

WYNNEWOOD

N O R T H

April 2010

Volume 15 Issue 1

Next General Neighborhood Meeting – Elections!

Thursday, April 15, 7:00 pm

Orion Ballroom, 15th floor, Bank of America Building

President's Voice

LYNN SULANDER

Hello Wynnewood North residents. This is Lynn Sulander, your new neighborhood association president for 2010. Myself, along with the rest of the board, were elected in January to serve through December. Wynnewood residents should be proud because this is a great team of individuals that have volunteered to lead the association. The bylaws of WNNA lend themselves to electing the entire board each year. That could be good or could be bad because there is the potential for the entire board to be replaced all once. But, instead WNNA has a good mix of returning and new Board members. This mix reduces the learning curve and the ramp up time needed to become a fully functioning Board. We are thankful that several board members are returning from 2009 and those that have worn several "board hats" over the past few years. The returning individuals continue to volunteer their time bringing great value to the organization. They provide the continuity of activities, the history of events and issues and tried and true "lessons learned". So when you see Cindy Kirk, Richard London, Dean Rose, John Sarlay, Jeremy Ratliff thank them for their time and energy year after year. We are also

excited about the new board members which are Ben Bledsoe, Jane Sullivan, Jeff Falin, Donna Libby and myself. This is the ideal mix of experience and enthusiasm.

Because of this great group of individuals on the board, it is only April and we have already devoted a lot of time and energy on behalf of our residents. We have held 2 regular board meetings, 4 special board meetings and one special general meeting since elected on January 21st. You might ask, "What has kept you so busy?" Well, it was the certified letter received January 22nd from the Texas Department of Housing and Community Affairs (TDHCA) informing us that Bank of America intends to redevelop The Parks at Wynnewood Apartments. The board has been working countless hours in our volunteer board role to gather, decipher, understand and assimilate as much information as we can about the project. The board shared all we knew and our actions thus far with the residents of Wynnewood North at the

continued on next page

Contact Us



www.wynnewoodnorth.org



Wynnewood North
Neighborhood Association
PO Box 3872
Dallas, TX 75208



info@wynnewoodnorth.org

President's Voice, continued

Special General Meeting held March 25, 2010. Special guests invited were the developers for the Parks Project and Dave Neumann, our city counsel representative. Our residents posed question after question for 75 minutes non-stop; those answers gave us a better understanding of what to expect if the TDHCA approves the project and there are still many unanswered questions. If you were not able to attend the Special meeting, I recommend you review the minutes of the meeting on our neighborhood website (www.wynnewoodnorth.org) or by calling the neighborhood hotline at 214-967-5157. Please attend the Public Hearing to be held April 14, 2010. Details of the meeting location and time are provided in another section of this newsletter and on the WNNA website. I would like to acknowledge Joseph Hernandez who has been instrumental acting as liaison to the Board for this project. Joseph's knowledge, experience, time and energy is greatly appreciated by the Board.

So now you know what has been occupying so much of our time and energy. Yes, it has been The Parks at Wynnewood Apartments redevelopment project. I ask for your patience as we struggle to keep up with the "usual responsibilities" and "customary neighborhood activities" as Board members. I hope your next question is what can you do to help? How about volunteering to host your home on the Spring Wander? Volunteer to help with Spring Clean-up? Volunteer to apply for and carry-out Grants Opportunities! Volunteer to help organize the Spring Fling! Volunteer to take the VIP Crime Watch training! Those are just a few up coming opportunities to participate in this great neighborhood!

WNNA Board of Directors

- President.....Joseph Hernandez
- Vice President Jeff Falin
- TreasurerRichard London
- SecretaryCindy Kirk
- Crime WatchDonna Libby
- Social Director Ben Bledsoe
- Publications John Sarlay
- Communications Jane Sullivan
- Beautification.....Jeremy Ratliff
- Website/Special Projects..... Dean Rose

WNNA Block Captains

In addition to distributing the WNNA newsletter and other flyers, these dedicated volunteers help you and the entire community in various ways. They contact our newest neighbors and update our directory. If you've just moved in or if you've changed your contact information, give them a call. These folks are your first point of contact, so get to know your Block Captain and thank them for their time and commitment.

- Bizerte (East) Silver & Bill Poteete
- Bizerte (606-647) Janice Williams
- Bizerte (652-757) Guy Allbright
- Pratt Silver & Bill Poteete
- Heyser Silver & Bill Poteete
- Hoel..... *Volunteer needed*
- Llewellyn *Volunteer needed*
- N. Manus (East)John & Gail Ridgley
- N. Manus (West) Lisa Tully & Mary K Trostmann
- S. Manus Larry & Donna Libby
- Mayrant (East) Silver & Bill Poteete
- Mayrant (West) Janice Coffee & Terry Thomas
- Monssen (East 303-431) Lois Carker
- Monssen (East 436-531) *Volunteer needed*
- Monssen (West) Lisa Kleypas & Jessica Hamilton
- Monssen Pkwy Lisa Kleypas & Jessica Hamilton
- Shelmire Tom Claeys & Dean Knight
- Woolsey (East)..... Mary Scherer
- Woolsey (West) John Sarlay & JP Arnhart

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A Note From The Vice-President

JEFF FALIN

My Dilemma with the Parks Redevelopment

Although I will have owned my house at 415 S. Manus for two years at the end of April, I have only lived there since June of last year. I moved to Wynnewood North for two reasons. First, I wanted to live in a neighborhood where I could get to know my neighbors by name and feel comfortable occasionally borrowing the proverbial cup of sugar. Second, being a bit homesick for the Appalachian Mountains of eastern Tennessee where I grew up, I wanted to live in an area of Dallas with mature trees, green-space and at least some interesting topography. Having lived in Dallas now for 10 years, I already knew and had visited a few residents before buying my house so there was very little arm twisting needed to get me to move here. I met my goals in moving and I love living in Wynnewood North!

Regarding the Parks at Wynnewood, I remember driving by the Parks for the first time and thinking, “wow, what nice older apartments/townhomes.” Initially, I had no idea they were low income housing. Nor did I realize they spread across 40 forest-like acres east and west of Zang Blvd. Even after I found out they were low-income housing, I did not regret my decision to move here. The brick façade and landscaping fit seamlessly with the surrounding 50’s brick, ranch-style homes, their landscaping and the green belt. But, if Bank of America gets their tax credits from the TDHCA, we are faced with the real possibility of the Parks being demolished, the mature trees being cut down and new construction that may not match the neighborhood.

What if BofA gets the tax credits and starts redevelopment? Being an admittedly moderate Democrat, I am conceptually for low income housing, especially for seniors. Recent improvements in building materials and appliances

mean that these new buildings will cost less to maintain, both for the residents inside and the property manager outside, than the existing structures. Indoor air quality will be better. Lower utility bills and potentially healthier living conditions for low-income residents will help them be more self-sufficient, require less government assistance and possibly move up into the middle class. But, at the same time, we all want our house values to appreciate. Will that happen if the existing Land Use Restriction Agreement, requiring low income housing on the 40 acres, expands from the current 20 years to 40 years? We also want to feel safe walking the neighborhood and/or walking to the DART station. How will the type and frequency of crimes change if the number of units increases from just over 400 to the proposed 550? Yes, I heard Bank of America representative Brian Roop say that he intends to replace only the existing 400+ units with low income units and promote the additional 150 or so dwellings at market rate. But, he also said that BofA’s proposal to redevelop the site in four phases was new territory for the TDHCA so I suspect adding market rate housing on use restricted property is new to them as well. Will TDHCA approve BofA’s plan?

While not one of my original reasons for moving to Wynnewood North, I now love the idea of being able to walk to shopping in Wynnewood Village Shopping Center. After moving here, I learned that this was the core of Angus Wynne’s vision for the shopping center and surrounding neighborhoods. But, for me to shop in Wynnewood Village, crime in the center would have to drop and it would have to add at least a few stores that cater to my needs/interests. What motivation will individual chain stores or developers have to even consider Wynnewood Village Shopping Center if the demographic to which the majority of its stores caters only gets larger?

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A Note from the Vice-President, continued

What if the redevelopment does not happen, either because the neighborhoods and/or the City of Dallas somehow manage to stop the process or TDHCA does not approve the tax credits? Councilman Dave Neumann said that even though the outside may look okay, their insides need major renovation. There is no financial incentive for BofA to renovate the units like they did back in 1995 and so the units will continue to deteriorate. Could BofA sell the units to someone else who wouldn't manage them as well as Dallas City Homes has? Yes, but the existing 20 year LURA would stay attached to the land.

So, which is better: the status quo with twenty more years of rapidly deteriorating low-income housing or 40 years of newer low-income housing with hopefully some market rate housing mixed in? Do the neighborhoods and/or the City of Dallas even have the power to stop the development at this point? Councilman Neumann seems to think so. So, I will continue to stay involved, get more of my questions answered and make sure my voice is heard. Will you?

Wednesday, April 14, 6:00pm

Public Hearing on Redevelopment of
Parks at Wynnewood
J. Erik Johnson Central Library Auditorium
1515 Young St



Social

BEN BLEDSOE

Thursday, April 15, 7:00pm
General Neighborhood Meeting
Orion Ballroom

Saturday, April 17, 8:00am
Spring Clean-up
Spring Fling to follow

Saturday, April 24
Evening Spring Wander

Saturday, May 1, 8:00am
Spring Clean-up (RAIN DATE)

For Wander tickets or any other information about social events, email Ben at: social@wynnewoodnorth.org or call him at 817-235-8611

WNNA Yard of the Month Nomination Form

Date:

Address of nominated yard:

Reason for nomination (optional):

Cut out the form and return to:
Jeremy Ratliff or www.wynnewoodnorth.org

Crime Watch

DONNA LIBBY

At the Quarterly Meeting in January I was chosen to be the Crime Watch Chairperson. I know that Pam Westerheide will be a hard act to follow but we are off to a great start so far.

In the 1st quarter there were 45 VIP patrols: 12 in January, 16 in February and 17 in March. Wynnewood North has 46 people who have taken the VIP training course. Nine more of your neighbors took the latest class on March 27th so that makes 55 VIP'ers. More classes are scheduled in April so let me know if you are interested at crime@wynnewoodnorth.org. VIP patrols are 1 ½ hours in length and VIP'ers choose times that fit their schedules.

VIP patrols allow you to get to know your neighborhood and your neighbors, not to mention your VIP patrol partner. It's one of the most satisfying 90 minutes you'll spend in a car and it's a way to send a message to the outside world that we're taking control of our neighborhood. Lawn crews, UPS, FEDEX, service people, etc. give us a long look and hopefully, tell their friends and associates about us. With warmer weather and more garage sales on weekends and school about out I'm hoping we can schedule more patrols. I'm sure most of you have seen the patrols with the flashing lights and magnetic signs. I know I feel safer when I see it go by.

If patrolling isn't your thing there are other ways to help. Since it's warmer now and you may be walking the neighborhood or working in your yard – take notice of odd behavior or suspicious activity. When walking my dog I take my cell phone, pen and paper so I can jot down license tags, brief descriptions of cars or people, etc. Most people are driving slowly because they're looking for an address. But, sometimes...you just have a funny feeling so call the police and give them as much information as possible. Then let me know. Others may have seen the same thing. An email blast may be needed and are very effective in alerting the neighborhood.

Crime Report

Since January 1st:

2 burglaries of vacant homes
300 block of Monssen
400 block of N. Manus

1 theft of a tailgate in the 700 block of Bizerte

1 burglary of a motor vehicle in the 500 block of N. Manus in which a window was smashed and electronics taken

1 disorderly conduct complaints, both of which involved phone calls, in the 400 block of Monssen and the 600 block of Bizerte



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Yard of the Month

WNNNA



February 2010

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Gary Smith

March 2010

663 N. Manus Drive

Murice Winters &
Ronnie Roese



April 2010

515 S. Manus Drive

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- Plano: Custer Rd. (972) 596-5211
- Arlington: N. Center St. (817) 861-1195
- Hurst: Grapevine Hwy (817) 581-6361
- Plano: Preston Rd. (972) 964-3084
- Dallas: N. Greenville Avenue (214) 363-0525
- Irving: W. Airport Frwy (972) 258-1312
- Richardson: N. Plano Rd. (972) 644-0144
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- www.calloways.com
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It's Tree Time

March 29th, and the television weatherman woke me up by saying that there would be no more days below freezing. We've all heard this before, but hearing it said, told me what I have been waiting to hear for months – "Spring has finally arrived"! For some people the idea of Spring is laden with thoughts of allergies, trepidations of yard work, and malignant thoughts of sweating due to your lack of horticultural know-how. For others, Spring represents a time of renewal and rebirth. While I personally do not enjoy three to four months of yard work, I do love getting my hands dirty while planting and encouraging my new plants to grow. One thing I know I will have to plant is a tree to replace one lost.

I was looking at a picture of my former home at 504 Monssen in an old magazine called "legacies". I was surprised to see that only two of the five trees in the picture remain. Granted the trees are cedars and are notoriously weak during storms, I was curious as to how many of our beloved trees have decided to go to that great mulch pile in the sky? After asking around, I have come to the conclusion that many of our great towering brothers and sisters have either died or have been badly maimed due to natural causes like lightning and heavy snow. We mourn their losses and turn to those remaining wondering how long they have until they too decide to follow their brethren. I decided to act.

Check out the Beautification section of the website for the continuation of my article with my tips about planting trees, a list of trees that would be good for our area, a list of trees to avoid, and some really interesting information about Japanese maples in particular.

www.wynnewoodnorth.org

Calloway's Nursery *Tip of the Month*

April

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We will be hosting a free clinic in every store on Earth-Kind™ Gardening on Saturday, April 17th at 10:15 am. Join us to learn more about this environmentally friendly way to garden!

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We thank Calloway's Nursery for supporting our Yard of the Month program by providing a gift certificate each month to our winners.

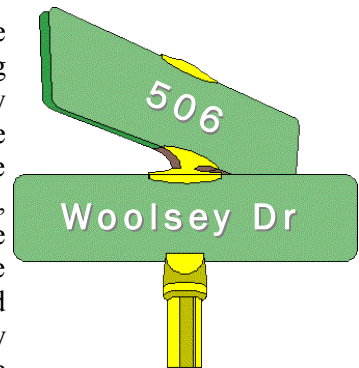
The Saga of the Lost Ball

A couple of weeks ago I was in the dog house at my house. It wasn't Mary who was mad at me; no...this time it was Trevor, the T-Boy, aka the dog. Yes, he was very upset with me - all because we had kind of a bad "walkie," - at least by Trevor's standard. We enjoy walking the dogs and playing ball with them in the greenbelt. In case you have missed us, we are usually the ones with the two short legged little Welsh corgi's walking with a stick with a nasty red ball stuck on the end. While the ball may look disgustingly nasty to me, Mary and the public as a whole, to Trevor that ball is beautiful. Trevor has an abnormal obsession with his ball, and no walk is complete without a lengthy game of catch. Even though Trevor is a bit of a chunky monkey and has gained a few pounds over the years due to his other love of Paul Newman peanut butter doggie treats, he is still quite the little ball player. He can catch the ball over his shoulder, catch it in the air, snag a low line drive right off the ground...yep he is good little player and we are so proud of him (visualize beaming parents here...and give us a break - we can be the crazy old ladies with their dogs because we don't have any kids - we know they are dogs!)

Trevor has his faults as we all do, and one of them is that he isn't particularly fond of sharing ball time with his little sister. Trevor does allow Annie to retrieve the ball when he is too tired to go after it. He lets her in on the game with a "woof" in her direction which sends her scrambling after the ball. Annie of course fails to actually bring the ball back. Annie's unethical ball behavior elicits a heavy sigh from Trevor and some grouching on his part about how she "doesn't play right," and "why do we insist on giving her a turn..." Yes... Trevor talks to us, don't your dogs talk to you? Don't feel too sorry for Annie as she has created her own game called "Butt Biting Time," which involves chasing down Trevor while he is chasing down the ball. She absolutely delights in biting him on the rump, and by then end of play time; Trevor's back end is starting to show the wear and tear... She thinks it is great fun, Trevor of course thinks she is a pain in the a ____, I mean Trevor doesn't find it quite as fun.

On the evening in question, I was walking the dogs without Mary - this is key. As we approached the

greenbelt, both Annie and Trevor pranced along with excitement...they were doing their little happy dance while chanting, "the greenbelt, the greenbelt, we're playing ball in the greenbelt!" I unleashed both doggies, and they eagerly anticipated the



first throw. I launched the ball skyward, and there it stayed, high in the sky, lodged in a tall tree. Trevor looked up at me, and I swear he had tears in his eyes. He circled the tree, he looked up at the tree, he barked at me to try and save his ball - he quickly ascertained that ball time was over and we were now in rescue mode. About all I can say is...I tried. I found a long stick, I tried throwing it up to dislodge the ball, I tried throwing rocks, I tried bending branches down, I even tried to lasso the branch with the leash - all the while Trevor was pacing around the tree - his anxiety climbing higher and higher as he realized I was not going to be able to save his beloved ball. What could I do? After numerous attempts at trying to free that stupid ball, I gave up, hooked up the dogs, fed them lots of treats to make up for screwing up the walk, and headed back to the house. Trevor had his head down, almost dragging the ground the whole way home. The only time he looked up was to cast forlorn glances over his shoulder at the tree that ate his ball. Annie giggled the whole way home. When we got home, Mary was there and I told her that I had lost Trevor's ball. We went back down to the greenbelt, but it was too dark and she couldn't see where the lost ball was. Later that evening, we were telling Janice Coffee about Trevor's bad evening. "Which tree was it," she asked, I told her it was the tall one. As an FYI, I'm not very good at directions. Trevor ignored me for the rest of the evening. No hugs, no puppy licks, he wouldn't even take a treat from me at bedtime. I had been shunned and nothing was going to change until Trevor got his ball back.

The next morning, things seemed back to normal - until without thinking I asked Trevor in a happy, chirpy tone, "Where's your ball big boy?" (He likes it when I call him big boy...). Trevor's good mood immediately flew out the window. He gave me a very nasty look and mumbled something under his breath about me throwing the ball like a girl, and how this wouldn't have happened if the other Mom had been there, and the

continued on next page

Tales from Woolsey continued

other Mom is more fun, and the other Mom would have been able to get his ball back because she always fixing stuff you mess up..." I didn't catch all of his snarky remarks; suffice to say they were very hurtful. In Trevor's world, disaster had struck. There was no morning catch, no running and gunning before we left for work, no sleeping during the day with his ball as his pillow. Trevor looked around the yard, looked at us, and fell into a black hole of depression. Life had no meaning without his ball. Trevor knew he couldn't take out his frustrations on me, so he went after Annie instead. It scares me how much we are alike.

Mary of course saved the day. As we left for work, we drove by the greenbelt and I showed her where the ball was. It was very high up, and lodged in several branches. Mary took the long stick I had been whacking at the tree with the night before, and with one throw, she speared the ball causing it to drop out of the tree. One throw. On some level doesn't that make you sick? I groveled my thanks and called Trevor to let him know we would have some great ball time that evening – just the two of us. He politely told me that while he was looking forward to some quality play time (unlike the dismal last outing we had shared together) but he would prefer I defer all ball throwing to Mary... just to be safe.

In the meantime, proving yet again that we have the best neighbors, Janice also went down to the greenbelt to try and locate Trevor's ball. Seriously – would that happen in Plano? I think not! You would be lucky to get your ball back if you threw it over into the neighbor's backyard! There is no way they would go on a seek and retrieve mission to locate your dog's lost ball! Having neighbors who watch out for you (and your pet) is the Wynnewood way, and that my friend is why we love living here.

Check our website

Logon to our neighborhood website for up-to-date information about events and news.

www.wynnewoodnorth.org



Treasurer's Report

RICHARD LONDON

As of March 31, 2010

Beginning Balance @ 12/31/08:	\$ 8,809.46
YTD Income:	\$ 1,120.00
YTD Expenses:	<u>\$ 1,493.71</u>
Ending Balance @ 12/31/09	\$ 8,435.75
General Account Balance:	\$ 2,045.44
Special Project Acct Balance:	\$ 390.31
Guaranty Bank CD 5373	\$ 3,000.00
Guaranty Bank CD 5340	<u>\$ 3,000.00</u>
	\$ 8,809.46

As we look forward to the rest of 2010 we have several big issues before our neighborhood. Whether the redevelopment of the Parks Apartments or re-forestation of the greenbelt, our goal is to keep you informed and to work to protect and improve our neighborhood. Our work to better our neighborhood is directly connected to the level of your support. Please remember to donate generously at the general meeting! If you would prefer to mail your donation, you can send it to: WNNNA Treasurer, P O Box 3872, Dallas, TX 75208. Don't forget! Wynnewood North Neighborhood Association is an IRS designated 501(c 3) non-profit organization so all of your donations are tax deductible. If you ever need a receipt for a donation to the neighborhood association, just let me know and I can provide you with one.

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