

LGNA

LOWER
GREENVILLE
NEIGHBORHOOD
ASSOCIATION



JULY • AUGUST 2012

MOCKINGBIRD TO ROSS / GREENVILLE TO SKILLMAN

BOARD OF DIRECTORS

Patricia Carr | PRESIDENT
214-821-2562

Gay Hopkins | VICE PRESIDENT
214-827-4559

David Jones | VICE PRESIDENT
214-821-8984

Debbie Daniel | TREASURER
214-821-0747

John Dailey | SECRETARY
214-821-6324

Darren Dattalo | CRIME WATCH
214-476-8023

DIRECTORS

Stacey Davis 214-501-8788

Philip Kingston 214-642-1707

Ken Lampton 214-502-5858

Alan Schonborn 214-823-4057

USEFUL NUMBERS

Council Member Angela Hunt
214-670-5415

State Rep. Dan Branch
214-745-5768

DPD Officer Keith Allen
214-671-3477

Sanitation / Bulk Trash
214-670-3555

Code Compliance
214-670-5708

Animal Services Call 311

JULY MEETING

MARK YOUR CALENDAR – LGNA SUMMER SOCIAL

The LGNA annual summer social just gets better and better. Last year's "potluck" dinner drew approximately 100 neighbors, and this year's is expected to be just as popular. Mark your calendar for Tuesday, July 17, at 7:00 p.m.

The Summer Social, to be held in the beautiful Glory Be Hall at Greenland Hills UMC (Penrose at Delmar), is open to all LGNA-area residents. Families with children are welcome. Bring your appetites.

Again featured will be fajitas and assorted fixings from our good neighbors AwShucks and Blue Goose. Please bring a side dish or dessert to share with your LGNA neighbors, whether it's your family's favorite salad, Aunt Suzie's corn casserole, or Kroger's apple pie.

By popular request, the very popular dessert contest will be repeated. The winner will be selected by popular vote of those sampling the desserts, and prizes will be awarded. City and State officials and representatives have been invited. Come and chat with these folks on an informal basis.

Good food, good company, and the thrill of competition.



POSITIVE THINGS HAPPENING ON LOWEST GREENVILLE

Included in the Dallas City 2012 bond proposal are "complete street" programs to complete Lowest Greenville streetscape improvements from Ross to Alta and from Bell to Belmont. The streetscape completion project is estimated at \$3,673,500.

Mayor Pro Tem and District 2 Councilmember Pauline Medrano told LGNA, "It is very exciting to see Lower Greenville reenergized with the 'new look,' the new streetscape, new lighting, benches, and so pedestrian friendly. This capital investment has made a major difference, so much that you see other folks taking a second look into this community and envision what we knew all along."

Sharing Councilmember Medrano's enthusiasm is District 14 Councilmember Angela Hunt. She told LGNA, "I'm so excited about completing the Lowest Greenville street and sidewalk improvements. We'll see the same style of sidewalks from Belmont to Ross, and it will complete our dramatic transformation of the street. It'll also make it easier for residents – not to mention seniors who live at Emeritus at Vickery Towers -- to walk along Greenville Avenue and enjoy our newest grocery stores."

There is no published schedule yet for the new improvements, but our councilmembers share our anticipation. Many businesses are also envisioning a better Lowest Greenville. The Walmart Neighborhood Market is scheduled to open at Greenville and Belmont in early November.

Trader Joe's is scheduled to open in the Arcadia Theater site in early 2013. The Trader Joe's VP of Real Estate, Doug Yokomizo, told

NEXT MEETING

WHEN Tuesday, July 17,
7:00pm

WHERE Greenland Hills UMC
Penrose & Delmar

TOPIC Annual Fajita Fest
and Potluck

BULK TRASH DATE

PICK UP: July 9-13
EARLIEST SET-OUT: July 5

PICK UP: August 13-17
EARLIEST SET-OUT: August 9

PICK UP: Sept. 10-14
EARLIEST SET-OUT: Sept. 6

Remember: The city has a zero tolerance for placing trash out prior to the earliest set-out date. Don't get stuck with a fine for missing the date.

(CONTINUED INSIDE)



**LOG ON TO
WWW.LGNA.NET**
for information
and updates.

POSITIVE THINGS HAPPENING ON LOWEST GREENVILLE

(CONTINUED FROM FRONT COVER)

LGNA that the company's desire is to open the Lowest Greenville store as soon as possible. A Trader Joe's store has already opened in Fort Worth, and one is scheduled to open in late 2012 or early 2013 in Plano.

Yokomizo shared that the Lowest Greenville Trader Joe's will have 15,000 square feet and will be on the corner of Greenville and Sears. The anticipated food trailer park will be on the northern corner at Bell. Two-thirds of the lot's footage will be Trader Joe's. Parking will be in the rear. Their usual operating hours are 8am-9pm, but if there is a demand, they may stay open until 10pm.

Just as exciting as two large companies moving onto Lowest Greenville, small businesses are beginning to take notice. Opened on June 19, Nora Restaurant at 1928 Greenville brings Afghan cuisine to our area. Also owner of the well-regarded Afghan Grill in North Dallas, owner Matt Pikar said, "We took a chance coming here." An informed staff serving interesting and tasty food should guarantee neighborhood patronage and rewards for taking that chance.



noradallas.com

BIKE FRIENDLY GREENVILLE AVENUE



Neighborhood resident Keith McPhail launched Bike Friendly Greenville Avenue in April as a social ride group to build a better sense of community among bicyclers along the Greenville Avenue corridor. The goals of BFGA are to help make friends out of neighbors and encourage one-another to get out on more healthy rides. Granada Theater is leading a popular monthly ride from Sundown, inviting staff, friends, and fans. Other Bike Friendly

Greenville Avenue members are organizing weekly rides and pick-up rides as fun ideas develop.

In addition to creating more fun rides, Bike Friendly Greenville Avenue hopes to bring greater visibility to our growing bicycle community leading to safer practices for all vehicles on the road, more safe bicycle paths, and increased bicycle and pedestrian infrastructure.

While only weeks old, the FaceBook group "Bike Friendly Greenville" already has over 130 members and is the primary location for sharing information about upcoming rides and photographs. There is also a FaceBook Community Page, Bike Friendly Greenville Avenue. Keith says, "So if you want to get out on two wheels and make some new friends, LIKE and JOIN on Facebook. And Keep Your Wheels Turning!"

 Like us on Facebook at facebook.com/bikefriendlygreenville

LGNA ELECTION RESULTS

The annual Lower Greenville Neighborhood Association meeting on May 15 gave members a chance to sample the cuisine at Sundown at Granada, next door to the Granada Theater on Greenville. Thanks to Sundown at Granada for hosting the meeting.

We also got to meet Paul Ridley, our new District 14 City Plan Commissioner. Commissioner Ridley introduced himself and spent a good part of the evening listening to neighborhood concerns. We also got an update from Melissa Kingston on Walmart developments.

Members voted on two open Board of Director positions. LGNA board members are elected for a three-year term on a staggered basis. This year's election saw the reelection of Ken Lampton and Patricia Carr.

As is common with many non-profit organizations, the ten-member board later elected officers for the coming twelve months. Re-elected to the post of President is Patricia Carr. Returning as Vice Presidents are Gay Hopkins and Crime Watch Chair Darren Dattalo. David Jones was also elected Vice President. David heads the volunteer team that delivers your newsletters. Debbie Daniel was reelected Treasurer. She is also our Membership Chair. John Dailey was reelected as Secretary.

ORDER A TIETZE BRICK!



tietzepark.org

As a fund-raiser for park improvements, FOTPF is selling inscribed bricks which will be installed in the Tietze Park Plaza. The personalized bricks make a great gift for birthdays, anniversaries, or any occasion. **Prices range from \$50-\$150 per brick,** depending on the length of your inscription. If you have questions or want to purchase a brick, call Lisa Marshall at 214-212-4257.

TAKE A TIETZE SPLASH!

The Tietze Park swimming pool will be **open through August 11.** On that evening, Friends of Tietze Park Foundation and area neighborhood associations will again sponsor the community pool party, Tietze Splash. At last year's Tietze Splash over a hundred area residents, including Councilmember Angela Hunt, splashed in the pool and enjoyed the free hotdogs, watermelon, and drinks.

RENT HOUSE SCAM ON LOWER GREENVILLE

Real estate professional Ken Lampton warns of a prevalent scam aimed at prospective renters. He says that criminals using untraceable email addresses are advertising rentals at reduced rates. They then bilk the renter of advance payments. Ken offers some tips.



For more complete information, go to <http://bit.ly/MBLGyG>

CHANGES ON SKILLMAN

While Greenville Avenue usually gets most of the attention, our eastern border – Skillman Street – is beginning to witness development. The eastern side of the Skillman/Live Oak Center from the old Tipperary Inn/Molly McGuire's location at Live Oak to the Chicago Title building at Oram was purchased last year by a development company out of Austin. Several businesses have moved out, and construction is making way for new businesses.

The Skillman/Live Oak area is similar to Lower Greenville in that commercial and retail are close to residential. While the Skillman area is usually off the radar, LGNA treats it as importantly as Greenville. In April the developer applied with the City to change zoning on three residential lots on Mecca, west of Skillman and in LGNA's area, from residential to parking. This was a concern to neighborhood leaders because it's been illustrated that bringing commercial parking into residential is not a good mix.

Three members of the LGNA board – Ken Lampton, Darren Dattalo, and Patricia Carr – and Kyle Turman of the Belmont Neighborhood Association met with the developer's representative to discuss plans for the property. After an amicable meeting and hearing suggestions of other uses such as building a buffer of multifamily or other lighter use between commercial and residential, the applicant agreed to withdraw the application.



HAIL INFO

June 13's massive hailstorm put our part of Dallas on the national newscasts. Many area residents suffered

property damage with hail stripping leaves off trees and shrubbery, denting cars, shattering windows, and damaging roofs. Many folks are still struggling to affect repairs. Attorney Philip Kingston has compiled a list of suggestions that may help you with the results of the last storm. It's also a good list to tuck away for use after the next hailstorm. Below are a few highlights. Go to www.LGNA.net for more details. Also see Sara Wick's "Dig This" article about damage to shrubs and trees.

Cars: If your car had glass damage, water intrusion, and dings on every panel, it may be "totaled" for purposes of insurance. For those with lighter damage, paintless dent repair is sometimes able to restore a car's appearance for \$50-\$75 per body panel.

Roofs: Be careful how you deal with a potential roof claim on your insurance. Most Texas homeowner's policies have a deductible equal to 1% or 2% of the insured value of the property. While reputable roofing contractors may help you identify other damage to your house, be careful of fly-by-night contractors.

- If someone quotes you a rental rate that is far too good to be true, assume there is some kind of scam going on.
- Don't do business with anyone who talks to you exclusively through email. A real landlord wants to meet you and size you up!
- Be on the lookout for Too Much Information. They tell you more than any legitimate landlord would think was appropriate for you to know.
- Never send anyone money in advance (especially by Western Union) based on an emailed promise to mail you the keys to a property.
- If a house is listed For Sale by a real estate broker and listed For Lease by an individual, be sure to talk to the broker as well as the alleged property owner.

DIG THIS!

notes from a
neighborhood gardener

Mother Nature is speaking, Are you listening?

Mother Nature unleashed her fury on our neighborhood a few weeks ago giving our yards the equivalent of a "Bad Haircut". It was not hard to miss the shredded leaves and branches that littered yards, but what about the shrubs, trees and plants themselves? How well did they weather the storm? While you were focused on roof and vehicle damage, I hope someone took the time to survey plants and trees for damage as well.

Successful plant recovery depends on the type of plant damaged and plant maturity. Your inspection should take into consideration how much time the plant will have to recover in the season. Flowering annuals with no leaves may not recover. Plants that normally require dead-heading, such as petunias, may survive if some leaves remain on the plant after a hailstorm. Clean-up and a light application of fertilizer may help them recover. Bruised vegetables and fruits should be picked. The plant or vine may continue to produce if not too badly damaged.

Herbaceous perennials (salvia, sage, lantana, Turk's cap) stripped of leaves need to have good root and top growth for summer survival and winter hardiness. Remove all flower stalks, cut back to viable leaves, lightly cultivate the soil, and apply a light dressing of low-nitrogen fertilizer. Removing flower stalks allows the plant to use energy to survive the summer. With our long growing season, you will see new bloom in no time.

Trees and shrubs should be checked for broken limbs or severely damaged branches. These should be cleanly cut. A fungicide should be used on removed limbs and severely damaged areas to prevent disease from hurting it any further. Remove downed branches and leaves from beds.

Last but not least, be sure your roofing company has a plan to protect and clean up your landscaping.

Happy Gardening!

sara wick
palo pinto



Send your gardening questions to Sara by email at:
digthislgna@yahoo.com



CRIME WATCH UPDATE

Calling 911

DARREN DATTALO, CRIME WATCH COORDINATOR

The 911 system was first introduced in 1968. Since then, we have all come to know it as the best and fastest way to report an emergency, be it a fire, a life-threatening illness or a crime in progress. When someone calls me to report a crime, my first question is: "Have you called 911?" Unfortunately the response is often: "No, it wasn't an emergency." BUT 911 IS NOT JUST FOR EMERGENCIES.

In Dallas, the 911-system is a complex call center which is combined with the 311 non-emergency system. Most operators are well trained. If you are calling to report a non-emergency crime and the call volume spikes, they will transfer you to 311 or ask to call you back. (If you've never seen the 911 center, ask for a tour. It's very informative.)

The 911 call database is our best record of crime activity. It's where those statistics I send you every month come from. It also plays a big role in how police resources are allocated in different areas of the city. And it's a huge source of tip data for detectives following up on crimes. If you call the local beat office, flag down an officer or email me, chances are slim it will get into the system in a way that can be tracked and made useful to more than the person hearing you.

	Residential Incidents	Car Break-ins	Other Res. Thefts & Break-ins	Violent Crime*	Auto Theft
Apr 2012	29	12	8	1	4
May 2012	16	10	6	4	2
Typical	25	12	9	2	3

*Violent crime includes murder, rape, robbery or aggravated assault.

DO CALL 911 FOR THIS

Petty Theft
 Suspicious persons / vehicles
 Illegal Parking
 Identity Theft
 Graffiti on your property

DON'T CALL 911 FOR THIS

To get a speed bump installed
 Report high weeds
 Report a lost pet
 For a burned out streetlight

You should use 911 to report ANY AND ALL crime activity. If you are trying to report a crime and an operator tells you it's not an emergency, please let me or Officer Keith know so that we can make sure they get some additional training.



TAKE NOTHING FOR GRANTED

KEITH ALLEN—DALLAS POLICE

The Dallas Police Department has changed the way some cases are filed. No longer is it a given that calling 911, speaking with an officer, and receiving a case number is a guarantee that the case was filed. There have been a few instances recently where the victim of a crime thought they had filed a police report when, in fact, they had not. Most of this confusion has resulted from a failure to contact the detective assigned to a case.

I know how busy most of you are and empathize with any frustration that you experience in making the initial report via 911. It's human nature to be very upset upon learning something has been stolen,

damaged, or broken into. It's also common that the anger you feel initially dissipates as time goes on.

However, the instances recently have highlighted the need to remind everyone to call back the detective assigned to your case. **Contacting the detective assigned to your case is now more important than ever. If you don't receive initial contact from a detective within ten days, be proactive and find out why.** Admittedly this will only happen in a small number of instances, but every victim should be sure their crime is counted. I'm always available to assist you, so please let me know if I can help.

SHOW YOUR SUPPORT AND JOIN NOW!

name: _____

address: _____

phone: _____

cell: _____

email: _____

Please print clearly! Email addresses are required to receive neighborhood alerts. Personal information is not shared with any outside group or used for any other purpose. Receipts will be furnished upon request. Checks for LGNA membership should be made out to LGNA. For Extended Neighborhood Patrol membership, checks should be made out to LGNA-ENP. Please provide separate checks if possible.

Mail this form and check payable to LGNA or LGNA-ENP to: PO Box 720067, Dallas, TX 75372 (or bring it to the next LGNA meeting).

Pay Pal Now Available: LGNA has made it a little easier for you to become a member. We've added PayPal to the LGNA website. On the site, you'll see two buttons, one for regular membership and one for seniors (65+). If you have a PayPal account, you can use that directly. If not, you can skip that step and proceed directly to a credit card processing page. LGNA does not receive your credit card information, only the contact information. There is no surcharge added to the regular \$10 per household membership (\$5 for seniors).



Please choose all that apply:

- ☐ Join LGNA (\$10/yr, \$5 for 65+)
- ☐ Join Expanded Neighborhood Patrol (\$200/yr, \$150 for 65+)
- ☐ Add me to the Crime Watch Email List
- ☐ Please contact me about Volunteering

