camera provider, says Host Homes receive a discount on their homeowner's insurance depending on the company. Please keep in mind, not all homes are good locations for cameras. Locations are based upon lighting, obstructions, and the most beneficial locations for the entire neighborhood. If you are interested in hosting a camera, please contact us at: BTWHOA-Board@yahoogroups.com or the HOA Voice Mail # 972-992-3435.

Omni-Watch has recommended more security camera signage located along perimeter outside walls. The sign project will be completed soon. The availability of AT&T's fiber-optic "U-Verse" program in our neighborhood will provide more bandwidth at very attractive pricing for subscribing homeowners, which will improve the home's camera hosting capability. Our crime rate has dropped drastically 70% from last year. The Eyes of BTW, along with the BTW VIP Patrol, has been instrumental in decreasing crime.

In the past few months we have cooperated with the Dallas Police Department and DPD detectives. The Dallas Police have contacted The Eyes of BTW on several incidents. Police have used camera history as a tool to help solve crimes. Omni-Watch has provided these DVD's of stored camera history to Dallas Police. **ALL PAID MEMBERS** are granted access to stored data if they have an incident. **NON-PAID MEMBERS** must pay a required \$250.00 fee to obtain access, which fee also makes them an active paid member of The Eyes of BTW.

Most of the Crimes in BTW are PREVENTABLE! Let's Unite and Un-invite the criminals. Please follow these recommendations from the Dallas Police Department.

Call 911 IMMEDIATELY- If you see suspicious persons or activity.

Arm your Alarm System – When away and at home.

Keep your Garage Doors SHUT! – Don't leave a WELCOME mat for criminals.

Dark Alleys – Install Motion Sensor Lights.

Light up your Home – Inside and Out.

Lock all gates on fences.

Park cars in garage and lock cars, or at least remove all valuables from sight.

Address Signs FRONT and REAR of all residences and should be REFLECTIVE and VISIBLE from the street and alley.

These signs help the Fire Department and Police.

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

Bent Tree West Market Update

2008
Year to Date Statistics
with 2007 & 2006
Comparisons

STATUS	2008	2007	2006
Current Active Listings	14		
Average List Price per Square Foot	\$109.90		
Current Option Contracts	0		
Current Contract Pendencies	3		
Homes Sold to Date	8	5	5
Average Sales Price per Square Foot	\$101.12	\$96.32	\$105.40
Average Days on Market	99	129	76
Average List to Sales Price Ratio	96%	100%	97%

All information taken from NTREIS 1/1/2006 to 4/1/08. Information deemed reliable but not guaranteed.

Information provided by Erika Wood, your Bent Tree West neighbor.

How to protest your home's appraised value



The National Taxpayers Union estimates that 60% of homeowners are over assessed & pay more in property taxes than they should; however, fewer than 2% ever contest their tax bill. You should have already received your 2008 Notice of Appraised Value, or it should arrive soon. If you choose to protest, the appropriate forms should be postmarked to your appraisal district by May 31st.

Regardless of where you live, each taxing authority will notify you, by mail, of what your proposed value will be for 2008. There is a formal written protest procedure to which you must adhere. Those instructions are included in the correspondence. You must provide factual information that indicates the value of your home is less than the appraised value. Document facts such as recent sales, high traffic, noise or condition of property. If prices in your area are holding steady or declining in value, make sure your assessment reflects this. Assessed value and sales price are often not the same. If you know homes like yours in the neighborhood have sold for less than what you are being assessed, you need to take that information to the assessor. The odds are in your favor since approximately 60% of the people challenging their appraised value are successful in reducing their taxes.

Contact Information ...

Collin County: 972-578-5200
www.collincad.org

Denton County: 940-349-3800
www.dentoncad.com

Dallas County: 214-631-0520
www.dallascad.org

Tarrant County: 817-284-0024
or www.tad.org

If you have questions concerning your Home's Appraised Value or any other Real Estate need, please call me. I am delighted to be of service to you!



ERIKA WOOD
REALTOR®

(972) 733-7105
(214) 704-3079 Cell
ErikaWood@Ebby.com

BTW Volunteers in Patrol (VIP) - Neighborhood Security Update

Hello, this is Tom Clatterbuck, your VIP Patrol Captain for 2008. Let me start by saying what a difference a year makes. Last year BTW HOA implemented a comprehensive Crime Watch program which included The Eyes of BTW Camera system and signs, regular Crime Watch signs (the eyeball signs) on the back of stop signs and the Volunteers in Patrol (VIP) program. I'm very happy to report that, through these efforts, BTW has made significant progress in our fight against crime. From Spring of 2007 to now, BTW has seen a 70% percent reduction in crime!! Congratulations and thanks to everyone who volunteers their time and supports these programs with membership dues. YOU have helped make BTW a safer place to live.

As fantastic as our crime reduction is, we still have about three crimes per month in BTW, and I'm sure you would agree that's three too many. As I patrol our neighborhood and talk with our residents, especially those victimized by crime, I hear a consistent theme: "Someone" should do something about crime. The someone is usually either the "Police," "the BTW HOA," or just someone else. As you can see from the results above, the BTW HOA and the volunteers for the VIP and Eyes program are doing something. I can also add that the Dallas Police department has recently returned to a Beat Patrol format in which neighborhoods have assigned Patrol Officers day and night. This will allow our Beat Officers to become more familiar with our BTW neighborhood, and we will also see more patrols as there are now more officers patrolling.

What I don't hear from many homeowners is what they are doing to help. Please don't stop reading, I'm not talking about volunteering (yet) so let me explain. Did you know that the two most common crimes in BTW today are crimes of opportunity? Number one is car burglaries where the owner has left items visible in a car parked outside. A particular favorite is the new GPS directional units that people leave on their dashboards. Number two is thefts of garage items where the garage door has been left open or unlocked, and your favorite set of golf clubs is gone in 60 seconds. The fact is that there is no amount of Police or VIP patrolling or camera monitoring that will stop these crimes completely. If we want to eradicate crime in BTW, then each and every homeowner must take responsibility for their own home and property by taking a few small precautions.

1. Don't leave any items or valuables in cars parked outside. If you can, always park inside your garage and lock your car.
2. Keep your garage door closed and secured always, unless you are in sight of the door. Most garage theft occurs in 60 seconds or less while the homeowner is outside working.
3. The back alleys of Bent Tree West are too dark!! Light up your house at night. Install motion sensor lights in your drive way and landscape lights in your yard.
4. Always call 911 when you have any type of crime, even if it is hours after the event, if you were asleep, or not at home. The Dallas Police can't do much about crime in BTW if they are not made aware of all criminal activity by your calls to 911.
5. Make sure that your street address is visible and legible from the street in front of your house and the alley. When you call 911 you don't want to wait while they try and figure out which house is yours.
6. After a crime, please call the BTW voicemail and let us know about your crime.

If every homeowner takes these small precautions, we will most certainly see fewer crimes. Now here's the volunteer part. The Eyes of BTW and VIP program are only effective with the help of homeowners that volunteer a few hours a month of their time. If you would like to help us by sharing the effort to increase security of BTW, we would love to hear from you. **If you are interested in going on Patrol with VIP, please contact Annie or Jere Graham at 972-250-1640. If you are interested in the Eyes of BTW, please call the BTW voicemail at 972-992-3435.** Now all of us have the same concerns in that: "we are too busy and we don't have the time." Just keep in mind that protecting your family and property should be on top of your priority list. Even if you can't volunteer, then you can still help support our Crime Watch efforts by supporting the BTW HOA with your membership dues and supporting the Eyes of BTW.

We are all in this together to make BTW a safer place to live and play.

Bulky Trash Pickup Dates

Bulky Trash is still 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!

For more information on brush and bulky trash collection, visit the City's website at:

http://www.dallascityhall.com/html/brush_busters.html.

Yard of the Month by Sherry Dettle

Announcing our November and December 2007 Yard of the Month winners. Congratulations for keeping your yards colorful and beautiful. Drum roll please!

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

Phase 1 Martha Bell
Phase 2 Mary Keehma
Phase 3 Ashley & Patrick Green
Phase 4 Bethany Ardizzoni
Phase 5 Susan & Don McKean
Calloway's Good Neighbor Program Sherry & Phil Dettle

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

NOVEMBER 2007

Phase 1	Elmer & Jeanne Moore	4204 Bretton Bay Lane
Phase 2	Craig & Lori Robbins	4116 Bretton Bay Lane
Phase 3	Mike & Nancy Furney	17911 Windtop Lane
Phase 4	Bob & Carol Grabow	4219 Creekmeadow Drive
Phase 5 /Estates	Christopher Jent & Christina Myers	18043 Rock Branch Drive

DECEMBER 2007 – HOLIDAY DÉCOR

Phase 1	David & Judy Slaughter	4329 Cobblers Lane
Phase 2	Mark & Nancy Waters	4126 Briargrove Lane
Phase 3	Warren & Carolyn Hubbard	4104 Rainsong Drive
Phase 4	Wayne & Elizabeth Ingalls	4627 Creekmeadow Drive
Phase 5/Estates	John Dumas	4408 Hollow Oak Drive

BTW looked like a war zone on April 10, 2008. Fortunately we don't believe anyone was injured from the storm. Mother Nature decided to remind us she was in charge... Most of our neighbors suffered damage to some degree. Much of the neighborhood landscape was damaged - trees were split like tooth picks or uprooted, and there was extensive damage to fences, roofs, chimneys, and more. Landscaping will be a challenge this year as it will take time, money, and care to repair and replant.

It was nice to see neighbors helping neighbors. *BTW is a great place to live and will continue to thrive.*

Wishing all our 2008 Yard of the Month winners Good Luck!

CALLOWAY'S NURSERY GOOD NEIGHBOR PROGRAM

Remember Calloway's Nursery Good neighbor program. Each month all phase winners will be eligible to receive a \$50.00 gift certificate from Calloway's Nursery. Only one lucky winner will be awarded the BEST of BTW!! Please patronize and acknowledge Calloway's Nursery for their Good Neighbor Program. In November, the Good Neighbor program was awarded to: Mike & Nancy Furney, 17911 Windtop Lane. Remember, only paid BTW HOA members are eligible to participate for Yard of The Month. GOOD LUCK!!



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- Mesquite: N. Galloway Rd. (972) 688-0048
- Arlington: S. Cooper (817) 465-2838
- Grapevine: Hwy 121 South (817) 421-8887
- Plano: Custer Rd. (972) 598-3211
- Arlington: N. Center St. (817) 881-1195
- Hurst: Grapevine Hwy (817) 581-6361
- Plano: Preston Rd. (972) 964-3084
- Dallas: N. Greenville Avenue (214) 363-0525
- Lewisville: E. FM 3040 (972) 313-3133
- Richardson: N. Plano Rd. (972) 644-0144
- Denton: Dallas Drive (940) 591-8865
- McKinney: W. Eldorado Pkwy (972) 540-0707
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Desc: 4BR/3Bath/2Car	Mapsc0: 4K
City: Dallas	Zip: 75287
SqFt: 2856*	Type: Single Family
APPR:	Heat/Air: Central Air-Elec, Central Heat-Gas, Zoned, Additional Water Heaters(s)
Pool: Y	Stories: 1
LR: 35X14	Subdiv: Bent Tree West #02
BR#1: 17X14	Gar: 2 spaces, Attached, Rear, Opener, Workbench, Oversized
DR: 14X12	BR#2: 12X11
Kit: 14X11	Found: Slab
Brk: 13X11	BR#3: 12X11
LR2: 17X14	Roof: Composition
LR3:	BR#4: 12X11
Other:	Fence: Wood
	Lot: 80x120
	BR#5:
	Study:
	Ext: Brick, Siding
	Utility: 12X5
	Yr Blt: 1981

Schools: Plano ISD **El:** Mitchell **Mid:** Frankford **Hs:** Shepton



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Phone: (972)987-3800

Erika Wood **Voice Mail:** (972)733-7105

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The information contained herein is furnished by the owner to the best of his/her knowledge, but is subject to verification by the purchaser, and agent assumes no responsibility for the correctness thereof. The sale offering is made subject to errors, omissions, change of price, prior sale, or withdrawal without notice. In accordance with the Law, this property is offered without respect to race, color, creed, national origin, sex, familial status or disability. This is not intended to solicit property currently listed.

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*To be verified by purchaser prior to closing.

All Block Captains

Please be on the look out for those FOR SALE signs. This time of year 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 at 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. We will keep you posted. If you have not signed up for the Block Captain group e-mail list, 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!!



Volunteer Corner *Additional Volunteers Needed*

It's nice to be needed. Your BTW Board and Committees are in need of volunteers. The following areas need the most help.

- 1) Block Captains -- Welcome New Residents to BTW
- 2) Welcome Packets -- Assemble and deliver to Block Captains
- 3) Family Socials -- Organize Family Events 2 to 3 times a year
- 4) Adult Socials -- Organize 1 Wine tasting and 1 Meet & Greet a year
- 5) The Eyes of BTW -- Help with daily issues involving Surveillance Cameras working with Residents and Omni-Watch
- 6) The Eyes of BTW Camera Monitors -- View Cameras
- 7) Newsletter -- Organize quarterly newsletter, articles, content, and ads
- 8) Advertising -- Contact local businesses, restaurants, and services to advertise in the BTWFOA Newsletter, Directory, and Web Site.

Support your community! We look forward to hearing from you. Please contact us at BTWFOA-Board@yahoo.com or Voice Mail # 972-992-3435.



There is a hidden treasure right in your neighborhood!

Come and visit

Bent Tree Episcopal School

Mother's Day Out program, 18-24 months

2 year olds through kindergarten

We have a spot for your child; give us a call for information!

Located in Bent Tree North,

at the Church of the Holy Communion

17405 Muirfield Dr.

972-248-7610

www.benttreeschool.org

Spring Landscaping Update

Everyone is aware of the tornado(?) or straight-line winds that had a devastating effect on parts of the neighborhood on April 10. The common areas of the neighborhood fared well, primarily due to a rolling tree-trimming project the Board implemented that has taken place over the last couple of years. This preventive maintenance served us well in avoiding a great deal of loss of limbs which could have occurred. In 2006, 65 trees on Gibbons were trimmed. Last year, 19 live oaks on Voss and 32 live oaks on Frankford were trimmed. Early this year, the pine trees along Trinity Mills were trimmed.

There were some limbs that were trimmed and removed along Midway, Frankford, and Gibbons after this storm, but it was very minor compared to what could have been.

Cobblers' Circle project

For those who don't get over this side of the neighborhood often, take a minute to drive by the Cobbler's Circle beds which have been re-sprinklered, re-habbed and replanted with roses and seasonal bedding plants, including a new gravel path from one end to the other. This project was undertaken in special recognition of Pel Norris and the 20+ years he served as the neighborhood's primary landscaping volunteer. There are plans to add a bench on the back side for residents' quiet contemplation.

The newly-planted beds at the main entrances have had landscape mix added and include some new specimens in addition to the ever-popular and hardy begonias: see if you recognize the nandinas, pentas, big blue lirope, and Victoria blue salvia which have recently been planted.



Bent Tree Animal Hospital, P.A.

Jeffrey M. Kunde, DVM
Rica Kimball, DVM
Erin Rogers, DVM

3851 Frankford Road · Dallas, Texas 75287
Ph: 972-862-7629 · Fax: 972-862-3160
www.benttreeanimalhospital.com





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- Debt Management



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

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Treasurer's Report by Vanessa Myers

BTWHOA 2007 Actual P&L & 2008 Budget	<u>Jan - Dec 07</u>	<u>Jan - Dec 08</u>
Ordinary Income/Expense		
Income		
Advertising	1,900.00	2,500.00
Interest income	3,374.12	3,000.00
Membership dues at all levels **	15,805.00	35,000.00
Miscellaneous income	<u>1,695.00</u>	<u>1,000.00</u>
Total Income	22,774.12	41,500.00
Expense		
Landscape	26,396.98	24,000.00
Member services		
Administration	3,615.98	2,500.00
Board & annual mtg refreshments	1,007.67	1,000.00
Adult socials, net of revenue rec'd	0.00	500.00
Block party, net of revenue rec'd	0.00	0.00
Printing	5,329.34	3,000.00
Security	<u>-109.40</u>	<u>0.00</u>
Total Member services	<u>9,843.59</u>	<u>7,000.00</u>
Swim & Tennis Club support	<u>666.97</u>	<u> </u>
Utilities	<u>5,478.96</u>	<u>7,500.00</u>
Total Expense	<u>42,386.50</u>	<u>38,500.00</u>
Net Ordinary Income	-19,612.38	3,000.00
Other Expense		
Depreciation expense	1,227.00	-
Income tax	<u>0.00</u>	<u>-</u>
Total Other Expense	<u>1,227.00</u>	<u> </u>
Net Income	<u>-20,839.38</u>	<u> </u>
Capital Expenditures:		
Sprinkler system, electrical, landscape	<u> </u>	<u>10,000.00</u>
Projected net cash (outflow)	<u> </u>	<u>-7,000.00</u>

Unaudited - Cash Basis

** '07 includes only \$2,875 of dues for 2008 year due to later billing. In 2006 the HOA rec'd \$22,530 of 2007 dues before the end of 2006. 2008 dues received total \$35,430 as of 4/28/08, representing 324 paid members, incl. 21 from Estates.





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**

**Bent Tree West Homeowners' Association, Inc.
The Officers and Board Of Directors
2008**

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
Codes & Covenants	Andy Hoffherr	214-647-1583
Architecture	Jerry Thoele	
Webmaster	Ricky Lark & Rickey Shaum	972-250-6744
Yard of the Month	Sherry Dettle	972-931-9175
Board Members At-Large	George Bass	972-250-1833
	Gary Carby	972-248-4660
	Chris Moore	972-380-1926
	Marion Norris	972-248-0611
	Lisa Dobrient	972-818-0015
	Linda Taylor	972-250-0032
Newsletter	Cynthia Tucker-Masri	214-886-5870
Distribution, Adult Socials	Open	