

# SUMMER NEWSLETTER

## A letter from our President

It is a wonderful time to live in Forest Hills – one of Dallas' premier neighborhoods! Can you feel the *Spirit of Forest Hills*?

On April 28th, 2005 the Forest Hills Neighborhood Association conducted a Semi-Annual Meeting of the Association at Lakewood Country Club. The primary order of business for the evening was to present and vote on a Board of Directors to serve until September, 2006.

At this time, I am proud to announce the Forest Hills Neighborhood Association Board of Directors:

Kevin Rachel, President

Doug Mourer, President Elect

Shannon Dalton, Past President

Gina Bender, Treasurer

Scott Coldwell, Vice President

Martine Buhmann, Secretary

Ruth Potter, Parliamentarian

Todd Price, Beatification Committee Chair

Nancy Scholberg Creuzot, Crime Watch Committee Chair

Bill Foerster, Planning & Zoning Committee Chair

Neoma Twining, Service League Committee Chair

Lottie Minick, Arboretum Liaison

Neil Ferris, Sanger Elementary School Liaison

Karen Hettrick, Newsletter Editor

This is an excellent group of people that is dedicated to protecting the interests of Forest Hills residents by giving many hours to serve on committees and attend community meetings (Dallas City Council, Dallas City Council Public Safety Committee, Dallas Arboretum, For The Love of the Lake, Ferguson Road Initiative, and others), monitor construction within the neighborhood boundaries, plan fun neighborhood events, and work with the Forest Hills Security Program to ensure the safety of our property and residents.

Your Board will focus on three (3) things:

**Committees** – Your Board is working hard to fill all Committee Chairperson positions and identify Forest Hills residents that are willing to volunteer. We need everyone helping and pulling together.

**Crime** – Your Board will remain diligent in the fight against crime in our neighborhood. A goal of reducing property crime in Forest Hills by 10% in 2005 has been established. Many initiatives have been launched to achieve that goal.

**Communication** – Your Board is dedicated to improving communication throughout the neighborhood. Shortly, a new telephone system will be in place and we are working on developing a FHNA Web Site.

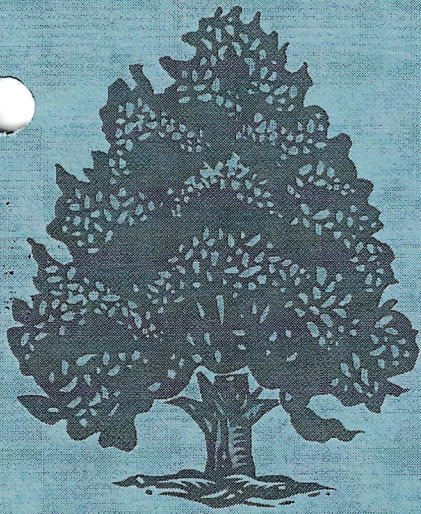
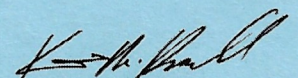
Great things are about to happen in Forest Hills, I encourage you to get involved and help us out. We need everyone to help.

Please plan on attending the Annual Forest Hills 4<sup>th</sup> of July Parade and Picnic. This year's parade will begin on Monday, July 4<sup>th</sup> at 10 am when we convene at Forest Hills and Breezewood and make our way to the Keller's for the picnic.

Our next Semi-Annual Meeting of the Association will be held on Monday, September 19, 2005 at 7:00pm at Lakewood Country Club. If I can ever be of assistance, you can reach me by email at

[Kevin\\_rachel@msn.com](mailto:Kevin_rachel@msn.com), or

on my mobile telephone at (214) 616-5022.



# Forest Hills

## Neighborhood Resources

### Security Program Website

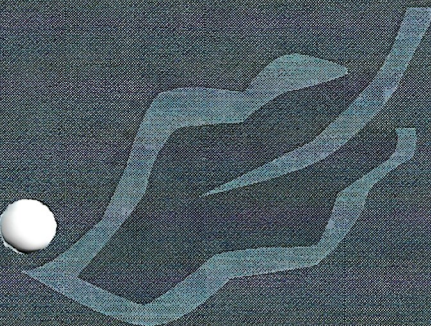
<http://groups.msn.com/ForestHillsSecurityProgram>

### Forest Hills Crime Alert

214/967-5077

### White Rock Hotline

214/967-LAKE





## Please Contribute your Forest Hills 2005 Dues

The Association's fiscal year runs from October 1<sup>st</sup> through September 30<sup>th</sup>. Your Association dues are voluntary and we request a minimum of \$25, however all amounts are welcome. Your contributions are used in some of the following ways:

- Subsidize your Community Newsletter
- Underwrite all of the great neighborhood social events
- Water and maintain the medians
- Pay the common electricity expense for irrigation power
- Donate to support our community, such as White Rock Lake and Alex Sanger

Without your participation we could not continue our work and play as a community Association. We thank all of those that have contributed, and look forward to receiving dues from the remainder of the neighbors, 100% participation would be an incredible vote of confidence in your beautiful neighborhood!

### Forest Hills Association Dues

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

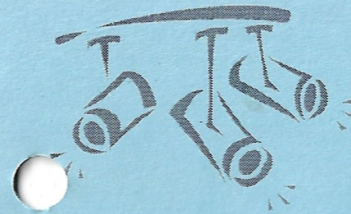
Address: \_\_\_\_\_

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

Please make check payable to Forest Hills Association, forward c/o Gina Bender, 8222 San Fernando Way

### THANK YOU to the current 2005 dues participants - we've reached 18% participation

1234 San Rafael	8138 Santa Clara	8239 San Leandro	8414 San Benito
1414 San Rafael	8142 Garland Road	8239 Santa Clara	8417 Santa Clara
1507 San Rafael	8146 San Benito	8246 Forest Hills	8423 San Leandro
1531 San Rafael	8147 San Fernando	8246 Santa Clara	8430 Santa Clara
1538 Highland Rd	8155 San Benito	8247 Santa Clara	8432 San Fernando
1539 San Rafael	8155 San Cristobal	8249 San Cristobal	8439 San Leandro
1609 St. Francis	8160 San Cristobal	8252 San Leandro	8441 San Fernando
1623 San Rafael	8163 San Cristobal	8255 San Fernando	8446 Forest Hills
1737 Whittier	8169 Santa Clara	8258 Santa Clara	8507 San Benito
8005 San Cristobal	8179 San Leandro	8310 San Fernando	8507 San Pedro
8014 San Leandro	8179 Santa Clara	8318 Santa Clara	8507 San Pedro
8022 San Leandro	8184 San Benito	8319 San Fernando	8517 San Fernando
8106 San Benito	8184 Santa Clara	8319 Santa Clara	8522 Garland Road
8107 San Leandro	8188 San Cristobal	8320 San Leandro	8523 San Leandro
8114 Forest Hills	8194 San Cristobal	8324 San Cristobal	8525 San Fernando
8114 San Leandro	8206 San Leandro	8328 San Benito	8530 Forest Hills
8115 San Cristobal	8206 San Leandro	8331 San Cristobal	8531 Eustis Ave
8115 San Leandro	8207 San Cristobal	8334 San Fernando	8531 San Leandro
8116 San Cristobal	8212 San Cristobal	8335 San Benito	8532 San Fernando
8118 Garland	8215 San Benito	8338 San Cristobal	8538 Forest Hills
8129 San Fernando	8215 San Cristobal	8342 Santa Clara	8538 San Benito
8130 San Benito	8222 San Fernando	8343 San Benito	8539 San Fernando
8130 Forest Hills	8223 Forest Hills	8344 San Cristobal	8539 Santa Clara
8130 Santa Clara	8223 San Fernando	8378 Forest Hills	8540 San Fernando
8131 San Benito	8230 Forest Hills	8378 Santa Clara	8540 San Fernando
8131 San Leandro	8234 Garland	8379 Forest Hills	8566 San Fernando
8138 San Fernando	8238 San Benito	8380 San Cristobal	8567 Forest Hills
8138 San Leandro	8238 San Leandro	8409 Santa Clara	

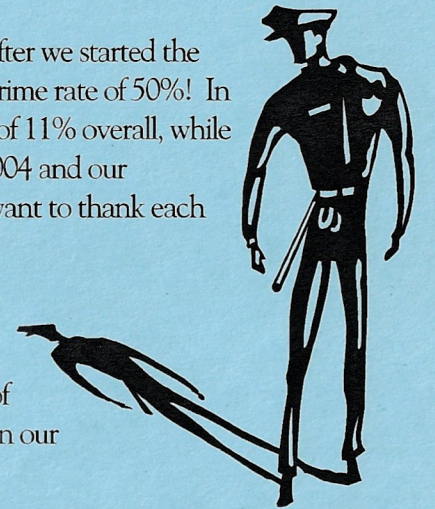


# Spotlight On....

## Crime Rate Drops

In a month-to-month study from 1999, our crime started a significant decline the month after we started the ENP program in September 2003. Since that month, we have had an overall drop in our crime rate of 50%! In 2004, The City of Dallas had a decrease of 2% and the Northeast Division had a decrease of 11% overall, while our neighborhood's rate went down 39%. So far this year, Northeast is flat compared to 2004 and our neighborhood is down 10%. Our neighborhood appears to defy the crime trends and we want to thank each every one of you for your support with the Forest Hills Security program!

Despite these impressive results, we so strongly wish we could get the major crimes to "0." We've included crime stats in this newsletter for 2004 and January to May 2005. As reflected in the stats, there are several BMV, or burglaries of a motor vehicle. About 80% of these occur in the parking lots at the Arboretum and White Rock Lake that are included in our crime reporting areas.



You will also see that our neighborhood has had some burglaries. Some of these appear to be of the same fashion where the alarm system was by-passed by removing a pane of glass and entering the home without raising the window. In one case, there was substantial property loss, allowing a profile to be developed. This profile matched the description of a burglary suspect in Lakewood seen fleeing immediately after a home burglary in that neighborhood several weeks ago.

If you see any suspicious activity, please call 911 and provide the details to the operator. The 911 operators will log this information and our patrol officers will review and compare it to other reports received. This is the best way we can help the police solve these crimes and prevent future crimes.

Both the FH Security Program and the neighborhood homeowners' association are working closely together and in conjunction with our patrol officers to consistently reduce our crime. We will bring you details on crime prevention measures and other awareness programs to help ensure the safety and security of our neighborhood.

2005 for RA	Murder	Rape	Business Robbery	Individual Robbery	Aggravated Assault	Business Burglary	Residential Burglary	BMV Related	Theft	Auto Theft	Total
1172	0	0	0	0	2	2	12	20	5	2	43
1173	0	0	0	0	1	0	2	5	1	0	9
TOTAL Jan through May 2005	0	0	0	0	3	2	14	25	6	2	52

2004 for RA	Murder	Rape	Business Robbery	Individual Robbery	Aggravated Assault	Business Burglary	Residential Burglary	BMV Related	Theft	Auto Theft	Total
1172	0	1	0	1	1	2	11	24	11	4	55
1173	0	0	0	0	0	4	7	9	15	1	36
2004 TOTAL	0	1	0	1	1	6	18	33	26	5	91



## Tips for Home Safety and Security

Most crimes involving homes are crimes of opportunity. If the criminal feels he cannot safely commit the crime, he will look elsewhere where it is safe and more convenient.



### Home Perimeter

Alleys can provide hiding places for a would-be burglar. High fences, concealed back yards, and only partially visible driveways can make a burglar very difficult to see.

Most home burglaries happen through the front door when no one is at home. Burglars also enter a residence through a back door or patio entrance, which many times are out of sight of the street or driveway. Make sure the gate allowing entrance to the back yard has a padlock. If no fence is in place make sure the trees and shrubs do not block the view of your home. Also make sure the back door has a double cylinder lock where a key must be used on each side. Adequate locks and highly visible entrances are the best deterrent against a burglar. For safety purposes when using double cylinder locks, insure that the home is equipped with enough battery-operated smoke detectors.

Garages are a huge convenience and provide a safe place to secure vehicles, tools, and lawn equipment. However, a poorly secured garage can provide a place for someone to hide and, in many cases, gain easy access into the house. Make the garage safe by insuring that all doors are locked with a strong deadbolt and that there is good outside lighting. Keep the garage doors closed as much as possible, even when you are home. An automatic garage door opener makes coming home safer. Additionally, a light and/or motion sensor should be attached to illuminate the alley, driveway, and backyard. By lighting the entire area you are making it less convenient for the criminal to hide and making your environment safer.

Place your numerical address in the back on the garage, the fence or the gate where it is highly visible from the alley. This will make it much easier for the police and other emergency vehicles to locate a specific residence and will make it harder for a criminal to escape.

Keep the alley as clean as possible. Accumulated trash can create a health hazard and an additional place to hide. It can also give the impression that no one has been home for some time or it can send a signal that no one cares about the neighborhood.

Know your side, back and front neighbors. Be aware of their schedules and have their contact numbers. Tell them when you will be away. If you are a subscriber to ENP (extended neighborhood patrol), be sure to arrange for police house checks while you are away.

Pick up papers and door notices often, even when you are at home. In case of an extended stay out of town, arrange for a neighbor to keep the mail and newspapers out of sight. Newspapers in the yard, door notices and a full mailbox are open invitations to a burglar. Park your car or have a neighbor park one of theirs in the driveway to give the appearance that someone is home.

Try to park your locked car in the driveway rather than on the street. Make sure nothing is visible that might encourage a break-in. Never leave a child unattended even for a second in your car, even in your driveway. In Forest Hills, from 2000 to 2003, there has been a large increase of burglary of a motor vehicle (break-ins, not auto-theft). In 1999, a law went into effect changing that crime from a felony to a misdemeanor. Consequently this crime is on an upswing.

### Home Exterior

All doors that lead to the outside should be made of metal or solid 1 3/4-inch hardwood with double cylinder locks. Hollow and light doors are fine for the interior of the house but these doors can be easily broken and are not suitable for a main entryway to the house. Each door should have a clearance of no more than 1/8-inch between the door and frame. A metal lining on the inside of the door can help prevent drilling, sawing, and kicking in from the outside. A metal strike plate will also help against a kick in.

Almost 50% of all burglars enter a residence through an unlocked door or a door with no lock at all. Deadbolt locks should have a minimum of a 1-inch bolt. Insure locks are also installed on screen doors, storm doors, patio doors, garage doors, and cellar doors. And, if there is an upstairs patio don't forget that door. Lock up every time you leave the residence, even if it's only for a short time.

Locks on doors should be at least 40 inches away from windows and any other potential openings such as a mail slot. This will make it almost impossible for a burglar to open an exterior door by reaching in from the outside. A double cylinder lock that has to be opened by a key from either side is the deadbolt of preference. Door hinges should be hidden so that the pin can't be removed from the outside, or use door pins.

Never hide keys on the outside of the house. Rather, leave any extra keys with a neighbor you can trust. The places a burglar will look for a key are under doormats, in flowerpots, and under rocks, not to mention the most obvious place of all, which is above the doorframe. Don't place any identification tags on keys or key rings; if lost, a potential burglar now has an open invitation to the house.

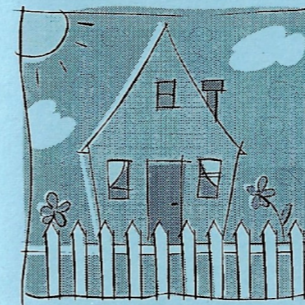
Window air conditioner units should be bolted to the inside wall of the room. There is also a commercially available device that will prevent the window from being opened once it is lowered to the top of the air conditioner unit.

Sliding Glass doors should always be secured with commercially available bars and locks. A broom handle that fits tight can also be put in the slide track. These types of doors are especially inviting to burglars because without a security device, the sliding door can be easily lifted off its track and opened. There are also commercially available locks for windows that accomplish the same level of security. Make sure that all windows are locked and secure when leaving the house. It is also a good idea to keep windows in rooms that are not occupied locked, even when the house itself is occupied.

### Home Interior

Automatic timers to switch on and off lights at various times are also a good idea.

Leaving a TV or radio on while away can be a good deterrent. Do not give your house the look of being closed up for a vacation. Do not close drapes and shutters, which would otherwise be open. Remember that if a burglar does not think it is absolutely safe to enter a residence, he will continue past that house and look elsewhere.



Professionally installed security systems are always of concern to the homeowner. The major concern is whether security systems are worth the initial investment cost and the monthly maintenance fee. Homeowners must make that decision based on the level of safety each is comfortable with. The primary advantage to a security system is that when there is an attempt to enter the property, the alarm sounds and the intruder flees from the scene, usually before entry to the house. The alarm is heard in the house and throughout the immediate neighborhood. At the same time, a signal is sent to the alarm monitoring company, which in turn notifies the police department. The police patrol is dispatched as quickly as possible depending upon availability. In addition, if our neighborhood patrol is on duty, the officer will hear the dispatch and can be there immediately.

Coming home, entering your home and knowing you will not surprise or be surprised by a criminal is comforting. The other advantages to an alarm system are the wireless emergency button, which is portable and can be used anywhere in the house or outside your home and the ability to turn the system on while you are sleeping. Many alarms have a smoke detector. This can be beneficial not only while you are in the home, but also while you are away, as it alerts the fire department immediately. Some insurance companies give discounts to their customers who have a security system.

If you do have a security system, please use it! In several Forest Hills reported residential break-ins where there was a security system, the alarm was not on!

When considering a plan for residential security, remember that all of these separate, sometimes expensive, sometimes small and trivial safety devices and precautions, when incorporated as a whole, will be a very effective deterrent to even the most accomplished burglar.

If you would like one of our patrol officers to personally go over, the safety of your home, please call Judy Whalen 214 324-2720 or Dave Ugan 214-319-8444



## FOREST HILLS GARDEN CLUB

Greetings from the members of the Forest Hills Garden Club. We have had lots of interesting meetings this past spring. Topics included native plants, Japanese landscaping, and making our own hypertufa (concrete-like) containers. We meet the first Thursdays of the month September through June. In order to accommodate members we alternate day and evening meetings. We are always looking for new members and any level of gardening experience is fine.

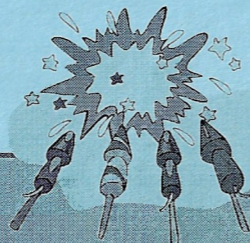
Our meeting in September will be an evening meeting at 7PM. Location and topic are yet to be determined but call Barb Michaels (214-327-3817) or Judi Boyles (214-321-1648) for more information. Look forward to hearing from you.

## NOW AND THEN

The pictures tell the story. We have an incredibly active and supportive group in our Forest Hills seniors. The annual Seniors luncheon was held at the home of Delores Cullivan on San Fernando this past April. Food was prepared by service league volunteers. Lovely flower pots and plants were donated by Walton's Gardens owned by Ann and Chuck Walton. Casa Linda Bakery provided a celebratory cake as a treat for the luncheon.



A special committee was recently created by the Forest Hills board to ensure Senior involvement in events and decision making. The group, headed by Marvel Kiewitt includes Marilyn Sullivan and Edith Howson-Sipple. The next Senior Social will be held at the home of Marvel Kiewitt, on Sunday, June 26th at 4:00pm. It is a homemade pie and lemonade summer social.



Remember . . . .

4th of July  
Parade & Picnic

Line up at 10 am  
At Forest Hills &  
Breezwood  
and proceed  
to the  
Keller Compound

## LOST AND FOUND PET PALS



Have you noticed the number of signs stuck to telephone poles all over the neighborhood begging for the find of a lost pet? Seems the number of fliers is growing. The City Animal Patrol picked up two lost dogs in our neighborhood last week. Unfortunately, neither fit the description on any of the "missing pet posters."

The City offers some suggestions for all pet owners. The new microchip implant for pets is available citywide. Nearly all of the local vet clinics we called assured us they could perform the implant procedure. A small chip is placed behind the neck of the animal. All clinics scan for the chip when a pet comes in off the street as a stray. Many happy pet owners got their wish of a pet return thanks to this method.

As for Forest Hills residents, the news is even better. Thanks to the efforts of our new board, a new website will soon be available for pet owners to advertise for the safe return of their pet. The benefit will be, more homes reached with information of lost pets. Hopefully, it will be easier to get Fido back home.



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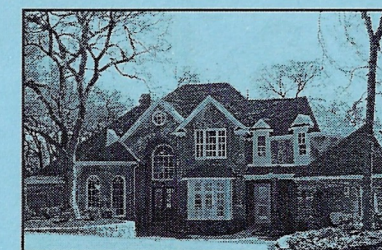
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8523 Forest Hills  
8554 Forest Hills  
8531 San Benito  
8547 San Benito  
8554 San Benito



Scott Carlson  
214-793-9322



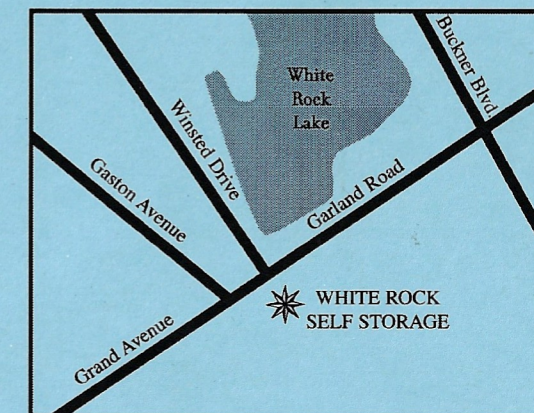
Kathy Wall  
214-202-0925

8148 San Cristobal  
8324 San Cristobal  
8129 San Fernando  
8022 San Leandro  
8310 Santa Clara  
8379 Santa Clara

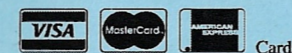
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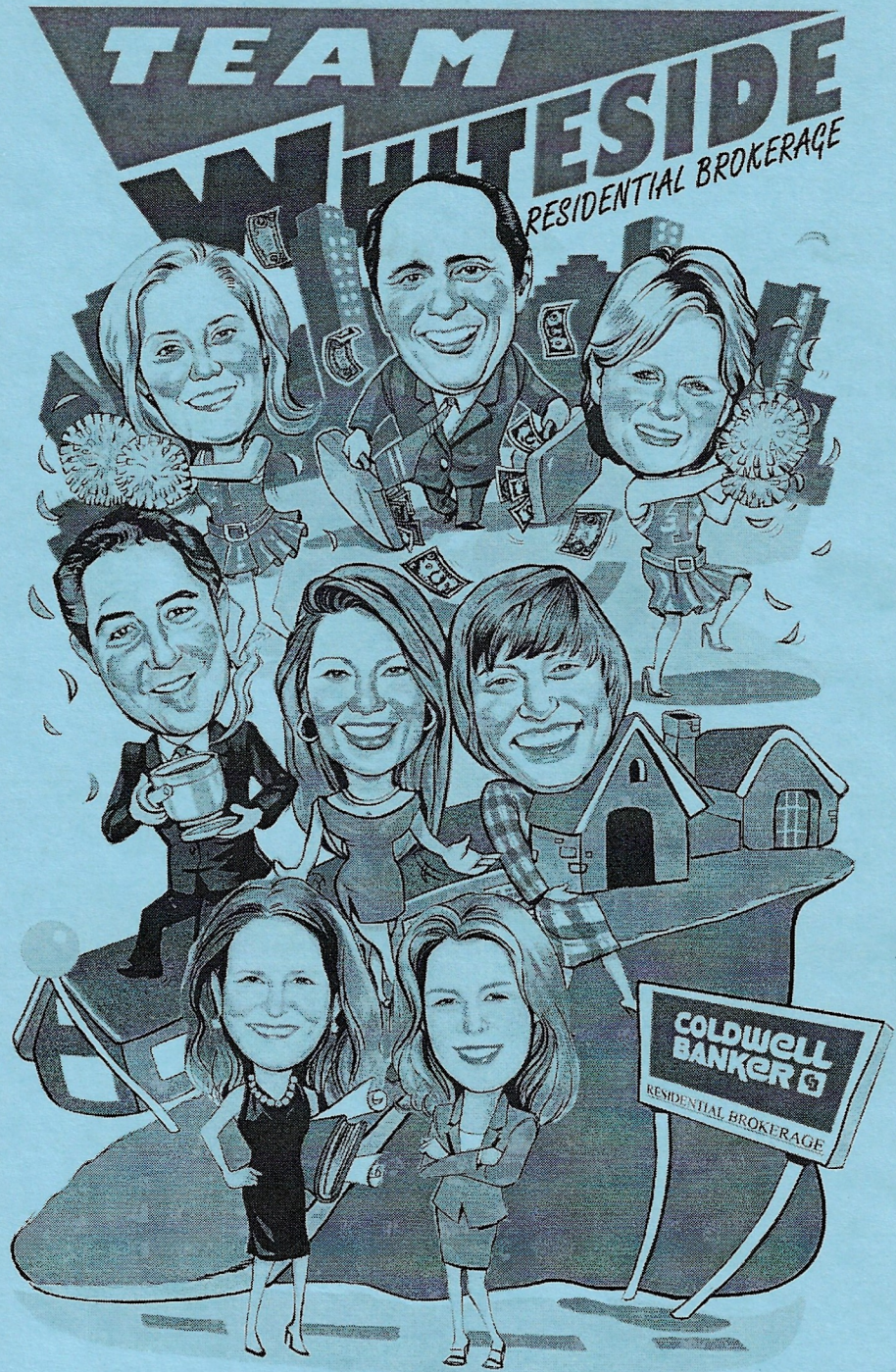
7820 Garland Road Across From The White Rock Spillway

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## Check Out The Best Listings In Town!

4101 W. Lawther	2,300,000
4405 W. Lawther	2,016,313
7530 E Grand WRVC	1,500,000
4361 W. Lawther	1,460,000
6915 Tokalon	1,298,000
5819 Swiss	1,248,750
616 S Harwood	685,000
6825 Meadow Lake	649,000
5446 Mercedes	589,796
1475 Oates	549,000
6508 Westlake	539,953
4806 Eastside	499,000
7146 Wildbriar	459,900
6230 Annapolis	409,999
6403 Sunnyland	399,000
5707 Victor	355,000
2011 Kidwell	298,000
9915 Woodgrove	289,900
7317 Wild Valley	239,900
5830 Goodwin	229,900
2620 White Rock	225,000
4407 Buena Vista # 10	159,900
4218 Newton #A	149,900
7215 Holly Hill #112	29,500
1603 Garret #106	24,500



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