



AN UMBRELLA ORGANIZATION OF MORE THAN 60 HOMEOWNER ASSOCIATIONS WORKING TOGETHER IN FAR NORTH DALLAS

VOLUME 10 ISSUE 5 Summer 2008

NDNA BOARD OF DIRECTORS

Lucie Bellew, President
(The Highlands I & II HOA)

Rose Harder, VP Membership
(Prestonwood East HOA)

Marla Beikman, Secretary
(Preston Trail Fairways HOA)

Cheryl Corder, Treasurer
(Briar Ridge, Bent Trail, Moss Creek HOA)

Jack Lamb, VP Public Relations
(Tioga/Preston Green HOA)

Vacant Code Enforcement Beautification

Ann Murphy, Zoning VP
(Preston Villa HOA)

Ed Fox, VP Safety/Traffic
(P.E.N.A. West HOA)

Jean Schobert, Chair Transportation
(Valley View HOA)

Ross Simmons, Webmaster
(Preston Highlands HOA)

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NDNA General Meeting

Wednesday, June 25 7:00 - 9:00 p.m.

**North Central Police Station
@Hillcrest and McCallum**

Kimberly Schofield, program specialist for the Texas A&M AgriLife Extension, will be presenting information about fire ants and control options.

Dennis Hyde, Landscape Irrigation Auditor with the Dallas Water Utilities Water Conservation Division will give information about water savings with sprinkler systems.

Ed Fox, Crime Watch Executive Board Representative will speak about safety.

New Board Members

We welcome new NDNA board members Ed Fox and Jean Schobert. Ed will be the Safety Chair; he has been guru of the VIP and crime watch for our area for many years and comes with the history of these organizations in his hand and dedication in his heart.

Jean will be Transportation Chair and also provides excellent history from involvement with the High5 program and regional transportation issues. We appreciate their expertise and service.

Zoning Update

The Plan Commission passed the form based zoning change and have sent it to City Council for their vote. We want to thank the Citizen advisory committee for their lengthy service and their commitment to the preservation of the residential proximity slope. We hope that Council will find a solution to the green space allocations and only support this type of development for areas that have enough acreage to meet all the requirements for a successful transit-oriented live/work/play environment..

The owners of the retail on the northeast corner of Arapaho and the Tollway (Officemax, Sports Authority) plan to redevelop the area into a project similar to nearby Addison Circle. The retail component for this type of development has not been that much of a success in Addison



The NDNA is a member of Texas Neighborhoods Together (TNT), a statewide collation

Zoning Update (Cont.)

so when asked for input by their representative, we suggested a more live/work environment with extended concierge/catering/restaurant services for the office tenants, residents and customers.

Texas Torah Institute wants to build a dormitory at Leveland/Gold Dust. The students residing there would be mostly high school aged boys (some could be college aged). The school wants to be able to house up to 120 boys at the site. The school submitted a preliminary site plan which has parking along Leveland with an entrance along Gold Dust Trail. The building is one story, U Shaped and backs up to the far western property line.

We are arranging a meeting with the Institute and their representatives, Sally Wolfish, our Plan Commissioner and the adjacent neighborhoods. Please contact us if you would like to attend.

NDNA representatives attended the recent Zoning Ordinance Advisory Committee (ZOAC) meeting that addressed banning the use of special purpose signs in the City of Dallas. The committee requested neighborhood feedback and we spoke in support of the ban. The vote was unanimous in favor of the ban by the Committee and it will now be sent on to the City Planning Commission and to the City Council for final approval. This will really help eliminate sign clutter. We were also present at the previous ZOAC meeting and were able to provide input on the revision of the *Attached Premise Sign Ordinance* which is also moving through the CPC and Council.

City of Dallas Info



The City of Dallas has launched the **Community Associations Mapping Project**, an online service that allows residents to quickly access information on local homeowner, neighborhood, and crime watch associations. It is accessed through www.dallascityhall.com and allows residents to type in their home address and obtain information on their local neighborhood. The City continues to seek the most up-to-date information on community associations and encourages members to contact the City with current meeting times and locations. NDNA also has a link to the city site, plus our own map of neighborhood

associations on our [website](#).

Landscape architects are currently designing **Wagging Tail Park**, to be located just west of Preston on the north side of Keller Springs; and NorthBark Park, which will be near the southeast corner of Dallas North Tollway and Bus Turnpike. Both parks will feature multiple dog play areas, a walking path, benches and watering areas. Each will have fencing to keep dogs safely enclosed and to separate large and small dogs. Both dog parks are schedule to open by spring 2009.

Dallas Water Utilities wants to give people a \$90 voucher toward the purchase of a low-flow toilet—up to two vouchers per household. These newer low-flow toilets can save thousands of gallons per person per year. Low-flow showerheads can also save many gallons per year. Also, homeowners can call 214-670-3434 to get a free sprinkler system inspection and find out how to save even more water a week.



Dallas Parks & Recreation Summer!

Fretz Recreation Center (6950 Beltline Road) offers a variety of summer camps. The camps offered are dance, sports, art, music, drama, martial arts, and a traveling camp around DFW. Summer camps start June 9th and run till August 15th. Swimming lessons are also taught for all age groups (8 lessons for \$30). Stop by for more information or call 214-670-6203.

Summer Camp at Churchill. - Join us for a great summer full of activities for kids ages 6 - 12. This day camp offers terrific opportunities like painting with Steve Cruz, a local muralist, field trips to Hawaiian Falls, Texas Discovery Gardens, IMAX, Main Event, and Ice Skating at Stonebriar just to name a few. We also plan to swim almost every afternoon. The cost is only \$20.00 / Day or \$100.00 / Week. There is a \$10.00 registration fee, and the campers must carry a Park and Recreation Membership I.D. Card. The camp begins June 9th, and ends August 15th, 8:00 am - 6:00 pm.

We also offer other activities; Basketball Camp, Junior Players, NJTL Tennis, Jr. Golf, and Swim Team. Please stop by to pick up a brochure, or call for details. **Churchill Recreation Center, 6906 Churchill Way, Dallas, TX 75230 214-670-6477.**

Churchill Recreation Center will be celebrating its 10th Anniversary on Sunday, September 14. We plan to have festivities in the park, and a reception in the Center. I'll have more detailed information about the event later.

You may see a lot of activity going on in some of District 11's parks. Consider these developments:

Fretz Park - The City just completed a new parking lot and much needed drainage improvements in front of the Recreation Center, fences and a connecting walk to Preston Ridge Trail. These improvements were part of the 2003 bond program, as were baseball field No. 2, and the soccer field irrigation that was completed in June 2006. But there's more to come at Fretz in the coming years. The 2006 bond program includes: Improvements to parking lot No. 2, renovation of the recreation center, replacing the recreation center's heating and air-conditioning system and renovation of baseball field No. 3.



Valley View Park - Valley View Park will see plenty of activity in 2008. The following projects are from the 2003 bond program: Picnic pavilion and playground are currently under construction with scheduled completion July 2008. Trail and pedestrian bridge construction planned for September 2008

Valley View - also has projects included in the 2006 bond program, including a new trail head with a Hillcrest underpass set to go into design in January 2009; and a pedestrian-friendly White Rock Creek Trail extension from Valley View to Hillcrest Park, with design to start in January 2010.

White Rock Creek Trail - Renovation from Anderson Bonner to Forest Lane. Bid May 2008 with construction planned for October 2008. Erosion control at Anderson Bonner - Bid summer 2008

Notes: Breakfast with Councilmembers

- Erosion problems at Valley View Park will be put on the next bond program (2009-2010 time frame)
- Some creeks, especially in older neighborhoods) are privately owned so require a different avenue for erosion remedy. If fill permits meet federal criteria, the city must give them, even though additional hard surface and development can exacerbate flooding problems.
- There is 2 ½ million in the current bond program for erosion/flood control for sites previously identified as problematic. There is usually a 3 year time frame from problem identification and being put on a needs list to problem remedy.
- If neighborhood associations identify a need in their area, they should contact public works for a needs assessment. If there are fallen trees blocking creeks and floodways, call the Street Department; that is their responsibility.
- The rehab of Rose Haggar Park will begin this fall.
- Channel 16 will begin airing short segments highlighting items of interest in Council Districts. The Dallas City Hall website will soon start streaming Council meetings.
- The Dallas Housing Authority site at Hillcrest/George Bush is still not complete and there is not a definite time table for completions. There are questions about the financial condition of the DHA. The Mayor has the power to appoint board members; council does not.
- The once a week recycling program has seen an increase in poundage go from 20-40 pounds per week per household.
- Council will be soon be holding a briefing on appraisal values in an attempt to bring attention to any inequalities in the process. The City will be requesting the Legislature at next session to mandate sales price disclosure for commercial properties, just as it is for residential ones. All neighborhood associations could be of great help in this effort.

Environmental Tips

To locate a collection center in your area for recycling used motor oil, call 1-800-253-2687 or visit www.earth911.org. Additionally, the Dallas County Home Chemical Collection Center accepts used motor oil. For information, contact them at 214-553-1765.

Leaf blowers used improperly cause storm water pollution. Never use leaf blowers to place grass clippings or leaves into the street or storm drain inlet. It is against City Code to discharge yard waste (or other materials, like paint) into the storm drain system. Doing so pollutes our streams and waterways.

If you know of a business or organization that should be recognized and rewarded for their storm water friendly environmental practices, then send your nomination to stormwater@dallascityhall.com. Items to include: business or organization's name, type of business or organization (HOA, Garden Club, etc.), their address, contact information, a few sentences as to why you think they should be recognized and the last time you frequented or worked with the nominees. The City of Dallas wants to identify and recognize those who are Storm Water Friendly.

Friends of Preston Ridge Trail

As the **Preston Ridge Trail** marches northward in Collin County, there are opportunities to make it even better. If you or your HOA would like to help, a \$2000 donation will provide a 6' bench with cash bronze plaque or a trash container with cash bronze plaque. \$650 will provide a doggie bag holder on a wood post with cast bronze plaque or engraved bricks to be set at Trail node can be purchased for \$50 and \$75 dollar amounts. **The Friends of Preston Ridge Trail** is a 501©3 tax-exempt organization, so all donations are federally tax deductible. For more information, call 972-770-0436. Our Trail is a wonderful addition to Districts 11 and 12.

THANKS to all of you who are current with your 2008 dues! To those who haven't paid yet, please take a minute to register on-line at <http://www.ndna-tx.org> or use this form for mailing.

**North Dallas Neighborhood Alliance
Membership Form**

HOA Name: _____

Website Address: _____

Organizational Boundaries: _____

President/Chairperson: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

Designated Representative: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

Number of residences within membership boundaries: _____

Number of members (most recent full year): _____

Term of Officers expires: _____

Membership: () Voluntary or () Mandatory as part of property ownership

Annual dues per member: \$ _____

We would like to have at least 2 contact persons for each association so that we can stay in touch if someone moves. It is critical that we have updated information in our data base so that your association is not left out when informing the HOAs of critical information.

Thanks to those who have paid 2008 dues and they will now be current to 2009.

Alliance dues: \$35.00 per year per association

Please Return to: North Dallas Neighborhood Alliance

C/O Rose Harder, Membership Chairman

7306 Heathermore Drive

Dallas, Texas 75248

Fire Station No. 10



When Fire Station No. 10 opened in 1984, it marked a “golden” achievement: Dallas Fire Rescue’s (DFR) 50th fire station and the first to be located in Collin County.

Since that time, District 12 has continued to grow. The City is adding 15 firefighters and another bay to accommodate a new ladder truck at Fire Station No. 10, located at Frankford and Gibbons. These additions are part of the 2006 bond program. The station currently is home to a fire engine and a rescue vehicle (ambulance). As the station expands, it’s doing so in an environmentally responsible way. Today, for the first time, DFR is seeking another golden achievement: LEED Gold Certification.

LEED (Leadership in Energy and Environmental Design) is the nationally recognized green building rating system for design, construction and operation of high performance green buildings. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.

DFR will seek certification on both new construction and renovations. Currently in the design phase, Station No. 10 is scheduled for construction in spring 2009, with completion by April 2010.

Scammers Could Steal The Deceased’s Identity

Last year some 400,000 checking accounts were opened in the names of people who were deceased, according to the Identity Theft Research Center in San Diego. Many were part of identity theft scams that resulted in many thousand of dollars in credit card charges. When a loved one dies, they recommend:

- Don’t include the day and month of birth in death notices.
- Give just the year.
- Don’t give the deceased’s address.
- Mail copies of the death certificate to the credit-reporting services, Equifax, Experian and TransUnion.
- Cancel credit card accounts immediately after the death.
- Visit the department of motor vehicles and cancel driver’s licenses or ID cards to prevent duplicates from being issued.
- A few weeks after the death, get a free credit report from each bureau at a site such as annualcreditreport.com

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We’re on the web!

<http://www.ndna-tx.org>