

Official Newsletter of the Wynnewood North Neighborhood Association

Quarterly General Meeting January 19, 2023 6:30pm

6pm Meet & Greet

Guest Speaker: Brett Milke, VP Redevelopment, Brixmor Property Group
Wynnewood Village Update
Meeting Info &
Agenda on Page 2

A Word from Our President | Denise Requardt

Hello neighbors!

As we move into 2023 I want to wish you and your family a wonderful year ahead. The first WNNA General Meeting of the year will be held on January 19th at Kidd Springs Recreational Park Facility. I encourage you all to attend these meeting to hear about community and Wynnewood North updates. Guest speakers take time out of their evening to share information with all of us. If you have any feedback on guest speakers that would be of interest in the future please let me know. This quarter we have Brett Milke, VP Redevelopment, Brixmor Property Group to provide an update on Wynnewood Village.

WNNA 2023 Board of Directors were elected in October 2022 and are listed within this Newsletter and on our WNNA website. Ben Orr is the new Treasurer and has a great deal of knowledge to bring to WNNA due to working with previous boards and committees within several types of organizations and businesses. Welcome Ben to the board!! All other board members voted in are the same as the previous year.



It was a pleasure seeing so many neighbors who attended our fourth quarter events - WNNA Halloween Parade, Fall Wander and Holiday Party. Thank you to all attended. We will be scheduling the Spring Fling (April 8th), Spring Wander (May - TBD) along with a few additional events through second quarter of the year. Please contact me if you are interested in hosting the Spring Wander. If anyone has suggestions for a neighborhood event please let me know. All suggestions are greatly appreciated. We do need volunteers to help with WNNA events. Contact me if you are interested in serving on the Social Committee. This is not something that would take a lot of time out of busy schedules, but we do need extra help with events. Thank you to Katherine Espinoza and Laura Motta-Mena for your support on the Parent Liaison Social Committee for the past few years. Your help in organizing the kid related events is greatly appreciated, along with those who volunteered to help with these events. I look forward to working with you all in 2023!

Wynnewood North Neighborhood Association is a voluntary association. This means there are no mandatory dues or obligations to donate. However, we welcome your donations which help fund a myriad of things throughout the year to keep our neighborhood up and running.

WNNA is all of us and the more engaged neighbors we have, the more we can do together! Thank you to all who

have made donations and volunteered your time!

About Us Contact Us

WNNA is an 501(c)3 non-profit organization.

Donations are tax deductible and can be made by mail, at general meetings, directly to our treasurer, or by visiting wynnewoodnorth.org/donate.

Receipts are provided upon request.

Online www.wynnewoodnorth.org
Email info@wynnewoodnorth.org
Mail PO Box 3872 | Dallas, TX 75208
Nextdoor wynnewoodnorth.nextdoor.com
Facebook facebook.com/wynnewoodnorth





January 19, 2023

Please mark your calendars for the upcoming WNNA General Meeting!!

A great time for neighbors to meet and get a better understanding of what is going on in our neighborhood and Oak Cliff Community.

Location: Kidd Springs Recreation Center, 711 W. Canty Street, Dallas 75208, Small Meeting Room

AGENDA

6:00 pm – 6:30 pm: Arrive / Meet and Greet

6:30 pm: Bring the meeting to order

6:30pm-7:00pm (depending on questions):

Wynnewood Village Update, Brett Milke, VP Redevelopment, Brixmor Property Group

7:00 pm – 7:45 pm: WNNA Business Meeting/

7:50 pm or prior: Adjourn – requesting neighbors to help fold chairs to store

Previous General Meeting Minutes – for review to be approved: https://wynnewoodnorth.org/Meetings

Year to Date Financials to be approved: https://wynnewoodnorth.org/Treasurer

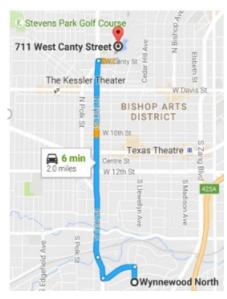
Meeting Location:

Kidd Springs Recreation Center 711 W. Canty Street

Small Meeting Room

Handicap Parking located in the circular drive near the front entrance.

General Parking in the large lot east of the main entrance









Get a quote and I'll donate to a cause.

Ray Scott, Agent 4144 N. Central Expy, #700 Dallas, TX 75204 Cell: 214-476-2918 ray.scott.efmv@statefarm.com

Neighborhood of Good®— Quotes for Good™ makes it easy to give back.

Just get a quote and I'll give \$ \$50 to a local cause. Right now, my office is helping raise money for Wynnewood North Neighborhood Association.

Let's talk today.



1901976

State Farm Bloomington, IL



Vice President Notes—Cynthia Michaels

NEW QUARTERLY NEIGHBORHOOD MEETING PLACE NEEDED

Unfortunately, beginning in April, we will no longer have the use of Kidd Springs Recreation Center for our neighborhood quarterly meetings. We are currently looking for locations. Do you know of a good, inexpensive, and convenient place we can meet? The location only needs to accommodate around 50 people. We usually have 30 or less attend our quarterly meetings. Please email Cynthia at vp@wynnewoodnorth.org with any questions or suggestions.

NEW TRASH CANS FOR THE GREENBELT!

Anyone notice the 5-brand new very nice-looking trash cans that have been placed along the greenbelt on North and South Manus? Don't they look GREAT??? A BIG "THANK YOU" to Southwest Park Maintenance Division for responding so quickly to my request!!!



NEW DIRECTORIES ARE COMING!!

It is the goal to get the new directories printed and distributed by the end of the first quarter of 2023.

Wynnewood North – Curb Address Painting Request

Wynnewood North residents may use the form on the link provided to request curb address painting(s) with the community design at a flat rate of \$20.00 (a savings of more than ½ off the standard rate). https://www.dallascurbpainting.com/wynnewoodnorth

The classic design includes:

- 4" house numbers in white on black background
- Wynnewood North Community Tree Logo
- Clear-coat sealant to reduce fading
- Pressure washing prep prior to painting
- Two year warranty



If any questions in reference to this you may contact Denise Requardt, 214-801-1802 president@wynnewoodnorth.org



Wynnewood North Holiday Party





Wynnewood North Neighbors gathered for a wonderful Holiday Party at the Wax Space at Tyler Station on Sunday evening, December 11th. We enjoyed the fabulous food, beautiful space, and the chance to visit with each other. We had great volunteers to help set up the venue with tables, chairs and decorations to create a very festive atmosphere. We have already booked the space for next December. Enjoy the photos taken by George Roberts and Denise Requardt!









Holiday Party 2022



















Holiday Party 2022



























Volunteers in Patrol | David Williams



A Few Good People Needed

HELP Neighbors watch out for Neighbors

– join the VIP



Package Thieves and Car Break Ins are on the rise in Oak Cliff. We need your help in keeping those numbers down in our wonderful neighborhood.

The VIP (volunteers in Patrol) program is an extension of the Crime Watch Program in Dallas. The main purpose of this program is to provide a VISIBLE presence in the neighborhood as a deterrent to criminal activity. That is the reason for the magnetic signs and flashing light on the roof of our cars. We want to be SEEN! Having concerned residents patrolling the streets in their own neighborhoods sends a clear message to everyone that crime will not be tolerated. Another purpose is to report suspicious or illegal activities to the police department to apprehend criminals. Our patrols allow each of you to have an active part in combating crime in our neighborhood. We DO NOT CONFRONT!

Wynnewood North is recognized as one of the more active VIP programs in the city. In order to maintain an active role in patrolling our neighborhood – we need some help. We have a lot of new neighbors that have moved to Wynnewood North. This is your chance to give back and take care of your investment. It only takes about 45 min to an hour for your patrol. Many folks just sign up for one or two patrols a month. I can pair individuals up together or you can come with your significant other. It isn't a big time commitment if we spread out our number of patrols among several friends and neighbors. Trust me – you will enjoy going out for a drive in your neighborhood. I've solved the worlds problems several times with Debbie. (Well we tried but no one listened) And the middle grand child wants to know when we get to put the light on the car.

If you want to give back to the neighborhood - get in touch me with me at crime@wynnewoodnorth.org

In order to apply you must be a Dallas resident and;

- \Rightarrow at least 21 years old
- ⇒ Have a valid Texas DL or ID card along with a social security card
- ⇒ Be a member of an established crime watch or neighborhood association
- ⇒ Never been convicted of a felony
- ⇒ No misdemeanor A or B convictions in the last 5 yrs or DWI convictions in the last 10 yrs
- ⇒ Must not have any outstanding tickets or warrants.

Go to wynnewoodnorth.org/crime and look for "Becoming a VIP" in the orange box on the right.



Halloween Parade

The Ghosts and Goblins showed up in Wynnewood North for our Annual Halloween Evening Parade! What a joy it is to gather together safely and have fun! Enjoy these photos by Cynthia Michaels!



























Holiday Decorating Contest Winners

509 Hoel—Jessica & Jennifer 772 Monssen—David & Katherine 665 Bizerte—Ray

> **Honorable Mention to** 412 Mayrant—Helen

All Winners received a \$100 Gift Card

Monssen Triangle Christmas Tree

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*Pre-Season \$69.00 special periods for Heating Season (October 1st - December 31st) and Cooling Season (March 1st - May 31st)



Communications | Janice Coffee

Beautification | Cynthia Michaels

New Neighbors Brandon and Erin 526 Woolsey



Every month an e-blast goes out to our neighborhood and posted on Nextdoor that it is time to nominate a yard to be recognized as Yard of the Month.

The winner receives a \$50.00 gift card. I would like to encourage each and every one of you to participate in the nomination process. It is easy. All you have to do is click on the link in the email to nominate a yard or go to our webpage (www.wynnewoodnorth.org) and complete the form. The form is under Beautification, then Yard Of The Month, then Nomination Portal. You can also just email me at beautifica-tion@wynnewoodnorth.org. The Beautification committee votes to decide the winner.

A yard can only win once each calendar year. Please drive the neighborhood and see whose yard deserves this award!

Yard of the Month

October Halloween Contest 665 Bizerte—Ray



November Yard of the Month 537 S. Manus Kevin & Nathan



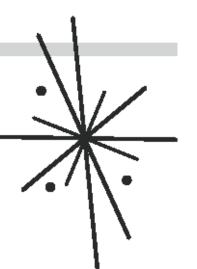






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Fall Wander 2022

Thank you!

A huge thank you to the Fall Wander hosts - Brent and Mellisa Ellis, Ben Orr and Gary Barnes and Collin Kinser and Gabriella Monte

What a fantastic evening with lots of food, desserts, beverages, entertainment and overall having a great time visiting with neighbors. All the hard work that went into putting this together, along with the neighbors and friends who volunteered at your homes, is greatly appreciated. Thank you to the 80 attendees that purchased tickets. The funds will help WNNA tremendously.













































Fantastic Food
Fabulous Fun
Successful Fundraiser







Beautification—Cynthia Michaels

How To Know When It Is Time For Bulk Trash?

See the Sign, then it's Time!

(Look for the signs at each entrance into our neighborhood)

When it is time to place out bulk trash, you will see signs posted at each entrance into our neighborhood. If you don't see the sign, DO NOT PUT out bulk trash because it is too early or too late.

See the Sign, then it's Time





Bulk Trash for Wynnewood North is the fourth Monday of each month. The City allows you to place the trash out beginning the Thursday prior to the fourth Monday. Our dedicated volunteer Terry Thomas faithfully puts up the signs on the correct Thursday so that we all stay compliant with the City of Dallas Ordinance.



Bulk Trash Set Out Dates

January 19-23 February 23-27

March 23-27



Pet Corner | Denise Requardt

Leash laws — Unless your pet is in a designated off-leash area, he or she must be always on a lead. This means the pet must be in a fenced yard (but not chained), enclosed in a structure or pen, or on a hand-held leash if they are in your custody. Dogs cannot roam freely. Many neighbors walk their dogs every day through the neighborhood and when a dog is not on a leash, it can cause stressful situations for pets and owners. Please ensure your dogs are on a leash when out in the front yard or walking the neighborhood. Thank you!!



Pet Spotlight

Sam is a very independent cat that loves to hang out in the sunroom, enjoy special places in the house to curl up and sleep, and is a loving companion for his owner Silver.



Wynnewood North has its own Pet Microchip Reader

When finding a lost dog/cat or if you would like to check your pet's microchip information, please contact Denise Requardt 214-801-1802 for microchip reader.

Wynnewood North Spring Fling—Mark your calendars!

Wynnewood North Spring Fling and Easter Egg Hunt for all Neighbors!



When: Saturday, April 8th from 11:30AM – 1:30 PM (Egg hunt at

1:00PM)

What: Easter egg hunt, games, and fun along with hot dogs and pot luck lunch

Where: Wynnewood North Greenbelt (S. Manus @ Mayrant / Woolsey)

WNNA will provide hot dogs, water, soda and juice.

PLEASE BRING YOUR FAVORITE SIDE DISH TO SHARE

Volunteers needed for setup and teardown. We will also need extra tables and chairs. Contact president@wynnewoodnorth.org / 214-801-1802 to volunteer.



Information and Tidbits





Creating an account

We have had a lot of new neighbors move into Wynnewood North over the last couple of years, and we are so glad to have the chance to get to know them and make them feel welcome.

Other than these quarterly newsletter and our quarterly meetings, one of the best ways we broadcast information is with Nextdoor. We regularly let neighbors know about upcoming events and other important timesensitive information. If you have not already signed up, please visit www.nextdoor.com and complete the following steps:

- 1. Enter your residential street address and email address.
- 2. Select Find your neighborhood, and you will automatically be assigned to our neighborhood.
- 3. Complete all of the required fields.

Have an invitation code?

and enter the code on the

- 4. If you received an invitation to join Nextdoor, select invitation letter in order to give your neighbor credit for inviting you.
- 5. Click Sign up.
- 6. Finally, confirm your address.





Creating a post

Many Nextdoor members don't realize that when posting information the fields have changed from showing a specific neighborhood first on the selection to 'Anyone'. If 'Anyone' is chosen the post will go to all Nextdoor members in Dallas.

When creating a post helpful hints:

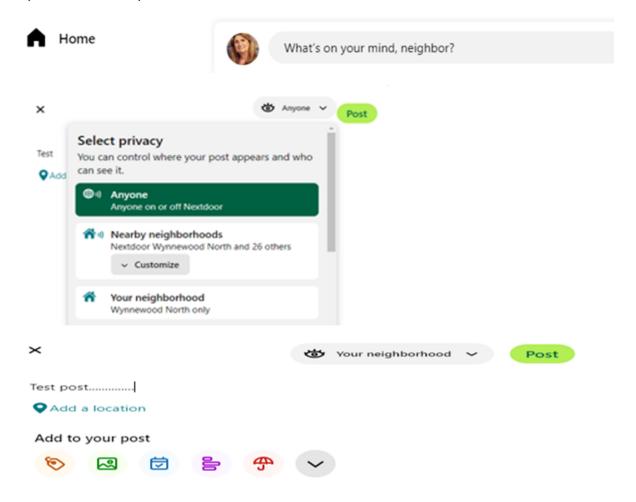
Click on 'What's on your mind, neighbor?'

Click on the drop down arrow – Anyone. There are three choices – Anyone, Nearby neighborhood, and you're your neighborhood.

Choose the applicable area you want the post to go to. Keep in mind most of our neighborhood posts should not go to – Anyone.

Add the information you wish to share. If you have pictures, etc there choose under – add to your post.

When complete click on – post.





Financial | Ben Orr Treasurer

Real Estate | Ric Shanahan

As of December 31, 2022

Beginning Cash Balance - January 1, 2022 \$ 16,412.61

Year To Date Deposits \$ 11,548.84 Year To Date Disbursements \$ (14,603.27) Ending Cash Balance - Dec 31, 2022 \$ 13,358.18

Net Income/<Loss> - YTD \$ (3,054.43)





October—December 2022

Properties Sold/Exchanged Owner-	
ship in MLS	1*
Properties Currently for Sale	2
Properties Currently Under Contract	1
Average days on Market	43
Property Sold Off Market	0**
Property Listings Not Sold/Withdrawn	1

^{*}Properties Listed & Sold through MLS

January—December 2022

Properties Sold/Exchanged Ownership in MLS. 14*

Average days on the Market—29 days

Average Square Footage-2303

Average Sales Price- \$547,479

Free Money!

Amazon has made it easy to turn your shopping into cash for Wynnewood North! After you sign up, every time you make a purchase on Amazon Smiles, Wynnewood North gets a donation! Based on the number of houses in Wynnewood North, our neighborhood association **could earn over \$1800 a year!**



Signing up is easy!

- 1 Go to the AmazonSmile web site and enter your regular Amazon log-in and password. There is also a QuickLink to sign up on the home page of the Wynnewood web site at wynnewood.north.org.
- 2. Designate Wynnewood North Neighborhood Association as your charity of choice.
- 3. Bookmark the AmazonSmile log-in page so your future Amazon purchases will automatically create a donation to your neighborhood! It's important to always use the AmazonSmiles website for future purchases.



^{**}Off Market not listed in MLS



Blast from the Past | Wynnewood Village

At its peak, Wynnewood Village had it all.

Built in the early 1950s, Wynnewood offered shopping, banking, entertainment, doctors and dining. There was a drycleaner, a lamp store, a photography studio and insurance offices. Out-of-town guests could lodge in the two-story Wynnewood Hotel (where the Chase Bank drive-ins are now), and convenience items were available at the new 7-Eleven. Wynnewood residents could get their shoes repaired, their cars serviced and filled with gas. They shopped at major department stores, and attend church — all within walking distance, as numerous housing options surrounded the central shopping space.



Wynnewood Village offered everything a "village" was designed to do. There was little need to venture outside its boundaries. It was the post-World War II period in Oak Cliff, with the Baby Boom, well, booming. It was the perfect place for the time.

Named after the Wynne family, the village's first 27-acre shopping area consisted of the two interior strips, anchored by Skillern's Drug Store, A & P Grocery, M.E. Moses 5¢-10¢-25¢-\$1 store, Wyatt's Cafeteria, E.M. Khan and Volk's. A Safeway grocery, Fred's Barbecue and the Truelove Gulf Station backed up to Zang Boulevard and completed the center, with numerous smaller businesses nestled between the major stores. Birthday cakes and pastries were purchased at Jan's Bakery, while Jay's Florist sold many a high school dance corsage and homecoming mum. Robert's Jewelers had watches, rings and bracelets, with Wynnewood Window offering gift items and hollowware. The Wynnewood Delicatessen created yummy sandwiches, but Big John's Steak House fed the heartier appetites. For the younger set, Abbott Shoe Store filled many an Oak Cliff kid's shoe needs, with Bud's Duds clothing the well-dressed young males. The Community Sewing Shop carried a full line of fabrics, notions and sewing machine items. And, always beckoning: Toy World.

Quite popular, the aforementioned Volk's had live monkeys in glass cages that flanked the store's back entry. Additionally, the store had bank drafts from all the major Dallas financial institutions. All customers had to do was to request one of the blank checks and fill in the info. No IDs were required.

The Wynnewood State Bank and the Wynnewood Professional Building and pharmacy were distinct additions. There was also a post office and Dallas Fire Station No. 33. Wynnewood Presbyterian Church was the only house of worship.

For years, the Wynnewood Theater entertained children, teens and adults. And when Goff's Charcoal Hamburgers opened (now a laundromat), the place was packed with customers purchasing those delicious burgers and chocolate mint ice cream in what was then the "new" waffle cones.

South of Illinois Avenue were smaller brick houses with single garages, while the more spacious upscale homes in Wynnewood North offered custom appointments, larger lots and double garages. And, rambling on both sides of Zang and lining Illinois, the Wynnewood Apartments housed hundreds of post-war families. Many of the newly created streets were named after World War II battles, ships and commanders, reflecting Angus G. Wynne Jr.'s naval background. Including the housing, Wynnewood Village comprised roughly 820 acres.

In the later 22-acre shopping expansion, one of the busiest stores was Cinderella Dallas — a teen clothing store that also offered "modeling and charm" classes.

Kresge's variety store opened, as did a Titche-Goettinger and Jas. K. Wilson. Montgomery Ward gave Cliffites a Sears-type store that didn't require a drive to Jefferson Boulevard.

Although the old businesses are all gone, one thing is still the same. As it did in 1950, the stately, iconic Wynnewood sign still beams its neon message to the community.



Wynnewood North Board of Directors

President Denise Requardt president@wynnewoodnorth.org

Vice President Cynthia Michaels vp@wynnewoodnorth.org

Secretary Beth Gormley secretary@wynnewoodnorth.org

Treasurer Ben Orr treasurer@wynnewoodnorth.org

Crime Watch David Williams crime@wynnewoodnorth.org

Communications Janice Coffee communications@wynnewoodnorth.org

Webmaster Paul Jolly webmaster@wynnewoodnorth.org

Beautification Cynthia Michaels beautification@wynnewoodnorth.org

Publications Lynn Sulander & Barb Nunn publications@wynnewoodnorth.org

Social / Parent Liaison Managed by Board social@wynnewoodnorth.org

Block Captains

Have you ever wondered how your quarterly newsletter and other neighborhood information arrive safely to you? We have an amazing crew of Block Captains that volunteer their time to walk their street to bring information to your house. We thank you all for your efforts!

Block Captains

Bizerte (East)/Pratt/Heyser - Karen Burns

Bizerte (West) - Guy Allbright

Hoel / Lllewellyn - Jeremy Ratliff

N. Manus (East) - Greg Gormley

N. Manus (West) - Lisa Tully

S. Manus - Larry & Donna Libby

Mayrant (East) - Judy Thornton

Mayrant (West) - Janice Coffee & Terry Thomas

Monssen (East) - Dwayne Privott

Monssen (West)/Monssen Pkwy - Teri Lipscomb

Shelmire - OD Vega

Woolsey (East) - Lynn LaCaze

Woolsey (West) - Denise Requardt & Brenda Steele





Beautifactation | Cynthia Micheals

Wynnewood North's Triangle Gardens Aren't they so beautiful!





Wynnewood North has two beautiful flower triangles (Monssen and Woolsey). Many years ago, the neighborhood association took over the responsibility of these triangles from the city and turned them into beautiful gardens. These gardens attract butterflies, bees and birds. Take a moment some time and sit on the bench to enjoy them.

The grassy areas are mowed and edged by a lawn care service which is paid for from our WNNA budget. However, volunteers help maintain the flower bed areas by removing the weeds, trimming plants when needed and removing tree saplings. Currently, we only have a few neighbors helping. We are reaching out once again for volunteers to be a part of the WNNA Beautification Committee.

This does not take up much time throughout the year. You will be advised on how to trim the flowers and take care of the beds. Volunteers work a specific area of the triangle at their convenience. Throughout the year there is a call for all volunteers to join together and help out at the same time depending the circumstances and time of year. This is usually on a Saturday morning for a few hours. If you are interested or have questions, please feel free to email Cynthia Michaels at: beautification@wynnewoodnorth.org.

Many hands make light work. Unfortunately, currently, it has been: Few Hands make LOTS of work. Let's work together to make this happen!

Donations to WNNA can be requested specifically for the triangles if you prefer.

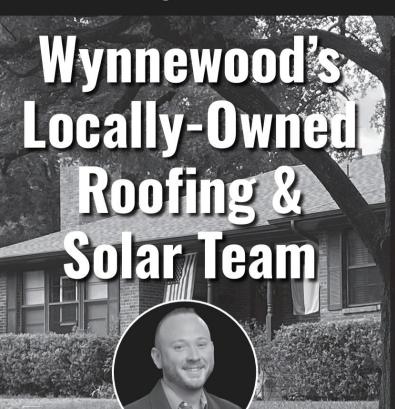


Have you seen me in the greenbelt?





www.ARSRoofingTX.com | 214-642-5366 | info@ARSRoofingTX.com



"We originally contacted Chris about a painting estimate. After meeting with Chris he believed that we needed a new roof and that our insurance would most likely cover it. He guided us carefully through the steps on contacting our insurance agent for a roof inspection, and he was on hand for the inspection and walk-thru of the property. Additional services were needed for gutters and trees, and everyone that worked on our house were equally professional and dependable. Overall, the entire process of roofing, painting and gutters was seamless, on schedule and there were no surprises along the way. Chris went above and beyond to keep contact with us on every step and we felt like we received quality products and services without paying a premium price. We would recommend him highly."

> — Wynnewood North Home Owners, Peter & A.G.

Christopher Averite

ARS Solutions Owner

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