



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

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NDNA General Meeting

Thursday, April 16 7:00 - 9:00 p.m.

North Central Police Station Community Room

@Hillcrest and McCallum

Very Important Issues

- **Learn what you need to know when placing a 911 call.
911 Presentation by Kimberly Cole**
- **Come to hear what's happening in Austin that will affect our HOA's – 81st Legislature Bills of Interest for HOA's
Presentation by Doug Athas from Texas Neighborhoods Together**

Zoning Update

Current NDNA Planning and Zoning Issues

On Monday March 16th the Board of Adjustment postponed voting on a request to build a 13ft 9inch fence in front yard setback at 5969 Westgrove Circle. They also denied without prejudice (for the second time) a request to build a 9ft fence in the front yard setback at 5516 North Forty Place; however, it appears that the applicant will be requesting this special exception before the BofA for the third time.

For more information or to register an opinion, call Steve Long at 214-670-4666

The following Zoning Case will be heard at the Dallas City Plan Commission on April 16th:

Case#Z089-153 - Prestonwood Tradition LP is requesting amendments to their property located at the southeast corner of Arapaho Road and Prestonwood Boulevard. The parcel is approximately 5.6 acres that is within PD711. Their request is to allow for the removal of the trees planted under the electrical line within the public utility easement that should not have been planted within this easement.



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

Zoning Update (Cont.)

The applicant plans to replace those trees with trees approved by Oncor. They will continue to maintain an appropriate buffer area to keep these trees in a healthy condition. Additional changes to the development plan include some minor relocation of fencing, outdoor recreation areas, and providing additional short term parking in the drop off area. The additional parking will enable patrons to be dropped off and escorted to their place of residence.

If you see the dirt piles at Prestonwood Blvd and Arapaho, here is what the owners say it is: The Tradition-Prestonwood is a 222 unit independent senior living rental community. The Tradition has no large up-front investment, yet provides an all-inclusive service package to remove the worry and stress of home ownership, including gourmet dining from a 5-star culinary team. It will have a secure underground garage parking for safety and security. With a state of the art fitness center and indoor pool, The Tradition will feature programs that support a healthy mind and body, plus resident access to onsite outpatient healthcare and physical therapy. The Tradition has local ownership and experienced management.

NDNA representatives have recently attended ZOAC meetings regarding the expansion of the Supergraphics signs from six to twenty downtown. There is also a proposal to expand the downtown sign code to allow video boards. Kiosks have moved away from the urban setting they belong in out into our neighborhoods. The NDNA Board is concerned about the erosion of the billboard ban and its affect on open space in our City.

The version (the compromise with neighborhood, plan commission and citizen advisory board input) of form-based zoning passed City Council unanimously.

From the Desk of Council Member Koop

TxDOT is currently developing a public-private partnership for the redesign and improvements on LBJ Freeway from Luna Road to Greenville Avenue. The new lanes will be faster, safer and cleaner for the environment. The improvements are necessary due to the dramatic growth and economic prosperity along LBJ. Forty years ago, the freeway was designed to carry 180,000 cars and trucks a day. Future predictions project LBJ will exceed 450,000 cars and trucks a decade from now.

The project will include eight free main lanes, continuous frontage roads through out the length of the project, rebuilt bridges for streets crossing LBJ and six managed toll lanes. Tolls will be charged at different rates, depending on the type of vehicle (3 or more axles pay more) the number of passengers in the vehicle and current traffic conditions. Construction is scheduled to begin in the Summer of 2009.

For more information, you may contact John Hudspeth, P.E. with TxDOT at 214.320.4490 or Jack Antebi. P.E. with Texas Transportation Institute at 972.994.0034.

Council Member Natinsky's Corner

We have many exciting projects in the works that will help make us one of the great international cities of the world. This fall the new Performing Arts Center will open making our arts district the largest in the US. The Trinity Project continues to move ahead. The steel for the Margaret Hunt Hill bridge is being delivered as you read this. The Trinity Audubon Center is open. Work starts later this year on the white water rapids course.

Now for some happenings right here in District 12. Construction has just started on the expansion of Fire Station 10 on Frankford just west of the Tollroad. The Northern Extension of the Preston Ridge Trail is just about complete. The new Community Room at the North Central Police Station is now complete and ready for meetings of all types. If you didn't attend the reception that Councilmember Koop and I sponsored at the North Central Station, we have a new Chief. He's Chief Jesse Reyes and he's already settled into the job. He's been making the rounds of HOA meetings and getting to know the District. We have the lowest crime rate in the city here in District 12 and Jesse knows that we need to keep it that way. We continue to grow the number of new officers and I'm pleased to report that crime is down 18% this year. And violent crime is the lowest since 1967.

Natinsky's Corner (Cont.)

There are 2 very important issues coming up on the May 9th ballot. Propositions #1 and #2. If they pass they will change the way Dallas does business, and it won't be for the better. It will basically draw a red line around Dallas and send a message to the development community that Dallas is off limits. There is more to Prop 1 than just the Convention Center Hotel, it's about Dallas continuing to move forward. The convention industry is 10% of Dallas' economy, provides over 50,000 jobs and contributes \$2.8 B annually to our economy. The Convention Center Hotel will enable Dallas to capitalize on growing this business and return Dallas to being one of the top 5 convention cities in the US. It's about jobs, economic development and the future of Dallas. Don't let the self interest of a Park Cities billionaire kill Dallas' future. Prop 2 will kill future projects like Victory, One Arts Plaza, The Mercantile and dozens more. It would require a public vote to approve this type of economic development project. No developer is going to endure a public campaign and vote to try and do business in Dallas. They'll just go where it's easier. Just the idea that both these anti development proposals are backed by a New York labor union brings shivers to me. For the full details on why we need to defeat both of these referendums, please take a look at my website www.ronnatinsky.com. This is the sort of stuff that has driven California to the brink of bankruptcy, government by referendum, and we don't need it here in Dallas Texas. Please remember, to continue Dallas growth and future you need to vote NO to both of these referendums. This is one of those vote NO to say YES elections.

And while you're voting, I'll be up for election this May 9th. I hope you believe I have done a good job serving the City of Dallas and that you give me your vote. This vote is simpler, just vote for Ron Natinsky.

As always, if there is anything that I can help you with or that you'd like to discuss, please contact me at City Hall at 214-670-4067 or e-mail me at ron.natinsky@dallascityhall.com



Spring Planting Tips

Oncor—Watch Out For Power Lines

As spring is here and we are involved in landscaping projects, please ask your homeowners to be careful when planting close to power lines. We've all seen the results when Oncor has to prune trees away from power lines and it ruins the tree both biologically and aesthetically. Good landscaping utilizes shrubs and low-growing trees that are compatible with electric utility lines.

Below is a list of low growing trees that can be planted adjacent to overhead power lines; these trees generally will have a mature height of less than 25 feet:

Flowering dogwood, Mexican plum, dwarf crapemyrtle, crabapple, Washington hawthorn, desert willow, redbud, Japanese black pine, yaupon holly, wax myrtle, Japanese maple, flameleaf sumac, fringe tree, Texas mountain laurel, Carolina buckthorn, Mexican buckeye, possumhaw holly, Texas madrone, saucer magnolia, purple-leaf plum.

Kathleen Brooks, from the Collin County Master Gardeners Association has some useful links for us to use:

For Your HOA Common Areas (they created this site because of so many requests from HOA's for common area landscaping help-it's awesome!): <http://ccmgatx.org/design/hoalandscape.asp> - Homeowner Association Landscape Design/Plant Lists

For Your Home Lawns here's your April chores: <http://ccmgatx.org/Tips/seasonalinfo.asp?m=4> - April Monthly Chores/Seasonal Advice for Landscapes.

Better show up early for this: <http://ccmgatx.org/Association/plantsale.asp> - Collin County Master Gardeners Plant Sale, Sat., April 18th, 9am-3pm @ The Texas A&M Extension Center, 17360 Coit @ McCallum

HOA Reporting Street Light Outages

Lighting the way for drivers and pedestrians, streetlights are vital to our everyday lives. With approximately 400,000 streetlights across the Oncor system, we appreciate your help in identifying lights that are malfunctioning or in need of repair. The sooner we know they are out, the sooner we can get them fixed!

Per Public Utility Commission of Texas rules, Oncor has 15 days to complete a repair once notified, however we strive to complete standard repairs (burned out bulbs, photocells) in 5 days or less.

Also, don't forget- safety first! We appreciate your help, but it is important that you do not put yourself in harm's way when noting street light outages.

[Report streetlight outages online](#) or call 1-888-313-4747.

[Frequently Asked Questions](#) - Learn more about streetlights, including current topics of interest and frequently asked questions.

Dates, Notes and Volunteering

Saturday, April 11, there will be a Household Waste Collection Event @ McCommas Landfill

www.dallascityhall.com

Saturday, May 9, there will be a Safety Fair at the North Central Police Station starting at 10 am. This is a family learning event with many attractions for the children.

The COD Sanitation Department offers a smaller version of the Big Blue recycling container for those of you who don't have room for the large container. You can also share with a neighbor or continue using the blue recycling bags.

The Dallas Public Library needs volunteers for a variety of programs. Please contact Renner/Frankford, 6400 Frankford Rd., 75252, 972 670-6100 or Fretz Park, 6990 Belt Line Rd, 75240, 214 670-6421. You may also send an email to: volunteer@dallaslibrary2.org

Earth Day is April 22nd.

Trail Manners

- **Be courteous** to other trail users at all times.
 - **Keep to the right**, except when passing. When paths are crowded, slow down and always yield to pedestrians and slower moving traffic.
 - **Always pass on the left**, and give a clear audible warning when passing slower traffic, such as "Passing on Your Left!".
 - **Cross Carefully**. Always look both ways and yield to "through" traffic. Pedestrians have the right-of-way but need to exercise caution and be aware of the stopping limitations of cyclists and skaters.
 - **Cyclists should always** ride at a safe speed, never ride on paths intended exclusively for walking or jogging, and use trails instead of roadways where appropriate. Slow down/form a single line in congested conditions, reduced visibility, or other hazardous conditions.
 - **Avoid congregating on the trail itself**. This blocks other users and may result in collisions.
 - **Always look both ways** and yield to "through" traffic when crossing a roadway. Obey all traffic signs and signals.
 - **Pedestrians should avoid walking more than two abreast**. Doing so takes up a lot of space and limits the ability of other users to pass safely. Form a single line in congested areas or when other users are trying to pass.
 - **Teach your children they must share the trail**. Parents with small children should prevent their children from running into the path of trail traffic, especially cyclists who may not be able to slow down.
- Pet owners should** keep dogs on leash at all times and remove pet droppings from the trail.

Membership dues for the year 2009 are now due. The cost is \$35.00 per year. Please take the time to go to the website and update your HOA's information and send a check to the membership chair, or you can fill out the attached membership form entirely and mail it with your check and we will update your information. Thank you for your continued support. Feel free to contact us when we can be of any service to your homeowners association.

Rose Harder / Membership Chair
7306 Heathermore Dr., Dallas, Texas 75248

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.

TOP FIVE CODE VIOLATIONS

- **LITTER** – Keep your lawn cleared and the property free of litter, including garbage, wood, bedding, auto parts and appliances. Maintain property from the curb to the middle of the alley (or the back property line if there is no alley).
- **HIGH GRASS/WEEDS** – Keep your lawn mowed, clipped, mulched or cleared from the front curb to the middle of the alley (or the back property line if there is no alley).
- **JUNK MOTOR VEHICLES** – An inoperative and/or partially dismantled motor vehicle that has expired license tags or safety stickers is considered a “junk motor vehicle” and must be stored in a garage to avoid towing.
- **OBSTRUCTIONS** – Keep streets, alleys, sidewalks and public grounds clear of obstructions, including tree branches, shrubbery and vines. Sidewalks must have a height clearance of 8 feet; streets and alleys must have 15 feet of overhead clearance.
- **BULK TRASH** – Place large limbs, shrubbery, bagged leaves, furniture, appliances, mattresses and box springs, etc. for bulk trash pick-up at the curb no earlier than 7 a.m. on the Thursday prior to the assigned collection week. Dirt, rock and concrete will not be removed. Call 311 to find out your assigned collection week.

City of Dallas Water Conservation Program Do's and Don'ts

- Hand water or use a soaker hose. They're permitted at any time.
 - Maintain your sprinkler system. Repair any broken, missing or misdirected sprinkler heads.
 - Install rain and freeze sensors on your sprinkler system.
 - Monitor your total water usage. If you use more than 15,000 gallons a month, you'll pay a surcharge on the amount above 15,000.
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- Don't water during any form of precipitation.
 - Don't allow your sprinkler system to water driveways, sidewalks and streets.
 - Don't waste water by allowing runoff onto a street or other drainage area when you're watering.
 - Don't water your yard between 10 a.m. and 6 p.m. between April 1 and October 31.



For water saving tips, go to www.savedallaswater.com or call 214.670.3155

Violations of these outdoor watering guidelines can result in fines of \$250 to \$2,000 per incident. First offenses will be issued a warning.

City of Dallas Pub # 01/03-151

North Dallas Neighborhood Alliance

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DALLAS, TEXAS 75252

