



## Cochran Heights Gazette

[www.cochran-heights.com](http://www.cochran-heights.com)

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**Meeting June 30th, 7-9 PM - Hibiscus on Henderson**

**(Social time 7 – 7:30 pm; Meeting to start promptly 7:30 pm)**

### Treasurer's Note

Current Balance: \$11,478.13

### 2011 CHNA Officers

President:

Charles Ostermann      ostermann9@sbcglobal.net

Vice President:

Shei Unger      shei.unger@sbcglobal.net

Secretary:

Mary Miller      memiller622@yahoo.com

Treasurer:

Janet Coplin      jccoplin@sbcglobal.net

Web-site:

Piya Kruger      piyakruger@gmail.com

Editor in Chief:

Donna Fioretti      dfioretti@mac.com

### Agenda Items for Wednesday's meeting

- **Officer/Committee Reports**
- **Email Initiative**
- **Crime Report**
- **By-laws VOTE**
- **Beautification: Henderson Median**

### 2011 Good Neighbor Donations

#### Remember to make your 2011 Good Neighbor donation!

Donations go towards the median beautification project on Henderson, maintaining Cochran Heights street sign toppers, sidewalk replacement program, other general beautification projects, and printing costs.

Please don't rely on your neighbors to improve YOUR neighborhood. Become a Good Neighbor today!

Please give your Good Neighbor donations to our treasurer, Janet Coplin. Checks should be made out to CHNA.

### Meeting Social Time



We will meet in the back room at Hibiscus Restaurant. Social time will be from 7:00-7:30. There will be complimentary beer/wine & canapés. Please respect the generosity of Hibiscus and keep

consumption moderate. **Thanks to Hibiscus for a great meeting space!**

The donation levels are:

<b>Platinum</b>	<b>\$300 +</b>
<b>Gold</b>	<b>\$100-\$299</b>
<b>Silver</b>	<b>\$50-\$99</b>
<b>Bronze</b>	<b>\$25-\$49</b>

### Regular Trash/Recycling Pick-up Dates

Regular trash and recyclable materials (blue bin) are picked up once a week on Fridays.

Order a blue bin by calling 311 or online at:  
[www.dallascityhall.com/sanitation.html](http://www.dallascityhall.com/sanitation.html)

### Bulky Trash Dates

Bulky trash is collected during the third full week of each month. **You may be fined for leaving out your bulky trash before the Thursday preceding the pick up week!**  
**Earliest set out dates are:**

<b>July 14</b>	<b>Sept 15</b>	<b>Nov 17</b>
<b>August 11</b>	<b>Oct 13</b>	<b>Dec 15</b>

### New Street Sign Toppers Installed

CHNA has installed double-sided reflective signs above all the street signs in our neighborhood. If you notice any missing or damaged signs, please let a CHNA officer know so we can have them replaced.

### Residential Parking Permits

Resident-only hang tags are required on the 5100 and 5200 blocks of Pershing, Milam, and Alcott starting at either 8 or 9 pm. Check signs for exact times. Some streets allow parking Sunday and Monday, but have restricted parking Tuesday-Saturday. These tags may be purchased for \$6.50 from the City of Dallas by filling out an application that can be found at: <http://dallascityhall.com/pdf/VehicleHangtagApplication.pdf>. You may purchase up to 6 tags and they are good for one year. You must have a driver's license with your current address on it, a recent utility bill or lease agreement, and proof of vehicle insurance.

**Beware!** The city issues parking violation citations almost every night of the week! Also, you could get cited for parking on the wrong side of the street or blocking the sidewalk with your vehicle.

### Crime Statistics Jan-March 2011

<b>Pershing St.</b>	<b>4/5 5114 auto broken window</b>
	<b>5/24 5026 Death, Natural Causes</b>
	<b>5/27 5050 Auto theft</b>
	<b>5/28 5024 Auto Ignition broken</b>
	<b>6/5 5110 Auto Window broken</b>
<b>Milam St.</b>	<b>4/28 5045 Home Door Broken</b>
<b>Alcott St.</b>	<b>3/21 5102 Auto window broken</b>
	<b>4/6 5034 Auto window</b>
	<b>4/22 5227 Stolen GPS</b>
<b>Homer St.</b>	<b>4/28 5026 Auto theft</b>

**Mission St.** 4/25 4112 Auto Theft  
5/13 5103 Auto Theft

### Garrett, Lee, Normah, Elbert, and Bennett None Website

Piya Kruger (5222 Alcott) has spearheaded the development of a website for CHNA. It is up and running (and looks fantastic!), but she is still collecting information and needs input for the following areas:

- Pictures from the neighborhood (businesses, unique homes, park pictures, artwork)
- History articles/information of interest
- Suggestions for other areas you would like to see included on the site

### Henderson Median

Jesse Zarazaga (5102 Pershing) has completed the drawing for the redesign of the Henderson Median and gotten bids for the project. No additional information to report. We will also seek financial assistance from the local businesses along Henderson. Anyone interested in working with Jesse can contact her at [architect@jessiemarshall.com](mailto:architect@jessiemarshall.com)

### Save a Tree! Get this by E!

In an effort to save some money and some trees, CHNA will now be e-mailing this newsletter to those who have given us their e-mail. The addresses on this bulk e-mail will be undisclosed. It is the same e-mail group that we use to send out crime alerts.

**If you have not received this by e-mail please let us know so that we can add you to the group.**

**If you want to save CHNA some money, save our couriers some time and save our planet some oxygen, let our secretary, Mary Miller, know that you no longer need the newsletter delivered to your house!**

### Congratulations!

We welcome Wade Suki on Mission Street, Jon Percenti on Mission Street, Scott & Susan on Pershing Street and Thomas & Phillip on Pershing Street.  
Wedding Congratulations to Brett & Todd!  
**Welcome to all new neighbors & congratulations on moving into the best neighborhood in Dallas! If you recently moved to the neighborhood, please let us know so you can receive your welcome packet.**

## **By - Laws**

Since October, the CHNA By-laws Committee has been working on a major revision to our by-laws. The current by-laws date back to the late 1990's and they are extremely vague in some important areas. We quickly came to the conclusion that a complete rewrite was in order.

The committee (Karen Anderson, David Bailif, Will Rosellini, and me) has reviewed by-laws from several other neighborhood associations and debated the issues that are specific to Cochran Heights. We decided to use the by-laws from Casa Linda Estate NA as a template, we borrowed some concepts from the NAs and we added some original ideas. The major changes include:

- The addition of 4 at large directors to our governing structure.
- Modest Dues
- More specific definitions of boundaries, voting rights and quorums.
- Conflict-of-interest provisions.
- A revised nomination & election procedure.
- Specific Rights of member - e.g. calling special meetings, or placing an item on the agenda.
- Specific responsibilities of officers and directors - e.g., posting meeting minutes on the web sites.

We finished our work in May and our final draft was distributed to CHNA members on 5/27/11. We have already received a few comments and questions from CHNA members. We have also established the CochranHeightsNA group on Google, to give to CHNA members an opportunity to discuss the by-laws prior to the meeting. (This group is open to all CHNA members. If you have not yet received an invitation to join, please contact me.)

Our final draft will be put to a vote at the quarterly meeting June 30th. The four committee members and 4 officers, President Charles Ostermann, VP Shei Unger, Secretary Mary Miller and Treasurer Janet Coplin - are unanimously in favor.

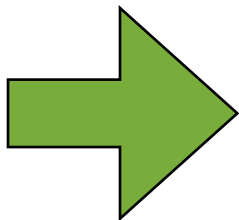
Prior to the vote, CHNA members will have an opportunity to discuss the changes, and to pose questions. It is important to note that both the current and proposed by-laws require 10 days notice for any changes. Any suggestions for amendments to the committee's draft must be in writing, and must be received no later than June 20th. Any proposals that we receive after June 20th- including those made during the June 20th meeting, can be discussed but any votes would have to be deferred until September.

~ G. Kent Cobb

Chairman, CHNA By-laws Committee

## **Velvet Taco Update**

Our meeting with the representative from Velvet Taco was informative. Their concept is to be a fast/casual restaurant and offer \$3-5 freshly made tacos. Mark Brezinski, their operations manager, has also worked on Pei Wei and Tin Star restaurants which have a somewhat similar structure for service. There will be not waitresses/waiters. They will also serve beer, wine, and have a margarita machine, but no hard liquor. He said that they predict only 20% of their revenue will come from alcohol sales. Hours of operation will be from 7 a.m.-11 p.m. Monday-Thursday and open 24 hours Friday and Saturday. Alcohol will not be served after midnight. The building is owned by Roland Dickey (Dickey's BBQ) and he is renting it to Velvet Taco, so they will be able to share parking with Dickey's. The space is only 1500 sq. feet, so there will be 30 seats inside and 30-40 on the outdoor uncovered patio (they will have umbrellas). There will be a sound system/music, and we expressed concerns about volume and disturbing adjacent neighbors. All this information has left us cautiously optimistic. I let him know that our major concerns about the restaurant were insufficient parking, street congestion during prime hours, crime, and that it might transition into a bar. If they stick with their present plan, we feel all these issues are being addressed. If something changes, he can be sure we will act assertively to protect our neighborhood interests.



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Contact a CHNA officer for rates. CHNA  
members get a 10% discount!