

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

VOLUME 10 ISSUE 3 Winter 2007/2008

NDNA BOARD OF DIRECTORS

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

Rose Harder, VP Membership
(Prestonwood East HOA)

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(Preston Trail Fairways HOA)

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

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(Tioga/Preston Green HOA)

Vacant Code Enforcement Beautification

Ann Murphy VP Zoning
(Preston Villa HOA)

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

Ross Simmons, Webmaster
(Preston Highlands HOA)

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NDNA@sbcglobal.net

NDNA General Meeting

Wednesday, January 30 7:15 - 9:00 p.m.

**Campbell Green Recreation Center
16600 Parkhill Dr.**

Web Site Presentation

**Does your neighborhood association have a website?
Would you like to have one or make yours work better for you?
Come and hear Ross Simmons tell how to make and improve a website to
serve your neighborhood association needs. Mark your calendars!**

Code Update

NDNA board is currently working with the city of Dallas on a cooperative code compliance program. This has been a major concern for all areas of Dallas for many, many years and we are hoping that we will be able to introduce this program for use by our neighborhood associations very shortly. We are hoping to have a code ranger civilian training session for those interested in helping the city "get the word out" about common code compliance neighborhood complaints. We will keep you informed, so check our website <http://www.ndna-tx.org> frequently for updates.

Zoning Update

Members of the NDNA board appeared and spoke at a November hearing of the Board of Adjustment in opposition to an appeal for a special exception to the sign regulations at 3010 Frankford Road.

The applicant wanted to construct a detached illuminated premise monument sign with 440 square feet of effective area, 44 ft high, and with a setback of only 22 feet 5 inches. This would have especially impacted homeowners in the Frankford Meadows area.

It was not long ago that NDNA worked diligently with the crafting of revisions to the city sign ordinance which provided a balance to business and neighborhoods alike.



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

Zoning (cont.)

For this and many other reasons we joined in requesting that the Board of Adjustment deny this request and it was denied. However, the owner has come back to the City for a permit for a 350ft LED sign, but in order to comply with the setback they will have to construct the sign less than a foot from their building. Unfortunately, if they do, this will meet the qualifications of the sign ordinance. The request to amend PD711 (SE corner of Prestonwood and Arapaho-old Prestonwood theater) to allow retirement housing on all tracts was passed by the City Plan Commission on December 20th. The proposed development will consist of a maximum of 240 dwelling units across the three Tract site. The allowed maximum height is five stories or 70 feet.

The request to amend Tract I of PD559 (5530 Westgrove) to allow for a front yard fence of up to 7'6" was denied by CPC on the 20th. Owner and developer Fritz Duda started development of a bank and restaurant at his Arbors Shopping Center (corner of Preston & Frankford). He will maintain most of the landscaping including the pond. The buildings will have the same architectural elements as the rest of the center.

The hearing for approval to construct a 90ft cell tower in the shopping center at Preston and Campbell was postponed until January 17th. The applicant agreed to meet with neighborhood representatives to discuss the project.

President's Breakfast

Thursday, January 24 7:30 – 9:00 a.m.

Café De France 17370 Preston Rd. #505

(East side of Preston just North of Campbell)

The featured speaker will be Mary Nix, Director of Sanitation Services and she will present and explain the new 1 +1 trash and recycling program (otherwise known as once a week garbage and recycling). There will also be time to discuss other City related issues as well as open the floor for Q&A. Same time and place. Please RSVP district12@dallascityhall.com Breakfast begins promptly at 7:30 a.m. and is open specifically to HOA presidents or their designees. Everyone is responsible for ordering and paying for their own breakfast.



Winter Reminders

Be on the lookout

Garbage pickup and recycling schedule change is coming. Starting sometime in the spring, those homeowners who live north of LBJ and west of Central will have their trash/recycling schedule changed. The new schedule will go to ONCE a week trash pickup and ONCE a week recycling pickup. Make sure your neighborhood residents call to get their blue recycling bins before the schedule change! They can call 214-670-8221 to have the recycling bin delivered to their home.

Also, there will be another **recycling round up in mid-February** (check the city's website; the exact date has not been set yet) at **Fretz Rec. Center**. Residents can take toys, shoes, paper, books, small kitchen appliances, electronic items, paint and chemicals and the city will dispose of them in an environmentally safe manner. Help prevent illegal dumping and make Dallas a Greener city by using this city service.

Sewer rates are estimated by customers' average water use during the months of December, January, February and March. Thus, lower water usage during these months results in lower sewage charges all year long. Dallas Water Utilities recommends applying only ½ to 1 inch of water every 4-5 weeks for Bermuda or St. Augustine lawns. They also suggest avoiding over seeding with winter grass, since it wastes water and energy to maintain it. And it is necessary for residents to winterize outdoor spigots or exposed pipes when temperatures are forecast to dip to 20 degrees or below to prevent pipes freezing and bursting. Dallas citizens' efforts have already saved an estimated 44 billion gallons of water since 2001.



Dallas Parks & Recreation

—Some of the best buys around

Do you need to get in better shape? Would you like to learn to line dance? How about getting together with other seniors to play bridge or having a fun place for your child to spend the day when there is a school holiday? Our Parks and Recreation Dept provides a myriad of opportunities for tots and teens and seniors. And the cost are minimal. We have four great rec centers within our boundaries: **Churchill Way**, **Fretz**, **Campbell Green** and **Timberglen**. Timberglen and Campbell-Green also are free access wireless enabled parks. To see the full range of programs offered go to: <http://www.dallasparcs.org>. Some of the currently featured programs are:

Churchill Way: jazzercise, holistic yoga, piano lessons, and Phenomenal Women Banquet and Award Ceremony (celebrating outstanding women in our community) on February 29, 30008 from 12:00-2:00 PM.

Fretz Park: ballroom and country western dancing, pilates and aerobics, senior defensive driving, and kids Valentine Party, February 15th from 11 AM to 12:30 PM (story time, arts and crafts, refreshments and Bounce House).

Campbell Green: Zumba fitness (shake a little, laugh a little, sweat a lot to music), YogaKids, Tots' Time and Gym Dandies, Languages for Kids, and Funtopia (Kids Night Out) on Fridays (7-11PM) for kids 10-13.

Timberglen: game room with Bubble Hockey, Foosball, and much more; after school program for 1st-5th grade; Tai Chi; big state-of-the-art fitness center with fitness assessment available using Cooper Clinic Protocols for only \$36 (good for those New Year's Resolutions).

Our centers have something for everyone – drop in and pick up an activity calendar and take advantage of their wonderful spectrum of programs. And remember, too, that civic groups may reserve rooms at all the centers for a nominal fee.

Free Concerts at the DMA



2007-2008 Bancroft Family Concerts - NO ADMISSION CHARGE

Arts District (see individual concerts for specific location)

Saturdays - 3:00 PM

Concerts last about an hour

Upcoming Concerts:

Feb 23 ST. PAUL UNITED METHODIST CHURCH @ 1816 Routh

Celebrating African heritage in classical music featuring chamber music by George Walker and Samuel Coleridge-Taylor

Mar 22 - DALLAS MUSEUM of ART @ 1717 N. Harwood

Oboist Erin Hannigan with percussionists Dan Florio and Drew Lang perform Dan Welchers' Firewing

April 19 - DALLAS MUSEUM of ART @ 1717 N. Harwood

Soprano Elizabeth Racheva and Dallas Symphony trumpeter Russell Campbell in recital

May 17 - DALLAS MUSEUM of ART @ 1717 N. Harwood

2nd Annual Charles Barr Memorial Concert features award-winning violinist Chloe Trevor

June 7 - DALLAS MUSEUM of ART @ 1717 N. Harwood

Brahms' Quartet for Piano and Strings No. 3 in C Minor, Opus 60, performed by members of the Dallas and Fort Worth Symphonies with pianist Christina Long



Misuse of Handicapped Parking

www.Handicappedfraud.org was launched as a community service to end the misuse of handicapped parking spaces that are being taken by fraudulent individuals. The police are too busy to stake out parking lots to ticket these violators. Please report handicapped parking violators respectfully; some disabilities are not readily identifiable. But if you do see flagrant abuse, please take down the license plate number and date and report it on this website. Having a disability is hard enough; one should not have to hunt for parking if designated spaces are being abused.

Improving Congestion?

One way for commuters to improve both roadway congestion and air quality is to embrace alternatives to driving alone. To show the impact residents can make on improving congestion and air quality, the Try Parking It Web site calculates contributions to cleaner air by giving commuters an estimate of miles saved and harmful emissions reduced each time they submit their alternate commute. You can try it at : <http://www.tryparkingit.com>.



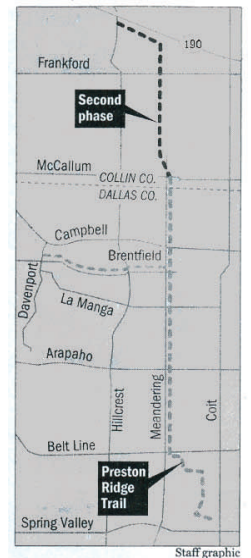
Mystery Shopper

Did you know that the city has a Mystery Shopper Volunteer Program to evaluate and provide feedback on customer service and quality of service? If any of your residents are interested in helping the city (and it is easy to do) with this program, just call 214-671-6787 or email MysteryShopper@dallascityhall.com to get further information. It's a good way to help evaluate the customer service provided by the city, help identify areas where improvements are needed, and recognize outstanding city employees.

Friends of Preston Ridge Trail

The Friends of Preston Ridge Trail, and all the residents in the area wish to heartily thank all the neighborhood groups that helped with planting and pruning on the Preston Ridge Trail in November. Walkers, joggers, skate boarders, and cyclists alike are making great use of the Trail. Planting on north will proceed this coming year. It is wonderful to see the landscaping additions along the Trail and the cooperation of the neighborhood groups in watering and tending the plants.

Construction will begin in Spring 2008 to install benches, etc. along the existing Phase I Trail, and begin Phase II trail construction extending north into Collin County by running along the greenbelt north of McCallum to the Bush Tollway, once the bidding/award process is complete.



THANKS to all of you who are current with your 2008 dues! To those who haven't paid yet, please take a minute to fill out the following membership form and send it with your dues.

**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

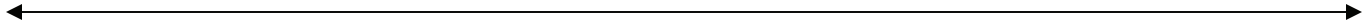
Please Return to: North Dallas Neighborhood Alliance
C/O Rose Harder, Membership Chairman
7306 Heathermore Drive
Dallas, Texas 75248

Looking for City Codes?



If you or your Neighborhood Association needs to find a city code, you can do it on the internet. Go to the city of Dallas website, (www.dallascityhall.com), and scroll down the left side of the page. Under the heading "Quick Reference," find and click on "City Code." This link will take you to the American Legal Publishing website where you can find the city code in Volume III. PD's (Plan Development) are in Volume IV.

Opening the volumes in frames and expanding the page before opening a chapter can make this site easier to use. With a little time and patience, you'll soon be able to find the information you need.



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