



WYNNEWOOD N O R T H

April 2006

Volume 11 Issue 2

President's Voice

MELANIE LOE

Spring is in the air and there are a lot of new and exciting things happening in Wynnewood North! As the new President of the Wynnewood North Neighborhood Association, I want to thank those who served on our previous Board for all of their hard work and dedication. I also want to introduce myself as well as our newly elected Board Members:

- President—Melanie Loe
- Vice President—Joseph Hernandez
- Secretary—Jeremy Ratliff
- Treasurer—Tom Reeves
- Crime Watch—Andy Shell
- Activities—John Ridgely
- Publications—Heather Lueth
- Communications—Lisa Tully
- Special Projects—Doris Miller
- Beautification—Stuart Rogers

Several members of the Board are new to the neighborhood, including myself. After living in Kessler Park and Winnetka Heights for the past six years, I can say that Wynnewood North has it all! Our beautiful yards, friendly neighbors, quiet streets, safe/convenient location, with easy access to major freeways, airports, and downtown were what drew me to Wynnewood North. It looks like many other families are discovering this wonderful neighborhood too. In fact, I have recruited six of my close friends to move into Wynnewood in recent months and

Dr. Elba Garcia Trinity River Development

WNNA GENERAL MEETING
THURSDAY, APRIL 20 • 7 P.M.
TOP O' THE CLIFF CLUB, 12TH FLOOR,
OAK CLIFF TOWER
(CORNER OF ZANG & 12TH STREET)

The next WNNA general meeting will be very informative and interesting for those who live, eat and work south of the Trinity River. An update of Oak Cliff activities will be provided by Dr. Elba Garcia, Deputy Mayor Pro Tem. Dr. Garcia is the District 1 representative on the Dallas City Council and currently serves on the City's Quality of Life, Trinity River and Public Safety committees. In addition to providing details of Oak Cliff projects and future development, she will bring the Trinity River development video for us to see. You won't want to miss this opportunity to see the project in detail, as well as ask Dr. Garcia questions about District 1 and 3 activities.

Join us at Tejano's (Davis & Beckley) for after-meeting socializing.

several other friends are actively looking to join us. In my opinion, Wynnewood North is the best kept secret in Dallas!

Just as I am excited and enthusiastic about living in and sharing Wynnewood, I am equally as honored and committed to serve our community. Your new Board has a clear vision for making Wynnewood North an even better, greener, safer, and more sociable place to call home. However, we need YOU to help make our dreams and goals reality. *Your* participation in neighborhood events is not only needed, it is expected. We all need to take an active role in making our neighborhood a premier *D Magazine*-eligible featured spot! After all, extraordinary things happen when ordinary people work together! We all have special talents - - let us tap into yours or even help you discover new ones! With that, please make every effort to join us at our up-

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Contact Us

 www.wynnewoodnorth.org



Wynnewood North
Neighborhood Association
PO Box 190153
Dallas, TX 75219



info@wynnewoodnorth.org

2006 WNNA Board of Directors

President	Melanie Loe
Vice President	Joseph Hernandez
Treasurer	Tom Reeves
Secretary.....	Jeremy Ratliff
Crime Watch.....	Andy Shell
Activities	John Ridgley
Publications	Heather Lueth
Communications.....	Lisa Tully
Special Projects	Doris Miller
Beautification	Stuart Rogers

2006 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 (west).....	Janice Williams
Bizerte (east)	Guy Albright
Pratt	Silver & Bill Poteet
Heyser.....	Silver & Bill Poteet
Mayrant (east)	Silver & Bill Poteet
Mayrant (west)	Janice Coffee & Terry Thomas
Shelmire	Kat Stewart
Hoel	John Blizzard
Llewellyn	John Blizzard
Monssen (east)	John Blizzard
Monssen (west)	Steve Williams & Richard Przybysz
Monssen Pkwy.....	Steve Williams & Richard Przybysz
North Manus (east)	John & Gail Ridgley
North Manus (west)	Lisa Tully
South Manus	Larry & Donna Libby
East Woolsey	Don Wales & Fred Dueren
West Woolsey	John Sarlay & J.P. Arnhart



Bryan Christian

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Activities

JOHN RIDGLEY

April 8

Bring your yard tools, trimmers, sunscreen and hat and meet at Bill and Silver Poteet's house, 451 Mayrant, at 8 AM. After a scrumptious breakfast, work projects will be assigned, and we will spend the next couple of hours making the neighborhood even more manicured and beautiful. At noon, we will meet at the Mayrant and Manus park area for a well-deserved neighborhood cook-out. WNNA will furnish meat, buns, and soft drinks while everyone else brings the side dishes and snacks. Everyone's invited to the cook-out. Participation in the cleanup is not mandatory.

April 22

The much-anticipated WNNA Spring Wander is right around the corner. Come visit with neighbors, tour four fantastic homes; and, have fun, food, and libations. This is a real bargain at \$35 per Wynnewood resident and \$40 for out-of-neighborhood tickets. This event is always a sell-out and the tickets go extremely fast, so call or e-mail John for reservations and payment. Checks need to be made out to WNNA. All money that is raised goes back into our neighborhood. You may reach John at his home (214/943-3192) or his cell (214/886-9143). You can also e-mail him at social@wynnewoodnorth.org

May 6

Our annual Neighborhood Garage sale will be May 6. WNNA places ads in the *Dallas Morning News* and puts up signs. Last year everyone who participated in the sale reported great success. We ask participants for a \$10 contribution to cover WNNA costs and help the neighborhood.

May 20

Spring Fling. Stay tuned for more details.

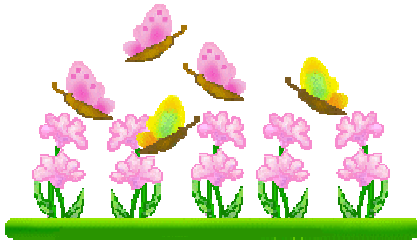
Our thanks to Lisa Kleypas and Jessica Hamilton for volunteering to host the Spring Wander. The other three homes will be board members' homes. Thanks everyone for stepping up to the plate and opening your homes for this event.

We are now looking for the Fall Wander hosts. Please start thinking about volunteering.

Real Estate Update

DEAN ROSE, GRI, E-PRO

The following statistics were pulled directly from the local MLS for sales reported to local real estate brokerage companies effective 03/26/2006. Private sales typically are not included in MLS figures and may raise or lower averages. The highest reported sale going back to 09/26/05 (6 Months) was \$237,500 and the lowest reported sale was \$140,000. Average number of days on the market for sold properties was 148. Low sold dollar per square foot was \$36.03, high was \$121.67, average was \$87.51. There were 5 properties sold during this period (from 09/26/06 to current) , 9 currently active, and 2 under contract. Current Active properties range from a low of \$145,000 to a high of \$368,000.



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Bulk Trash Schedule

The City of Dallas will collect brush and bulk trash during the last week of the month on the following dates:

- April 24—28
- May 22—26
- June 26—30
- July 24—28
- August 28—Sept. 1
- September 25—29
- October 23—27
- November 27—Dec. 1
- December 25—29

Please place your items on your front curb for collection no earlier than 7 am on the Thursday preceding the collection week. Bulk trash set out too early can become a hazard and an eyesore that simply destroys Wynnewood North's beauty.

Bulk trash includes large tree limbs, shrubs, furniture, appliances, mattresses and box springs. Do not put grass clippings, construction or remodeling materials, such as lumber, out for collection. Please note that bricks, concrete, rocks and dirt are not collected.

Please place your bulk trash on your curb only. The City of Dallas will not pick up bulk trash left in the public areas, such as the creek or greenbelts. Do not put your bulk trash in these areas just to save your home's "curb appeal." That's not fair to your neighbors and it diminishes our community's appearance and property values.

If you need a special pick up or have non-standard items that need to be picked up, you may call Sanitation Customer Service at 214-670-8613 to obtain a free estimate on their cost to pick up such materials.

As a friendly reminder, the City of Dallas is regularly citing code violators for bulk trash offenses as well as violation to city codes for single family dwellings. Be forewarned—there are various neighbors who regularly patrol the neighborhood and report such violations which can cost you hundreds of dollars if cited. So let's all do our part to keep the neighborhood clean.

Crime & Statistics

ANDY SHELL

GOOD NEWS! The crime reports for our area continue to be mild, especially compared to the other areas of the Dallas Southwest sector. Since the first of the year our neighborhood has experienced two vehicle break-ins, one in the 500 Block of Monssen Drive where a pick-up tool box was broken into with nothing stolen and one near the 400 block of North Manus where tools were stolen out of a truck. One other reported incident was the theft of a 4-wheel recreational vehicle taken via cutting a security chain and chain-link fencing along the alley of the 500 block of Monssen Drive. The last incident to report was an unusual occurrence of a vehicle abandoned on North Manus and set on fire. A neighbor saw this soon after it happened and called 911. The fire department put the fire out.

Graffiti has shown up in our neighborhood on signage but there is no evidence that it has been done by gangs and there is no evidence of gangs trying to define territory in our neighborhood. If you find graffiti in the neighborhood, please do not remove it. Please notify crime watch by calling 214.367.5157 and contacting the graffiti hotline at 214.349.0636. The police need to photograph the graffiti and document the location and date, if possible, prior to removal in the event that there is gang activity.

At our next general meeting, we will have the "Nine-House Diagram" available for you to pick up and use as a tool to get to know your neighbors. This is a great resource for each of us to have at our fingertips if you need to check in with any of your neighbors immediately adjacent to your home in the event of an emergency or suspicious activity. Please coordinate with your neighbors to complete this diagram. There is a "Notes" section where you may indicate if any neighbors work at home or are retired and home during the day. I have received calls from my neighbor across the street from me while at work to let me know that there was a strange vehicle in my driveway. I was able to call her back to ensure her that all was fine. Thank you, Anita! The more eyes and ears we have the safer we all are!

Recently the WNNA Board reviewed information regarding the cost of hiring off-duty police to patrol four hours a day and information regarding a new trend in neighborhood security, the implementation of surveillance cameras. The costs associated with the off-duty police patrol is presently out of our reach with costs for one day starting at \$120. The cost of the surveillance cameras is more within our reach. Rich-

land Park Estates, a Northeast Dallas neighborhood recently purchased and installed a six-camera system for around \$5,000. This is a web-based system where the neighborhood association pays \$10 per month to have access to the cameras. The value of homes in Richland Park Estates range from \$160K to \$200K and the cost to each household for the cameras was only \$50. This is a ONE-TIME cost. I would like everyone to think about the implementation of a system like this for WNNA and discuss it at the next quarterly meeting. In addition to the cameras, signs were posted in Richland Park Estates stating "Smile! This entire neighborhood is under 24-hour recorded video surveillance". Powerful message!

There will be another HEAT vehicle registration and property identification event on May 13 between 10 AM and noon. The location will be the same as last year on N. Manus along the green belt park area adjacent to the Monssen/N. Manus triangle. Anyone interested in using the WNNA engraving tool please contact Andy Shell at 214.941.6160.

Thanks to Mary Scherer for such a great job with Crime Watch last year and her help with explaining the role to me. Thanks also to Terry Thomas for his continued crime watch support and WNNA sign program.

Lastly, please continue to be safe, light your home, secure your vehicles and keep them free of valuables if you do not garage them, and look out for your neighbors!

Treasurer's Report

TOM REEVES

Year to Date February 28, 2006

BEGINNING BAL.	\$6,473.51
INCOME	\$637.00
EXPENSES	\$137.49
ENDING BAL.	\$6,973.02



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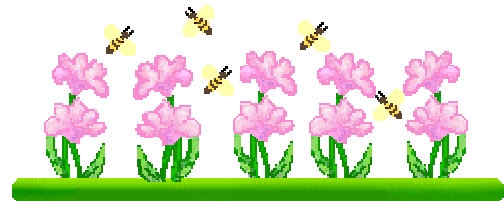
Yard of the Month

MARCH 2006



**1607 Shelmire
Paula Phillips & Pamela McDaniel**

**February 2006
Yard of the Month
510 Monssen
Verdie Stanley**

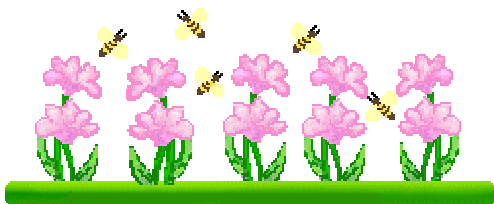


The Yard of the Month Program is a recognition program designed to promote neighborhood unity and to create an appealing area for all residents of Wynnewood North. It is a visual exchange of ideas that will increase awareness and give insights that can be beneficial for everyone. A clean, well-maintained yard is contagious! In selecting Yard of the Month the following is considered:

- Excellent Curb Appeal
- Well Maintained and Manicured Yard
- Creativity
- Array of Colors (Plants, Flowers & Decorations)
- Seasonal Additions

Focus on aspects of your lawn such as color, decorations, and any special touches to the overall frontal appearance.

Anyone can nominate a yard by contacting a board member or submitting your request to us via the website. Please be sure to provide the street name and number in addition to your name. Winners will display the recognition sign in their front yard. Help promote the spirit of the neighborhood by participating in Yard of the Month.





Keep WNNA Over Your Heart Right Where it Belongs!

While there are still a couple of the gray WNNA t-shirts available at this time, the new and improved Wynnewood North t-shirts, with the original WNNA logo placed right over your heart, have arrived!

Shirts are 100% cotton and priced at only \$10. It's a bargain and a great way to support the neighborhood's efforts in keeping you safe and well-informed.

Contact a board member for your shirt today!

Did you know...

- Free blue recycle bags are available at Dallas recreation centers and libraries. Free bags are subject to availability. For more information, call 214.670.4475 or 3-1-1.
- Directory updates are due to the WNNA Board of Directors in June. Please check your information and if you need changes made, please put your updates in Lisa Tully's mailbox (664 North Manus). Or, to make your changes yourself, you may visit the website at www.WynnewoodNorth.org.
- When you're out walking in Wynnewood, enjoying the beautiful landscaping and yards, help to keep it that way. Curb your dogs!
- The first 7-11 was in Oak Cliff at the corner of Edgefield and 12th Street in 1927.

If you have any information you'd like to see under "Did You Know," please send it to Heather Lueth at publications@wynnewoodnorth.org.

Newsletter Advertising Rates & Information

Advertising can be purchased on a yearly or issue-by-issue basis. Businesses can promote special events, sales, etc. with a single issue ad, but discounted rates are offered for yearly contracts.

	<i>Per Year</i>	<i>Per Issue</i>
Card	\$75	\$45
1/4 Page	\$125	\$75
1/2 Page	\$175	\$75

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News of the Neighborhood

LISA TULLY

In past newsletters, we have included News of the Neighborhood. We'd like to start this process again, hopefully, including it on a regular basis.

- Gladys Hardin of 511 Woolsey, wife of Esmond, passed away on March 23. In some good news, Esmond's gotten a new dog, Susie, to keep him company;
- Recently, Morton Iler of 505 Mayrant, Glen McKeever of 303 Monssen, and Judge John Orvis of 421 S. Manus, have passed away.
- Thanks to Steve and Richard on Mayrant for volunteering to be the block captains for the west half of Monssen and Monssen Parkway. If anyone who actually lives on those streets would like to be block captain, please let Lisa Tully know.
- Thanks also to JP and John for volunteering to be the block captains for the west side of Woolsey.

Our condolences and prayers go out to the families of lost loved ones.

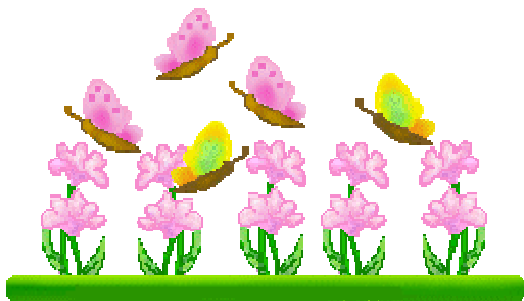
Please send your information (births, deaths, birthdays, job accomplishments and any other news you'd like to see in the newsletter) to Lisa Tully at blockcaptain@wynnewoodnorth.org.



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President's Voice (continued)

MELANIE LOE

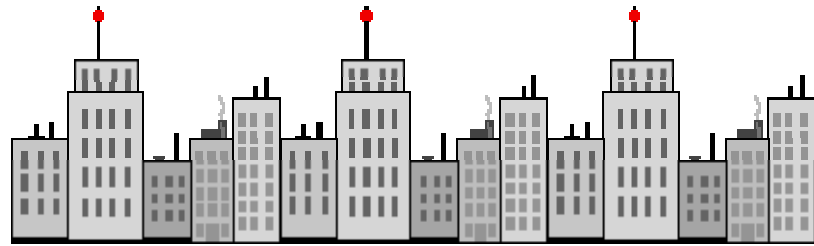
coming neighborhood events. We need your help!

April will be a busy month! We have the Neighborhood Spring Clean-up, a Neighborhood Picnic, our Quarterly Neighborhood Association Meeting, and the Spring Wander (all events you won't want to miss!) already on the calendar. Also, don't forget Tax Day is April 15th.

In May, we will have a Neighborhood-wide Garage Sale. Don't worry, you still have plenty of time to gather up the treasures that you once thought you couldn't live without and get them priced for your sale! The Neighborhood Association will provide the advertisement for the sale. You can set up your own garage/yard sale or you can join in with other neighbors to have a super sale! You have nothing to lose - - only money to gain as well as some new friends to make!

Additional details on planned neighborhood events will be featured in other articles in this newsletter. Please read on and enjoy! I look forward to meeting you all soon!

Melanie



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