

## 2022 MMVHOA Board Elections

During our November 11, 2021 election meeting, Clynt Taylor was re-elected to continue as Vice President, Roxanne Godsey was elected as our next Treasurer, and JJ LeBlanc was elected Membership Director. All positions are for two-year terms.

I want to thank our past Treasurer, Joe Sulc for his intense effort this past year to cut costs in every imaginable way; thoroughly document required work instructions, and his transition to Roxanne. I'd also like to thank all of our volunteers past and present.

President and Secretary will be up for election later this year.

**Wayne LeBlanc, President**

## Meet Roxanne Godsey, Treasurer



My name is Roxanne Godsey & I am happy to be the new MMVHOA Treasurer. My husband of 36 years Ira and I have lived in our home on White River Drive for 2 and a half years. We moved here from Mesquite when, after 15 years of commuting to Park & Midway, Ira said enough was enough & it was time to get closer to work. Ironically enough 7 months later he began working permanently from home! We wouldn't undo the move for anything. We love the area, the neighborhood and our home.

Raising my hand to volunteer for the Treasurer position is my way to be involved in our neighborhood and hopefully make some small impact in keeping Midway Meadows the desirable location it is. The fact that Midway

Meadow's HOA is voluntary was an important factor for us in our home purchase. Choosing to be a supporting member allows us to express our pride in our neighborhood.

I am retired from the customer service side of the banking industry and now spend my time doing volunteer work with several organizations. I served on the board for 5 years with DFW Cocker Spaniel Rescue. Our dogs and quilting are my passions.. We have 2 cocker spaniels and a border collie/cocker mix. I have done agility with all 3 of them over the years & enjoy working at many local & national events. I make donation quilts for both the Children's Hospital and to support dog rescue group raffles & awards.

I look forward to the next couple of years as I grow to know our neighborhood better. Wayne & Joe have been working hard to make the transition smooth for me and I feel like they are a great support system. I am learning the software & procedures and promise to be an honest steward of our funds. If you see me out & about say hi...you can't miss the bright red hair!

**Roxanne Godsey, Treasurer**  
**Midway Meadows VHOA**

## THE BOARD

President • Wayne LeBlanc  
3827 Walden Way  
214-683-0402  
wd\_leblanc@hotmail.com

Vice President • Clynt Taylor  
3924 Granbury Drive  
619-277-7373  
clynttaylor@yahoo.com

Treasurer • Roxanne Godsey  
3603 White River Drive  
214-235-5851  
Willful1v2@gmail.com

Secretary • Jonathan Decker  
3927 Walden Way  
405-436-7266  
jpauldecker@gmail.com

Membership Director • JJ Leblanc  
3827 Walden Way  
469-939-7875  
jj\_whitaker@yahoo.com

## MARCH

### BULK TRASH

Items can be set out beginning  
Thursday, March 3, 7 am  
until Sunday, March 6, 7 am.

Pick up begins  
Monday, March 7

For details on what can go out,  
placement, etc. see [dallascityhall.com/  
departments/sanitation/pages/brush  
and bulky.aspx](https://dallascityhall.com/departments/sanitation/pages/brush-and-bulky.aspx)

Not adhering to this schedule by putting out  
your items too early could result in a fine.

This monthly newsletter is distributed digitally. If you have a neighbor who does not use email or prefers printed material, please print it and offer it to them. They'll appreciate your kindness.  
Pat Gageant, Editor

# Yard of the Month Holiday Winners



3920 Granbury “Red runway for Santa landing” is full of Christmas characters and the red runway up the sidewalk. The yard looked as if it had a Santa landing strip, just waiting for him to plop into the neighborhood. Bob and Bettye Barbosa did all the decorations themselves, and added extra lights - just in time for their grandbabies to arrive.



3808 Walden Way - Danielle Richter and family created a “Colorful Reindeer playground”. The neighbors loved all of the color and the lights draped across the trees. The reindeer’s were so lifelike that dogs on walks paused and snuck close out of curiosity.

## Financial Review 2021

I’d like to summarize of HOA financial performance during 2021. Wayne, JJ and the Street Reps were able to renew/sign up a total of 146 paid memberships for a total of \$18,157 in Total Dues Revenue, along with \$525 in Donations. We believe this to be a Midway Meadows VHOA record number of memberships and annual revenue.

Total yearly expenses were \$15,100. The largest expense categories were as expected: Contract Landscaping at \$5,629,

Seasonal Landscaping at \$1,991, Repair & Maintenance at \$1,758, Utilities at \$1,336 and PayHOA Software Use at \$1200.

For the year, income exceeded expenses by \$3,633. Of this amount, \$510 was added to the MMVHOA general reserves, which now total \$10,707.87. The remaining \$3,133 surplus will help fund the Midway Entrance Landscaping Project.

**Joe Sulc, 2021 Treasurer**

## Focus on Food

The next time you decide to go out to breakfast or lunch you should definitely consider heading over to Scrambler Café, located at 18208 Preston Road (at the NE corner of Frankford and Preston by Tom Thumb). They opened several weeks ago and seem to be very popular. The cafe is bright and cheery inside, the food is delicious, and the service is friendly and impeccable. In addition to our waitperson stopping by several times to check on us, the two owners stopped by to introduce themselves and to make sure that we were happy with the food and the service, which we were! The menu offers a wide selection of options for breakfast and lunch. We went for breakfast, and the portions were large and reasonably priced. This locally owned spot is one you shouldn’t miss!

**Open 7 am-3 pm, seven days a week.**

Sherry Martino, Walden Way Member



## Membership Update

Thank you to those who have already joined the VHOA this year! As of early February, we have 54 paid memberships, and have a long way to achieve our goal of 145 current members.

Please join in supporting our efforts to:

- Promote neighborhood beautification & maintenance
- Prevent crime
- Develop community connections
- Present one voice to the city of Dallas

### **\$125 Annual Dues – Payment Options:**

Credit Card/Bank Draft via PayHOA

Login or Join <https://app.payhoa.com/auth/login>

Check - MMVHOA, PO Box 700621, Dallas, TX 75370

**JJ Leblanc, Membership Director**

# Many Thanks to Our Volunteers

Please let us know if you're interested in volunteering to help with any of our open positions. Critical needs are for Block Party coordinator and Yard of the Month Judges.

ROLE	VOLUNTEER	STREET
<b>President</b>	Wayne LeBlanc	Walden Way
<b>VP</b>	Clynt Taylor	Granbury Drive
<b>Treasurer</b>	Roxanne Godsey	White River
<b>Membership Director</b>	JJ LeBlanc	Walden Way
<b>Secretary</b>	Jonathan Decker	Walden Way
<b>Street Representatives Coord.</b>		
Belton	Randy Luster	Belton Drive
Belton	Setareh Gable	Belton Drive
Granbury	Becky Sulc	Granbury Drive
Granbury	Kathy Hill	Granbury Drive
Rodale	Cindy Blair	Rodale Way
Summerfield	Jack Gilliland	Summerfield Drive
Walden	JJ LeBlanc	Walden Way
Walden	Angie Chandiramani	Walden Way
White River	John Broadhead	White River Drive
White River	Barbara Keilson	White River Drive
Sam Rayburn	Nerissa Velasco	Sam Rayburn Trail
<b>Communications Chair</b>	Pat Gageant, News Briefs	Granbury Drive
Web Master	Tammy Rose	Walden Way
Social Media Coordinator	Susy Pérez	Granbury Drive
<b>Crime Watch Chair</b>	Karen Fernandes	Rodale Way
<b>Landscape Chair</b>	Mike Gerhart	Walden Way
Design & Advisor	Carolyn Mass	Walden Way
Landscape Management	T.A. Brooks	Summerfield Drive
<b>Bulk Trash Pickup Signs</b>		
Summerfield	T.A. Brooks	Summerfield Drive
Rodale	Mike Fernandes	Rodale Way
Sam Rayburn	Emile Serrano	Sam Rayburn Trail
<b>YOM Chair</b>	Bryant Seely-Boyle	Belton Drive
Belton	Wendy Brooks	Belton Drive
Granbury	Phyllis Hunt	Granbury Drive
Granbury	Larry Mager	Granbury Drive
<b>Block Party Coordinator</b>		
Activities		
Food		
Registration		