

Rolling Hills Country Club Changes



As you may have noticed, Rolling Hills Country Club has recently begun a major renovation to the golf course. The renovation started Feb. 4, and the targeted date to reopen is on Labor Day Weekend.

Club officials have approved a recon-

struction of the greens, a switch to Mini Verde Bermuda putting surfaces, a fairway renovation and rerouting of 12 holes, additional yardage for the layout improvements and upgrades to the irrigation system, along with other changes to the 59-year-old facility.

PCHA ANNUAL MEETING

This year's PCHA Annual Membership meeting was held on Sunday, March 24, 2013. Charlie Parker, our District 1 City Councilman, was the guest speaker. Councilman Parker reviewed his District 1 work and efforts in the past, present and future. Specific items included a review of the Arlington Police Department's Aviation Unit and their small remote controlled, battery operated helicopter, a proposed car wash on Green Oaks and Ball Park Way, and the status of the Forest Hills apartments. It is clear that he has been very busy since being elected as our representative. Shortly after our Annual Meeting, Councilman Parker held a Town Hall meeting at Lamar High School on May 8th. Detailed notes from that meeting are reprinted in this newsletter with permission from Jim Bass of Action North Arlington. You can keep up with what Councilman Parker is working on and ongoing activities at his blog at <http://arlingtondistrict1.blogspot.com>. We very much appreciate him making time on his busy schedule to speak to us and answer our questions at this meeting.

Board officers reported on Board activities including a Treasurer's report and the results of the recent Board election. The following 5 individuals are retiring from the Board and the service and work of Barbara Duehn, Doreen Elliott, Randy Hudson, Lee Rivers and Ken Brown is very much appreciated.

Newly elected to the Board are Don Hide, Beth Harris, Jeanne Boyd, Kwaheri Harris and Marlene Hutchison. There's a lot of work to do over the next year, including a review of our Covenants and By Laws as a result of state legislation recently passed and effective in 2011 and 2012, so these folks will face a challenging year. There have been several changes in section representation to get as many Board members representing the sections they live in as possible. Please see page 5 for a complete listing of the new Board members, officers and the sections they represent along with their contact numbers.

The Board appreciates everyone who came out to the meeting. Between 40 and 50 people were there and it was really great to see people coming from their homes, interested in what is happening in our community.

PCHA Architectural Control Committee

Charles Foreman

PCHA has an Architectural Control Committee composed of a Chairman and two other members. Current members are:

Charles Foreman, Chairman

817-265-3437 skiscat@att.net

E. J. Patino

817-881-9281 Ejpat76011@yahoo.com

Tommy Harris

214-223-0113

The purpose of the Architectural Control Committee is to help maintain the beauty of our neighborhood, maintain it as a desirable place to live, and maintain property values.

The PCHA Architectural Control Committee was established when our neighborhood was being developed in the 1970s. The Committee reviewed and approved the plans and construction of all new homes to make sure they met PCHA Deed Restriction requirements. While our neighborhood has been "built-out" for

years (there is still one vacant lot), the Committee still performs important functions such as:

- Review and approval of any exterior modifications to homes
- Monitor neighborhood for compliance to City of Arlington codes and to PCHA Deed Restrictions requirements
- Resolve complaints about PCHA Deed Restriction violations

Any exterior modifications to homes, including erection of storage buildings, must be approved by the Architectural Control Committee before start of construction (a City building permit is also required). Contact one of the Committee members and submit a plan drawing and specifications describing the modifications. Any issues that cannot be resolved at the Committee level can be brought directly to the PCHA Board of Directors at one of their scheduled meetings.

Recent Parkway Central Board Activity

The PCHA Board met on April 8th at the home of Ken and Jean Brown. New Board members were seated and new officers elected. Chuck McCoy was elected as Chairman, Jim Brady as Vice-Chairman, Jeanne Boyd as Secretary and Marlene Hutchison as Treasurer. In addition to normal Board reports, the Board reviewed the roles and responsibilities of section directors as well as the duties and responsibilities of the Architectural Control Committee (ACC). Charles Foreman accepted the role of the ACC Chairman. We also briefly discussed the need to update our By-laws and Covenants to accommodate changes made by the State legislature. These changes will be discussed in more detail at our upcoming meetings. A proposed calendar of events for this coming year was distributed for review. The final version is included in this newsletter. A draft budget for the 2013/2014 fiscal year was also reviewed. The Board very much appreciates the hospitality of Ken and Jean.

The Board also met on May 6th at the home of Beth Fite Harris. Activity included approval of our final budget for the year, a discussion of By-law and Covenant changes, neighborhood safety and potential projects related to safety. Lee Rivers and a committee consisting of Kwaheri Harris, E.J. Patino, Beth Harris and Les Perrin will review potential safety projects and will bring proposals back to the Board for final review and approval.

2013 Association Dues Statements

It is time for the Association Dues Statements to be mailed and they will go out within the next couple of weeks.

Please return your dues payments along with the remittance advice at the bottom of your statement as soon as possible.

Councilman Charlie Parker's Town Hall Meeting on May 8th

For those who didn't attend the May 8th Town Hall meeting, here's my interpretation of the presentation.

There has been approved additional signage for I-30 announcing that you are in Arlington. The signs are 30 feet high, highly visible, and will contain various messages touting Arlington.

APD Aviation Unit – There is now a small (3 feet long or so) remote controlled, battery operated helicopter in use by the police department. It operates no higher than 400' above the ground, is within sight of the pilot/operator, and has approximately 30 minutes of flight duration before having to be recharged. The helicopter was provided by a \$100,000 Federal Grant, so no acquisition funds from Arlington were required. The helicopter can hover over a fire, an accident, search for missing persons, etc. It does have a thermal imaging capability as well as a video camera. It is not designed to be used for personal surveillance, spying, etc.

Apartments – The Forest Hills apartments on Lincoln (had been painted green) were found to have several uninhabitable units which resulted in a 90 day order from a judge to raze 4 of the buildings if they were not rehabilitated. Since that order, the apartment complex has been repainted, renamed to Whispering Winds, has been sold to another owner, and the Arlington code folks (Mike Bass) stated that the renovations were the best that he had ever seen. So, the apartments are still there, but, evidently, greatly improved. Charlie plans to host another town hall meeting in a couple of months at the Arlington Convention Center regarding a North Arlington Apartment Project. Stay tuned for date and time.

Crime – Deputy Chief Strickland, the chief of the North District of APD, spoke about crime statistics, practically all of which have decreased year over year. He did readily admit that there are still a number of "hot spots" that are getting special police attention, and generally involve home bur-

glaries, car burglaries, etc. All of the north-of I-30 hot spots have improved, and continue to receive significant police attention. **Walgreen's** (corner of Lamar Blvd and Davis Blvd) – There was exhaustive discussion of the situation with Lamar High School students hanging around the parking lot before school, during lunch, and after school. Chief Strickland, Dr Harmon, principal of LHS, and the regional manager of Walgreen's each spoke about preventive measures taken to improve the situation. A police survey determined that many of the students were there because that's where their parents were dropping them off and picking them up after school. Lamar High School provided a better traffic situation for the drop-off/pick-up which has improved that part of it.

Also, the police department reached out to nearby faith based organizations, and the North Davis Church of Christ began providing access to their basketball court, homework space, refreshments, etc. on Tuesday and Thursday afternoons. At first, the utilization was low, but has picked up considerably with as many as 80 to 90 students now using that facility. Dr Harmon pointed out that AISD is paying some UT Arlington students to tutor and mentor the students with homework. This program has been very successful. However, there are still a number of students around Walgreen's on a regular basis.

The regional manager of Walgreen's did point out that they treat anyone who comes into the store as a customer and is ready to serve them. Simply being present in the parking lot is not a crime, therefore there is no basis for a complaint that would involve the police, arrests, etc., absent some crimi-

nal activity such as assaults, fights, or other bad behavior. Very often, the APD has Beat officers there who just, more or less, provide a "conscience" for the group.

The main message was that the problem has been recognized, is being and will continue to be handled, and that the N Davis Church of Christ people are big contributors to the reduction of the problem.

Charlie pointed out that a bill in the Texas Legislature (SB 509) would allow any Independent School District to levy a sales

tax for the purpose of creating and funding a School Security District. The State limit on sales tax is 8.25% and Arlington is at 8.00%. The estimate is that 0.25% additional sales tax would raise ~\$12,000,000 in the AISD area for this purpose. **Arlington Municipal Airport** – Charlie, along with other city council members, recently traveled to Washington, DC to discuss the effect of the

Lamar Blvd. Bids have been let and the City expects work to commence in the July/August timeframe

"Sequester" on our city. Charlie was successful in obtaining at least 2 more years of funding for the control tower at Arlington Municipal so our airport and its airspace will continue to be safe. Many private aircraft utilize our airport for Cowboys Stadium events as well as corporate business. Charlie also mentioned that Kathryn Wilemon had productive discussions regarding the high speed train between the DFW area and Houston. Routing would, perhaps, include a stop in Arlington.

Lamar Blvd Repairs – The Texas Department of Transportation controls Collins Avenue, FM157. Therefore, TxDOT had to approve anything being done at the intersection of Collins and Lamar. That permit is in hand and now the City is busy planning the work on Lamar Blvd. Bids have been let and the City expects work to commence in the July/August timeframe.

Thanks to Jim Bass, Chairman of Action North Arlington for allowing the above information to be reprinted in The Connection.

CRIME WATCH

Another recent car break-in within our neighborhood is a reminder that vehicle burglary is a major risk anywhere. On a street, in a driveway, or a public parking lot; if a criminal can see and approach your vehicle, it is at risk.

There was also a recent home burglary that happened during the day, highlighting the need for us all to watch each other's homes and report any unusual activity. In this particular break-in, the thieves also took the homeowners' 10 week old puppy. Below is an article from the latest issue of On Call, the Arlington Police Department's Crime Watch newsletter. Please read it. Also consider becoming a member of the Citizens on Patrol team. Visit the APD web site www.arlington-pd.org for information.

Take Another Look. Does the Inside of Your Vehicle Look like a Retail Store?

Where can you find a mini laptop, a GPS

device, cell phones and high quality headphones all in one place?

The obvious answer is a retail store. Another answer could be inside the vehicle you just parked.

APD crime analysts work to pinpoint crime trends in areas reporting high amounts of vehicle burglaries. With intelligence information compiled by analysts, officers then identify ways to catch criminals in the act and make arrests. This was the case last fall when officers working a special operation in the South Police District observed a silver Honda parked near a movie theatre with three occupants. Officers watched as a female occupant exited the vehicle and began peering into the windows of parked vehicles. When she returned, a second person exited the vehicle and began to approach more unoccupied vehicles. Officers watched as one individual was able to open an unlocked car door and remove a GPS device from the dash board. Officers then moved in

quickly to make the arrest. Many more valuable items were in their possession when officers searched the silver Honda. This summer, these kinds of vehicle burglaries will likely continue if we are not vigilant.

The citizens of Arlington can take action now and avoid becoming a victim of this type of crime.

- Park in open visible areas, rather than out of sight.
- Survey the interior of your vehicle before leaving it. Remove all items of value and anything that a criminal might think to be, such as an empty backpack or brief case. Otherwise relocate to the trunk or as out of sight as possible.
- Lock your vehicle and activate the alarm.
- Report suspicious behavior. If you see someone looking into a vehicle, call 9-1-1. If you see the getaway car, note the license number and vehicle description.

Jerry Thiel

TRANSPLANTS WOMEN'S CLUB

The Transplants Women's Club is an integral part of the Parkway Central Neighborhood and will be 40 years old next year (1974-2014). The club pre-dates the formation of the Parkway Central Homeowner's Association which was organized in 1976.

The Transplant Women's Club was first organized when the area was new and still being developed. The women's club provided a welcoming and social group for new residents. They organized the first Block Party in 1976. Their 40th anniversary in 2014 will be celebrated by recognizing charter members and past presidents, many of whom still live in the area.

The Transplants Women's Club has been a source of social, cultural, and charitable events over the years. The club meets the first Tuesday of every month (except January) both daytime and evenings. They also sponsor the Oktoberfest and Spring Fling socials. The cost of membership is \$20.00 which covers most events (except socials) and a membership directory. The fun and friendship of being in Transplants is invaluable. They are a caring group who makes everyone feel most welcome. Each year plans are made to include activities and schedules to accommodate both members who work and those at home and those with different interests.

Because you live in Parkway Central, you have the opportunity to expand your life, your friendships, and your sisterhood. We would love to have you become part of the original welcoming group which is still active today.

For more information contact: **Claudia Foreman** 817-265-3437

Jean Brown 817-795-4460

Judy Ballard 817-265-2002

2013 Association Dues Statements

Your annual homeowner dues are currently due for our 2013 – 2014 fiscal year. You will be receiving the invoice within the next few days, as they were mailed on May 29th and the payment is due upon receipt. Along with the invoice, you will receive and enclosed addressed return envelope for your convenience. Please cut off the bottom section of the invoice and return it along with your \$20 dues payment in the return envelope. Timely payment is very much appreciated. If you have any questions, please contact your section's Board member or me. Chuck McCoy – Board Chairman.

PCHA CALENDAR 2013/2014 FISCAL YEAR

Board Election	April 8, 2013		Santa in the Park/Food Drive	Dec 14, 2013	Saturday
Spring Board Meeting	May 6, 2013	Monday	Holiday Lights Contest	Dec 20, 2013	Friday
Neighborhood Garage Sale	May 18, 2013	Saturday	Special Board Meeting	Jan 13, 2014	Monday
Spring Newsletter Distributed	May 31, 2013		<i>Prepare for New Board member election and Annual Meeting</i>		
Summer Board Meeting	July 15, 2013	Monday	Fall Newsletter Distributed	Jan 31, 2014	
Neighborhood Picnic/Block Party	Sept 21, 2013	Saturday	Annual Membership Meeting	March 30, 2014	Sunday
Fall Board Meeting	Sept 16, 2013	Monday	Neighborhood Garage Sale	May 17, 2014	Saturday
Summer Newsletter Distributed	Sept 30, 2013		Flyers, Newsletters and email announcements will confirm dates and time of events		
Neighborhood National Night Out	Oct 1, 2013	Tuesday	Special Board meetings may be called to address Bylaw/Covenant changes and other issues requiring immediate attention. Issues may also be addressed through email.		
Winter Board Meeting	Dec 9, 2013	Monday			

PCHA BOARD OF DIRECTORS

Chairman – Section 6 Director

Chuck McCoy 817-460-4196
Newsletter Editor

Vice-Chair –Section 5 Director

Jim Brady 817-277-1408

Treasurer – Section 10 Director

Jeanean Boyd 817-277-3882

Secretary – Section 8 Director

Marlene Hutchison 817-320-9002

Section 1 Director

Beth Harris 817-881-7071

Section 2 Director

Lynn Neathery 817-275-4918
Welcoming and Caring Committee Chair

Section 3 Director

Don Hide 817-277-3568
Data Base Coordinator, Directory

Section 4 Director

Dannye Klimple 817-860-7874

Section 7 Director

Charles Foreman 817-265-3437
Architectural Committee Chair

Section 9 Director

Kwaheri Harris 400-201-0815

Section 11 Director

Leticia Lopez 817-275-7096

Section 12 Director

E.J. Patino 817-881-9281

Volunteer Leaders

Tom Finn *Newsletter Design/Production* 817-461-4275
Claudia Foreman *Liaison – Transplants* 817-265-3437
Lee Rivers *Gas Drilling Research Chair* 817-274-0749

Graffiti in the Neighborhood

Graffiti was spray painted along Coolidge Dr. sometime during the night or early morning of May 25th. The graffiti consisted of orange spray paint on the street surface at the intersection of Adams and Coolidge, on the light pole at the same intersection, on the curb and driveway at 2101 Adams, on the back of a "slow" traffic sign, and in front of 2109 Coolidge on the street. The letters "E.G.M." consistently appeared. The Parkway Central Park pavilion was also heavily damaged with orange spray paint. The pavilion was power washed, but it's very difficult to completely remove the damage. Please be aware of your surroundings and call the police if you see anything suspicious.

Neighborhood Garage Sale

Our Neighborhood Garage sale took place on Saturday, May 18th. Participation was relatively high, considering that this was the first year in which we publicized it fairly extensively compared to the past few years. There was around 20 homes participating and we had a lot of shoppers come through the neighborhood.

Thanks to everyone that participated. Hope you had a really good sale and please plan on participating next year.

LAWN CARE 101: Dig into spring with tips for a lush lawn

Having a well-kept lawn not only will keep you in your neighbors' good graces, it also adds value to your home. Lawn care doesn't need to be complicated, but sometimes it just needs to be done. Taking steps to care for your lawn now can make sure you have a long, green summer ahead of you.

Take a sweep

What's going on with your yard? Walk around your yard and check for wear and tear, good drainage and any damage caused by a long winter. Do you have barren spots or areas overgrown with weeds? Assess your needs before getting started this season.

"Sometimes knowing where to start can be the hardest part of taking care of your yard. Before heading to the store, take a critical look at the lawn and jot down a list of your trouble spots.

Weeds and bald spots

Nothing ruins a beautiful, sloping lawn like weeds. Get rid of them easily with products like Amdro PowerFlex Weed and Grass Killer - it starts working immediately and kills weeds and unwelcome grasses down to their roots. Bare spots should be patched with healthy grass and most kinds of grass can be seeded over.

Fertilize

It's a step many people skip over, but a good quality fertilizer can be the key to a beautiful yard. Fertilize once in the spring and then again in the fall. For a healthy yard, choose a fertilizer with a large percentage of slow-release nitrogen and micronutrients. Err on the side of under-fertilizing verses overdoing it - too much fertilizer can dry out your lawn or cause thatch to develop.

Watering

Lawns need on average about an inch of water a week (either from irrigation or rain). Before spring gets into full swing, check your sprinklers. Turn them on and look for sprinkler heads that may not be working and replace any damaged ones. When you get into the season, if you're noticing water is collecting in pools around the yard but everything is sprinkling smoothly, your lawn may not be draining properly.

Get a mow on

When you're mowing your yard, run the lawn mower in a different direction each time so you don't hurt your lawn by creating ruts in the turf. Leave the clippings out on your lawn as an extra fertilizer.

Reprinted from JSOnline

Texas Homeowners Association (HOA) Legislative Changes

Chuck McCoy

Over the past couple of years, new legislation has been passed by the State of Texas that impacts all HOAs within the state. These changes cover items such as how flags may or may not be displayed, solar energy devices, rain barrels, religious displays, and association records production and retention. Some of the new rules took effect on September 1, 2011 and the remainder on January 1, 2012.

The PCHA board has adopted operating procedures as guidelines to help comply with the new legislation, but in order to fully comply, our Covenants and Bylaws must be changed to incorporate the new state requirements. Board action has been taken to authorize the review with the understanding that only changes to com-

ply with the new regulations will be proposed. These changes will be handled according to the process outlined in our current bylaws and will require approval by a majority of the PCHA residents.

As Chairman of the Board and the Review Committee, I assure you that we will not pursue wholesale changes to our documents, but will limit the changes to what is necessary to meet the new requirements and correct any errors within the existing documents. As the process occurs, we will keep you updated on the changes being proposed. A final step will be some process that includes a complete review of proposed changes and obtaining the necessary approvals for the new documents.

If you have questions, please e-mail me: chuck-mccoy@outlook.com