

# The Reporter

FEBRUARY 2007 ISSUE

## Neighborhood Association Board 2007



*Top right to left - Judi Boyles, Cherryl Peterman, Mary Deighton, Bill Foerster, Dr. Sharon Sandell, Martine Buhmann, Neoma Twining  
Bottom right to left - Lottie Minick, Mari Anne Mourer, Mary-Pat Smith, Linda Ortman, Judy Whalen. Not pictured: Gina Bender - Treasurer, Scott Coldwell - Vice President*

*"We are fortunate to have one of the most unique neighborhoods in Dallas, let's make the most of it. The FHNA board is looking to continue the efforts of the past three years by increasing our community's participation in FHNA, monetarily and through volunteerism. We see the potential for good things for FHNA, however, it does not happen by itself. All worthwhile projects and journeys takes effort and a certain amount of sacrifice. We have a committed group of Board members and committee chairs but we cannot go it alone."*

*Bill Foerster, President*

Caring  
Concerned  
Capable  
Cohesive

This board is working  
on your behalf.



## Forest Hills

### Officers:

President: Bill Foerster

Vice President: Scott Coldwell  
VP Elect: Jay Matthiesen

Secretary: Martine Buhmann  
Secretary Elect: LuAnn Tunell

Treasurer: Gina Bender  
Treasurer Elect: Mike Davis

Parliamentarian: Mary Deighton

### Committee Chairs:

Beautification Chair: Judy Boyles  
Co-Chair: Mindy Foerster

Crime Watch Committee:  
Judy Whalen

Planning & Zoning:  
Cherryl Peterman  
Co-Chair: John Mitchell

Service League: Mary-Pat Smith,  
Mari Ann Mourer

Serv. League Elect: Shelly Klem,  
Tamila Southand

Arboretum Liaison: Lottie Minick

Sanger Elementary School:  
Sharon Goodwyn, Linda Ortman

Newsletter Editor/Communications:  
Neoma Twining

# PLANNED DEVELOPMENT CONFUSION

By Grant & Kathy Wall

I will start with the disclaimer right up front. Always check with the City of Dallas Building Inspection Department before planning any renovations or construction!

Because of the large number of new residents and building activity in the Forest Hills Neighborhood, a summary of the Planned Development Overlay district that governs Forest Hills is felt timely. On May 24, 2000, the City Council approved Planned Development District 575 for the majority of the Forest Hills Neighborhood. This zoning district encompasses the area bounded by "the southwestern line of Lakeland Drive, the northwestern line of San Leandro Drive, the northeastern line of Highland Road and the southeastern line of the alley between San Fernando Way and Garland Road." The planned development district does not include the area along Garland Road or the southeast side of San Leandro Drive or either side of San Cristobal Drive.

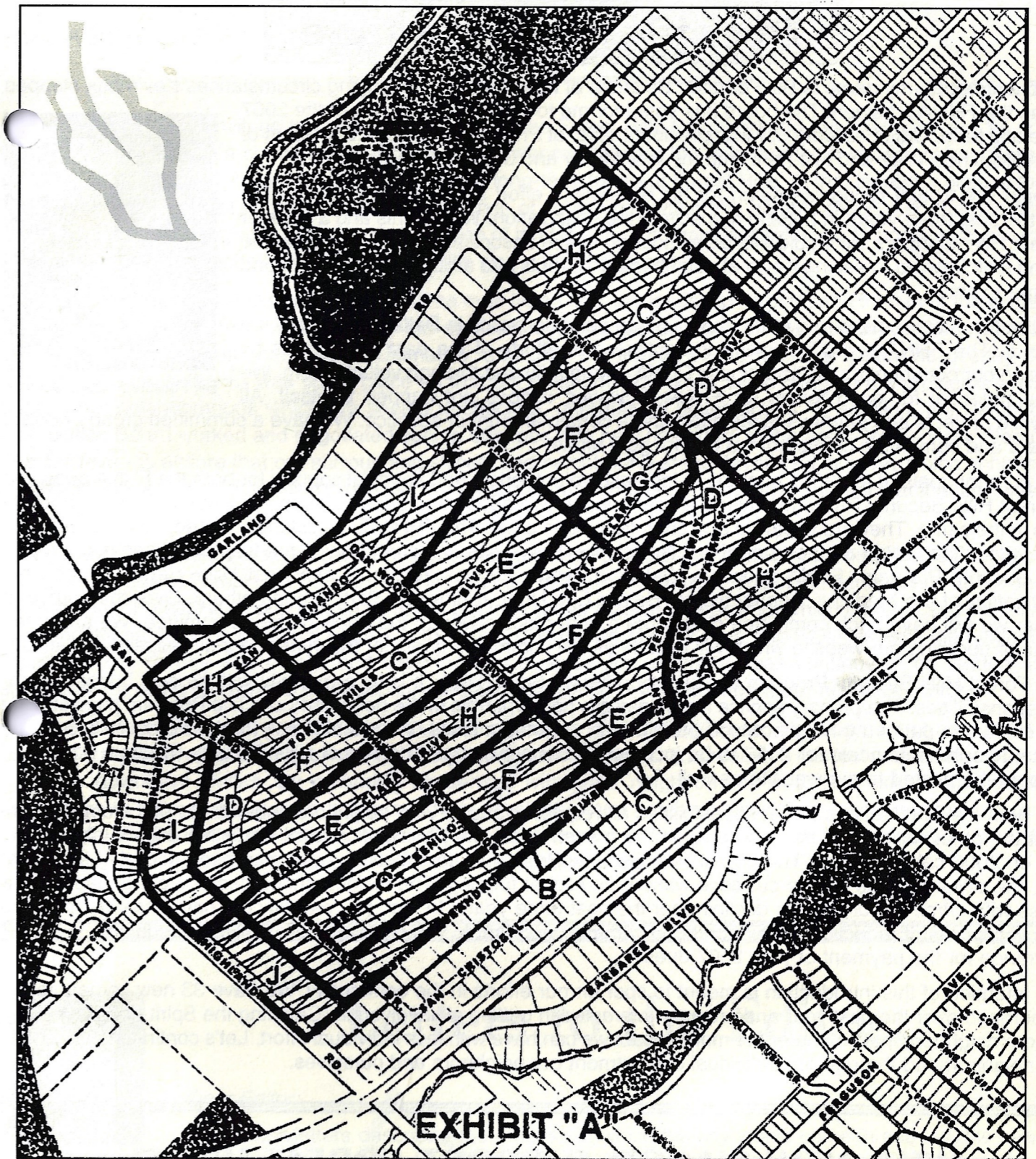
As a brief history of the culmination of the PD district, in 1992 the Forest Hills Neighborhood charter expired which caused the area to become a part of the standard R-10A zoning district under the City of Dallas' Comprehensive Zoning Ordinance. Under this zoning district, lots could be divided to a minimum of 10,000 SF with front yard setbacks of 30 feet. Many lots in the Forest Hills neighborhood are one half acre (21,780 SF) or larger. In the late 1990's the board of the Forest Hills Neighborhood Association and the residents of Forest Hills began an effort to devise a plan to protect the character of the neighborhood and preserve the large lots and deep front setbacks found throughout much of the area. A petition drive was conducted and the signatures of the majority of the residents were obtained in order to begin the process of a zoning change to protect the neighborhood. The residents along Garland Road were not in majority consent and requested not to be included in the proposed zoning overlay. The areas along the southeast side of San Leandro and all of San Cristobal were not included because of the existing size of the lots which could not be further subdivided under the existing zoning. The only two objectives of the proposed Planned Development District were 1) to provide continued continuity of the existing front setback distances from the street and 2) to prohibit lot subdivision to sizes smaller than the typical lots already platted in the neighborhood. After three years of working with the city and local councilmen-women, the current Planned Development Overlay District 575 was approved.

Because of the varying setback distances and lots sizes already in existence from block to block throughout the neighborhood, the City of Dallas requested that the area be divided into sub-districts. Therefore, the Planned Development District is comprised of ten sub-districts, A through J. Each of these sub-districts has specific required minimum front yard setbacks and minimum lots sizes as listed below. A map of these sub-districts is included in the Planned Development Ordinance.

SUB-DISTRICT	REQUIRED MINIMUM FRONT SETBACK	REQUIRED MINIMUM LOT SIZE
A	30'	16,000
B	40'	13,000
C	45'	16,000
D	50'	16,000
E	55'	16,000
F	60'	16,000
G	65'	16,000
H	70'	16,000
I	80'	16,000
J	100'	16,000

In summary, the only two land use items regulated by the Planned Development District for Forest Hills are the size of lots and the minimum required front yard setbacks. All other zoning criteria are regulated by the underlying R-10A zoning including side yard setbacks, rear yard setbacks, lot coverage ratios, maximum building heights, etc...

A copy of Planned Development District 575 (Ordinance 24269) can be obtained at the City of Dallas Planning and Development Office at City Hall, 1500 Marilla Street, Dallas, Texas.



NORTH

SCALE IN FEET

## Subdistrict Map

9

MAP NO. H9, I9, H10, I10

CASE NO. Z990-139/11092-NE(BP)

## President's Message

by Bill Foerster

Hello neighbors, my name is Bill Foerster. Because of Kevin Rachel's changing circumstances Kevin has stepped down as the FHNA president. The board has voted for me to fulfill the remainder of the 2007 presidential term. Until February 5, I was president-elect of FHNA. I have been a resident of Forest Hills since 1992 and live here with my wife Mindy and 3 of my 4 children.

I would like to first recognize Kevin for his dedication, effort and energy he brought to FHNA the past three years in helping resuscitate the association. Without his and a number of Forest Hill neighbors we would still be without an active association. We wish Kevin the best and look forward to seeing Kevin at neighborhood events and around the neighborhood from time to time.

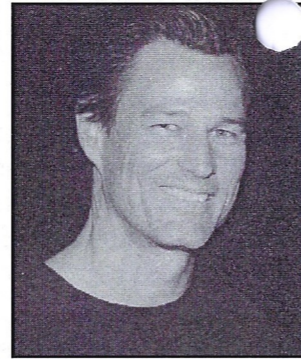
We are fortunate to have one of the most unique neighborhoods in Dallas, let's make the most of it. The FHNA board is looking to continue the efforts of the past three years by increasing our community's participation in FHNA, monetarily and through volunteerism. We see the potential for good things for FHNA, however, it does not happen by itself. All worthwhile projects and journeys takes effort and a certain amount of sacrifice. We have a committed group of Board members and committee chairs but we cannot do it alone.

The primary goals of the 2007 board is to increase volunteerism and financial support for both the FHNA dues and the Forest Hills Security Program. Over the years, these two dues have been confused and have been assumed to be one in the same. They are separate and apart from each other. The FHNA dues (calendar based) provide financing for the committees listed on the front of this Newsletter. FHNA has a security liaison but that the liaison is not a part of the Security Program. FHNA sponsors Welcome events for new residents of Forest Hills, Senior Luncheons, Beautification of the Medians, Annual events Easter Egg Hunt, Halloween Party among others. Over the course of this year we will have each committee chair write a brief piece covering the goals of their committee. We are in the process of updating our website which will include all the committee goals for the year and their respective events.

The Forest Hills Security Program is distinctly different from FHNA. It is its own entity with its own budget, board and responsibilities. The primary service it provides are police patrols of the neighborhood. The Program pays off police officers to patrol our neighborhood each month at random times. We will also ask for the Forest Hills Security Program to submit its goals for 2007 to be included in our newsletter. The Forest Hills Security Program goals and actions will be posted to our website as well.

The above events actions and responsibilities all require efforts of your neighbors and cash to pull them off. One without the other will not get the job done. At the present time, the participation level for FHNA dues is about 15% based on 2006 calendar year. The Forest Hills Security Program's contributions have also been declining to a point where, the officer patrols will be cut back without additional funding. The Neighborhood security patrol has been a success with crime in Forest Hills declining for the past three years. In fact, just recently the patrol has stopped two crimes in process. If reduction in neighborhood crime is important to you please call Judy Whalen ( ) and arrange for the payment of your 2007 dues.

The intention of this introduction is meant to spur on our efforts in the community. We have 33 new comers to the neighborhood over the past year and are very interested in getting all involved in "Catching the Spirit of Forest Hills." The more neighbors that volunteer the more impact we can have with less individual effort. Let's continue to take pride in our neighborhood through our individual commitment our neighbors and ourselves.



Bill Foerster, new president

## WILL NEW MAYOR SUPPORT FOREST HILLS?

This spring brings an exciting opportunity for all of us. We get to elect a new mayor. If we are going to have continued success, we need to make an informed choice about a candidate who, if elected, will work collaboratively with Forest Hills neighborhood association.

Plenty is at stake in our protected community. There are 616 homes protected by planned development ensures the security and aesthetic pleasure we have enjoyed for years. We have the both of best worlds. A big city with opportunity, and a community oriented neighborhood. We encourage each of you to go to the website of the prospective candidates and educate yourself about what "they" care about. Let's hope, Forest Hills is in their line of vision for the future.

## The Perspective

by Gloria Tarpley

1995, it was my privilege to serve as President of the Forest Hills Neighborhood Association. Then, as now, the Board was made up of a combination of older and newer residents of the neighborhood who spent countless hours thinking, listening to neighbors, and planning for the long-term future of Forest Hills. At that time, our biggest focus as a Board was the attempt to continue building a sense of community within the neighborhood, and the beautification of our boulevards through the planning and funding of landscaping and irrigation systems. In addition, concerns over the planned development of homes in Forest Hills was a rising concern.

The progress made in the neighborhood came over time - first, the landscaping plan, and then over the years many trees were planted in the medians once the sprinkler systems were in place. The preparations for our Planned Development restrictions were begun. Ultimately, and over the course of the next few years the overlay of rules regulating house setbacks was put in place so that our neighborhood could avoid many of the problems which now beset other neighborhoods which are seeing unchecked, unregulated development. In addition, the Neighborhood Association Board worked and negotiated zoning changes with new neighbors to the area - White Rock Storage and The Enclave - to ensure that our surrounding streets and neighboring areas developed in a way which enhanced our neighborhood, and in a way which protected our area from more damaging development which at the time was a real possibility.

The Forest Hills Board today, like the one of twelve years ago and those in between, is composed of neighbors with the best interests of Forest Hills at heart. The issues they face are newer iterations of the same things which occupied us back then. Forest Hills continues to develop, but now within a zoning framework which protects and preserves the fundamental nature of the original homes in the area. Community spirit is alive and well - witness the neighborhood Fourth of July parade and picnic, and other holiday events. Our common areas continue to be tended and the sprinklers are being repaired to maintain our medians beautiful. For the most part, our house is in order.

Today, Forest Hills faces greater issues in the immediately surrounding areas - development of real estate in the greater White Rock area, changes in neighboring retail establishments, and renewed interest in development of areas closer to downtown Dallas. By gathering consensus within the neighborhood and then skillfully interacting and negotiating to the neighborhood's advantage with developers and neighboring entities in any number of scenarios, the Forest Hills Board must continue to lead Forest Hills forward in a responsible and realistic way so that all of us can continue to enjoy the high standard of living we now take for granted.

## Letters to the Editor:



Neoma Twining  
Newsletter Editor

Dear Editor:

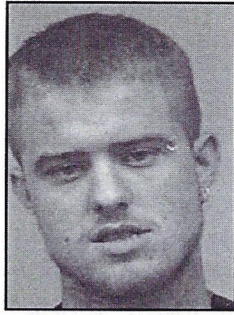
Earlier newsletters described the process in which the city would come in and lay this new water line. It is a maze out there. I can't exit or come in to Forest Hills without weaving all over the place. Can we call someone to ask they use some formula of work as to not disturb residents so much?

Response:

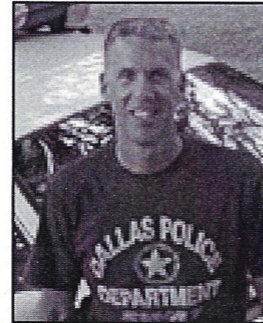
There are currently 4 separate contract crews working on 4 different work schedules. When we were first made aware of the city's plans to infiltrate for the purposes of replacing the old water lines, we were unaware of how the /s would process through the neighborhood. We have made calls to the city construction supervisor as to the concerns of neighbors who feel there should be some rhyme and reason to the pattern in which the crews work. The inconvenience to neighbors is significant. The end result is better water lines for our future.

# "JUST ANOTHER DAY!"

by Judy Whalen



Johnny Baker, one of Forest Hills Security Program patrol officers was working the hood on Jan 22 and responded to a call from the dispatcher regarding a car break-in in progress at Lakeland and Eustis. With the help of a "self-sufficient" homeowner, Johnny arrested a thief that had broken into the homeowner's car. Fortunately for the thief, the homeowner displayed remarkable patience in not shooting the thief before Johnny's arrival. Norman R. Heunermund W/M/21 will think twice before breaking into any more cars in the Forest Hills/Little Forest Hills area! He traveled from his home in Seagoville to commit this offense, probably in an attempt to make money for his drug habit. This individual also has a history of violent offenses and for a 21 year old is starting to develop a bit of a criminal history. It's been a good few months for officers working the Forest Hills ENP. Burglars and thieves are losing the battle for a change!



Call 911 to report anything suspicious no matter how small.  
Sign onto <http://groups.msn.com/ForestHillsSecurityProgram> for crime reports.

# Service League Recruiting Members

The Forest Hills service league was actually established in the late 50's. Photos of smiling faces and enthusiastic volunteers are scattered all through the achievement binders. Part of community is being in service to one another. Neighbors helping neighbors and being able to call your neighbors by name.

We are fortunate in Forest Hills because we have a growing number of new families. The reality is, new, young families are busy raising their families. Time is not something many of us have to spare.

Mary-Pat Smith and Mari Anne Mourer our current service chairs, have been active in this neighborhood and it's association for years. They are dedicated to giving of their time and talents to keep this board supported. Their veteran status helps us put on the "big" events for 2007 into 2008.

That said, we need more newcomers to join us and learn the ropes. Our history of having a cohesive association is long.

We want you to take part in the tradition of Forest Hills. Please email Judy Whalen, our newcomers chair at [jwreps@earthlink.net](mailto:jwreps@earthlink.net) to indicate your interest in helping in our service league events. You will benefit by getting to really know your neighbors and building on a fine tradition.

## Forest Hills Website

[www.neighborhoodlink.com/dallas/fha](http://www.neighborhoodlink.com/dallas/fha). This is for neighbors to access. If you filled out the recent dues yellow flyer info sheet, we asked for your email address.

If you released your email address to us, you will be able to get the Forest Hills Newsletter electronically if you prefer.

# SECURITY PROGRAM CUTBACKS

by Judy Whalen

The Security program regrets reporting that they will have to cut back the patrol hours because there is a decrease in dues this quarter.

Currently our neighborhood has four-hour patrols, five days a week, by uniformed officers using a police vehicle with an on-board computer. This program is financed by Forest Hills residents and has been operating successfully for 3 years with excellent results of fewer crimes than ever before. Police have apprehended suspects of residential burglaries and auto break-ins, have recovered stolen items and arrested sex offenders.

The Extended Neighborhood Patrol (ENP) program, called The Forest Hills Security Program, began in September of 2003. It was implemented because of a drive by shooting into a home resulting in bullets hitting a refrigerator and other items while the homeowner was present, two incidents of violent attacks on neighbors out for a walk and a general increase in crime. Since police do not patrol our neighborhood proactively and only respond to 911 calls, with the response time determined by the degree of seriousness, the majority of the neighborhood, after a survey decided to implement this program. It is a preventative measure and sends a message out to the criminal world that we have protection and to go elsewhere.

This quarter there are only 156 families contributing out of the 600 plus homes. The program needs a minimum of 200 participants to provide the 20 hours of coverage we currently have.

If you are not participating and wish to help in continuing this successful security program, please send a \$60,00 quarterly payment written to FHSP, San Fernando Way, Dallas, TX 75218.

Any questions can be directed to Judy Whalen 214 324-9894.

## 2007 New Year's Resolution

### Support Your Community - Do your Dues!

Forest Hills Association dues are payable on a calendar basis (*independent of your Security Program participation*). Dues are paid for every adult member of a Forest Hills home at a minimum of \$25 each, however all amounts are welcome.

Contributions are used as follows:

- ✓ Subsidize this great Community Newsletter
- ✓ Underwrite communication venues - FHA.com (upcoming) and FHA Phone Tree
- ✓ Underwrite your great neighborhood social events
- ✓ Water and maintain the medians
- ✓ Pay the common electricity expense for irrigation power
- ✓ Support community needs, including White Rock Lake, Alex Sanger and FHSP

Without your participation we could not continue our work and play as a community Association. *Let's resolve 100% as a great show of community support in 2007!*

Forest Hills Association 2007 Dues

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Dues Enclosed: \_\_\_\_\_ \$25 \_\_\_\_\_ \$50 \_\_\_\_\_ \$75 \_\_\_\_\_ Other

Payable to Forest Hills Association, c/o Gina Bender, P.O. Box 180897 Dallas 75218 or to 8222 San Fernando

# Garden Club News

- by Judi Boyles

The Forest Hills Garden Club met at the home of Barb Michaels on January 11th. We had a belated Christmas gift exchange, good things to eat and most importantly a whole lot of fun. Enjoy the recipe for Ginger Rosemary Shortbread from Barb - all seemed to enjoy.

On February 1 at 10 AM the garden club will meet at the home of Jane Hulsey, 8422 Santa Clara Dr. The program will center around beautification of our neighborhood.

On March 1 Pat Corrigan will be hosting the club at her home, 8367 San Fernando Way at 7 PM. Judy Whalen will host the April 5th meeting at 10 AM at her home at 8138 Santa Clara Dr. The evening meeting on May 3 will be hosted by Vicky Harvey, 6223 Crestmont. Topics for the meetings are still being defined but you can count on some interesting ones.

Our last meeting for the year will be at the home of Delores Cullivan, 1505 Tranquilla. Date is to be determined but we are going to combine the meeting with a visit to the Casa Linda and Little Forest Hills annual garden tour. More to follow.

We are always looking for new members. Please call Barb Michaels (214-327-3817) or Judy Whalen (214-324-2720) or Judi Boyles (214-321-1648) for more information.



Delores Cullivan



Lottie Minick

## Ginger Rosemary Shortbread

by Barb Michaels

- 2 cups butter, softened
- 1 3/4 cups sugar
- 4 cups flour
- 1 teaspoon salt
- 2 large eggs

- 1 cup crystallized ginger, chopped  
(Chop with an oiled chef's knife)
- 3 tablespoons fresh rosemary,  
chopped  
(do not substitute dried)

Preheat oven to 350 F. Beat butter and sugar until light. Sift together flour and salt and add to butter and sugar. Beat eggs; reserve 1/4 of eggs for glaze. Add the remainder of the eggs to the butter and flour mixture. Add ginger and rosemary and mix well.

Spread in a greased 9 x 13 pan. Mix together reserved egg and 1 tablespoon water and brush over batter. Bake for about 30-40 minutes or until tester comes out clean. Cut into squares when cool. Makes 24 cookies.

### Comments from Barb:

Recipe from the *Dallas Morning News* - December 2002! Good place to buy the ginger is Whole Foods or Central Market in the bulk food area - or Sprouts if you get to Flower Mound or Plano! Usually takes a full 40 minutes for my oven.

Great way to use rosemary! - I have lots if you need any.

## PAWS PAGE



Mai-Mai - The Chihuahua

It's So  
Chilly -  
It's Making  
Me  
Silly!!

### Pet Sitting Mom

Hi, I am Rita, your Casa Linda neighbor of 28 years. I love animals and understand how hard it is to find loving care for your pet while you are away. I am semi-retired and offer a variety of services for your home and pets while you are on vacation or working long days. I am always minutes from your home. Affordable rates:

1-2 pets \$10 1st visit — \$7 per day 2nd visit

3-4 pets \$12 1st visit — \$8 per day 2nd visit

Rita 214-327-6541

## Woof

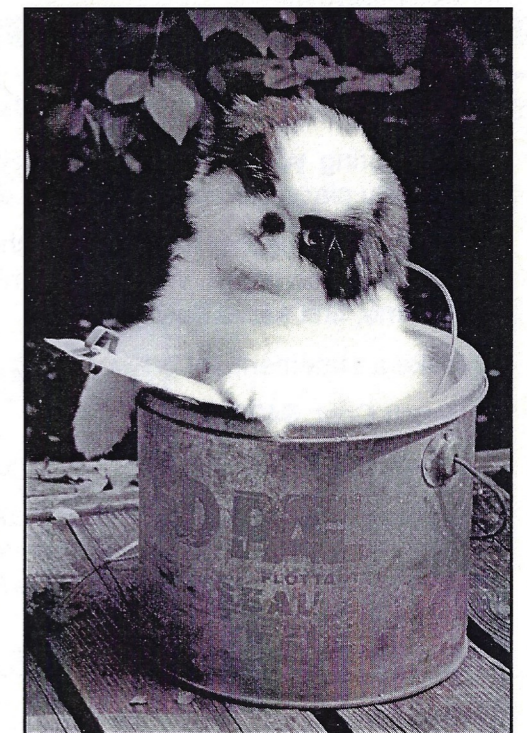
My name is PooChiNi and I am a baby Japanese Chin. My Mommy, Andie Comini, brought me home about 4 months ago. I am very lovable, cheerful and playful. I have a big brother dog, Bear, and two cats, Spiffer and FURnando, as family members. We are all good buddies and we play, eat and nap together I love to eat the cat food when I can. My Mommy says "NO!" but I do anyway.

Sometimes Mommy takes Bear and me to the Dog Park. We love to go there! She always lets me wear a cute little outfit. The last time I wore a bright red shirt with rhinestones that spelled out "HOTTIE!" Yes, I am hot stuff!

Since I am still a puppy, I am not always well behaved. If I get out the front door I may wander away. So far I have not. My Mommy makes sure I always wear my collar with my tags on it in case I get lost and found. I also have a micro chip with her name and information. Other pups - remind your parents to do this too in case you wonder off.

I have to go sneak some cat food now!

PooChiNi

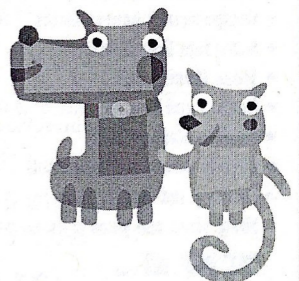


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## Meet Mark and Katrina!

Mark and Katrina Moran, San Leandro residents since 2005, found exactly what they were searching for in our neighborhood. Looking for a place to call home after marrying in October of that year, our tree lined streets, expansive lots and well manicured homes were a big draw for this newlywed couple. Forest Hills had great accessibility to down town, White Rock Lake, the Arboretum as well as to their new church, Scolfield Memorial Church. The Moran's are members at the Dallas Athletic Club and love that their golf courses are only eight minutes away. Mark practices law as a shareholder at Munck Butrus P.C. focusing on intellectual property and commercial litigation. The Aggie attended law school at St. Mary's. Katrina, a Texas Tech Graduate has been employed by American Airlines as a flight attendant for 20 years. She is currently on maternity leave as they are expecting their first baby in mid July. Last fall Katrina, a member of the Forest Hills Garden Club, completed the Dallas County Master Gardener program and is performing her internship for certification by volunteering at the Juliette Fowler Home working with high risk teenage girls in the Junior Master Gardener Program. Not only have Mark and Katrina invested in a home here; they have invested in the neighborhood by contributing to and supporting both the Forest Hills Neighborhood Association and the Forest Hills Security Program.



## The Benches are Coming . . .

This spring you will see the first line of our improvement campaign for Forest Hills. Benches will be strategically placed to compliment our existing landscape outlay.

So far, 4 residents have written checks to purchase these benches as memoriam or dedication. Do not hesitate to get on board. We have a limited number of these beautiful, teak, all-weather benches to award on a first come, first serve basis.

Make a statement, let us know you care and help us add to the existing allure of the neighborhood.

Bench Cost: \$400.00

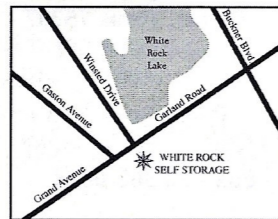
Checks made out to: Forest Hills Neighborhood Association

Send checks to: Gina Bender /Treasurer  
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Ref: Buy A Bench/Program FHNA

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## TREE MEMORIALS

Planting a tree is special. In order to keep the "orest" in Forest Hills, we are about to embark upon a new venture to keep trees growing strong in our neighborhood.

For every new baby born, a new tree. With the passing of a neighbor, a new tree. For any other recognized occasion, at the request of family, a new tree. These trees will be living memorials for whom they are designated.

Walton's Gardens, a long-time business partner of Forest Hills, has generously agreed to supply the trees at 25% discount to any Forest Hills resident for this special program.

We have also partnered with Trophy Crown Co. to have inscripted metal plates attached to the designated trees.

If you are interested in this program email Neoma Twining at [ntwining@swbell.net](mailto:ntwining@swbell.net). She will answer any questions you have and help the process along. Please consider this program to honor your loved ones or to celebrate life. Its one way we can give back!

## Teenagers . . . Reel in Service Hours!

If you're a teen and looking for some service hours . . . wait no more. You are now able to accumulate service hours by working for the FHNA. The type of work we offer our teenagers is community service work. Below are some of the types of jobs we have for you:

- 1) Delivering newsletters and other communication
- 2) Serving our Seniors/care packages/food carry-ins
- 3) Working events sponsored by FHNA, such as the Fall Festival etc.
- 4) Attending board meetings and giving input from your perspective.

We feel this is your community as well You should benefit by living here and we benefit from your youth and service. If you need hours, please mail [ntwining@swbell.net](mailto:ntwining@swbell.net) to get signed up and obtain the certificate for your hours of service.

## Ads R Us!!

The Forest Hills Association Newsletter is a great place to advertise your business. You will reach over 600 neighborhood homes full of people who live, work, shop and visit the White Rock Lake area of Dallas.

Rates are affordable for one (1) time placements - \$50 for a business card; \$75 for a quarter page; \$200 for a half page; and \$500 for a full page. Discounts are available for multiple placements.

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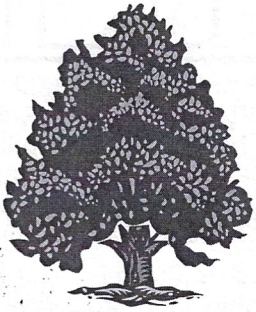
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near Buckner &  
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\*Offer based on first visit enrollment, minimum 12 mo. c.d. program New members only. Not valid with any



**Forest Hills Association**  
P.O. Box 180897  
Dallas, TX 75218



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*Let me help you with yours!*

*We don't just list houses, We sell them !!*

*Optimum Price...Minimum Time*



**Kathy Wall**  
**214-202-0925**

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