



Buckner Terrace Homeowner's Association

A Texas non profit organization, p.o. box 270131, Dallas, Texas 75227

JULY 2015

From the Chair

As the summer gets in full swing and those long days require all that our air conditioning units can muster, I am proud to live in a neighborhood with homeowners who care as much as you. Over the last few months as chair, I have gotten an up close look at just how many homeowners act daily in the best interest of the neighborhood, and how much goes on to improve our neighborhood that the casual observer does not ever see.

For instance, Carolyn Johnson, your BTHA treasurer stays in constant communication with various local authorities concerning code violations, landscaping and upkeep among a host of other issues that affect the neighborhood. What makes our neighborhood and homeowners association truly unique is that there are more than a mere few that care to make our neighborhood better. There are many homeowners who stay vigilant and in constant contact with neighbors, police, fire, etc., and I just wanted to take this small opportunity to recognize you and to say thank you. Many of you are the same homeowners who volunteer to delivery this very newsletter, and to you I say thank you as always for your service. When there is hardly a point in the day that the temperature is less than 80 degrees, we must recognize your tireless efforts.

The next important message that I would like to communicate is to make sure that to look after your neighbors who may be most vulnerable in this heat. This includes, but is not limited to any homeowners who are elderly or have mobility challenges especially. As we get into the hottest part of summer, I pray that we look out for each other now more than ever as the Texas sun rears its hot ugly head. It is important that we all stay hydrated, and stay in and out of the heat as much as possible. For more information on Heat related illness, please visit the Dallas County Health and Human Services webpage:

<http://www.dallascounty.org/department/hhs/heatillness.html>

To close, I'd like to announce the venue for our July meeting.

Thanks to Daniel Wood taking the time to ask around to local restaurateurs about a partial proceed fundraiser, we have secured Dugg Burgers as the site for our July 28th meeting, and they will donate a percentage (20%) to the Buckner Terrace Homeowners Association.

Korey Mack



Key Neighborhood Dates

- **July Homeowner's Meeting** – Tuesday, July 28th 7:00 PM @ Dugg Burgers - *Come meet and greet your neighbors & Give back to the neighborhood*
- **July Bulk Trash** may be placed on your curb no earlier than Thursday July 23rd, but no later than Monday, July 27th at 7:00am
- **August Bulk Trash** may be placed on your curb no earlier than Thursday August 20th, but no later than Monday, July 24th at 7:00am



Join the
Buckner Terrace Homeowner's Association
at Dugg Burger
for a Fundraiser!

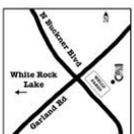
Just present this flyer at Dugg Burger on

Tuesday, July 28
any time between
11:00 AM - 9:00 PM

and 20% of sales will be donated to the



Dugg Burger is located at the
NE Corner of Casa Linda Plaza
9540 Garland Rd. #407
Dallas, TX 75218
214.584.6261



4 Tips to Being a Good Neighbor

Eighty-six percent of Americans say their neighbors affect their happiness.* Among the many reasons, neighbors can provide support during times of trouble, keep you company “over the fence” or lend a helping hand when you’re out of town. And having healthy relationships with those living close to you could also help you resolve conflicts amicably. Aside from introducing yourself and waving hello, show your neighbors that you care with these tips:

Invest in Curb Appeal

In the State Farm® and Harris Interactive State of American Neighbors survey , 26 percent of Americans reported messy neighbors as a major pet peeve. Besides being an eyesore, a neglected home and yard could affect your property value as well as your neighbors’.

Know Your Boundaries

The survey also found that 17 percent had a major complaint with nosy neighbors. In addition to respecting your neighbors’ privacy, try to respect their personal space as well. For example: Adhere to property lines when it’s time to build or plant, don’t intrude when neighbors are entertaining outdoors and avoid parking in private driveways or parking spaces.

Be Mindful of Pets

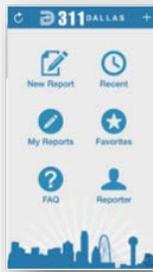
Twenty-three percent of those surveyed said their neighbors’ out-of-control pets were a concern. Help keep your pets from becoming a nuisance by investing time in training, fencing your yard, using a leash and picking up messes during walks.

Keep It Down

Noisy neighbors were an irritation for 29 percent of survey respondents. Try to keep noise levels down, especially during early morning and late evening hours. Teach your kids to be aware of the sound level when listening to music or playing outdoors with friends. And silence your dog or bring him inside when he’s in nonstop barking mode.

**Source: State Farm and Harris Interactive State of American Neighbors survey.*

You are the eyes and ears of the neighborhood, Report every Suspicious activity to 911 & Code Violations to 311 or online. Below are contact emails for both our code officers where you can email non-emergency inquires. **BEWARE:** Code Officers will now issue citations for anyone blowing leaves and grass cuttings into the storm drains.



Neighborhood Code Officer

Kelli Stevens

Kelli.stevens@dallascityhall.com

Neighborhood Police Officer

Martin Rivera

Martin.rivera@dallascityhall.com



Volunteers In Patrol – Sam’s Club is Giving Back

The Volunteers In Patrol Program for Buckner Terrace is in need of new volunteers. Our current group patrols the neighborhood helping to protect our homes and report any suspicious behavior to 911 as well as reporting Code violations to 311. To give back to the VIP volunteer’s, Sam’s Club has offered to provide a gift card for a VIP volunteer each month to say thank you for helping protect our neighborhood! If you are able to join VIP, we certainly need additional patrols to protect our neighborhood. Contact a VIP officer for further details if interested.



Real Estate Snapshot

This Buckner Terrace real estate information courtesy of Douglas Wingfield with Resource Real Estate Services Inc.

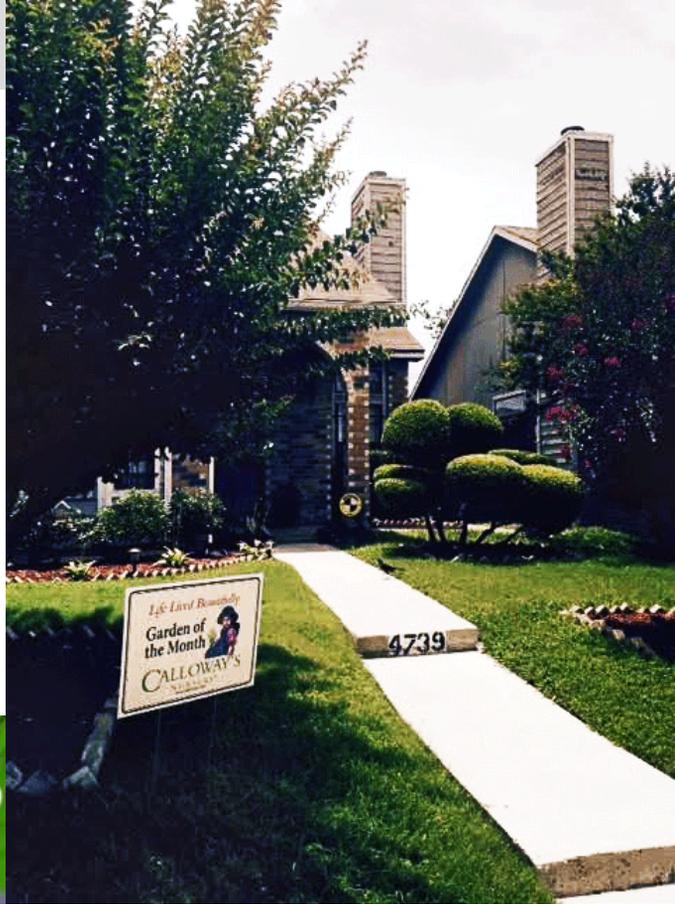
| June 2015 Sales | | | |
|---|-----------------|-------------------|--------------------|
| # Homes Sold | Avg Sales Price | Price Per Sq. Ft. | Ave Days on Market |
| 8 | \$156,731 | \$78.54 | 41 |
| June Least \$101,000 / June Highest \$214,000 | | | |
| 2015 Year to Date Sales | | | |
| 49 | \$139,401 | \$70.35 | 64 |
| YTD Least \$78,100 / YTD Highest \$236,000 | | | |
| 2014 Sales | | | |
| 83 | \$130,215 | \$64.77 | 53 |
| 2014 Least \$49,000 / 2014 Highest \$204,500 | | | |
| 2016 Year to Date Sales | | | |
| 49 | \$104,741 | \$53.97 | 110 |
| YTD Least \$78,100 / YTD Highest \$236,001 | | | |
| Currently on the Market | | | |
| # Homes for Sale | Avg List Price | Price Per Sq. Ft. | Ave Days on Market |
| 5 | \$184,918 | \$92.55 | 18 |
| # Under Contract | Avg List Price | Price Per Sq. Ft. | Ave Days on Market |
| 15 | \$131,387 | \$67.10 | 53 |

All information gathered from the North Texas Real Estate Information System (MLS) on July 13, 2015 and is deemed reliable but is not guaranteed.

July Yard of the Month Winner

Carolyn Thomas 4739 Clover Haven Our first place winner is Carolyn Thomas who lives at 4739 Clover Haven. This is a woman who loves her home inside and outside, back and front. Carolyn wants everyone to know that while she was on her lunch hour 26 years ago, she bought her home from the original builder who was operating in a temporary onsite trailer. She went back to work and told her coworker, Guy Goff about her new home. Guy went the same day and bought a home near her. They've been neighbors for 26 years. Carolyn and I became instant friends. She is a person who will brighten your day. Stop by and say hi! You'll be glad you did.

Sponsored by **Walmart**  and **Save money. Live better.**



Yard of the Month Finalists

Ronald and Jody Cole
4838 Hazelhurst

Ronald and Jody Cole had their home at 4838 Hazelhurst built 40 years ago. Be sure to notice the huge Crepe Myrtle in the front yard and the bed of perennials and wildflowers. The backyard has a pecan tree, a peach, blackberries, and beautiful flowers.

Shirley Hawkins
5140 Berridge

This adorable townhome at 5140 Berridge has been owned and cared for 29 years by Shirley Hawkins. She said she has known many neighbors of BT from when they were all young and now they are not.

Guy Goff, Jr.
5015 Clover Haven

Guy Goff, Jr., at 5015 Clover Haven is the neighbor that our First Place winner told him about the neighborhood. Guy definitely has a green thumb an eye for design, and a great neighborhood.

Robin Sloan
4727 Clover Haven

Robin Sloan has lived in her home at 4727 Clover Haven for 28 years. This home's backyard is gorgeous highlighted by a lovely pond. The front, designed by Robin, has contour and textures in plants unusual to BT.



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Equal Housing Opportunity

2015 Annual Membership Enrollment

Homeowners: _____

Address: _____

Phone: _____

E-Mail: _____

\$24 per household enclosed for:

Renewal or New Membership

Please make checks payable to:

Buckner Terrace Homeowners Association

P.O. Box 270131, Dallas, TX 75227-0131

Buckner Terrace Homeowner's
Association is a proud member of the



Pat Mays

BROKER/OWNER

Direct: (214) 929-4490

Fax: (214) 388-5702

Website: patmays.com

E-Mail: pat.mays24@gmail.com

PAT MAYS REALTORS

8035 East RL Thornton Fwy, Suite 311
Dallas, TX 75228



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Officers and Committees

| | | |
|-------------------------|------------------|--------------|
| Chair* | Korey Mack | 214-725-7593 |
| Co-Chair* | Daniel Wood | 214-394-0547 |
| Treasurer* | Carolyn Johnson | 214-381-5437 |
| Secretary* | Laundra Hooks | 469-630-2842 |
| VIP* | Manuel Valdez | 214-381-3117 |
| Newsletter: | Daniel Wood | 214-394-0547 |
| Website: | Daniel Wood | 214-394-0547 |
| Data Coordinator* | Molly Leanos | 214-381-4813 |
| Crime Watch | Tracy Hill | 214-536-7587 |
| Newsletter Distribution | | |
| NE Quadrant* | Jim Lewellen | 214-388-2238 |
| NW Quadrant* | Carolyn Johnson | 214-381-5437 |
| SW Quadrant* | Verlene Mitchell | 214-388-4500 |
| SE Quadrant* | Karolyn Carraway | 972-803-3966 |

*Steering Committee Members

Interested in Advertising?

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homeowners and families in over 2600
homes. Call 469-630-2842