

**Due to inclement weather we are not able to hand deliver newsletters to every residence in a timely manner. Please make sure your non-member neighbors, or neighbors without internet access know about the information included in this newsletter. Thanks!**



## Cochran Heights Gazette

[www.cochran-heights.com](http://www.cochran-heights.com)

[www.facebook.com/pages/Cochran-Heights/140230294751](https://www.facebook.com/pages/Cochran-Heights/140230294751)

**Meeting December 13, 2013 6:30-9:30 PM – THE CANDLE ROOM**  
**Meeting 6:30 – 7:00 pm; Social Time 7:00 pm**

### Agenda Items for Meeting -December

1. Call the meeting to order (7pm)
2. Approval of the minutes
3. Reports
  - A. Treasurer's report
  - B. Committee Reports
    1. Sidewalk committee
    2. Bridgeview Update
    3. Crime committee
4. New Business
  - A. Elections
  - B. Schedule of Quarterly Meetings to be on set dates
5. Unfinished Business
  - A. Non-profit Status for CHNA
  - B. Dilbeck Historical Designation
6. Announcements
7. Adjourn/Party!!!!!!

### CHNA Elections in December

Four Board positions have expiring terms and will be filled in an election at the December meeting. These positions include the offices of President (currently held by Sheila Chhutani), Vice President (currently held by Janet Coplin) and two at-large board positions currently held by Piya Kruger and Judy Sullivan. Each position is a two year term. Nominees are:

President: Sandy Sander, Todd Crawford  
Vice President: Cathal Grant, Meg Moschetto  
Members At Large: Todd Crawford, Lori Tapley, Judy Sullivan

Nominations will be accepted from the floor during the December meeting. Candidates nominated in this manner must be present to accept the nomination. In order to vote in this election, dues must be current as of December 1, 2013.

### Holiday Party

The annual Cochran Heights Holiday Party will be held in conjunction with the December meeting on December 13, 2013 from 6:30-9:30 at **The Candle Room on Willis**. A brief meeting will be followed by festivities that include a raffle for prizes donated by local businesses and CHNA. We would like to thank the folks at **The Candle Room** for their generosity in hosting our party and allowing us to meet in their establishment. The meeting and elections will begin promptly at 6:30 and the party will hopefully begin by 7:00pm.

### Want to help needy students this holiday season?

#### Raffle for \$5,000 Trip

In support of North Dallas High School, the North Dallas Bulldog Support League is holding a raffle. Only 200 tickets at \$50 each will be sold. Choose Tuscany, a cruise or a trip to the Wine Country, or, create your own trip worth approximately \$5000. Tickets are available from [Arlene.colbert@hotmail.com](mailto:Arlene.colbert@hotmail.com) or 214-821-5464. The Support League has donated over \$40,000 the past 3 years to the school. Please help, if you can. The drawing will be held as soon as the 200th ticket is sold.

## Holiday Angel

Can you be an Angel this Christmas to a deserving student at North Dallas or a student and his/her family? Contact Arlene Colbert. (Contact info above.)

## Food Drive

North Dallas High School students and their families live in poverty. The school has a poverty rate over 93%, some in abject poverty. Over 150 students are designated homeless, many living with or without parents in homeless shelters. Please consider helping this holiday season (or all year, for that matter) by donating non-perishable food such as cans of meat and vegetables, rice, beans and pasta. The homeless kids are sent home every Friday with food that doesn't require cooking and is easily opened, such as packages of tuna and chicken salad, Vienna Sausages, boxed drinks, etc. Arlene Colbert will either come to your house to pick up your donation or you can leave the food items on her porch at 5206 Alcott, with your name. Or, if you prefer, you can take it to the school at 3100 Haskell. Questions? See Arlene's contact info above.

## **We Need a Home**



These two cats, Lanky (tabby) and Sylvester (black and white) were left behind when someone moved from the CHNA neighborhood. Lanky and Sylvester are both males and very good cats. Their former owner kept them outside, but they are very tame, sweet-natured animals. Sylvester is about 1 1/2 years old. Lanky's age is unknown. If you are interested in adopting a cat(s). Please call Judy Sullivan at 214-823-3486 or email at [jnjdysullivan@aol.com](mailto:jnjdysullivan@aol.com).

## **Sidewalk Repair Information**

Cochran Heights residents listed sidewalk replacement as a number one concern on a neighborhood survey conducted by former CHNA President, Ryan Kruger. Cracked and broken concrete sidewalks were cited as unsightly and dangerous. CHNA is attempting to work with the City of Dallas Public Works Department to enlist neighborhood support and repair sidewalks in our neighborhood. The CHNA Board would like to form a committee made up of at least one member from each CHNA street to help in collecting names and information needed to begin repair. If you are interested in being on the committee, please contact Judy Sullivan at: (214) 823-3486 or [Jnjdysullivan@aol.com](mailto:jnjdysullivan@aol.com).

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THE FOLLOWING IS A REPEAT OF SIDEWALK INFORMATION SENT OUT EARLIER. PLEASE GIVE THIS INFORMATION TO ANY NON-MEMBER NEIGHBOR OR LANDLORD, IF YOU THINK THEY MIGHT BE INTERESTED IN REPAIRING THEIR SIDEWALKS. Thanks!

The following is a description of programs and procedures for accomplishing this through the City of Dallas Public Works Department.

**Please Note:** City ordinance requires property owners to repair/replace sidewalks, drive approaches, or any other associated elements when they become defective, unsafe or hazardous.

### **Sidewalk Replacement**

The City of Dallas Public Works Department offers two options for replacement of sidewalks and curbs & gutters (see attached brochure; curbs & gutters are included in these programs).

1. The Fast Fix Program provides quick replacement. The property owner must pay 100% of the cost.
2. The better known Cost Share Program requires the homeowner to pay 50% of the cost, while the Public Works Department pays the other 50%.
3. The typical wait time in the queue is now 8 months but may take longer depending on residential response.

Individual property owners may apply directly to the Public Works Department for either of these programs by calling **214.948.4287**.

Alternatively, the neighborhood association may facilitate this process by collecting the contact information (property owner name, address of property, telephone number, and e-mail address) of interested parties, and then this list may be forwarded to the supervisor of the program. If you want to be on the neighborhood list, contact Judy Sullivan ( email - [jnjdysullivan@aol.com](mailto:jnjdysullivan@aol.com) or phone 214-823-3486). Judy will

also be at the neighborhood meeting if you have any questions, concerns or want to sign up for the Cost Share Program at the meeting.

Following receipt of the list, the Construction Department performs onsite inspections and then sends an estimate of costs to each property owner concerned. The Construction Department does not provide "ballpark estimates" nor does it have a list of costs per linear or square foot for concrete replacement; cost estimates are done on a job-by-job basis.

The property owner may accept the estimate and follow instructions for payment, which then places the job in the queue. If the property owner chooses not to continue the process after receiving his/her estimate, he/she simply does not follow through with a response and payment.

If a sidewalk needs only partial replacement, this can be accommodated in the process. After receiving his/her estimate, the property owner may also request that the recommended scope of the job be revised (increased or decreased). For example, upon receiving the cost estimate, the property owner may elect to replace only the sidewalk but not the curb & gutter as well.

#### **Do-It-Yourself Sidewalk Replacement**

Property owners may do their own replacement of sidewalks either by their own personal labor or by engaging the services of a concrete contractor. However, in either case a valid Permit issued by the City of Dallas is required. Otherwise, the job is subject to rejection and/or fines by Building Code inspectors.

#### **Sidewalk Repairs**

If a sidewalk requires replacement of the concrete and the property owner is unable or chooses not to have the replacement performed in one of the manners described above, the owner may request that the sidewalk be repaired with asphalt free of charge by the Streets Department (Cheryl Peterson; 214.671.0932). Replacement of sidewalks with new concrete is never provided free of charge.

The free asphalt repairs amount to a "patch," are intended as a stop-gap to remove hazards of tripping over uneven concrete surfaces, and are minimal only to smooth out dangerous areas. Any asphalt so installed is laid directly over existing concrete and/or bare earth without any forms or preparation of the surfaces. The Streets Department will not construct "asphalt sidewalks" meant as a replacement for concrete sidewalks.

#### **Responsibility and Liability for Unsafe Sidewalks**

Property owners are required to ensure that sidewalks on their property do not pose a safety hazard, and this is

regulated by Code Compliance. Unsafe sidewalks are subject to citations and fines issued by Code Compliance.

ADS

#### **The Gypsy Wagon**

2928 N. Henderson Ave.  
Dallas, TX 75206  
214-370-8010

#### **Cotter and Company Hair Salon**

4215 Herschel Avenue in Dallas, Texas

Want to feel pampered, beautiful, and oh-so-cozy? You've come to the right place ...

Cotter and Company offers a comfortable, modern atmosphere in a unique salon environment. We are centrally located on Herschel Avenue and Oak Lawn, so unique restaurants and boutiques are just a few blocks away. Our specialty is customizing a look for you with quality color and the latest cuts. We also have an amazing aesthetician with a wide range of services, from facials to microdermabrasian, to keep your skin fresh and young looking.

So give us a call... We think you will like a visit to Cotter and Company.

To make an appointment with one of our stylists, please contact them directly:

Robert: 214-244-8471

Kim: 214-673-9279

Jenny: 214-552-0820

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# Happy Holidays

***See the next page for CHNA information on membership, trash pickup, etc. This page is provided in each newsletter as a service to our members and neighbors.***

## 2013 CHNA Board

### Officers

President: Sheila Chhutani -- [presidentchna@gmail.com](mailto:presidentchna@gmail.com)

Interim Vice President: Janet Coplin

Secretary: Cathy Birkelbach -- [cbirkelbach@hotmail.com](mailto:cbirkelbach@hotmail.com)

Treasurer: Mary Cronin -- [maryc@speed-o-light.com](mailto:maryc@speed-o-light.com)

### Board Members at Large

Piya Kruger -- [piyakruger@gmail.com](mailto:piyakruger@gmail.com)

Judy Sullivan -- [injdyullivan@aol.com](mailto:injdyullivan@aol.com)

Allen Mondell -- [allen@mediaprojects.org](mailto:allen@mediaprojects.org)

Sandy Sander -- [nicolelsandy@yahoo.com](mailto:nicolelsandy@yahoo.com)

## Neighborhood Membership

Dues of \$10.00 per year should be paid annually. Dues must be paid by the first of the month prior to a neighborhood meeting held during that month to vote on an issue or election during that month. (Example: To vote in a meeting held on September 5th, dues must have been paid by September 1 of that same month. Dues will be current until September of the following year). A Good Neighbor Donation can supplant the need for dues, but must still be paid by the first of the month in which a meeting is held in order to vote). If your dues are not current, mail your check to Mary Cronin, Treasurer at P.O. Box 600478 Dallas, TX 753360-0478. Only dues-paying members are allowed to vote in elections and on issues that are before the membership. Votes may be taken on any of the items listed in the agenda.

## Trash Pick Up

**Regular trash and recyclable materials** (blue bin) are picked up once a week on Fridays. Order a blue bin by calling 311 or online: [www.dallascityhall.com/sanitation.html](http://www.dallascityhall.com/sanitation.html)

**Bulky trash** is collected during the third full week of each month (The **week of the 3rd Monday of the month**). You may be fined for leaving out your bulky trash before the Thursday preceding the pick up week!

## Resident - Only Parking

Resident-only hang tags are required on the 5100 and 5200 blocks of Pershing, Milam, and Alcott starting at either 8 or 9 pm. Check signs for exact times. Some streets allow parking Sunday and Monday, but have restricted parking Tuesday-Saturday. The residential hangtags can be purchased at 320 E Jefferson. The office open 8-5 on weekdays. The tags are \$6.50 each and you can purchase up to 6. You have to provide a current drivers license with your current address, proof of auto insurance, and a current utility bill ( electric, water, or gas). The tags can no longer be ordered on the city website.

In addition, if you are having a party, you may purchase temporary tags for 10 cents each that are good only for the day and time that you stipulate. They print them on paper with an official number on them and they are displayed on the dash. If you need more than 10 tags, they ask that you call ahead.

Beware! The city issues parking violation citations almost every night of the week! Also, you could get cited for parking on the wrong side of the street or blocking the sidewalk with your vehicle.

## Other Important CHNA Information

Newsletter Editor: Mary Miller

Website Piya Kruger

[www.cochran-heights.com](http://www.cochran-heights.com)

[www.facebook.com/pages/Cochran-Heights/140230294751](https://www.facebook.com/pages/Cochran-Heights/140230294751)

**Neighborhood Association address:**

**P.O. Box 600478**

**Dallas Texas 75360-0478**

## Crime Information

Residents can get information and police reports from the Dallas Police Department website: [www.dallaspolice.net](http://www.dallaspolice.net). Click on the section entitled "iWatch Dallas." Click on the section entitled POLICE REPORTS to see information on 911 call records, arrest records, accident reports, etc. Click on the section entitled CRIME REPORTS to find Uniform Crime Reports, Monthly Prosecutors Area Reports, Weekly Watch Reports, Weekly Sector Reports, Weekly Beat Reports, Interactive Crime Map, etc.

## Website

Piya Kruger (5222 Alcott) has spearheaded the development of a website for CHNA. She is collecting information and needs input for the following areas:

- Pictures from the neighborhood (businesses, unique homes, park pictures, artwork)
- History articles/information of interest
- Suggestions for other areas you would like to see included on the site.

## Good Neighbor Donations

Donation in excess of \$10 counts toward your neighborhood dues. If you wish to make a contribution, please send to:

Treasurer, Mary Cronin

Cochran Heights Neighborhood Association

P0 Box 600478

Dallas, TX 75360-0478.

Donations are usually printed in the newsletter. Be sure to let us know if you prefer your donation to remain anonymous. An updated list will appear in the March newsletter.