



What's Happening in BTW

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Fall 2009 Newsletter

All Bent Tree West Residents Are Invited!



Halloween Party—Sponsored by your BTW HOA & BTW Swim & Tennis Club
 Hosted by: The Dodson Family

Date: Saturday, October 24, 2009
 Location: BTW Swim & Tennis Club
 Time: 3:00 p.m.—5:00 p.m.
 Attire: Your Best Halloween Costume!
 Entertainment: Balloon Artist, Bounce House, Lots of Games, Special Surprises and more!

Come ready to Trick or Treat! We will have Candy, Popcorn, and Punch. Please volunteer to help with set-up, games, bounce house and break down. If interested in volunteering, please contact us at: BTWHOABoard@yahoo.com or by voice mail at 972-992-3435. BTW Newsflash e-mail reminders to follow. Hope you will join your BTW Neighbors for this Fun Event!

Family Socials

BTW HOA's 4th of July Summer Block Party/Splash Day was a BIG success! Games, races, prizes, food and fun were enjoyed by all. The Big Kauna Water Slide was a favorite. The Annual 4th of July Parade was so patriotic with everyone in their best Red, White, and Blue. Great costumes and decorations on everything from bikes, wagons, dogs, and even a 4-wheeler! A good time was had by everyone.

YOUR E-MAIL ADDRESS IS ESSENTIAL

We have approximately 60% of e-mail addresses for the entire Neighborhood. Please encourage your neighbors to e-mail us at: BTW HOA-Board@yahoogroups.com to be added to the BTW Newsflash e-mail list. We want to keep you informed. Your e-mail is used solely for BTW HOA communications: Newsletter Distribution, Important Updates, Crime Alerts, Family Socials, Adult Socials, and Bulky Trash Reminders. Lost pets have been reunited with their owners due to the BTW Newsflash e-mails. Please make sure we have your current e-mail address.

BTW Security Update from Volunteers in Patrol (ViP) Captain Tom Clatterbuck

Thanks to everyone's cooperation in lighting up your alley and closing your garage doors and especially the ViP's patrol efforts. Crime in our neighborhood is actually down, especially when compared to crime occurring in surrounding neighborhoods. Unfortunately, crime may not appear to be down for those of you who have been the victim of a reportable offense. We encourage everyone to keep the lights on, the garage doors down, and the cars locked with all valuables removed.

The bottom line is there is no amount of prevention by ViP, the police, or the Eyes of BTW that can completely stop car burglaries. It is up to each resident to protect their own property. So old message: Park your car in the garage when you can, if not remove everything from your car and lock the doors. New message: Pick up your mail as soon as you can after delivery and don't send mail from your mailbox; drop it off at the post office.

A resident in the 4400 block of Cobblers Lane reported that there were five days earlier this month (October) when they did not receive any mail. Despite having a type of secure mailbox, the mail carrier apparently did not insert the mail all the way into the mail slot, leaving the mail vulnerable to pilfering. Another neighbor noted an SUV stopping at several houses as if to look in the mailboxes (unfortunately, the SUV's license plate number was not captured). The resident reported the incident to the Post Office. The Post Office informed her that its carriers were no longer leaving packages in Bent Tree North due to numerous thefts of such packages. Please keep this in mind when placing catalog or internet orders!

We've come a long way together making BTW a safer place to live. The only way to improve from here is to remove the temptation. When we do that, the bad guys will go somewhere else.

ViP details:

- Trained and background-checked BTW residents patrol in pairs in their own cars during daytime and nighttime hours.
- Patrollers call homeowners when garage doors are found open.
- If suspicious activity is observed, patrollers call 911 and report what they see.
- Patrollers stay in the car and never confront suspicious people.
- Goal is 70 trained patrollers who can volunteer 4 hours per month to go on patrol with one of their neighbors

Interested residents should contact Bob Allen, BTW ViP Recruiting and Training Captain at 972-380-0629 or bobdragonslayer@sbcglobal.net. Bob will provide more information on the ViP's operations and the application materials for enrollment in the Dallas Police Department's six-hour training class.



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

Providing 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

ljtaylorx@hotmail.com

Carson's Live Crime Issues - Update

While everyone was on summer break, the HOA was involved with two major initiatives, the first & paramount being continuing discussion with councilman Ron Natinsky and administrators at North Central Dallas police substation regarding our concerns about *Carson's Live* nightclub in the shopping center on the Dallas Parkway (between Briargrove and Trinity Mills).

As a reminder, early in the summer we supplied documentation to our City Councilman, Ron Natinsky, outlining approximately 40 weeks of criminal activity as reported by our crime watch group. Subsequently, we were successful in communicating with both Mr. Natinsky and representatives of Dallas Police Department. Actions to date have included increased DPD patrol of the Carson's vicinity as well as increased and roving security at the shopping center where Carson's is located. The club's web site also reports that it is under new management.

We believe that as a result of this initiative, Carson's will become a better neighbor. A BTW neighbor who lives behind Carson's reports not having to make any disturbing the peace complaint calls to the police for well over a month.

BTW Swim & Tennis Club Fall Project—Do you still believe in miracles? Please read!

The BTW Swim & Tennis Club was in much need of a landscape cleanup. Randy Eastep, owner of Metro Lawn Care and long-time BTW Resident, offered his services. Randy and his lawn company took on the project of cleaning up the Voss Road front entry into the Club's parking lot and surrounding areas in front of the clubhouse. This involved weeding, trimming, tilling, and replacing the aging broken sprinkler system in the front beds. Randy and his helpers prepared the soil and put down \$1,000 worth of St. Augustine sod. Metro Lawn Care also pruned all the shrubs, crepe myrtles, and overgrown jasmine in the front of the Clubhouse.

Randy's efforts and generosity have not gone unnoticed. The landscaping around the Clubhouse now looks terrific! Thank you Randy from all of BTW for donating over \$2,500 in services. You are a Great BTW Neighbor!





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Garden Questions?

www.myspace.com/mytexargarden

Garden Videos:

www.youtube.com/mytexargarden

- Addison: Marsh Ln. (972) 484-0784
- Arlington: S. Cooper (817) 465-2838
- Arlington: N. Center St. (817) 861-1195
- Dallas: N. Greenville Ave. (214) 363-0525
- Denton: Dallas Dr. (940) 591-8865
- Duncanville: S. Cockrell Hill Rd. (972) 283-8021
- Flower Mound: Long Prairie Rd. (972) 691-2650
- Fort Worth: S. Hulen St. (817) 923-9979
- Hurst: Grapevine Hwy. (817) 581-6361
- Lewisville: E. FM 3040 (972) 315-3133
- McKinney: W. Eldorado Pkwy. (972) 540-0707
- Mesquite: N. Galloway Rd. (972) 686-0048
- Plano: Custer Rd. (972) 596-5211
- Plano: Preston Rd. (972) 964-3084
- N. Plano: Hwy. 121 (972) 649-6228
- Richardson: N. Plano Rd. (972) 644-0144

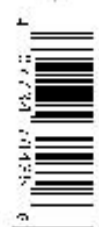
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529

CALLOWAY'S
NURSERY

Yard of the Month by Sherry Dettle

Summer has flown by and now fall is in the air. BTW Yard of the Month winners did a spectacular job of keeping their yards beautiful and green. Drum roll please? Congratulations to our July, August, September, and October winners:

July

Phase 1 Michael & Shannon Baer	4306 Cobblers Lane
Phase 2	
Phase 3 Tom & Denise Rachal	18036 Windtop Lane
Phase 4 John & Marcia Pierret	4239 Briargrove Lane
Phase 5 Pete & Joanna Ray & Estates	4211 Hollow Oak Drive

Calloway's Nursery Good Neighbor \$25.00 Gift Certificate Winner: Tom & Denise Rachal

August

Phase 1 Ralph & Beth Wilson	4230 Highstar Lane
Phase 2 Russ & Brandy Scott	4136 Cobblers Lane
Phase 3 Keith & Ellen Brown	4123 Rainsong Drive
Phase 4 George & Sheri Lutz	4435 Shadow Glen Drive
Phase 5 Jim & Leslie Ingendorf & Estates	4420 Highlander Drive

Calloway's Nursery Good Neighbor \$25.00 Gift Certificate Winner: Jim & Leslie Ingendorf

September

Phase 1 Mary Campbell	4411 Cobblers Lane
Phase 2 Court & Lori Vining	4061 Villa Grove Drive
Phase 3 Devin & Kimberly Phillips	4119 Briargrove Lane
Phase 4 Laurie & Chris Martineau	4328 Creekmeadow Drive
Phase 5 Kenneth & Elaine Kellam & Estates	4407 Hollow Oak Drive

Calloway's Nursery Good Neighbor \$25.00 Gift Certificate Winner: Mary Campbell

October

Phase 1 William & Betty Fowler	4201 High Star Lane
Phase 2 Don & Jan Cochren	4147 Cobblers Lane
Phase 3 Tom & Denise Rachal	18036 Windtop Lane
Phase 4 Robert & Erin Jimenez	4324 Creekmeadow Drive
Phase 5 Rev. Ray & Susan Sutton & Estates	4327 Hollow Oak Drive

Calloway's Nursery Good Neighbor \$25.00 Gift Certificate Winner: Don & Jan Cochren

Reminder - The Month of December will be judged for Holiday Décor Only.



The Eyes of BTW—by Sherry Dettle

The BTW surveillance cameras continue to deter crime in our neighborhood. At a recent BTW ViP meeting, the Police officers who patrol our neighborhood commented that our crime rate is the lowest of any neighborhood in this area. We are very fortunate as a neighborhood to have the camera program. If you are already a member, thank you! Please continue your support for 2010. If you are a non-member, please join us in the fight to keep BTW a safer neighborhood.

Invoices will be mailed out the first week of December. In order to continue this important program, we must have funds for maintenance, cost of additional alley cameras, and off-site video data storage fees.

*** ALLEY ADDRESS SIGNAGE ***

The Eyes of BTW has completed this very valuable sign project. Complimentary alley address signs have been installed on 661 BTW homes. Only 27 residents have declined the signs.

The purpose of these new signs is to assist the BTW ViP patrollers in contacting residents when garage doors are left open and to assist the police and other emergency service personnel who may be en route to the address. The BTW ViP patrollers are delighted to see the signs installed. These neighborhood patrollers had expressed concern that (prior to these signs' installation) it was often very difficult to determine the house number when a neighbor needed to be called.

The signage demonstrates our dedication and unity in the fight against crime. The BTW ViP Patrollers and our Dallas Police Officers have given us the thumbs up. Alley signs have already benefited the police when pursuing suspects in our neighborhood.

A special thank you to Oscar Long (BTW Resident) for all his hard work installing the signs. Great job Oscar!!

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 sidewalk before or after the Monday that the pick up is scheduled.

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 7:00 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. When considering having your shrubs and trees trimmed, make sure that the company you choose can either haul away the debris or have it shredded if the work is not being done at the end of the month.

Obstructions (Section 18-14 of Dallas City Code)

The occupant or owner is responsible for keeping the street, alley, sidewalk and public grounds clear of obstructions. This includes the trimming of trees, shrubbery and vines which may obstruct any vehicle traveling through an alley, or which may obstruct a sidewalk or street or other public grounds. Additionally, sidewalks must have a height clearance of 8 feet - streets and alleys must have 15 feet of overhead clearance. Take advantage of the City's Bulky Trash Program by trimming trees and shrubbery to coincide with your legal Bulky Trash Week.



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Park In Your Garage Month!

This month of November is Bent Tree West's Park in Your Garage Month! Sponsored by the BTW-VIP who wants to get the message out to park inside to protect your valuables. It's the fall season so more people are going through the neighborhood so let's not give them easy targets! Remember if you see something suspicious, DIAL

911!!!

Volunteer Corner

Calling all volunteers!! There are many current positions to fill on the BTWHOA Board. BTW needs your help! Is it fair for a few to carry the load for an entire neighborhood? We have 688 homes in BTW & the Estates and have only 10–12 active members for all the projects and activities in the neighborhood. Board member volunteers are just like everyone in BTW with busy lives, jobs /careers, families, aging parents, and other commitments. Volunteers are essential to the success of our neighborhood. Unless participation is improved, we will be forced to reduce or completely discontinue certain projects. We have a great neighborhood with many attributes, so please consider volunteering. It's rewarding and fun! Join us.

The following positions need Committee Chairs or additional Committee Members:

Landscaping	Newsletter
Block Captains	Advertising for Newsletter / Directory
Welcoming Packets	The Eyes of BTW
Adult Socials	Yard of the Month
Family Socials	Fund Raising

If you are interested in helping your community, please email BTWHOA-Board@yahoogroups.com or leave a message on the voicemail: (972)992-3435.

BTW Landscaping

The major landscape project at the Park Grove and Frankford Road entry into BTW is settling in nicely and the plantings are making good progress. Be sure to drive by and check it out if you haven't already!

The BTW entry sign at Frankford and Voss is now lighted.

The Cobblers' Circle roses are blossoming vigorously after the watering schedule was updated.

These projects are made possible by our PAID MEMBERS of the BTWHOA (54% of all residents). Thanks to all those who step up and make the annual dues commitments that make these projects a reality. Our landscape budget pays for watering, sprinkler repairs, tree trimming, mowing, and maintenance of the entire BTW neighborhood.

Have you noticed a water leak or a spot in the neighborhood that appears to need more watering? Please notify your BTWHOA Board at BTWHOA-Board@yahoogroups.com or via the voice mail (972) 992-3435.



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

Jeffrey M. Kunde, DVM
Rica Kimball, DVM
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3851 Frankford Road · Dallas, Texas 75287
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Whether you are buying, selling, building or relocating ... I CAN HELP! CALL ME TODAY!

Bent Tree West Market Update

2009
Year-to-date Statistics
with 2008 & 2007
Comparisons

STATUS	2009	2008	2007
Current Active Listings	18		
Average List Price per Square Foot	\$112.23		
Current Option Contracts	1		
Current Contract Pendencies	2		
Homes Sold to Date	25	24	29
Average Sales Price per Square Foot	\$105.30	\$104.87	\$106.45
Average Days on Market	89	77	81
Average List to Sales Price Ratio	96%	96%	98%

All information taken from NTREIS 1/1/2007 to 8/31/09. Information deemed reliable but not guaranteed.

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

2009-2010

Dallas COWBOYS Schedule

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Regular Season

Sun, Sep 13 @Tampa Bay.... Noon
Sun, Sep 20 New York 7:20 pm
Mon, Sep 28 Carolina 7:30 pm
Sun, Oct 4 @Denver 3:15 pm
Sun, Oct 11 @Kansas City... Noon
Sun, Oct 18 BYE WEEK
Sun, Oct 25 Atlanta 3:15 pm
Sun, Nov 1 Seattle Noon
Sun, Nov 8 @Philadelphia.. 7:20 pm
Sun, Nov 15 @Green Bay..... 3:15 pm
Sun, Nov 22 Washington..... Noon
Thu, Nov 26 Oakland 3:15 pm
Sun, Dec 6 @NY Giants 3:15 pm
Sun, Dec 13 San Diego 3:15 pm
Sat, Dec 19 @New Orleans. 7:20 pm
Sun, Dec 27 @Washington... 7:20 pm
Sun, Jan 3 Philadelphia Noon

Jan 9-10, 2010
Wild Card
Weekend

Jan 16-17, 2010
Divisional Playoffs

Jan 24, 2010
Conference
Championships

Jan 31, 2010
Pro Bowl
(Miami, FL)

Feb 7, 2009
Super Bowl XLIV
(Miami, FL)

All Kickoffs
Dallas Time

Dates & times subject to
change without notice.



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Fall in Love with Recycling!

Fall in love with recycling during the free **Super Recycling Fall Round-up** hosted by the City of Dallas Sanitation Services Recycling Team on Saturday, Nov. 21 from 10 a.m.—4p.m.

Hard-to-recycle items such as small household electronics, TVs, clothing, toys, building materials and more will be accepted at four locations across the city. Shredders will be at three locations to dispose of voluminous paper records. During the Summer Recycling Round-up, nearly 1,500 people participated to divert more than 210,000 lbs of materials from our local landfill.

For more information, call 3-1-1.

Recycling Round-up Locations:

Oak Hill Elementary*

9407 Midway Rd Dallas, TX 75220

Nova Charter School at Pleasant Mound- Urban Park United Methodist Church**

8301 Bruton Road

Dallas, TX 75217

La Academia De Estrellas Charter School at Cliff Temple Baptist Church

125 Sunset Ave, Dallas, TX 75208

Lake Highlands Elementary**

9501 Ferndale Road, Dallas, Texas 75238

* A shred pod will be at this location to destroy paper records

**Shred trucks will be at these locations to destroy paper records.



Local residents feed the paper shredder during a previous Super Recycling Round-up event. Shredders will be onsite at three locations November 21st.



Bent Tree West HOMEOWNERS ASSOCIATION

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

**Bent Tree West Homeowners' Association, Inc.
The Officers and Board Of Directors
2009**

President	Brian Williamson	972-380-9466
Vice-President	Phil Dettle	972-931-9175
Secretary	Steve 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 & Eyes of BTW	Sherry Dettle	972-931-9175
Covenants, Codes, & Architecture	Andy Hofherr	214-647-1583
Webmaster	Ricky Lark & Rickey Shaum	469.335.0606
Yard of the Month	Sherry Dettle	972-931-9175
Newsletter	Open	
Board Members At-Large	Lisa Dobrient Marion Norris Linda Taylor	972-818-0015 972-248-0611 972-250-0032
Distribution	Open	
Adult Socials	Open	