



**Next meeting– September 23rd, 6:30 pm @ Hibiscus**

The next Cochran Heights Neighborhood Association meeting will be Wednesday, September 23rd at Hibiscus (2927 N. Henderson Ave). Social hour begins at 6:30 and the meeting will begin promptly at 7:10. We are very lucky to have Hibiscus, one of the top rated restaurants in Dallas, host our meetings. Hibiscus provides its private event room, free beer, wine and appetizers during our meetings. If you plan to attend, please invite your neighbors to come along!

**Agenda**

- Election Ballots
- New Neighbor Introductions
- Trammel Crow Realty Presentation
- Masinter Henderson Avenue Group Presentation
- Neighboring Association rebuttal(s)
- Historical Dilbeck Designation Marker– Committee Members: Erika Huddleston (lead), Bethany Kelso, Alan Rister, Nicole Sander, Christian Kelso (legalities)
- Neighborhood Incorporation: Christian Kelso
- New Cochran Heights Dog Waste Stations” Charles Ostermann
- Cochran Heights Friday Nights: this Friday, September 25th @ Christian and Bethany Kelso’s home, 5123 Milam
- Voting

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 Cochran Heights



## **Election Night: CHNA Conducts 2015 Elections at this Weeks Meeting**

At the September 23 meeting, the Cochran Heights Neighborhood Association will be holding elections for four officer positions: President, Vice-President, and two Director At-Large positions. Voting is done by paper ballot, in person at the evening meeting. Candidates that were nominated in June will be listed on the ballot, and there will be blank lines to write in additional candidates that may be nominated at the meeting before the election is held. We won't have to wait long for the results, as the votes will be counted and the winners will be announced at the meeting.

As a refresher, we've put together a chart (the lower half of page 3) showing how the winners of the election will be decided once the votes have been counted.

Currently, all candidates are running for positions that they currently hold, and are running unopposed. Learn more about the candidates below.

You can read more about the election, roles and responsibilities of the neighborhood officers in the association bylaws, available on the CHNA website at <http://cochran-heights.com/by-laws/>.

### **Meet the Candidates**

#### **Sandy Sander: President**



Sandy has lived in Cochran Heights since 2006. He is a registered nurse and a certified clinical organ transplant coordinator, with a career spanning nearly 30 years since his graduation from LSU's school of nursing. He currently works as a pre-transplant coordinator for Parkland Memorial Hospital's Kidney Transplant Program.

Sandy shares his Alcott Street home with his beautiful wife of 14 years, Nicole. Sandy and Nichole have 2 grandchildren, two canines, and two felines.

#### **Meg Moschetto: Vice President**



Meg was born and raised in Northern Virginia, lived in San Antonio, Atlanta, and now Dallas.

Since moving to Dallas, Meg has quickly become an active member of the community. She's a member of the United Way Women's Leadership Council, volunteers time with the Attitudes and Attire organization, and is an active member of Women of AT&T and mentors a team of employees on leadership skills.

She has been active in the Neighborhood Association since moving here. She volunteered for On the Triangle Committee and then accepted the position of Vice President of the board. She is also on the newly formed welcoming committee.

Meg works at AT&T in the Information Technology Organization as an Executive Director. Her husband, Mike, also works at AT&T. Her daughter is a graduate of UT San Antonio, attending SMU Law and lives in Dallas. Her son graduated from Texas State in San Marcos and owns Carnegie-Energy and lives in Cochran Heights as well.

Meg and her family are passionate about fitness and maintaining a healthy lifestyle and is a member of the Baylor Tom Landry Fitness Center.

## Judy Sullivan: Board Member At–Large

When Judy Sullivan and her husband, John, moved to Cochran Heights in 1977, crime and deterioration of the neighborhood were major problems. Residents got together, formed the Cochran Heights Neighborhood Association and began to fight for a safer neighborhood. Returning the neighborhood to single family zoning was also a mission that finally came about in 1983. Judy served as the second president of the neighborhood association, and has been a neighborhood advocate ever since.

After graduating from Southern Methodist University, Judy became a teacher in the Richardson Independent School District. While teaching she received a Masters Degree in Education at East Texas State University (Texas A&M, Commerce) and eventually worked as a principal and central administrator in RISD. Throughout her thirty-five year career as an educator she held summer and part time jobs as a fire fighter and lookout for the US Forest Service, an architectural scale model maker, and had a small business making signage and store displays.

Since retirement Judy returned to school at the Eastfield Campus of the Dallas Community College District to pursue an education in art (painting). She currently works part time as a studio assistant to textile artist Sue Benner.



## Lori Tapply: Board Member At–Large

Lori lives on Mission Ave. with her husband, Kyle, and their two cats, Cadbury and Hershey. She grew up in Denton, and after living in Waco for four years (Sic ‘em Bears!), moved to Dallas in 2006 to attend law school at SMU. She and Kyle bought their home in the Cochran Heights neighborhood in 2010, and fell in love with the neighborhood and the area! She has served on the board of the CHNA as an at-large board member for almost two years, and thoroughly enjoys being involved in the neighborhood (especially with so many exciting things happening in and around it) and getting to know the people living there. She is an in-house attorney with South-west Airlines and feels very fortunate to have a job that she loves. Having grown up in the DFW area, Lori is a fan of all the local sports teams, especially the Dallas Mavericks, where her husband works. She and her husband love to travel and see the world (and take a ton of pictures), but hope always to call Dallas home!

### Infographic: How do CHNA Elections work?

Position	Simple Winner	All Tied	Partial Tie
President, Vice President	<p>A 40% <input checked="" type="checkbox"/></p> <p>B 25%</p> <p>C 20%</p> <p>D 15%</p> <p>Top Candidate Wins</p>	<p>A 25%</p> <p>B 25%</p> <p>C 25%</p> <p>D 25%</p> <p>Winner Chosen by Random Drawing</p>	<p>A 30%</p> <p>B 30%</p> <p>C 25%</p> <p>D 15%</p> <p>Winner Chosen by Runoff Election</p>
At-Large (2 positions, all candidates run in the same pool)	<p>A 40% <input checked="" type="checkbox"/></p> <p>B 25% <input checked="" type="checkbox"/></p> <p>C 20%</p> <p>D 15%</p> <p>Top 2 Candidates Win the 2 Positions</p>	<p>A 25%</p> <p>B 25%</p> <p>C 25%</p> <p>D 25%</p> <p>2 Winners Chosen by Random Drawing</p>	<p>A 30%</p> <p>B 30%</p> <p>C 30%</p> <p>D 10%</p> <p>OR</p> <p>A 35% <input checked="" type="checkbox"/></p> <p>B 30%</p> <p>C 30%</p> <p>D 5%</p> <p>2 Winners Chosen by Runoff Election OR 2<sup>nd</sup> position chosen by runoff election</p>

## Join us for the Final 2015 Cochran Heights Friday Nights Neighborhood Get Together!

Bring your favorite beverage, snack and a folding chair and join your neighbors for the final Cochran Heights Friday Nights, this Friday, September 25th, at the home of Christian and Bethany Kelso, 5123 Milam Street @ 7PM!

**Thank you to all of our neighbors who have hosted  
Cochran Heights Friday Nights throughout the summer!**

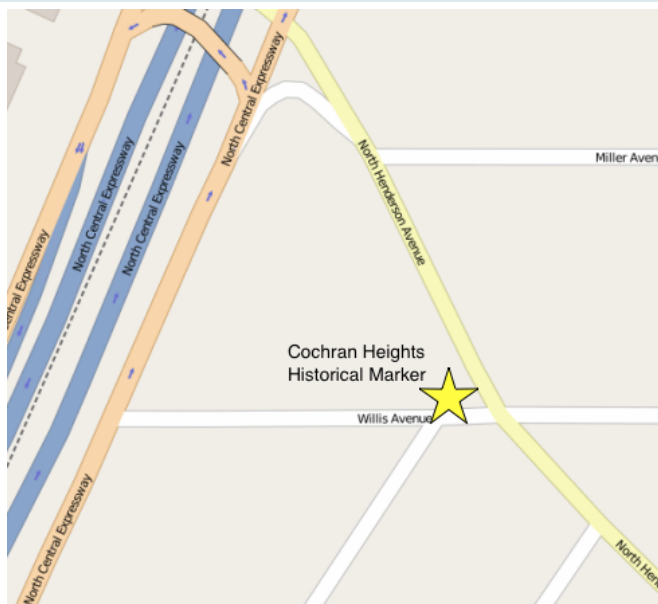
**John and Judy Sullivan—Ashley Gilliam—Arlene Colbert—  
Sandy Garza and Stephen Morrison**



## Cochran Heights Neighborhood Association now a Texas Nonprofit Corporation

Christian Kelso (Milam St.) is proud to report that, on September 21, Cochran Heights Neighborhood Association, Inc. was registered with the Texas Secretary of States office as a Texas nonprofit corporation. This will be a completely new entity under which the neighborhood will operate. As such the Cochran Heights Neighborhood Association (which is an unincorporated association) will be wound up and thereafter cease to exist. We will now operate under the new organization which provides significant liability protections and tax benefits.

This registration in Texas is the first step towards getting our federal nonprofit status designation. Not only will this federal designation lend credibility to our organization and make us eligible for grants, but it will also make dues and donations tax deductible as charitable donations. Without this designation dues and donations have not been deductible, nor will they be until the IRS determines otherwise following a separate application. Once awarded, this federal nonprofit designation will also mean that the Association will not be subject to most income tax, as might be payable on dues for example.



## Historical Dilbeck Designation Marker

The CHNA Historical Dilbeck Designation Marker Committee is happy to announce the future location of the historical marker!

Erika Huddleston says, “Our Marker Committee is really excited about the location because it is visible from the cars on Henderson, is shaded by trees providing a restful place to read the text, and it is directly across from Pershing, with its almost-intact block of Dilbecks.”

This fall, there will be an unveiling ceremony with invited dignitaries, and a garden reception will be hosted by one of our neighbors who has volunteered his home. More details to come!

## The Sun Comes Out, and Stays Out



*A rainbow brightens up a dark sky over Patrick and Brenda Johannesen's home on Milam Street.*

### Heat Wave

Do you remember how, in the last issue of this newsletter, we discussed how much rain the area was getting? In the three months leading up to that issue, we had 23.32 inches of rain.

Compared to the spring deluge, this summer saw only 4.45 inches of rain fall. More than half of that, 2.67 inches, can be attributed to a single morning storm on September 9th. Only 8 days since June 23rd have had measurable rainfall. Instead, we endured a heat wave that saw 24 days with high temperatures over 100 degrees, peaking at 107 on August 10th in the midst of a 10 -day run of highs over 100 degrees.

## CHNA Adds Two Additional Dog Waste Stations

Take advantage of this beautiful Fall weather with your favorite pup! Cochran Heights Neighborhood Association recently added two more Dog Waste Stations, for a total of three in Cochran Park.



## Halloween Fun Fact

**50,900:** The number of acres of pumpkins harvested in the United States in 2013, with an estimated value of \$149.9 million. Of the top six pumpkin-producing states, Illinois led the country by producing an estimated 547.6 million pounds of the vined gourd, followed by California, Ohio, Michigan, New York and Pennsylvania.



## Fall Activities for the Whole Family

### Autumn at the Arboretum: September 19– November 25



With the welcome change of seasons comes one of the Dallas Arboretum's most anticipated autumn events: Autumn at the Arboretum. The highlight of the Dallas fall festival is the nationally acclaimed Pumpkin Village, which is created with more than 75,000 pumpkins, gourds and squash by the talented horticulture team. This year, to continue with the ongoing Texas theme, the display will be recreated into an Old Texas Town in the Pecan Grove. New in 2015 will be a Texas mosaic made of pumpkins.

### Jack the Ripper @ Pocket Sandwich Theatre

**October 2– November 14**

"Jack the Ripper-Monster of Whitechapel," written by Joe Dickinson, is another one of The Pocket's infamous, popcorn-tossing melodramas as well as a clever comedy of terrors. Bloody old Jack is back to terrorize London, complete with his razor sharp knife and wit, along with a basket of popcorn! Rated PG-13, may scare the little ones.

### The Haunt Juant 5K Walk and Run: October 17 @ Oak Point Park in Plano

The Haunt Juant is a night-timed Halloween-themed race hosted by the City of Plano. The 5K will take you through the nature preserve along the paved park trails and streets, combining the convenience of a smooth running surface and the beauty of Oak Point Park. The 1- Mile Fun Run will keep you in the park for a family friendly experience. Bring your family, friends and Halloween costume! All proceeds will benefit Plano's Adapted Recreation programs which offer recreational opportunities to individuals with special needs.

For more information visit: <https://www.plano.gov/1903/Haunt-Juant-5k>

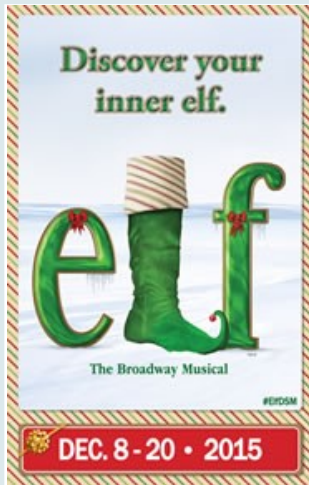


## Thanksgiving Fun Facts

**4:** The number of places in the United States named after the holiday's traditional main course. Turkey Creek, Louisiana, was the most populous in 2013 with 435 residents, followed by Turkey, Texas (410), Turkey, North Carolina (291) and Turkey Creek, Arizona (294).

**6,500:** The number of Wampanoag American Indian tribal grouping, as of 2010, roughly half of whom reside in Massachusetts. The Wampanoag, the American Indians in attendance of the first Thanksgiving, played a lead role in the historic encounter, and they had been essential to the survival of the colonists during the newcomers' first year.

## Winter Holiday Events in Dallas



### **ELF the Musical: December 8-20th @ Music Hall at Fair Park**

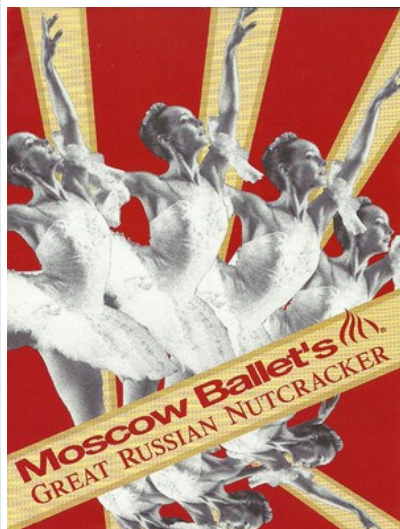
ELF is the hilarious tale of Buddy, a young orphan who mistakenly crawls into Santa's bag of gifts and is transported to the North Pole. Buddy is raised unaware that he is actually a human, until his enormous size and poor toy-making abilities cause him to face the truth. With Santa's permission, Buddy embarks on a journey to New York City to find his birth father and discover his true identity.

Faced with the harsh reality that his father is on the naughty list and his step-brother doesn't even believe in Santa, Buddy is determined to win over his new family and help New York remember the true meaning of Christmas.

### **Trans-Siberian Orchestra: December 20th @ the American Airlines Center**

Trans-Siberian Orchestra (TSO) is an American progressive rock band founded in 1996 by Paul O'Neill. The Washington Post has called them "an arena-rock juggernaut", describing their music as "Pink Floyd meets The Who and Andrew Lloyd Weber." 2014 marks the first time they will be touring their all new live rock opera "The Christmas Attic".

This new show features songs that have never been performed live as well as fan favorites including 'Wizards In Winter', 'Requiem' and 'Christmas Eve/ Sarajevo 12/24'. TSO has played more than 1,600 shows for more than 13 million fans, cementing itself as one of the world's biggest rock acts.



### **Moscow Ballet's Great Russian Nutcracker: November 20-22nd @ McFarlin Auditorium**

Our story begins on a snowy Christmas Eve, at a great townhouse where a party is in full swing. Whilst the adults talk, the children play with their presents, and the host's children are beside themselves with joy at the wonder of it all. There's an element of danger on the horizon though, heralded by the arrival of local magician Herr Drosselmeyer. He brings bearing gifts for the children, including a wooden nutcracker for Clara, the oldest child. However, Fritz her younger brother is jealous of the toy, and maliciously breaks the toy's jaw, to Clara's despair.

When the clock strikes 12, the atmosphere changes; the party is over and everybody is asleep. This is just the start of an adventure which will lead our heroine and her MAGICAL Nutcracker prince into a war between mice and tin soldiers and into the enchanted Land of Sweets where a festival awaits them.

## CHNA BOARD

### Officers

*President:*

Sandy Sanders  
presidentchna@gmail.com

*Vice President:*

Meg Moschetto  
megmoschetto@sbcglobal.net

*Secretary:*

Roger Foltz  
rbfoltz@aol.com

*Treasurer:*

Christian Kelso  
ckelso@christiankelso.com

### Board Members At- Large

Piya Kruger  
piyakruger@gmail.com

Allen Mondell  
allen@mediaprojects.org

Judy Sullivan  
jnjdsullivan@aol.com

Lori Tapply  
skidea@gmail.com

## Trash Collection

The City of Dallas collects trash and recycling from city provided bins every Friday.

Bulk trash is collected the week of the third Monday of each month. You may begin placing your items on the curb on the preceding Thursday. For the coming months, the schedule is as follows:

	Set Out	Collection
October	10/15	10/19-23
November	11/12	11/16-20
December	12/17	12/21-25
January	1/14	1/18-22

## Cochran Heights Neighborhood Association Membership

If you haven't already, please join the Cochran Heights Neighborhood Association!!

Membership dues are only \$10 a year and joining now will ensure that you are able to vote in September's elections. Dues go toward CHNA projects as well as social functions held by the Association.

To pay your dues, you may give your payment to Secretary, Roger Foltz (cash or check) at any of our meetings, or you may mail a check to our Treasurer, Christian Kelso, at P.O. Box 600784, Dallas, Texas 75306-0478.

## Sidewalk Replacement Programs

The City of Dallas has two programs available for sidewalk replacement: Fast Fix and Cost Share.

Depending on your timeframe, you can apply to either pay the entire cost of repair or replacement of your sidewalk through an existing price agreement the city has with various contractors (Fast Fix), or you can share the cost with the city (Cost Share), though this may take additional time.

If your sidewalk has seen better days and needs to be repaired or replaced, contact the City of Dallas @ 214.948.4287 and ask for the Cost Share Program.

## Resident-Only Parking

Resident-only hanging parking permits are required to park on the 5100 and 5200 blocks of Pershing, Milam and Alcott on certain days at certain times. Check signs in your area for exact restrictions. Residential permits are available for purchase at:

### *The Oak Cliff Municipal Center*

**320 E. Jefferson Blvd**

**Dallas, Tx 75203**

**M-F 8am- 5pm**

Parking permits cost just \$6.50 each and up to 6 permits can be purchased for each household. Bring your current drivers license, proof of auto insurance and a current utility bill with you. Parking Permits can not be ordered online or my mail.

Planning a party? Temporary parking permits are available at The Oak Cliff Municipal Center for just 10 cents each, are good the date and time you stipulate and should be displayed on your guests dash board.

