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# WYNNEWOOD

## N O R T H

### President's Voice

Happy spring! I'm glad to see that many of you have taken to spring cleaning, home improvement, and landscape beautification projects in preparation for summer. The 'sweat equity' we all invest in our properties is just one of many reasons why we love and appreciate our neighborhood.

Over the past 12 years, I've served with many neighbors and friends on the WNN Board, and this year (though it will be my last on the board) is no different. Lots of progress has been made on various projects already, and we are continually looking for new, fun and exciting things to bring you.

### Parks at Wynnewood

I am pleased to share that the Wynnewood Seniors Development is on schedule and things are going well. Economic conditions at the start of the project resulted in lower material costs and consequently benefited the development very positively. Upgrades made to the project will make it a premier property and most likely the best in the Banc of America portfolio. We've been fortunate to have an ongoing relationship with the development team and hope you will join in the opening celebrations upon completion of Phase I.



**Joseph Hernandez**  
President WNN

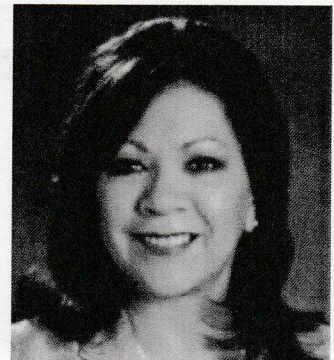
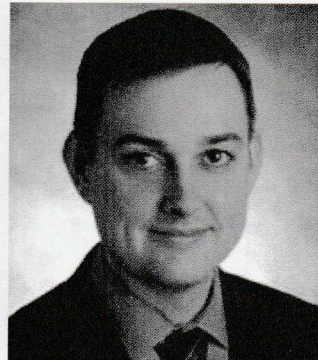
### Welcome Mats

In case you haven't noticed, there are a number of homes that have sold in the past few months, and we have so many new neighbors. This is a great opportunity for you to serve as an ambassador and a warm welcome new friends and family.

### Up to the Next Level

Many thanks to everyone who has helped take this neighborhood to the next

### Come Hear from your Dallas City Council Members



## WNN General Meeting

Thursday 04/18/2013 @ 6:30 PM Orion Ballroom

level: each resident, board member, and financial contributor has played a key role in getting us there. The Parks at Wynnewood are underway, Wynnewood Village is back on the radar for redevelopment, Wynnewood North was named Best Neighborhood in Dallas last year, our VIP program is fully operational and sustainable, the WNN website and VIP system have been updated and simplified, there is money in the bank, 28 new trees thrive in the greenbelt, the City of Dallas recognizes us as an involved group of citizens, and much, much more. *We have reached the next level!* It could not have been done without YOUR support, YOUR commitment and YOUR contribution to the neighborhood. We may not have it all together, but together we can have it all! Have a great spring.

# WYNNEWOOD N O R T H

## Spring Brings Neighbors Together

The weather is warming up and so is the social calendar for our neighborhood! We are off to a quick start with activities with multiple more events on the horizon so there will be lots of opportunities for you to interact with your neighbors and meet all of the new residents that have joined our Wynnewood North family!



**Dwayne Privott**  
Social Director

Please feel free to contact me with ideas and suggestions. Stop on by or hit me up at [social@wynnewoodnorth.org](mailto:social@wynnewoodnorth.org).



## Spring Fling

Our Spring Fling was Saturday, March 30<sup>th</sup>, in the greenbelt area as you enter the neighborhood. This was our Second Annual Easter Egg Hunt held during the event. Wow, what a turnout with over 80 neighbors in attendance!!! There was so much food at the potluck that I needed to have another table to hold it all. Thanks to everyone for sharing your Easter holiday favorites.

Did I mention that Silver brought baked beans instead of her signature deviled eggs? Luckily, some other neighbors brought her signature dish instead. I also want to thank Shelly Horick and Lisa Tully for helping to organize the Easter Egg Hunt and the Tattoo Station! Our event would not have been as special without your contributions. Those Easter baskets were overflowing with candy filled eggs.

Over a 100 pictures of the Spring Fling can be found in the photos section of our website @ [wnna.org](http://wnna.org).



## Happy Hour

We started off the year with a *Get to Know Your Neighbors Happy Hour* on 02/22/2012. We went to three homes this time versus the 4 we normally have in order to ensure we had a better balance of attendees in each home. This BYOB event is geared toward smaller groups of 20-25 surrounding neighbors who spend an evening getting better acquainted with those that live closer in proximity.

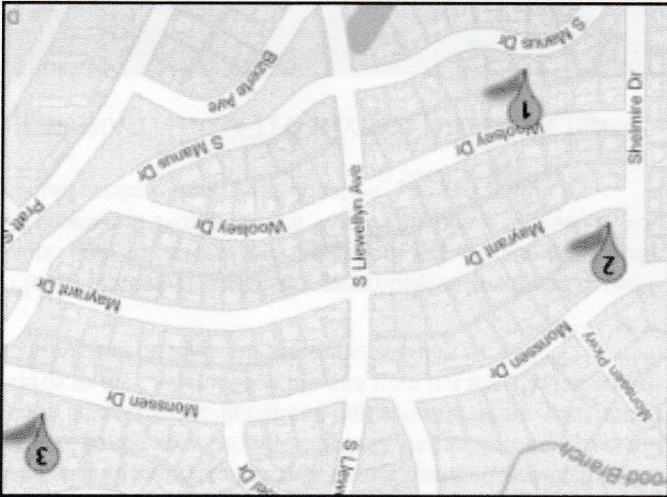
We had a really nice turnout with approximately 75 in attendance between the 3 homes. I was absolutely amazed at the number of new home owners who joined our first event and am excited that so many neighbors are anxious to get involved in our social events this year! Thank you to our host homes:

- Richard London at 723 S. Manus
- Mike Cooper at 528 Monssen
- Phil Perry at 670 N. Manus

We appreciate your generosity and offer to open up your homes!

**Spring Wander**

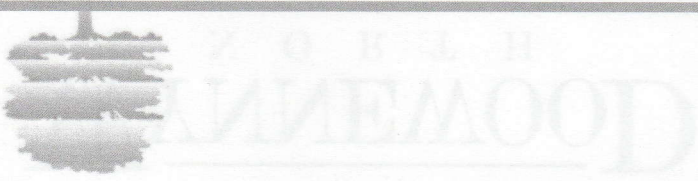
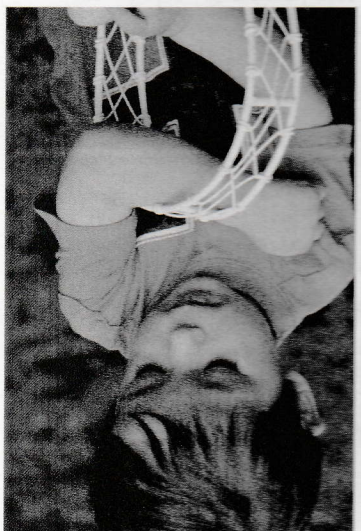
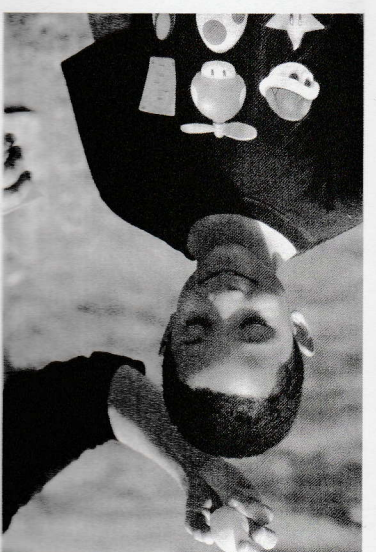
Next up on the calendar is our Wynnwood North Spring Wander on April 20<sup>th</sup>! Tickets are now on sale for \$40 each. Your ticket buys you a night filled with friends, neighbors, drinks, and appetizers in each of our 3 host homes. This Spring's Wander will start at 6:30 at the home of Rick Shanahan and Colter Hoggan at 715 S. Mannus. At 7:30 we will "wander" over to the home of Michael Powell and James Sharp at 741 Mayrant Drive. We will "wander" to our final home at 8:30 to finish off the evening. Our desert house is being hosted by Candy Carroll and Lisa Hennen at 405 Monssen Drive.



This event is one of our biggest fundraisers of the year and your support in purchasing tickets is critical to the revenue needed to fund numerous neighborhood projects. More importantly, however, is the great time that is had by everyone that attends and most likely a memory or two will be made. Look for the e-blasts with the various ways to purchase tickets or give me a call and I will happy to help you.

**Upcoming Events**

There are several other events to look forward to as well. Our annual neighborhood garage sale will be on May 4<sup>th</sup>. We will put an ad in the Dallas Morning News and Craig's List to advertise the sale starting at 8:00 AM. Also, mark your calendars for our next Movies on the Lawn event which is being held on Saturday, May 18<sup>th</sup>. Lance Ivy and I will be hosting the event in our backyard at 520 Monssen, and I have not determined the movie yet so let me know if you have any suggestions... yes, Dean, I know you want 9 to 5! Keep looking for e-blasts or more events throughout the Summer including the Annual 4<sup>th</sup> of July Parade and Potluck!



# WYNNEWOOD

N O R T H

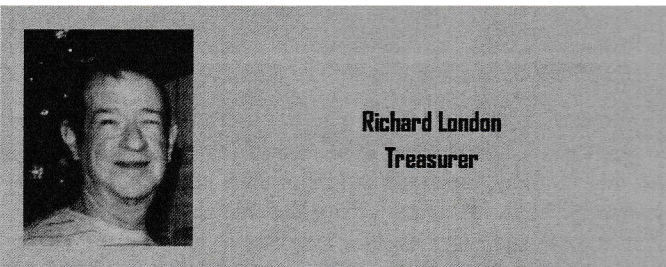
## Treasury Note

By now I hope your spring is in full swing! Dwayne has some great events planned for the spring and summer months. I hope you will take some time from your busy schedules to spend some time with your wonderful neighbors. There are plenty of opportunities for you to donate to the neighborhood: your time, your talents, your home (for a wander or happy hour) and, of course, my favorite—your money!

You make Wynnewood North a great neighborhood with your participation in events and with your financial support as well. The work to better our neighborhood is directly connected to the level of your support. We can now accept credit card payments for donations, so you can bring your credit cards to the General Meeting and give it a try. PayPal contributions can be made on the website at any time.

Please remember to donate generously at the general meetings and to attend the neighborhood events that make Wynnewood North such a wonderful place to live. If you would prefer to mail your donation, you can send it to:

WNNa Treasurer | PO Box 3872 | Dallas, TX 75208.



Richard London  
Treasurer

**Remember: Donations are Tax Deductible!**  
We are an IRS designated 501(c)3 non-profit organization.

## Treasure's Report (As of 03/31/2012)

Beginning Balance @ 12/31/12:	\$9,617.16
YTD Income:	1,643.32
YTD Expenses:	<u>2,586.94</u>
Ending Balance @ 03/31/13	\$8,673.54
General Account Balance:	\$2,568.04
Bank CD 5373:	3,052.75
Bank CD 5340:	<u>3,052.75</u>
	\$8,673.54

## Realty & Reality

Winter and spring have been very active real estate seasons for Wynnewood North. For the first time in years, there are no open listings currently on the market.

### First Quarter Real Estate Statistics

#### Listings

Homes on Market from Previous Quarter		3
Homes New to Market this Quarter	+	<u>3</u>
Total Listings Available Spring 2013		6

#### Sales / Pending Sales

Sold (Contract Finalized)		3
Sale Pending (Under Contract)	+	<u>3</u>
Total Sales / Pending Sales		6

#### Inventory

Total Available Listings (from above)		6
Total Sales / Pending Sales	-	<u>6</u>
Current Listings on Market		0

#### Lease Inventory

Signed Leases		0
For Lease		1

#### Average SOLD Pricing Per Square Foot

Renovated	\$127.39
Un-renovated	Unavailable

#### Days on Market

Average Days on Market	38
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Ric Shanahan & Paul Kirkpatrick  
Guest Contributors (Neighborhood Realtors)

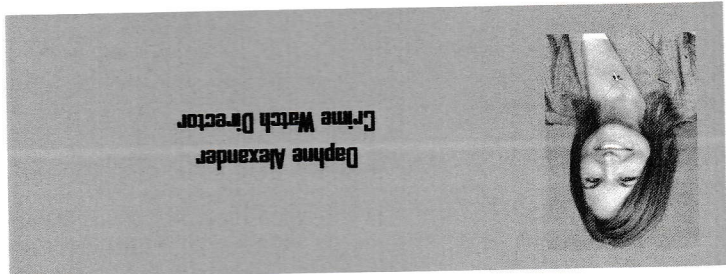
### Just the FAQs from the Experts

#### What's the difference between renovated and un-renovated listing?

Although opinions vary, Realtors and appraisers usually look for renovations within the last decade before marketing a property as renovated. The level of renovation will determine the amount per square foot in your listing and your appraisal. For example, bath and kitchen renos merit higher prices than fresh paint and carpet (which in many cases are not considered renovations at all).

### Crime Watch

Hello WNNNA neighbors! I am Daphne Alexander, your new Crime Director. Do you remember Daphne on Scooby-Doo, the long-running TV cartoon series? Like her, I look forward to solving mysteries and fighting crime in our neighborhood! So if you forget my name, just remember Scooby-Doo!



Daphne Alexander  
Crime Watch Director

As Spring arrives and the weather continues to get warmer, criminal activity will see an upswing as well. The Dallas Police Department encourages citizens to be alert and vigilant, and always report suspicious activity. Many 'pre-incident' activities are not crimes, but while these behaviors may not be illegal, they may well bear scrutiny to determine if they are part of a larger operation.

### Crime Waves

You can help the DPD by acting as their eyes and ears. No single indicator alone necessarily indicates suspicion; it's normally a combination, therefore reporting anything out of the ordinary to DPD by calling 911 is important.

When contacting the Police, it's important for you to be able to articulate:

1. Who you observed (a description).
2. What you saw, be specific.
3. Where you observed it.
4. When did you see it.
5. Why, in your opinion, was it suspicious?

Remember, you are more aware of what's normal for our neighborhood than anyone else, but you need to be able to communicate that to DPD.

In describing a suspect, it is most helpful if you can provide information on as many of the following as possible:

- Race/Sex/Age
- Height/Weight/Hair Color
- Peculiarities such as scars, tattoos, missing limbs, or noticeable features
- Weapons (if any)
- Clothing description
- Method/Direction of travel

In describing a vehicle, try to obtain:

- License plate of vehicle (most important)
- Year/Make/Model/Color of vehicle
- Damage or outstanding features (one headlight, logos, antennae, etc.)

Help keep our neighborhood safe by reporting anything suspicious to DPD by calling 911.

### Volunteers in Patrol (VIP) Update

Congratulations to Lyn Duerson and Jennifer Parvini! They are our newest volunteers who attended the VIP training session Saturday, March 23<sup>rd</sup> at the DPD's Southwest Division. We are very excited to have them join the team, and I look forward to patrolling with them.

I am also pleased to announce we are currently piloting an online patrol scheduling system! We hope this software will enhance our current scheduling process, as well as increase patrols in our neighborhood! Each month we are required to report our hours to DPD and this software will help us keep track of everything and make this process easier.

If you are interested in becoming a VIP, contact me at [crime@wynnawoodnorth.org](mailto:crime@wynnawoodnorth.org) to get more information. Also, visit the Crime page on the WNNNA website! I've updated the page with several useful links and noteworthy crime/safety information.

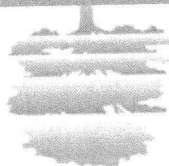
### Police Blotter for Wynwood North 4th Quarter

- Burglaries (2)
- Robbery / Sexual Assault (1)

### VIP Special Rewards

At our last WNNNA General Meeting, we had 4 drawing winners who each received a \$50 gift card to a store or restaurant in the Oak Cliff area. Here are the winners:

- September - Larry Libby
- October - Steve Westerbeide
- November - Lynn Sulander
- December - Greg Gormley



# WYNNEWOOD N O R T H

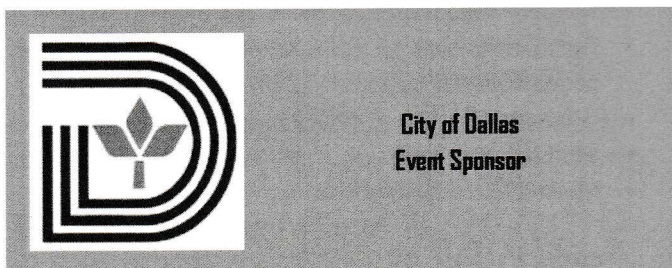
## Live Long and Recycle

Keeping Wynnewood North and North Texas clean involves managing waste properly. The City of Dallas hosts North Texas' largest recycling round-up on Saturday, April 27 from 9 AM to 3 PM. Please drop off the following items:

- Televisions
- Video Games
- Cell Phones
- Toys and stuffed animals
- Cardboard
- Textiles
- Clothing
- Shoes
- Hats
- Computers
- Calculators
- Printers
- Purses · Backpacks
- Belts
- Wallets
- Used cooking oil
- Hardback books
- Scrap metal
- Small appliances
- Tires (No limit)
- Clean Styrofoam
- Packaging foam
- Fluorescent and incandescent light bulbs
- Bubble and shrink wrap
- Plastic bags and packaging (Without food residue)
- Documents for destruction (NO binders or media)
- Medical equipment (wheelchairs, walkers, canes)
- Pharmaceuticals and over the counter drugs
- Electronic items (E-waste)
- Auto and alkaline batteries

Do not bring any of the following items:

- Household chemicals and paint
- Building supplies
- Furniture or mattresses



**Location 1: Southwest Center Mall (3663 W Camp Wisdom)**

**Location 2: Richland College (12800 Abrams Road, Parking Lot E)**

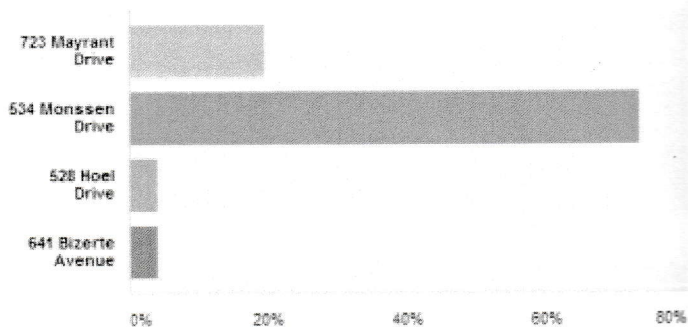
Additional information on Dallas Green initiatives can be found at [www.greendallas.net](http://www.greendallas.net).

## Yard of the Month

WNNA Yard of The Month has gone digital. On the 1st of each month, point your browser to the following website and nominate a yard for consideration:

[www.wynnewoodnorth.org/yom-nominations](http://www.wynnewoodnorth.org/yom-nominations)

Return after the 15th of the month to cast your vote on the top nominees for the month. Here's how last month's voting results:

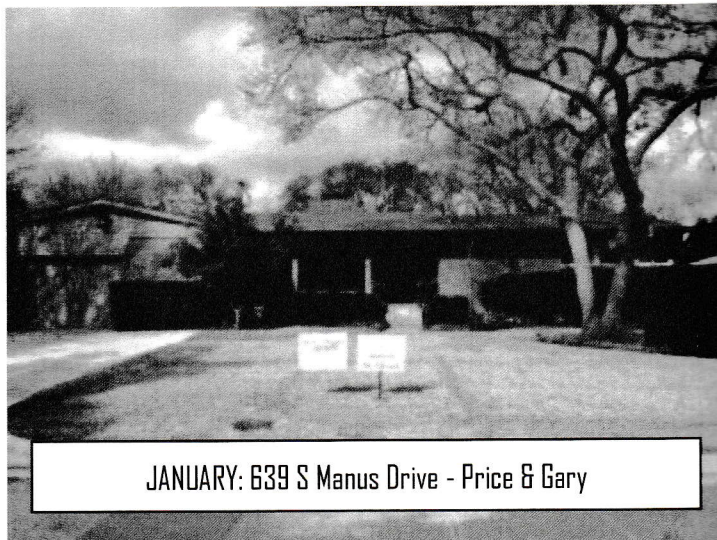


Congratulations to the first quarter winners (listed below) who receive a gift certificate from Calloway's nursery .

## Gratitude for a Job Well Done

We are saddened to hear that Bruce Litzenberg has resigned from the Beautification role on the WNNA board. We thank him for his years of service and hard work keeping the neighborhood up.

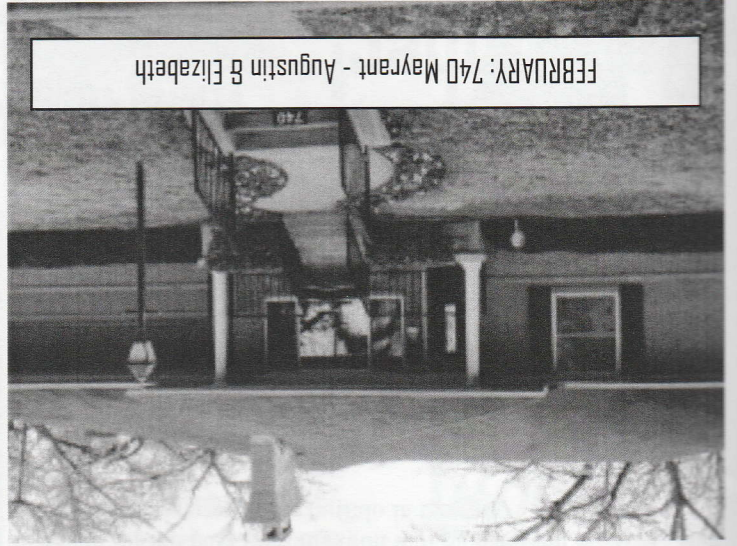
We are looking for a new person to fill his shoes and help with the responsibilities of the Beautification role. Please talk to a board member if interested.



JANUARY: 639 S Manus Drive - Price & Gary



MARCH: 405 Monssen Drive - Gandy and Lisa



FEBRUARY: 740 Mayrant - Augustin & Elizabeth

Please support our Yard of the Month sponsor at any of their convenient locations. Store locator online at [www.calloways.com](http://www.calloways.com).

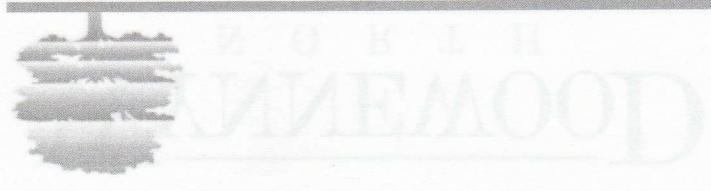
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## Tales from 506 Woolsey- Yellowstone Fun

The holidays are over, but this year, Mary and I decided to do something different, so we headed to Jackson Hole for Christmas. As usual, I had my agenda pre-planned, and the highlight of our excursion was to be a snowmobiling trip through Yellowstone! I had seen numerous pictures of Yellowstone in the winter, and in my mind's eye, I could picture the landscape blanketed in a glistening layer of powdery snow, I could see the hot geyser steam in the cold mountain air, and most of all, I had pictured the bison with their big prehistoric wooly heads covered in snow as they rooted around to reach the last of the dry grass. It would be a smorgasbord of photo opportunities. But first we had to get there.

**Lessons learned:** Don't get greedy. We had the option of doing the shorter ride that would have highlighted the geysers, but in my infinite wisdom, I thought that sounded like it might be too short of a trip. So, we opted for the Yellowstone Canyon tour. After reading the marketing materials, I was drawn to the longer snowmobile trip like a moth to flame. Unfortunately, I failed to take note of the fine print which stated, *'You will want to maintain a steady pace ...blah, blah, blah.'* I only saw the part that said *'bring your camera to capture the majestic falls and Grand Canyon of Yellowstone River and rare wildlife photo opportunities!'* I also failed to really think about how far 122 miles on a snowmobile is in one day. It turns out a steady pace was 40 miles an hour or faster, and we flew by all of the rare wildlife photo opportunities in order to keep up with our guide. The older folks on the Snow Coach tour all had their telephoto lens, their tripods, and numerous cameras. It dawned on me they were much smarter than me—they got to ride in a heated vehicle, had all their camera equipment, and they made frequent stops for *rare wildlife photo opportunities.*

**Second Lesson Learned:** Yellowstone is pretty and snowy, but snowy equates to really, really cold. Our guide picked us up at 5:15 AM and we were off to be outfitted in our fashionable one-piece snowsuits, and huge winter mittens. The snowmobile suit offered the mobility of a straight jacket and we both felt like Ralph's little brother from the movie *A Christmas Story* as we tried to walk. While we were suiting up I was having my own personal summer from all the hot flashes, but once we were on the machines we froze, even with heated handgrips and heated seats. The best purchase we made was at the snowmobile shop where the kind woman looked at us and said you will want to have one of these - I

forget what they're called, but it is like a dickey for your face...and it works. It was the best five bucks I spent on that trip; otherwise my nose would have frozen and fallen off.

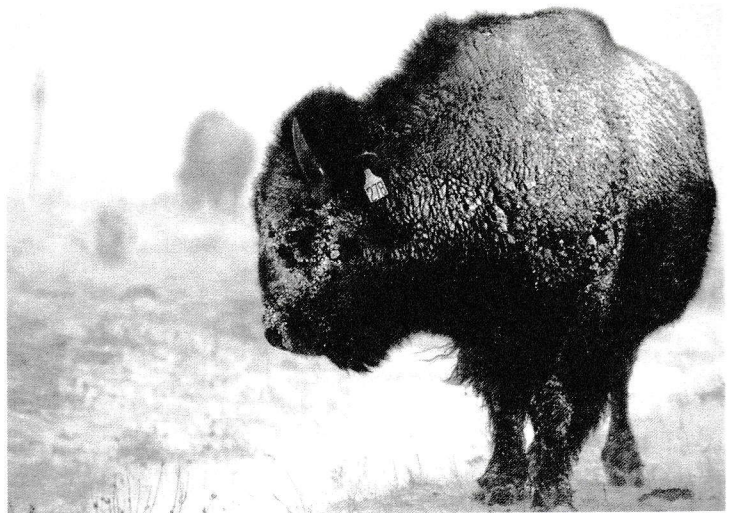
Before we started off on our excursion, our guide gave a little safety speech and instructions on how to operate our machines. I kept hearing things like he was trained in CPR, First Aid and was Avalanche certified. WHAT??? Inside the park, snowmobiling is limited to the roadways—come on, how bad can it be?

*Mary had a Death Grip on her Seat, and I hit the Gas and Hit 60 Miles an Hour, Passing Everyone But Our Guide.*

Well... remember those bison I wanted to see? We got to see them up front and personal and there was no time to take any pictures because there is a reason the bulls hang out by themselves. Our guide advised us on the return trip that the bull we had seen earlier was becoming irritable with the tourists. *'When we get close to him, I want everyone to stick close together and get by him as fast as possible.'* Good plan if you know when we are getting close to the buffalo, bad plan if the guide sees the buffalo and takes off like a bat out of Hades, and the buffalo comes up off the

road and gallops along-side you! Mary had a death grip on her seat, and I hit the gas and hit 60 miles an hour, passing everyone but our guide. The obnoxious college boys behind us were trapped by the buffalo; the one kid fell off his machine, and instead of stopping and picking him up, his brother zoomed around him to safety. So much for brotherly love!


Overall, it truly was a wonderful experience, but next time we are either going to punish ourselves with a three day tour, or take the Snow Coach. One last word of advice, be sure and schedule a massage for the next morning, you will be glad you did! Oh...and I did get my pictures of the buffalo in the snow!





# Remember!

**WNNNA General Meeting This Thursday (4/18)**  
Your attendance and support demonstrates to our new council member our neighborhood's commitment to the revitalization of Oak Cliff and helps increase their support of our neighborhood!

**MEMBER**  


**Marjorie Flowers**  
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E-mail: jhdfree@aol.com

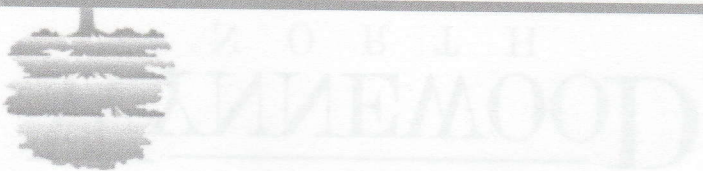
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# WYNNEWOOD N O R T H

ALL OF OUR TECHNICIANS OUR EPA CERTIFIED, STATE REGISTERED, AND BACKGROUND CHECK APPROVED


## Sala

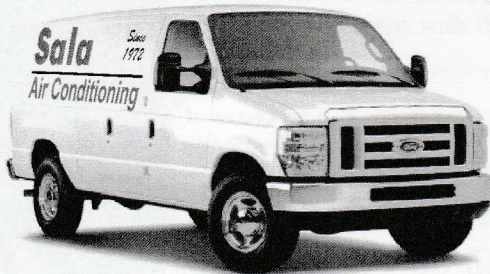
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### Newsletter Advertising & Articles

Advertising is sold on a yearly basis for four issues: January, April, July and October. However, payment can be made on a pro-rated basis for a single issue or partial year.

Ad costs are as follows per year:

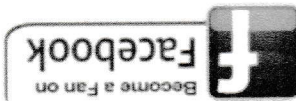
- Business card: \$75
- 1/4 page: \$125
- 1/2 page: \$175

Got an idea for an article or want to share your expertise? Please contact [publications@wynnewoodnorth.org](mailto:publications@wynnewoodnorth.org) to submit articles and ideas for future publications.

## Wynwood North Neighborhood Association

### Join Us on Facebook

Did you know Wynwood North Neighborhood Association has a fan page on Facebook? If you have an account, just search for us and join. You can see photos from the neighborhood social gatherings, see upcoming events, post on the wall, and watch for news about Oak Cliff in general.



### Support the OOCCL

Wynwood North applies for, and receives grants each year from them. Become a member and help the community. Visit their website for more information:

[www.ooccl.org](http://www.ooccl.org)



### We're all Nextdoor

For you tech savvy internet folks—visit Nextdoor on the web at [www.nextdoor.com](http://www.nextdoor.com). Our neighborhood is very active in posting updates about pets, wildlife, crime, contractors, and much more. Just plug in your address and join the community.

### Check Out Our Website

Logon to our website for more info about events and news.



[www.wynwoodnorth.org](http://www.wynwoodnorth.org)

### Well Done Wynwood North!

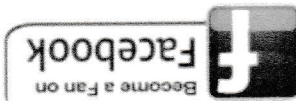
Congratulations to Wynwood North for being voted Best Neighborhood in Dallas for 2012.



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Congratulations to Wynwood North for being voted Best Neighborhood in Dallas for 2012.



15th Floor | 400 S Zang Boulevard | Dallas, TX

General meetings of the WNNNA are held quarterly in the Orion Ballroom of the Bank of America building:

### WNNNA General Meetings

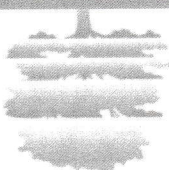
- Woolsey (West) ..... John Sarlay
- Woolsey (East) ..... Mary Scherer
- Shelmiré ..... Emily Glidewell
- Monssen Pkwy ..... Scott Hopper
- Monssen (West) ..... Scott Hopper
- Monssen (East) ..... Bruce Litzenberg
- Mayrant (West) ..... Janice Coffee & Terry Thomas
- Mayrant (East) ..... Silver & Bill Potete
- S. Mannus ..... Larry & Donna Libby
- N. Mannus (West) ..... Lisa Tully
- N. Mannus (East) ..... John & Gail Ridgley
- Llewellyn ..... Jeremy Ratliff
- Hoel ..... Jeremy Ratliff
- Heyser ..... Greg and Pat Parrish
- Pratt ..... Greg and Pat Parrish
- Bizerte (West) ..... Guy Allbright
- Bizerte (East) ..... Greg and Pat Parrish

In addition to distributing the WNNNA 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.

### WNNNA Block Captains

- President ..... Joseph Hernandez
- Vice President ..... Christopher Hayes
- Treasurer ..... Richard London
- Secretary ..... Cindy Kirk
- Crime Watch ..... Daphne Alexander
- Social Director ..... Dwayne Privott
- Publications ..... Colter Hoggan
- Communications ..... Janice Coffee
- Beautification ..... Vacant
- Website/Special Projects ..... Dean Rose

### 2013 WNNNA Board of Directors





## April 2013

**Sun Mo Tue We Th Fri Sat**

	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

## May 2013

**Sun Mo Tue We Th Fri Sat**

			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

## June 2013

**Sun Mo Tue We Th Fri Sat**

						1
2	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22/29	23/30	24	25	26	27	28

## CALENDAR OF EVENTS

2012 Dallas Observer's  
Best Neighborhood

### April 2013

- 04/18 | 6:30 PM | WNNA General Quarterly Meeting  
Orion Ballroom, Bank of America Tower

Delia Jasso and Scott Griggs will be attending to discuss their candidacy for Dallas City Council.

Please join us to learn about their positions and demonstrate our support for their advocacy for Oak Cliff, Wynnewood, and Wynnewood North.

- 04/18 | All Day | Scheduled Bulk Trash Pickup Starts
- 04/19 | Oak Cliff Earth Day
- 04/20 | Spring Wander
- 04/27 | Recycling Round-up

### May 2013

- 05/04 | All Day | Neighborhood Garage Sale
- 05/18 | 7:30 PM | Movies on the Lawn
- 05/23 | All Day | Bulk Trash Pickup Starts

### June 2013

- 06/19 | All Day | Bulk Trash Pickup Starts

### Additional Upcoming Events for 2013

- 07/04 | Morning | Fourth of July Celebration
- 07/18 | 6:30 PM | Quarterly Meeting
- 10/17 | 6:30 PM | Quarterly Meeting