



Cochran Heights Gazette

www.cochran-heights.com

www.facebook.com/pages/Cochran-Heights/140230294751

Meeting September 16, 2013 6:30-9:30 PM

Location: Hibiscus on Henderson

Social time 6:30 – 7:00 pm; Meeting to start promptly at 7:00 pm

Agenda Items for Meeting - September

1. Call the meeting to order (7p.m.)
2. Approval of the minutes
3. Guest Community Speaker- Mr. Masinter (business owner on Henderson)
4. Reports
 - A. Treasurer's report
 - B. Committee Reports
 1. Sidewalk committee
5. New Business
 - A. Elections/Nominations
 - B. Erica Huddleston- Dilbeck historic home designation
 - C. Street Repairs post water/sewage work
 - D. Large parties-Milam/Fitzhugh block party disturbances
6. Unfinished Business
 - A. Project Canopy
 - B. Non-profit Status for CHNA
 - C. Triangle Committee/Motions
 1. Proposed motions by Kent Cobb:
 - a. Motion to rescind CHNA's March 20th vote supporting Bridgeview Real Estate Residential Proximity Slope variance.
 - b. Motion to rescind CHNA's March 20th vote supporting Bridgeview Real Estate parking variances.
 - c. Motion to oppose abandonment of Homer Street between Fitzhugh and Bennett.
 - d. Motion to oppose any change to PD-820 allowing apartments to be built over Mission Street or Homer Street.
 - e. Motion to oppose any change to PD-820 allowing on-street parking to be credited toward off-street parking requirements.
 - f. Motion to oppose Bridgeview Real Estate's requests for PD-820 changes to: minimum front yard setbacks, maximum dwelling units, maximum structure height, maximum lot coverage, and minimum sidewalk widths.
 - g. Motion to amend the CHNA bylaws. (Please see email from presidentchna@gmail.com dated 9/5/13).
7. Announcements

All Cochran Heights residents are encouraged to attend our meetings. Remember that only dues paying members are allowed to vote on issues and must have been registered by September 1, 2013.

CHNA Elections in September

The four Board positions that have expiring terms and will need to be filled in an election at the September meeting are: 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.

Charles Ostermann nominated Todd Crawford for a Board position at the neighborhood meeting held on June 17. Nominations may be made by a board Nominating Committee, by another member of the Association, or by self-nomination. Nominations will be accepted from the floor during the September meeting. Candidates nominated in this manner must be present to accept the nomination.

Treasurer's Report

Balance as of 8/31/13: \$12,734.88

Raccoons

At the June meeting, _____, who were guests of our neighbor, Kimberly Jenkins, suggested the following regarding raccoons, rats, etc. and the increase of these animals in our neighborhood due to construction in the area. It was suggested that instead of calling a pest control company to kill them or even a humane organization to trap and haul them off, we should remove anything that may welcome them or make it easy for them to establish a home on our property: (1) remove food and water sources outside, (2) remove brush and other hiding places, and (3) plug up any holes in your roof, gutters, attic, eaves, garage, etc. The population size of these animals is in direct relationship to the amount of food they are supplied (little food = small

litters; lots of food = large litters). They also tend to stay in a small territory of a few blocks and “make the rounds” for shelter and sustenance.

Sidewalk Repair

Many residents of Cochran Heights have inquired about the replacement of cracked and broken concrete sidewalks. 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 more common “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](tel: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 - jinjdysullivan@aol.com or phone **214-823-3486**).

Following receipt of the list, the Construction Department performs on-site 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](tel: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.

Welcome to New Members!

Welcome to our newest members!
Ami Montague –2852 Lee
R. Marcus Cady – 5018 Pershing

Cochran Heights Trees

If you want tree(s) planted on your parkway at no cost to you (other than helping to plant them and caring for the new trees), please contact Mary Cronin (maryc@speed-o-light.com) or Mary Miller (memiller622@yahoo.com) or see them at the meeting

Cochran Heights Pet on Pershing



Cinabun, cat belonging to Karen Anderson, plays peek-a-boo.

2013 CHNA Board

Officers

President: Sheila Chhutani presidentchna@gmail.com

Interim Vice President: Janet Coplin

Secretary: Cathy Birkelbach cbirkelbach@hotmail.com

Treasurer: Mary Cronin maryc@speed-o-light.com

Board Members at Large

Piya Kruger piyakruger@gmail.com

Judy Sullivan jndysullivan@aol.com

Allen Mondell allen@mediaprojects.org

Sandy Sander nicole1sandy@yahoo.com

Neighborhood Membership

Dues of \$10.00 per year (Sept 1 - August 31 of the following year) should be paid by Sept. 1 each year (unless a recent Good Neighbor Donation has supplanted your need for dues). If your dues are not current, mail your check to Mary Cronin, Treasurer at P.O. Box 600748 Dallas, TX 75360-0478. 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

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 pickup 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 / Ami Montague

Website Piya Kruger

www.cochran-heights.com

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. 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.

Membership Dues and Good Neighbor Donations

The membership year runs September 1st to August 31st. Dues are \$10 per property per year. Dues paid after June 1st are credited to the following membership year, with a complimentary membership for June/July/August of the current membership year. For example, if you pay your dues on 7-1-2013, you will be a member for the next 14 months – July, 2013 through August, 2014. Any optional contribution (in excess of \$10) is considered a Good Neighbor Donation. Anyone making a Good Neighbor Donation at any time during the year gets a complimentary membership extension through August of the following membership year. For example, if you contributed \$100 on 12-15-2012, your membership lasts for the remainder of the 2012-2013 membership year (through 8-31-2013) and all of the 2013-2014 membership year (9-1-2013 through 8-31-2014). For each quarterly meeting, there is a registration deadline; in order to vote at the meeting, you must have paid your dues by that date. The deadlines are:

First quarter (March) meeting: March 1st
 Second quarter (June) meeting: June 1st
 Third quarter (September) meeting: September 1st
 Fourth quarter (December) meeting: December 1st

If you wish to make a contribution, please send to:

Treasurer, Mary Cronin
 Cochran Heights Neighborhood Association
 PO Box 600478
 Dallas, TX 75360-0478.

Be sure to let us know if you prefer your donation to remain anonymous in the newsletter. Thanks to the following people for their Good Neighbor Donations:

Anonymous (2)
 Clint Brookshire & Chad Spencer
 Mary Miller & Charles Mabry
 Sandy & Nicole Sander
 Jarrod Goudeau & Amanda Barron
 Meg & Mike Moschetto
 Ismael Gonzalez
 George & Judy Kirchwey
 Pierce Ables & Cody Hutcheson
 Steven Saxon
 Heather & Chris Kocks
 Allen & Cynthia Mondell
 Terra Watson & Paul Saunders
 Tony Sells
 Sheila Chhutani
 Thomas Faust & Phillip Cottone

ADS**Cotter and Company Hair Salon**

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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 microdermabrasion, 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