



Cochran Heights Gazette – September 2017

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Dear Neighbors (Alley Cleanup Update)

SAVE THE DATE

CHNA Sept Meeting:
Tuesday, Sept 26, 2017
@
Solar Preparatory
School
2617 N. Henderson Ave.
(back entrance – in cafeteria)

6:30-9:00 pm

Cochran Heights Neighborhood Association will be doing an audit of neighborhood alleys soon. We are conducting our audit as a result of a neighborhood survey that listed **Neighborhood Beautification and Safety** as top priorities. It is our hope that our audit will result in a more beautiful, safer neighborhood.

An earlier informal audit conducted on our neighborhood alley tour on Dec. 4 revealed many code violations, problems with city services, problems with utility services, as well as potential safety hazards affecting our neighborhood.

Code violations included:

- Excess trash • Alley blockage • Trees in power lines • Poison ivy
- Leaking sprinkler systems

City and Utility Service violations included:

- Gas leaks • Dangling, downed wires • Pot holes • Poorly maintained

equipment • Temporary repairs not completed

Potential problems for safety and homeowners included:

- Evidence of homeless people sleeping in alleys • “Volunteer” trees beginning to grow under fence lines that could damage fences • Leaking sprinkler systems contributing to mosquitoes and potential repairs
- Areas conducive to mosquito breeding • Broken concrete resulting from tree roots • Illegal dumping from contractors in the area

The neighborhood association conducted an alley cleanup day on April 9, to begin Clean up of the Milam/Pershing Alley, but more work is needed on all neighborhood alleys.

Maintenance of the area bordering the actual alley is a homeowner responsibility (if you are a renter, please notify your landlord and give them a copy of this letter). Prior to our formal neighborhood audit, we will hold a **Neighborhood Alley Clean-up Weekend on September 16-17, 2017**. It is the weekend before bulk trash making it easy for the city to collect any debris you put out that is acceptable for pick-up.

We will conduct our second neighborhood audit the week of September 23-30. At that time we will issue a CHNA Violation/Notice tag to address any issue considered to be in violation of city code, or to any homeowner we think may have a potential safety or other issue that could create an unforeseen expense if not remedied. After another month, we will do another audit and report any code violations to the City of Dallas that could result in a fine. We hope you will join us in our effort to make Cochran Heights a more beautiful and safe place to live.

Mail Survey Results

Cochran Heights Neighborhood Association

P.O. Box 600478
Dallas, Texas 75360-0478

August 19, 2017

Dear Postmaster General:

I am writing on behalf of our Cochran Heights Neighborhood Association that represents over 250 homes in the 72506-6611 zip code. During the medical leave of absence of our regular mail carrier there have been many complaints of mis-delivered mail, delayed and irregular delivery, lost mail, and certified letters being left without getting the required signature.

These issues with the service are not a problem when our regular mail carrier is delivering the mail. He is always courteous and helpful and does his job well. We would like to suggest that better training could be provided for the substitutes that fill in on his route.

Thank you for your consideration with this matter.

Sincerely,

The Cochran Heights Neighborhood Association

M. N. Sandy Sander, President

presidentCHNA@gmail.com

At the June meeting of the Cochran Heights Neighborhood Association, there was a discussion about recent problems with mail delivery service. As a result of that discussion, the board president, Sandy Sander distributed an email survey to collect data on residential experience with USPS service in our neighborhood. Results of the survey revealed that there have been significant problems with delivery service in the neighborhood during the past year. Most of the problems deal with delivery service provided by substitutes for our regular postman while he was ill. The majority of people are extremely satisfied with delivery provided by our regular postman. The board decided to take action by writing the postal service, pinpointing the problem, and suggesting a rigorous training program for those people filling in for regular workers.

CHNA Board Positions Open

Four board positions are open for elections at the September meeting of the Cochran Heights Neighborhood Association. The four positions that need to be filled are President (currently held by Sandy Sander), Vice President (currently held by Meg Moschetto), and two at-large positions (currently held by Judy Sullivan and Lori Tapley). At the last CHNA meeting, the following people were nominated and accepted the nomination for these positions:

President: Meg Moschetto
Vice-President: Sandy Garza
Member At Large: Sandy Sander
Member At Large: Steve Lobo

Nominations may also be taken at the September meeting, but nominees must be present and accept the nomination in order to be considered in the election.

Prayers for all of our family, friends and fellow citizens of Houston and all of the Texas Gulf Coast.

Meet Your Candidates

VIDEO CAMERAS CAN HELP FOIL CRIME

Doorbell video cameras are becoming cheaper to purchase and can help foil crimes such as package theft and break-ins. Many of the inexpensive cameras even allow an absent homeowner to speak through a doorbell speaker to someone ringing the doorbell as if the homeowner were actually home. In order for criminals to be prosecuted, positive identification of perpetrators is required. Video records of crimes can help immensely.

CRIME – Always report criminal incidents to 911. Residents can get information and police reports from the Dallas Police Department website: www.dallaspolice.net. Click on the section entitled “iWatch Dallas” to get information on downloading the app to your iPhone or Android.

CODE VIOLATIONS – Report code violations to 311.

RESIDENT-ONLY PARKING – Resident-only hanging parking permits are required to park on the 5100 and 5200 blocks of Pershing, Milam and Alcott on certain days at certain times. Check signs in your area for exact restrictions. Residential permits are available for purchase at:

***The Oak Cliff Municipal Center
320E. Jefferson Blvd Dallas, TX 75203
M-F 8am– 5pm***

Up to 6 permits can be purchased per household at \$6.50 each. Parking Permits cannot be ordered online or by mail so bring your CURRENT drivers license, utility bill and proof of auto insurance with you. Planning a party? Temporary parking permits are available at The Oak Cliff Municipal Center for just 10 cents each.

<p>Bulk Trash Pick Up is the week of the third Monday of each month. This month's pickup is September 18.</p> <p>Trash is usually picked up by Wednesday, but can be earlier. You can set out your bulk trash as early as Thursday evening September 14.</p> <p>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</p> <p>Bulk Trash Pick-Up Set Out Dates</p> <p>Thurs. Sept 14 – Sun. Sept 17 Thurs. Oct 12 – Sun. Oct 15 Thurs. Nov 16 – Sun. Nov 19</p>	<p>CHNA Meetings take place quarterly in March, June, September and December.</p> <p>Membership: Dues of \$20.00 per year (Sept 1 - August 31 of the following year). New members wishing to vote, must pay dues by the 1st of the month in which a vote takes place. A Good Neighbor Donation in excess of twenty dollars may also count toward dues. Give your payment (cash or check) to Roger Foltz(Secretary) at the meeting, or mail your check to Christian Kelso, Treasurer, PO BOX 600478, Dallas, TX 75206.</p> <p><i>Only dues-paid members are allowed to vote in elections and on issues that are before the membership.</i></p> <p>IMPORTANT: In order to vote in the September meeting, you must be a dues paying member (\$20 per household) with dues paid prior to September 1, 2017.</p>
<p>Officers</p> <p>President: Sandy Sander presidentchna@gmail.com</p> <p>Vice Pres: Meg Moschetto megmoschetto@sbcglobal.net</p> <p>Secretary: Roger Foltz rbfoltz@aol.com</p> <p>Treasurer: Christian Kelso ckelso@christiankelso.com</p> <p>Board Members at-Large</p> <p>Lori Tapply skidea@gmail.com</p> <p>Judy Sullivan ijnjdysullivan@aol.com</p> <p>Tamora Wood tamorawood@gmail.com</p> <p>Sheila Chhutani chhutani@yahoo.com</p>	<p>Meeting Agenda</p> <ol style="list-style-type: none"> 1. APPROVAL OF MINUTES 2. TREASURER'S REPORT 3. NEW NEIGHBOR INTRODUCTIONS 4. NANCY BERNADINO, PRINCIPAL, SOLAR PREPARATORY SCHOOL FOR GIRLS: UPCOMING CONSTRUCTION 5. CODE COMPLIANCE: JOSE.RUIZ@DALLASCITYHALL.COM 6. SPENDING COMMITTEE REPORT (JUDY SULLIVAN / ERIKA HUDDLESTON) 7. FRIDAY NIGHTS OUT IN THE NEIGHBORHOOD: (LAST NIGHT OUT: STEVE AND KELLEY LOBO 9/8/17) 8. POSTAL SERVICE LETTER SENT AND RESPONSE 9. 2018 EVENTS TO LOOK FORWARD TO: HOME TOUR, ALLEY CLEAN-UPS, TREE PLANTING (ERIC LARNER W/ DALLAS URBAN FORESTERS - CITIZENFORESTER@TX.RR.COM), ONCOR TREE GIVE-AWAY: ARBORDAY.ORG/ONCOR, NIGHT OUT AGAINST CRIME, FRIDAY NIGHTS OUT, SIDEWALK IMPROVEMENTS 10. OPEN DISCUSSION 11. ELECTIONS 12. THANK YOU PRINCIPAL BERNARDINO AND SOLAR PREP FOR THE USE OF YOUR FACILITY