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Hillcrest Forest
Neighborhood
Association

7227 North Janmar Drive
Dallas, TX 75230

YOUR NEWSLETTER and RENEWAL FORM enclosed!

CHECK US OUT!
HillcrestForest.org

You know that we have a web site. Go there to renew your membership!

There is also information about Zoning, neighborhood Security Patrols, Schools, Recycling, and more.

We update our web site more often than we can mail newsletters, so check back regularly to see what's going on!

Hillcrest Forest Neighborhood Association

HillcrestForest.org

Fall 2024

SUPPORT YOUR NEIGHBORHOOD

PLEASE JOIN OR RENEW YOUR MEMBERSHIP - Just $25

With your support, we work to maintain and improve the quality of life in our neighborhood.

Members receive seasonal newsletters, email updates, and our annual Member's Directory.
Use the enclosed envelope, or pay by credit card at **www.HillcrestForest.org**, or scan this code:

South of Forest Lane and east of Hillcrest Road, your $250 membership includes both Hillcrest Forest and the important 5 Star Patrol service

THE 5 STAR PATROL HAS REDUCED CRIME BY OVER 60%

PATROL BENEFITS:

- 4-hour patrols by uniformed Dallas Police on weekdays.
- Night-time armed private security patrols by Special Response Group (SRG)
- Members receive SRG's dispatch number. Add this to your cell phone.
- Members can request added surveillance when out of town.

The Churchill Way Patrol, north of Forest Lane and west of Hillcrest, is also managed by Hillcrest Forest. Paid Hillcrest Forest members in that area will receive information on the Churchill Way Patrol.

Need to get rid of an old TV, computer, laptop, printer, VCR, or other electronics?

The City has a conveniently-located facility just a few miles from us that accepts almost any consumer electronics – TVs of any kind, laptops, computer monitors, printers, copiers, microwaves, VCR players, electronic game systems, cell phones – just about anything.

They can be dropped off at the Sanitation Department Transfer Station at 7677 Fair Oaks Avenue. Hours for drop-off are Monday through Friday, 7:00 AM to 9:00 AM (early, before the trash trucks begin arriving!) and on Saturday from 7:00 AM to 4:00 PM.

Want to safely dispose of old, unneeded paint?

Because it's illegal to put it in the trash!

1. Remove the lid and leave it in an out-of-the-way-place – a garage, for instance – and simply let it dry out. A couple months later, after it's dry and solid, replace the lid and put it in the trash. Some paints form a film on the top and need to be stirred occasionally to break the film.

2. **OR** - wait for a once-a-year City of Dallas collection event in North Dallas. Dates vary (nothing on the schedule right now).

3. **OR** - take it to the Dallas County hazardous materials collection center at 11234 Plano Road. Hours are Wednesday & Thursday, 8:30 AM to 5:00 PM, and the 2nd and 4th Saturday of each month, 9:00 AM to 3:00 PM.

Please keep Alleys clear of overgrown Vegetation!

Each homeowner has the responsibility to keep the alley behind their home free from weeds, bushes, hanging tree limbs, or anything that might impede the operation of the city's large trucks that collect trash and recycling. If your alley needs trimming, any lawn service can handle it!

Opinion from HFNA President Bruce Wilke

City's "ForwardDallas" plan shows disregard for single family neighborhoods

If you've been following city news in recent months, you have heard about ForwardDallas, described as a "citywide comprehensive land use plan designed to guide future growth and development in Dallas". It was approved by the City Plan Commission (the zoning board) in July, and the City Council will act on it this fall.

There is much that is good in ForwardDallas, but one aspect worries neighborhood leaders across the city.

ForwardDallas merges Single Family zoning into a new "Community Residential" category – with triplexes – three homes in a single structure. A triplex could be acceptable on a vacant single-family lot, and it might be next door to one of us.

City planners euphemistically call this "gentle density". In my view, there is nothing "gentle" about a triplex possibly occupied by 3 couples, who may have 6 automobiles, being allowed on a single-family lot.

The North Dallas Neighborhood Alliance of over 100 HOAs and neighborhood associations (including ours) urged City staff and the City Plan Commission to create a separate zoning category for Single Family neighborhoods. That didn't happen. Thankfully, they did finally remove "Multiplexes of less than 10 units" from the Single Family category, but they did it only reluctantly, due to the outcry.

City planners and some of our City Council members see our suburban-style neighborhoods, with one home per lot, as having inconveniently tied up large amounts of land where they would like to put more dwelling units – 2 or 3 to a lot. ForwardDallas also discusses allowing a smaller second house on the back of each lot, called an "accessory dwelling unit" or ADU. In many cases, it would be rented out. Two houses per lot is *not* single-family zoning.

Advocates for ForwardDallas claim that "it's only a guideline; it's not a zoning document." This is deceptive.

Our City Council member said that a comprehensive overhaul of the zoning codes has begun, with target completion in 2 years. The ForwardDallas plan states that it is to be used as the road map for that new zoning.

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Because triplexes in single-family neighborhoods are allowed in the ForwardDallas plan, we can expect to see triplexes in single-family neighborhoods allowed in the new zoning code. We may also see a second, smaller house (ADU) allowed on the back of each lot.

In my opinion, as well as in the view of our board, there are a couple aspects of ForwardDallas that are not in the best interest of our neighborhood, or our quality of life or our property values. Our City Council member, Jaynie Schultz, said at the Hillcrest Forest annual member's meeting in May that she will hold public meetings about ForwardDallas before the City Council votes on it this fall.

You may want to attend.

For a lot of good neighborhood information

Visit our web site: www.HillcrestForest.org

Our Free Churchill Way Patrol to end in 2025

Many of you remember that in 2015, our Association engaged in intensive negotiations with Alcuin School on Churchill Way. Alcuin wanted zoning approval for a high school, which they previously told us that they would never do.

After months of discussions, Alcuin finally offered us a deal: In return for Alcuin being allowed to add up to 100 high school students, the school would fund security patrols in the Hillcrest Forest area north of Forest Lane, west of Hillcrest Road, at $100,000 a year for 10 years. We received $1,000,000 for neighborhood security. It was a remarkable accomplishment.

That was in 2015. In 2025, Alcuin's funding will end.

We hope to be able to continue the patrols north of Forest Lane, but as resident-funded. It will require finding a member to serve as administrator, which is mostly clerical and would take maybe two hours a month. Overall management of the patrol would still be with a Hillcrest Forest patrol committee. We are also looking for an administrator for the 5 Star Patrol south of Forest Lane. It's not hard work or complicated. If you have a little time to serve our neighborhood and make us more secure, please contact president Bruce Wilke at HillcrestForestDallas@gmail.com.

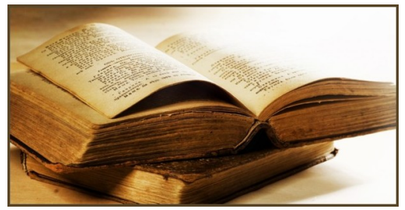
Kramer Elementary construction update

Kramer will be getting a new wing (no additional students), and after more than 30 years, the portable buildings will be going away! The construction will include an updated entryway, relocation of the playground, a new building wing on the east side, and the removal of the portable buildings.

Some of the work that has already been completed includes:

- Newly paved parking lot
- Roofing
- Relocation and updates to playground
- New lighting, ceiings, and floors in hallways
- Classroom updates

Construction should be completed in time for the next school year which begins in August, 2025. The attractive new wing and entrance, and the removal of the portable buildings, will not only enhance Kramer's appearance, but will enhance our entire neighborhood.



Preston Royal Book Club

Sponsored by the Preston Royal Library and the Hillcrest Forest Neighborhood Association

Everyone is welcome to join us & discuss the books the members have chosen. Go to **www.HillcrestForest.org** and click "Book Club".

Our Board 2024-2025

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