

FOREST HILLS



summer 2001

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MASTER PLAN UNEARTHED

The Forest Hills Homeowners Association board recently “rediscovered” the existing Master Plan for the Forest Hills neighborhood that was generated and worked on from approximately 1989 to 1995. It was designed with numerous neighborhood meetings and FHA board input, and the help of a landscape architect, John Armstrong. While the plan has been unintentionally deviated from, its re-discovery has served to re-double the board's efforts in continuing the proposed planting plan and support it with our local fund-raising efforts. It will not be forgotten again.

Like someone said in a recent meeting, “We're not Flower Hills, we're Forest Hills.” Among some of the benefits we could expect from a master plan that has been implemented are improved and strengthened property values, further enhanced medians, and reinforcement of Forest Hill's appearance. Moreover, does anyone know how much irrigation is already in place? It looks like miles: we could keep track of all of it. We could use the master plan for planning better street lighting (or not), and perhaps generate awareness of ecological-friendly practices. We can address poor/improper plant choices, chemical use, fertilizer overuse, pesticide use, light pollution, water conservation (my favorite: faulty sprinklers dousing the streets) and better tree care through regular check-ups by the City Arborist.

Part of the Master Plan was the idea that our neighborhood needs a re-forestation program that will encompass both maintenance of the existing and new planting. We can improve the overall health of the Forest eco-system by planting disease-resistant species, increasing the native diversity, and then schedule regular inspection and maintenance of the trees, identifying trees that are stressed and need intervention. The mature growth needs the deadwood removed, possible fertilization, and regular examination to catch any active disease, in the hopes that it might be treated. For those that don't know, Oak Wilt affects both live oaks and red oaks, and has been found on Fisher Road by White Rock Lake. Undetected, it can kill a live oak in 2 to 4 months, but it can kill a red oak in 2 to 4 weeks. For more information, go

See MASTER PLAN Page 6

July 4th * Parade and Picnic
Breezewood & Forest Hills
9:30 am

HARRY H. MORGAN

Exceptional Properties



1



2

1. 6915 Tokalon Drive

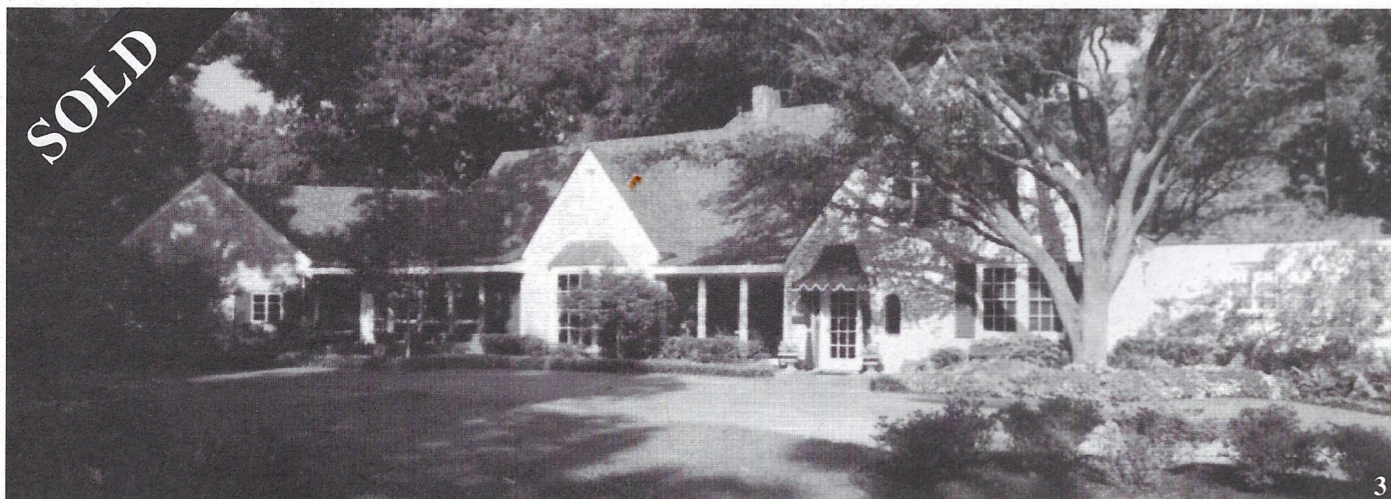
Once-in-a-lifetime opportunity to acquire a landmark estate on Lakewood's most prestigious street. Exquisite center hall columned residence featuring impressive formal rooms and a luxurious second floor master suite. Extensive landscaping by *Lambert's* enhance the natural attributes of this magnificent property. Four bedrooms, three and one half baths, formal rooms, den, sunroom, breakfast, quarters. Offered for \$1,150,000.

2. 8138 San Fernando Way

Extensively renovated Spanish Mission style residence in a beautiful .57 acre setting with mature trees. This distinctive home features period formals with coved ceilings, a gourmet kitchen opening to a spacious family room and a private second floor master suite. Four bedrooms, four baths, formal rooms, family, breakfast, sunroom, pool. Offered for \$869,900.

3. 8427 San Fernando Way

Incomparable 1.15 acre gated estate property originally part of the Mitchell Family compound. This classic white-washed brick residence is lavishly updated with the finest of today's amenities. Four bedrooms, three and one half baths, formal rooms, family, study, den, gameroom, pool. Offered for \$1,349,000.

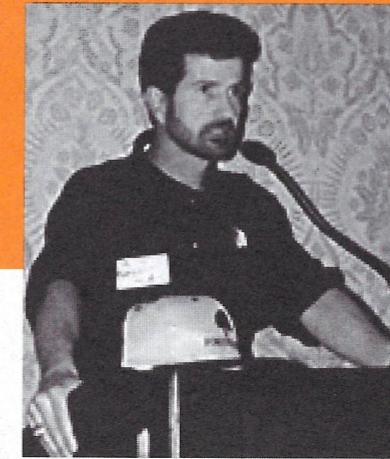


3

HARRY H. MORGAN 972.380.7707



President's Corner



with bad addresses and/or names so one. I know, I know – keeping the and we are working on it.

Just so you know, we had a good news/not-so-good news response to my recent letter to the neighborhood. The good news is many Forest Hills residents sent in their FHA annual dues checks of \$25 – the not-so-good news is most of those folks did so because they didn't want me to come knock on their door...not-so-good for me I guess. We did have many letters returned let me know if you did not get a letter and would like FHA Directory up to date is getting tougher every year

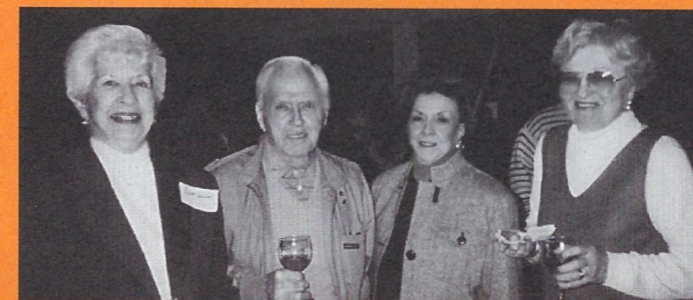
I am very thankful for our "Golf Committee" volunteers who put together our 1st Annual Forest Hills Golf Classic – Gina Bender, Ann Walton, Richard Garza, David Buhmann and Mike and Julie Hogan deserve a round of applause from all of us for pulling this off in fine fashion. I believe we'll come out with about \$3,000 net to the Association. Major thank-yous to all the sponsors and participants and we hope to see you again next year.

Please give some consideration to helping our Crime Watch effort as a volunteer. This could be as easy as helping round up other volunteers or as fun as cruising the neighborhood with your cell phone – whatever you can do will be helpful. Call Richard Garza (214.320.9020) or David Buhmann (214.327.8122) for more information.

A lot of hot air was used up in my recent letter so I'll keep this short and sweet – I continue to be very impressed with the job (which is what it seems to be sometimes) all of our neighborhood volunteers are doing to make Forest Hills a better place; The Children's Network, Garden Club, Sanger Preschool PTA, the hard-working FHA Board and even those who stop to pick up litter as they take a walk – thank you, thank you, thank you.

We'll see everyone at the Fourth of July Parade - this is one of our neighborhoods biggest events - come and wave our country's flag and cheer for the skillfully designed floats - it all starts at 10:00 a.m. You don't want to miss this!

Robert Shive
214.321.2355
rshive@swbell.net



Just a few of the wonderful neighbors who came to show their support at the Forest Hills Association Annual Meeting last February at the Lakewood Country Club. Of course, there was all that free food! From left, Edith Howson, Lewis and Marge Bader, and Frances Addison. See how much fun you could have if you came?

Guest Speaker Mayor Pro-Tem Mary Poss listens to our concerns



dig dig dig dig plant plant plant plant mulch mulch mulch mulch

Spring is definitely here... and gardens are more beautiful than ever because of the great amounts of rain we had all winter and spring. I know at times we felt like we were living in the Pacific Northwest this winter, but spring certainly has been beautiful. We are always looking for new members and again want to extend the offer to join us. We meet the first Thursday of the month and alternate days and evenings. Guests are always welcomed.

Yard of the Month

March	Steve and Tami Garvin 8318 San Fernando Way
April	Chuck and Ann Walton 8379 Santa Clara Drive
May	Herb and Joy Swirczynski 1515 Whittier Avenue

June 7, Thursday 10 am-12 Noon

Tour the gardens of Robert Bellamy, landscape artist. Call Barb Michaels at 214-327-3817 for locations.

In March Cynthia Ford, a landscape designer, gave a very informative presentation on shade gardening at the home of Barb Michaels. We were amazed at the number of colorful plants that thrive in the shade that is so abundant in our neighborhood.

In April we met at Debbie Banes home for a brunch and then went on a field trip to the home of Marian Buchanan. Marian is a member of the Herb Society of America and her backyard is also certified as a natural wildlife habitat. Her herb and wildlife gardens were an inspiration to all of us to include more herbs in our landscape and to be more organic in our gardening practices.

Kalena Cook hosted a meeting at her house in May which focused on meditation gardens and the practice of Feng Shui in the garden and home. The two speakers were Leigh Ann Ellis, a landscape architect, and Kathryn G. Voreis, a specialist in Feng Shui.

Won't you join us for our June meeting? We will be touring the gardens of Robert Bellamy, a landscape architect. Date is Thursday, June 7 from 10 AM to 12 Noon. Please call Judy Boyles (214-321-1648) for a flyer if you are interested in coming. We guarantee a great time!

10 Top Herbs


TO GROW IN NORTH TEXAS (suggested by Marian Buchanan)

1. Basil - annual
2. Chives - perennial
3. Cilantro - cold season annual
4. Dill - cold season annual
5. Mints - perennial
6. Oregano - perennial
7. Parsley - biennial
8. Rosemary - perennial
9. Scented Geraniums - tender perennial
10. Thyme - perennial

If you have never tried to grow herbs, do it this year. They are very easy to grow, can easily be incorporated into existing flower beds and are great for cooking. Fresh is definitely best!

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children's network

"Anything on Wheels"

Sunday June 10th 4-6:00 pm

We're *serious* about this: bring anything with wheels, bikes, baby joggers, strollers, roller blades, skate boards, wagons....you name it, and we'll have a game for you to participate in. Don't forget to bring drinks for your kids. This event will be held on Forest Hills Blvd, between San Rafael and White Rock. The street will be blocked off for the event. Directories with all the registered families are available. They will also be available at the June 10th Party. If you have not signed up and registered your children, please call, Kathy Knutson (214)-324-3195 or Neoma Twining (214)-320-0229. Come be a part of the fun!!

Remember, the Forest Hills Children's Network is designed to help Forest Hills children come together, know one another, and play together regardless of what school they attend. It's really working!



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Variance Saga

Forest Hills had the first test of our Planned Development District #575 (PDD #575) on March 20, 2001. R. David Young and Associates requested a variance to our PDD and the front yard setback for his property located at 8554 San Benito Way. That day, members of the Forest Hills Homeowners Association board and numerous concerned neighbors attended the briefing and then spoke at the hearing before the Zoning Board of Adjustment at City Hall. The outcome was a unanimous vote by the panel to dismiss Mr. Young's request for a variance.

In October of 2000, Mr. Young bought 8554 San Benito Way solely to remodel, and mistakenly built a new garage approximately 38 feet forward of the setback for that block. Thanks to observant neighbors who first called in the suspected violation, Mr. Young's construction was red-tagged and made to stop work. Mr. Young then contacted the City Building Inspection department. Unfortunately, they had out-of-date zoning maps that did not show the recent PDD, and Mr. Young was allowed to proceed. Again, observant homeowners called the city in protest, and another stop work was issued. But this time, Mr. Young requested a variance hearing before the Board of Adjustment.

At the hearing, Mr. Young and his representative in protest said the title company had told him there were no setbacks, and that the building inspectors had told him there were no front yard setbacks out of the ordinary. They also said that it would be a hardship to tear down the framed garage and reframe it as a rear entry off the alley. The panel members questioned them both closely about the mistaken initial approval, and seemed sympathetic to Mr. Young's plight.

In rebuttal, a nearby homeowner, who Mr. Young had recently

done work for, testified that he clearly remembered telling Mr. Young of the proposed and pending PDD on more than one occasion. Bulldog Cunningham came forward to recount the process our neighborhood went through to obtain the PDD, and of his support in this case. More homeowners were there to testify to the five-year process for our neighborhood to obtain these setbacks, not to mention the visible signage present. The FHA board President entered a letter on record stating that the Forest Hills Homeowners Association was unanimously against the variance. Mr. Young's next-door neighbor even testified that his previously unobstructed view down the street was now blocked. A waiver was produced signed by Mr. Young's agent waiving the plan review process where this easily correctable error would have been discovered and the owner made to change. The Plan Review Waiver is accepted only if the Owner or Architect agrees to remedy any problems discovered in the field. As a group, we testified that Mr. Young was no neighbor, his hardship was self-inflicted, no one in the neighborhood wanted this, and that he had not met the burden of proof for his requested variance.

In their unanimous vote against Mr. Young's request without prejudice, the five member panel told the owner and general contractor (R. David Young and Associates) that he cannot come back before the panel again regarding this issue. After adjournment, the panel stated they were wholeheartedly in praise of our neighborhood's turnout and the effectiveness of the testimony and evidence presented.

It took a grass roots campaign of both neighborhood homeowners and FHA board and committee members to make this happen. Petitions were written, schlepped and signed. Faxes flew, telephones hummed, and a lot of time was invested in research about what to do. For those involved in any small way, thanks. For those who invested a great amount of time and effort, a great thanks. We have now learned what to do should this issue happen again.

"I would like to think this is a good ground zero for neighborhood involvement...let your voice contribute...invest in your neighborhood."

MASTER PLAN cont.

to the Texas Forest Service web site: txforests.tamu.edu and search for "oak wilt". While it is a fungal disease primarily spread by very small beetles, it also travels about 75 feet per year underground, and can be spread by poorly seasoned firewood and improper or inappropriate tree trimming.

Maybe this would be the springboard for getting our neighborhood declared a Conservation District for our trees. The current Dallas landscape ordinance is for new developments,

and doesn't address existing properties. There are currently no consequences for removing trees from any lot less than one acre. That means every lot (except one) in Forest Hills could have all the trees removed by an uncaring owner or contractor, with no penalty or recourse. This ordinance could protect all the existing mature trees, and have consequences for removal of trees.

I would like to also think this is a good ground zero for neighborhood involvement: if you are curious about the Master Plan and want to see it or be part of the effort to update and continue it, have an opinion about the master plan, perhaps disagree with part of it ...get involved. Start by paying your dues, contribute to the Beautification Fund, and come to the annual neighborhood meetings, the monthly board meetings, or one of the planned events. Just get involved and let your voice contribute. You invest in your home, don't you? Why not invest in your neighborhood: you benefit directly by having your home in it. The board is making decisions that affect you, so why aren't you making your wishes known?



MILLION MOM MARCH

Local Moms march in Austin

You didn't find Mary Preussel or Carolyn Jones resting with their feet propped up this Mother's Day. They were at our state capital in Austin standing for the safety of innocent children all over our nation. These dedicated Forest Hills residents are part of Million Mom March, a national grassroots, chapter-based organization dedicated to preventing gun death and injury and supporting victims and survivors of gun trauma. Like the majority of Americans, Million Mom March favors sensible gun laws to protect our communities from gun-related trauma. They've come together to save lives by working for the adoption of sensible gun laws and to offer compassionate support to the victims and survivors of gun trauma.

Through Million Mom March Chapters across America, their goal is to educate America about the need for sensible gun laws, including:

1. licensing of handgun owners
2. registration of handguns
3. creating consumer product safety standards for guns
4. closing the "gun show loophole" and
5. limiting gun purchases to no more than one a month.

For more information, visit www.millionmommarch.org. Or contact them directly via e-mail at national@millionmommarch.org.

With all the "scrapers", mammoth additions and remodels going on in Forest Hills, many questions have arisen. And so they should. In order to preserve the integrity and aesthetics of our neighborhood, the Forest Hills Neighborhood Association and its committed board members have gone to great lengths to secure guidelines the residents can appreciate today, and for years down the road.

Most of Forest Hills is in Planned Development District #575, created in May of 2000, which provides for minimum lot sizes (either 13,000 or 16,000 square feet) and front yard setbacks. The front setbacks vary from block to block, but are anywhere from 30'0" to 100'0", measured from the property line to the structure for the house. The property line is determined from your plat and it is the owner's duty to know where that property line occurs. It's not always the back of curb, the sidewalk, the middle of a fence, alley, or any other feature, but is fixed by a registered surveyor when you buy a home. Sometimes an iron pin or rod is

Facts about our Neighborhood SETBACKS

placed in the corner of a lot that can be found with a metal detector and corroborated by the surveyor. This rod or pin is marked as "I.R.F." for "iron rod found" on your plat. The surveyor usually flags adjacent and shared property lines also.

While we are in PDD #575, we are still zoned R-10(A). This zoning provides for 6'0" side and rear setbacks. Your neighbor is allowed to build anything they want within Dallas Building or Development Code constraints in these setbacks. A second story that overlooks your backyard is completely permissible, no matter how long you have previously had complete privacy. The only solution is to plant some type of screening plant material.

In rear yards, under very restrictive guidelines too numerous to elaborate here, you may build an "accessory structure" 3'-0" from your rear property line, provided it is no higher than 15'0". This is provided for under the section 51A-4.403 "minimum rear yard" provisions under the Dallas Development Code.

If you believe a front yard setback has been violated by new construction, or if you believe that a building has been erected that violates a known building code, simply notify your FHA Board President. He will pass it to the correct committee member to check out with the proper department at the City of Dallas. To save phone calls, you should know and be familiar with the front yard setback for that block before you call.

Aside: Please save this article for future reference.

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Mike, Julie, and Baby Mazy Hogan

2nd PLACE - 61!



Walthall, Walton, Cherry, Strauss



Johnson, Foerster, Shive, Young

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3rd PLACE - 62!



Appleby, Boulet, Gillespie and Johnson



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Scott, Lindsley, Hogan, McCarthy

July 4th

Parade & Picnic

9:30 am - Meet at Breezewood & Forest Hills!

Follow the parade to the Keller Compound Picnic!

See the wagons! Wave our country's flag! It's a Forest Hills tradition you don't want to miss!

Now that *Dallas Blooms* is over, it's a good time to visit the Arboretum. Did you know that the Arboretum features more than 300,000 spring blooming flowers during this time of year including 180,000 tulips, daffodils and hyacinths; 75,000 pansies, violas, poppies and foxgloves; and 20,000 azaleas in more than 2,000 varieties. New to the garden this year is a Wildflower Watch featuring two meadows planted with an array of Texas wildflowers that will bloom in variety throughout the spring. Even though the festival is over, the flowers are still blooming.

Arboretum News

The Arboretum is also home of the now Historic DeGolyer mansion on what was a former dairy farm. Completed in 1940, the mansion is a 21,000 square foot home patterned after Spanish mission-style architecture, consists of 13 rooms, seven baths, an attached greenhouse, four-car garage and servant quarters. Special architectural features include seven chimneys, of which no two are alike, a charming inner courtyard reminiscent of Mexican homes and a long arcaded loggia patterned after the mission at San Juan Capistrano.

Although primarily Spanish mission style architecture, the original furnishings reflect Mrs. DeGolyer's preference for 17th and 18th century English William and Mary styles. The interior of the home was designed to harmonize with the deGolyer's social lifestyle. The spacious foyer, living room and dining room reflect the grandeur of their entertaining style. During the forties and fifties, a steady stream of guests passed through these rooms including scientists, authors, financiers, publishers, heads of state and other world figures. The heart of the mansion is the magnificent library with shelf space for 15,000 volumes.

The DeGolyer Mansion is listed on the National Register of Historic Places and is both a Texas Recorded Landmark and a City of Dallas Landmark. The mansion was one of the first homes in Dallas to have central air conditioning.

After Mrs. DeGolyer's death in 1972, the estate was given to SMU, which sold the property to the City of Dallas in 1976. In 1977, a contract between the City of Dallas and the Dallas Arboretum and Botanical Society was signed. With the addition of the 22-acre Camp Estate in 1982, he combined estates became the Dallas Arboretum and Botanical Garden.

I recommend a visit this spring to our neighbor and one of Dallas' treasures.

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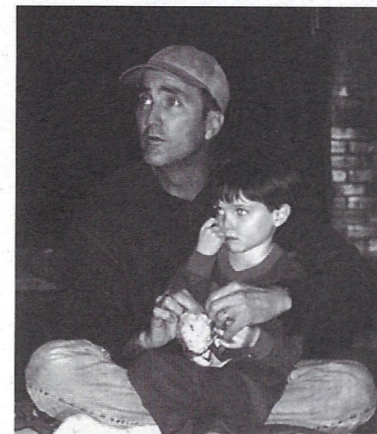
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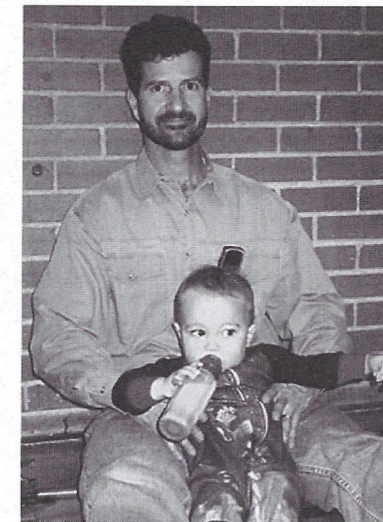
Alex Sanger

The White Rock PreSchool PTA and the Children's Network held a musical pajama party in the gym at Alex Sanger Elementary on March 27th. Everyone munched all the popcorn they could eat and sang along with the world famous singing duo, Bob and Sally Ackerman.

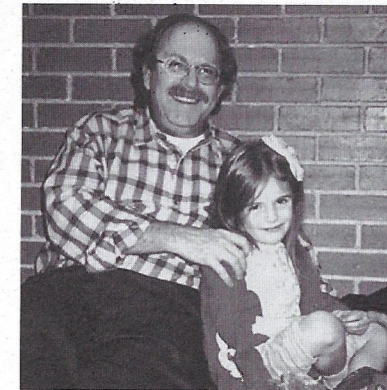


David & Issac Payne

Just look at 'em - are these guys having fun or what?



Robert & Landry Shive



Norton & Eline Rosenthal



Bill, Andrew & Abby Zeman

Just in time for some summer fun! The first off-leash Dog Park will be open (June 1) and will be right around the corner from us - Mockingbird Point at White Rock Lake. In December the City gave the go-

Off-leash Dog Park to open

by Andie Comini

ahead for Dallas to have four off-leash dog parks scattered around the city: Moss Park, California Crossing, Kiest Park, and White Rock Lake. The Dallas City Attorney's office stated that each dog park must consist of a fenced area for the safety of the dogs. At this time, however, there is no budget for them and their future is dependent upon donations.

"Dog Parks" is a concept gaining popularity across the country. What IS a "dog park"? It is a safe place for dogs to run and play among other dogs, working off energy - which makes for a more socialized and well-behaved dog, and a happier dog equals a much happier owner!

The White Rock Lake Dog Park (WRLDP) will have a fenced area of 1.2 acres for little dogs and puppies and a larger fenced area of 1.4 acres for large dogs. Future plans include adding an additional area in the back which will offer access to the lake for those water-loving dogs!

To help get the first Dog Park off and running, Muenster Milling Company, maker of Muenster Natural Dog Food, is giving the Dallas Park and Recreation Department \$25,000 which will be paid out over a five year period. At this time, they are donating \$10,000 to help cover the cost of fencing and other amenities. We still need to raise about \$25,000 in order to cover the costs for the Dog Park. Please send your donation to WRLDP, Inc., 7122 Lakewood Blvd., Dallas 75214. We are a non-profit corporation and your donation is a tax write off! Check out our progress at our Web page Dallasdogparks.org.

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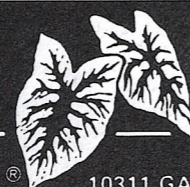


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Reported Crimes February - April 2001

- 2 Residential burglaries - Structure broken into, items removed
- 1 Attempted residential burglary
- 1 Mail theft
- 9 Thefts - Packages stolen from porch
- 1 Vandalism - Car on street spray painted

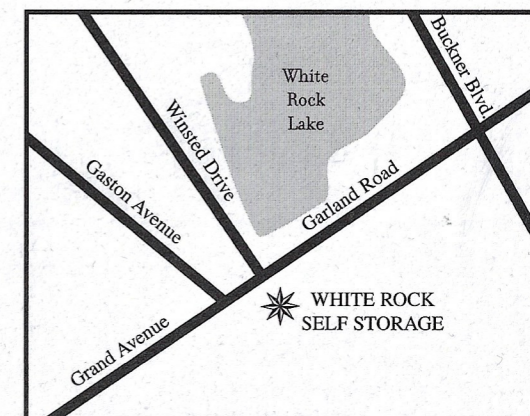
Volunteers Needed

One of the best ways to reduce crime in our area is to become involved and participate in Crime Watch. We all share in the responsibility to become alert and aware of what is going on in our neighborhood to keep it safe. In an attempt to become more effective in deterring crime, FHA has purchased magnetic CRIME WATCH signs. We need volunteers to patrol our streets and alleys with the Crime Watch signs attached to their cars. The volunteers will report any unusual activity to the police. This increased visibility proves to be an effective weapon against crime. We will send a message to criminals that the neighborhood is united and alert to suspicious activity. If you are interested in volunteering, please call Richard Garza at 214-320-9020 or David Buhmann at 214-327-8122. When you see a flag attached to our Info Alert sign, take heed and call 214-967-5077.

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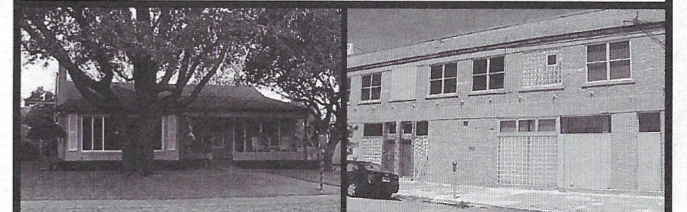
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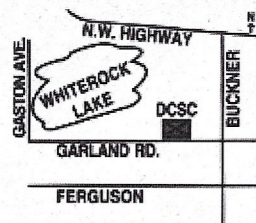
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E-mail: foresthills1@aol.com
www.neighborhoodlink.com/dallas/fha

Forest Hills Summer Calendar 2001

YMCA @ White Rock PARENTS NIGHT OUT

Every Friday night 6:30 to 11:00pm
\$10 members/\$12 nonmembers
Includes dinner - 6 months to 6th grade

SWIM LESSONS—Parent/Child (6 months to 3 years)
Sign-up now for summer

SUMMER CAMP—Preschool to Adults
DAY CAMP (K - 6) M-F 7:30a to 6:00p
TEEN CAMP (CEBIA) (12 to 14) M-F 7:30a to 6:00p (Adventure-based overnight camping & day camp service learning projects)
DISCOVERY CAMP (Preschool) T -Th 9:00a to 2:00p

FALL SOCCER
Registration begins July 9 to August 24 -(preschool to 6th)
Ages 3, 4, 5 Soccer Clinic

For additional information, call Brandi Loehr, 214.328.3849

JUNE 10 Sunday 4-6:00pm "Anything on Wheels"

Forest Hills Blvd, between San Rafael and White Rock
Forest Hills Blvd, between San Rafael and White Rock - Call Kathy Knutson (214)-324-3195
or Neoma Twining (214)-320-0229.

JUNE 12, JULY 10, AUGUST 14
Tuesday 7pm
Forest Hills Association Monthly Board Meeting
Location TBA
Open to everyone!

JULY 4 Wednesday 9:30am-12pm
Fourth of July Parade and Picnic
Meet at corner of Breezewood and Forest Hills
Picnic at Keller Compound

White Rock Preschool PTA meetings:
Last Tuesday of every month
Speakers TBA