

# *Meadowcrest Estates*

*Garland, Tx*

May 6, 2012

Dear Neighbor,

This letter is to request your support to help maintain the quality of our neighborhood. Meadowcrest Estates is an incredible place to stay. All of us must play our part to maintain our neighborhood and enhance its' landscape as years past. All of us enjoy living in a safe and clean neighborhood. More importantly we enjoy our schools, neighbors privacy, and the ability to walk our streets early in the morning or late at night. It's a privilege to be able to walk the neighborhood and not be chased by a pack of dogs or unwanted guests. People in our neighborhood are very respectful. It's time we get to know everyone on our block.

We are lucky not to have a "home owners association" (HOA). Most HOA's have rained havoc on its neighbors. However we have common areas such as entryways and retaining walls we must maintain. There have been a few neighbors such as Pat Cruse, Michael Blaylock, Rex Gifford, Leta French, and Ed Walker who have worked to enhance our neighborhood and solicit our help. These people have been great but its now time for others to step up and do our share to keep Meadowcrest Estates safe and a great place to live. Can you imagine your neighborhood turning into a place you could not stand to live in? Imagine tall weeds slapping you in the face as you turned down your alleyway. Now imagine the retaining wall falling down one day and you cannot reach your street. Some of us living along Beltline Road and Garland Road would have a hard time coming up with funds to replace the retaining wall. Pat Cruse has worked to secure approval to apply for a "Vitality Grant" which would cover approximately 75% of the costs to replace the retaining wall! Oh, I almost forgot to mention, if Pat had not secured approval to apply for a Vitality Grant to be used for the retaining wall, our out of pocket costs to replace the retaining wall would be

approximately \$115,000! The cost to replace 1 panel is approximately \$1,060. Some homeowners have a minimum of 7 panels behind their home. Please note insurance companies do not cover retaining walls.

There are 235 residents in our neighborhood. If we received the "Vitality Grant" and each one of us contributed \$125 we could easily cover the costs of replacing the retaining wall. Obviously many of us do not have a retaining wall and feel they should not be asked to contribute any money. I would agree however all of us would suffer a decrease in property value as a result of neglect. I believe all of the homeowners with "red brick" as a retaining wall should contribute at least \$1,000 and the other homeowners within our neighborhood should contribute \$75. I realize there will be neighbors who will not participate. However there will be many of us who will step up to the plate and "do the right thing". If you have any questions or concerns about this letter please email them to [meadowcrest.estates@gmail.com](mailto:meadowcrest.estates@gmail.com) or send an email to [m.rideau@verizon.net](mailto:m.rideau@verizon.net)

Please make your check payable to MENA (Meadowcrest Estates Neighborhood Association). Mail your check to:

Rex Gifford  
2701 Wedgemere  
Garland, Tx 75040

For those making a pledge please send an email to [meadowcrest.estates@gmail.com](mailto:meadowcrest.estates@gmail.com)

The cost of brick, steel, and mortar will increase as our economy improves. Please send your check or make a pledge by May 25<sup>th</sup>. We have a contractor who is really working to keep costs down. By the way Pat had another bid for 7 times more than the contract we currently possess.