

Official Newsletter of the Wynnewood North Neighborhood Association

**Quarterly
General Meeting
January 18th
6:30pm
6pm Meet & Greet**

**Meeting Info &
Agenda on Page 2**

A Word from Our President | Denise Requardt

Hello neighbors!
 As we move into 2024 I wish for you all a wonderful fun filled year ahead.
 The first WNNA General Meeting of the year will be held on January 18th at Kidd Springs Recreational Park Facility. We have several neighborhood and community updates to share with all of you which are noted on the meeting announcement.
 WNNA 2024 Board of Directors were elected in October 2023 and are listed within this Newsletter and on our WNNA website. Barb Nunn is the new Crime Watch Director and will be an asset to the team. She has been part of VIP since the beginning of the program and has a great deal of knowledge in reference to expectations working with DPD and the VIP team members. All other board members voted in are the same as the previous year.
 A big thank you to you to David Williams our outgoing Crime Watch Director for all he did the past several years helping ensure the VIP team was running smoothly and ensuring DPD was updated as needed.
 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 the volunteers that helped us along the way. A huge thank you to the Fall Wander Hosts. We could not hold the wander events without the wonderful hosts that share their homes and hospitality.
 We will be scheduling the Spring Fling (March 30th), Spring Wander (May - TBD) along with a few additional events through the 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.
 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!



<p>About Us</p> <p>WNNA is an 501(c)3 non-profit organization.</p> <p>Donations are tax deductible and can be made by mail, at general meetings, directly to our treasurer, or by visiting wynnewoodnorth.org/donate.</p> <p>Receipts are provided upon request.</p>	<p>Contact Us</p> <p>Online www.wynnewoodnorth.org</p> <p>Email info@wynnewoodnorth.org</p> <p>Mail PO Box 3872 Dallas, TX 75208</p> <p>Nextdoor wynnewoodnorth.nextdoor.com</p> <p>Facebook facebook.com/wynnewoodnorth</p>
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GENERAL MEETING

January 18, 2024

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

AGENDA

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

6:30 pm: Bring the meeting to order

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

Guest Speaker: To Be Determined

7:00 pm – 7:45 pm: WNNA Business Meeting/Board of Directors

Neighborhood / Community Updates:

Update: Conservation District planning

Update: "75 for 75" Reforestation Project

Wynnewood Shopping Center renovation progress

City Council Members propose changes to boost housing units

*** General discussion – member questions and general information if time permits

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

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

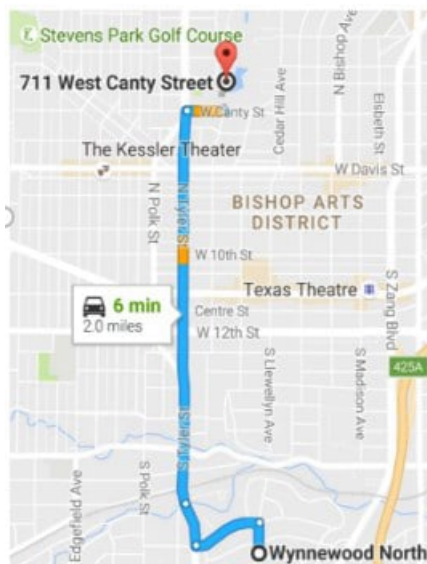
Year to Date Financials to be approved: <https://wynnewoodnorth.org/Treasurer>

Meeting Location:

**Kidd Springs
Recreation Center
711 W. Canty Street
Large Meeting Room**

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

**General Parking in the large
lot east of the main entrance**



Handicap Parking:
FIRST entrance

General Parking:
SECOND entrance up the hill



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Dallas County Proposals

Five Dallas City Council Members - proposed changes to boost housing units

Reach out was made to Chad West and team for high level information to share with neighbors in reference to the proposal sent to the City of Dallas Housing Committee to reduce minimum lot sizes. Below are some key points received.

***The details shared below do not reflect views or opinions by the WNNA Board of Directors. Informational only. Denise Requardt

Per Chad West's liaison –The main idea is that right now the memo was meant to have staff present to the council on how reducing the required minimum lot sizes would affect the city and how it would increase housing options. There is no change happening now. Mr. West also would like to focus this on empty lots and exclude historically preserved neighborhoods.

Key Proposals:

Introduction of "Tri-plex" and "Four-plex" Units: New housing types to be recognized in city planning.

Reduction of Minimum Lot Sizes: Smaller lot sizes in single-family zones to allow for more efficient land use.

Expansion of Housing in Existing Zones: Permitting the new housing types in current residential areas.

Building Code Amendments: Adjusting city codes to accommodate these new structures.

Purpose: These changes aim to address Dallas's growing need for affordable housing by increasing the availability and variety of residential units.

Potential Benefits: This proposal could lead to more diverse housing options, better use of urban space, and increased affordability for residents.

Please note this would be a huge undertaking and would take years if even possible.

*** For links to information from media sources Google: [Five Dallas City Council Members – proposed changes to boost housing units](#)





Wynnewood North Spring Fling



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

When: Saturday, March 30th from 11:30AM – 1:30 PM (Egg hunt at 1:00PM)
What: Easter egg hunt, games, and fun along with hot dogs and potluck 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.

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Crime Watch | Barb Nunn

Happy New Year to all of you!

My first act as the WWN Crime Director is to thank David & Deb Williams for their wonderful job the last couple of years! I am thrilled that they will remain part of the team going forward!

As we enter this new year, I want to share my goals for 2024.

1. Recruit more VIPs. We currently have 6 waiting for training.
2. Re-engage those that have been on hiatus
3. Figure out a more interactive calendar within our website
4. At least 1 patrol every day!



There is no doubt whatsoever that our efforts make a difference in the neighborhood. While we can't prevent every crime, our blinking yellow light reduces opportunities the bad guys need just by letting them know we might be watching.

Looking back at 2023, our VIPs (Volunteers In Patrol) provided 367 hours of neighborhood patrol, and there were 9 reported crimes during the year. Our patrols do make a difference thanks to our amazing team! Be sure to wave as we drive by.

I welcome your ideas as we work together to demonstrate pride in our neighborhood. If you or someone you know is interested in joining us, please email me at crime@wynnewoodnorth.org.



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Wynnewood North Holiday Party





Let's
Celebrate





Wynnewood Village Update


Statement from Brixmor Representative:

The fencing you see on the southwest side of the shopping village is all for the Target store in one way or another. Some of it is to keep the building pad safe, some for the parking lot expansion, and some for a storage/staging area for Target to use during their construction. We're working to deliver the completed pad to Target in the Spring, with Target still confirming their construction schedule subject to their permits.

Generally, things seem to be tracking well. We're in design on some of our façade improvements and working on our pre-leasing goals. We did sign a lease with Burlington to take over the space next to Ross and hope to be under construction in the spring. Unfortunately, I do not have any news on the Kroger front as of now but continue to keep my fingers crossed.



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Pet Corner—Robert Stahl

Meet Gizmo! At first glance you might think he's just a dog, but he's much more than that. He's the living embodiment of the good that happens when a neighborhood works together. When he was found on the street in Wynnewood North in early December, things looked bleak for little Giz. He was shy, shivering in the cold and so skinny, he looked like he might break. A kind neighbor took him home and found out he was chipped. Unfortunately, his owners did not respond, which meant the journey to find his forever home began.

The neighbor was able to keep him at his home safe, and that's when the networking kicked in. Wynnewood North is full of resourceful neighbors, many of whom band together when there's a crisis, or even a pet in need. Through the kindness of a small group, including a neighbor who pet sat for Gizmo when the rescuer's house got too crowded for a week during the holiday, things started to happen. A rescue group was contacted and now Gizmo is in the process of becoming a bonafide foster dog! The ultimate goal is finding him a home where he will be treated with the love he deserves.

While his breed is impossible to tell, he appears to be a Frenchie / Pittie mix. He's about 2.5 years old, 28 lbs., and neutered with the cutest under bite. Now that he has some meat on his bones he is starting to trust



people more and more. Even though he looks like a bruiser, he's not at all. He is nothing but sweetness and affection. He is good with dogs both small and large, and even gets along with cats and children. You'd hardly ever know he was found on the street.

He has such an incredible personality when he comes out of his shell! He's a rock star everywhere he goes and makes all sorts of friends with his funny-sounding grunts and wagging tail. Sure, he's a little odd looking, but that's his superpower! You can't help but fall in love with little Gizmo.



Gizmo

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.

Can your lost pet find it's way back home?

A microchip will help make a difference!



75 for 75 Trees Reforestation Project | James Tekippe & Mike Wicker

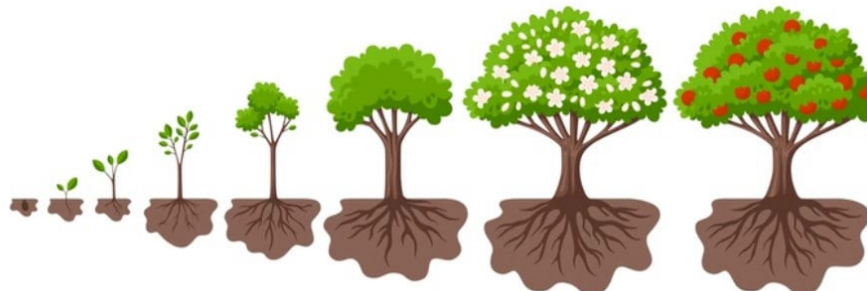
Hi Neighbors,

I'm really happy to report that the "75 for 75" planting initiative reached our first year goal and planted 24 new trees on December 13th! We had a variety of trees planted, including Chinkapin Oaks, Pecans, and Burr Oaks among others at 17 households across the neighborhood. The city provided these trees to us free of charge, and they were all beautiful specimens that were larger than expected. We want to thank all the new tree adopters for taking on this responsibility, and we are so excited to watch these new additions to our neighborhood grow and thrive in the coming years.

The "75 for 75" project managers are now starting to focus on finding new adopters for our second planting at the end of 2024. We already have a few neighbors signed up, but there are lots of spots left for those that are interested in becoming an adopter. The trees this year went pretty fast, so if you are interested, please contact James Tekippe at jwtekip@yaho.com. Additionally, if you have the desire to contribute to help fund our future plantings, please reach out. We greatly appreciate the generosity of our neighbors to help realize this goal. Below are a few pictures from the planting day, but in case you want to see what an impact this is making in our neighborhood in person, I encourage you to drive on the east side of Mayrant before Llewellyn and you'll see 3 houses that planted 5 trees between them. This corner has been transformed and will continue to be shaped by these trees for decades to come.



James and Mike | Project Leads





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

Bulk Trash Set Out Dates

Jan 18-22

Feb 22-26

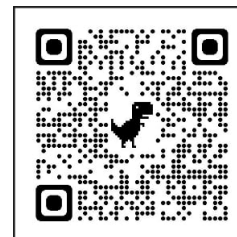
Mar 21-25

Methodist Health Corner

5 tips to boost your metabolism and lose weight in 2024

Cutting calories may be your first impulse when adopting a New Year's resolution to lose some weight. But don't overlook your body's metabolism, its natural ability to convert food into energy.

<https://shineonlinehealth.com/rev-up-your-metabolism/>



Most strokes are preventable: 5 ways to lower your risk

Up to 80% of strokes are preventable, if you can keep a lid on cholesterol and blood pressure, among other risk factors.

<https://shineonlinehealth.com/5-ways-to-lower-stroke-risk/>



Trees and Your Electric Service

Notification tags were delivered to Wynnewood North homes recently in reference to tree trimming. Oncor states the timeframe is usually within 3 months after the first notification. A second notification should be received prior to the trimming. Here is the notification some residents received:

Dear Homeowner, Wright Tree Service, specialists under contract with Oncor, will be in your neighborhood pruning trees and removing vegetation a safe distance away from the power lines.

Trees growing too close to power lines can cause damage to Oncor facilities and interrupt service to you and your neighbors. Oncor's goal is to provide for the safe and reliable delivery of energy.

If you are not at home on the day of the work, we will proceed in a professional manner with any necessary pruning and clean-up.

If you have questions concerning the work, please call 1-800-518-2375 to speak to an Oncor representative.

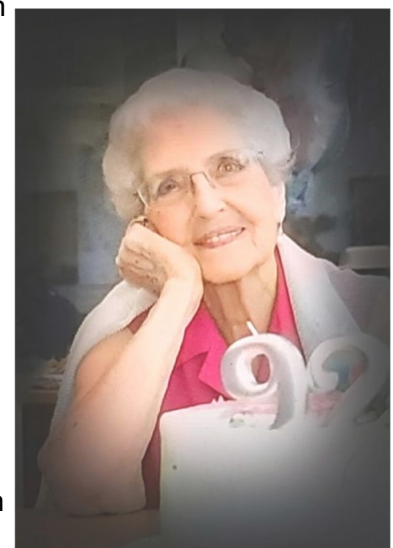


Helen Schneider | Long Time Resident

Helen Louise Dadds passed away peacefully at home surrounded by family December 27, 2023 at the age of 93. **Funeral Services to be held Saturday Jan 20th at Kessler Park Methodist Church at 2pm**

Helen Louise Dodds was born on July 28, 1930, at the Broadacres Ranch in Maricopa County, Arizona, to Jesse James Dodds and Lucile Hill Dodds. Helen faced adversity at an early age being born during "the great depression" and her father passing away when she was 9 years old, leaving her widowed mother to raise Helen by herself. She was a scholar and graduated from Wainwright High School as Valedictorian in 1947 and from Northeastern State College in Tahlequah, OK, in 1951. Her first employment after college was secretary to the Muskogee County School Superintendent - 1951-1955; she later moved to Dallas Texas and was employed by a railroad shipping company and quickly worked her way up to executive secretary to the President of the company.

Helen moved to Dallas in 1955 and married Charles Schneider November 2, 1956. Helen and Chuck settled in to their 1st and only home in Wynnewood North in 1963. They paid \$19,000 for the home. In 1964 Helen and Chuck took in a foster son name Raymond Caswell who became a jr golden gloves champion. Ray was killed in action as a 1st lieutenant. Helen retired from her professional career to be a full-time devoted mother to their daugh-





Making Safer Neighborhoods

ter Shelley Rae in 1971. Helen continued her quest in life to be involved and of service to others. Helen played a large role in the school's PTA while teaching Sunday school on Sundays.

Early 1970s, Helen and Chuck created and maintained a long-term relationship as a neighborhood representative with the Dallas Police Department. Beginning with Officer Bruce Hickman who would keep up with the neighborhood issues and do daily surveillances throughout the years. This was the beginning of the WNHA (Wynnewood North Homeowners Association). Chuck passed April 13th, 2021.

Instead of flowers, donations in Helen's name be directed to Kessler Park United Methodist Church.

Financial | Ben Orr, Treasurer

End of Year 2023 Summary

Wynnewood North funded many activities throughout 2023 including this newsletter, two parades, 12 Yard-of-the-Month awards, three awards for Christmas decorations, a Spring Wander, a Fall Wander, and a Christmas party.

We also funded various administrative expenses including the web site, triangle park maintenance and Christmas decorations. We began the year with \$14,871 in our bank account. Throughout the year, we took in an additional \$17,004 and spent \$18,425, for an ending total of \$13,449.

Even though we spent a bit more than we took in, the difference was relatively minimal. We expect a similar amount of revenue in 2024 and will look to trim expenses to end closer to balance.

Real Estate | Ric Shanahan

October—December 2023 SOLD

Properties Sold/Exchanged Ownership in MLS	1*
Properties Currently for Sale	1
Properties Currently Under Contract	1
Average days on Market	5
Property Sold Off Market	0**

**Properties Listed & Sold through MLS*

***Off Market not listed in MLS*

2023 YTD SOLD

Sold/Exchanged Ownership through MLS

Average Days on Market	73 days
Average Square Footage	2245
Average Sale Price	\$574,667
Average Sold \$/SqFt	\$259.80

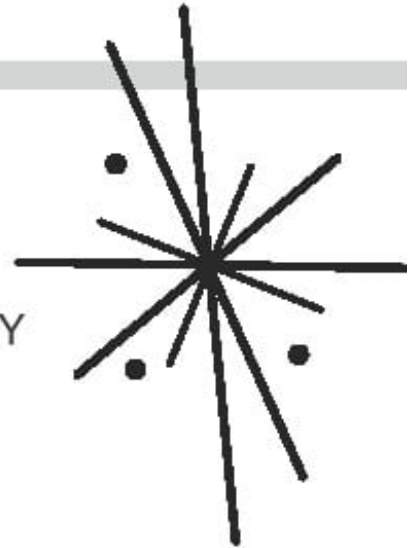


October—December 2023 LEASED

Properties Leased on	5*
Average Leased	\$1.33 / Sqft
Average Leased Price	\$3030
Average Days on Market	47

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Wynnewood North Fall Wander



A huge thank you to the Fall Wander hosts – David and Debbie Williams, Nathan Treanor and Harriet Boorhem. All the hard work that went into putting the event 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.





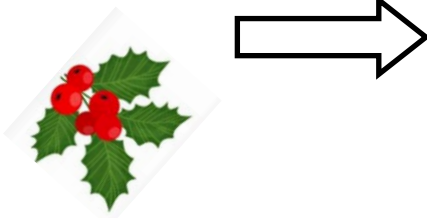
October - (Halloween/Fall Decoration Winner)
520 Monssen – Lance Ivy & Dwyane Privott



November Yard of the Month
525 Mayrant — Judy Thornton

January Yard of the Month

530 Mayrant — Deborah Louis



Holiday Decoration Winner

525 Woolsey – Ben Egbert & TJ Lymenstull



Holiday Decoration Winner

631 Mayrant — Maria Garcia



Holiday Decoration Winner

740 Mayrant — Jake & C.C. Kurz





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	Barb Nunn	crime@wynnewoodnorth.org
Communications	Janice Coffee	communications@wynnewoodnorth.org
Webmaster	Paul Jolly	webmaster@wynnewoodnorth.org
Beautification	Cynthia Michaels	beautification@wynnewoodnorth.org
Publications - Ex Officio	Barb Nunn & Lynn Sulander	publications@wynnewoodnorth.org
Social / Parent Liaison - Ex Officio	Katherine Espinoza & Laura Motta-Mena	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 / Llewellyn - Jeremy Ratliff
N. Manus (East) - Greg & Beth Gormley
N. Manus (West) - Lisa Tully
S. Manus - Ron Horick
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



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Christopher Averite
ARS Solutions Owner

"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.

Wynnewood
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