



# Spring Newsletter



May 2025



## A Letter from the President's Desk...

Happy Spring, WHHA! I am very excited and grateful to be writing this intro for the newest edition of the WHHA Newsletter, which is possible because the WHHA 2<sup>nd</sup> Vice President, Marla Hartsell, has volunteered for the role of Newsletter Chair.

The WHHA Board held a very informative and positive 2025 WHHA Annual Meeting on March 6<sup>th</sup>, 2025 at The Episcopal School of Dallas. We discussed accomplishments from 2024 and were able to introduce many key neighborhood people, including (but not limited to) our ENP lead officer, our NPO officers, our Dallas ISD Trustee, Lance Currie, and the principals of our neighborhood DISD schools. In addition, our Code Compliance representative, the WHHA ENP Coordinator, our VIP Chair, and our WHHA Treasurer all made presentations. Last but not least, our City Councilwoman, Gay Donnell Willis was able to provide a recap of City Hall activities and her work within District 13.

As a bonus, we were able to hear and learn from Crescent Estates about the proposed development to replace the former

government building at 10056 Marsh Lane. This presentation was also followed by a Q&A from the developer.

And without fail, our Treasurer presented the WHHA financials, as he does each year. WHHA financials are always available. Please direct any questions to our Treasurer at [taylorwhha@aol.com](mailto:taylorwhha@aol.com).

Thank you to the neighbors who came out and if you weren't able to join us this year, please look to attend next year's Annual Meeting. In the meantime, we are excited that the newsletter will provide the neighborhood with a summary of current information about our neighborhood.

Finally, WHHA would like to congratulate Gay Donnell Willis on her recent re-election as City Councilwoman for District 13. We look forward to continuing our working relationship with CM Willis and her team.

### In this newsletter you can expect:

Letter from the President

Crime Watch Info

Thinking to rent your Pool? Think again

The Treasurer's Report

Waterwise Tips & Tricks

Government Building Update



## About Our Program

Both the ENP and VIP provide patrol and monitoring services to help ensure the safety of our neighborhood. For 2025, WHHA is funding 5 ENP officers who provide a total of 25 patrol hours per week. Our neighborhood is consistently one of the safest in Dallas.

### Safety Tips

- **Vehicle break-ins:**
  - o Vehicle break-ins are being facilitated by a chip-device that picks up key-fob signals and unlocks vehicles (even if keys are inside a residence/business). Consider an RFID anti-theft bag to store key-fobs to help prevent this type of break-in. LOCK-TAKE-HIDE remains the primary deterrent to crime, both at home and away!
- **Leaving town?**
  - o Arrange for someone to check your porch periodically for package deliveries and mail, and remove them to a safe place.
  - o Members of ENP may alert ENP officers to perform safety checks on your property.
- **House Numbers on ALLEY FENCE:**
  - o Dallas Police and Dallas Fire-Rescue suggest adding your HOUSE NUMBER (and even your STREET) to your ALLEY fence. Often when an offence or emergency is reported, and alley access is necessary, it can be difficult for DPD/DF-R or other agency to determine the proper residence once they have entered an alley.
- **Street Parking:**
  - o Park in the direction of traffic-flow
  - o In circles, park parallel to the curb, NOT diagonally
  - o Parking on unimproved surfaces is against code. Improved surfaces require a minimum of 4" of material.
  - o Parking citations can be issued for failure to observe these parking rules
- **911:**
  - o For emergencies, always call 911 first. Call the ENP number next. If our ENP officers are on-patrol for WHHA, they will likely be fastest to respond.

### WHVIP Info

- Walnut Hill Volunteers in Patrol (WHVIP) is a citizen-volunteer group that seeks to enhance neighborhood security by providing a visible presence within the neighborhood, to be watchful for criminal or other dangerous activity within the neighborhood, and to promptly report any concerning activity to proper authorities.
- WHVIP volunteers must be at least 21 years of age and must complete the required training from the Dallas Police Department to be certified to patrol in pairs in a VIP-marked vehicle. If you are interested in joining, please contact the WHVIP Secretary, Terei Khoury, at [khoury90@sbcglobal.net](mailto:khoury90@sbcglobal.net).

### Cost & Benefits of ENP Membership

- \$180 for calendar year 2025
  - ENP Officer cell phone number
  - Vacation/Away checks
- More ENP members equals more ENP patrol hours for the neighborhood. If you would like to join our ENP please reach out to [taylorwhha@aol.com](mailto:taylorwhha@aol.com) or you can find additional details at [whha75229.net](http://whha75229.net).



## Spring Waterwise Tips & Tricks

from our local landscaper

### 1. Plant Smart:

- Select drought-tolerant and native plants: These plants are naturally adapted to the Texas climate and require less water once established.
- Group plants with similar water needs: This ensures you're not overwatering or underwatering different areas.

### 2. Efficient Irrigation:

- Install drip or soaker hoses: These systems deliver water directly to the root zone, reducing water waste and evaporation.

- Water more often but for less time: This prevents water runoff, and allows you to spread out your watering on city approved watering days.
- Water in the morning or evening or both: This minimizes water loss to evaporation due to lower temperatures and wind.

### 3. Soil and Mulch:

- Amend soil with organic matter: This improves water retention and allows plants to access water more easily.
- Use mulch generously: Mulch reduces evaporation, suppresses weeds, and keeps plant roots cool.
- Consider raised wells and mulch around trees and plants: This helps retain water, supports deep watering, and keeps the root area cool.

## A Blast from the Past

from Virginia Worley, WHHA Historian...

When this area was developed and until the late 1960's - 1970's; Betty Jane Lane went from Walnut Hill Lane to Constitution. Constitution Street was a dead end entering off of Coppedge. The area of Betty Jane Place was mostly creek and undeveloped. There were large lots and some considered "estates" with extra buildings on the property for horses. When my husband and I purchased our home on Martha Lane in 1967 we had horses living behind us. Those houses faced Betty Jane. The lots were very large of 1 to 2 acres or larger. The area was later developed extending Betty Jane and creating Betty Jane Place. The street curves and there is a bridge over the creek and drainage. There was still 1 undeveloped lot in that area until a few years ago when when house was taken down and the lot was divided into two. In more recent years John Wimberley purchased additional land along Betty Jane and incorporated his family land and created Wimberley Court. It is a beautiful quiet cul-d-sack street that fits well into our neighborhood.  
Virginia

## Treasurer's Report

from Taylor Denton, WHHA Treasurer

2024 Financial Recap  
364 households joined WHHA in 2024  
2024 Dues Received \$66,755  
ENP Officers Expense \$47,231  
ENP Patrol Car Expense \$6,747  
ENP Cell Phone Expense \$739  
July 4<sup>th</sup> Parade & Picnic Expense \$1,897  
Postage Expense \$1,646  
All other Expenses \$3,315  
2024 Total Expenses \$61,575  
2024 Dues collected in excess of expenses incurred: \$5,180

2025 Year-to-date Financial Recap  
331 households joined WHHA in 2025  
2025 YTD Dues Received \$57,980  
ENP Officers Expense \$9,686  
ENP Patrol Car Expense \$683  
ENP Cell Phone Expense \$287  
All other Expenses \$1,355  
2025 Total YTD Expenses \$12,011  
2025 YTD Dues collected in excess of expenses incurred: \$45,969



## Thinking of Renting your Pool out this summer, Think again!

Last summer it was brought to our attention that a few neighbors decided to rent out their pool, their home, or their backyard for events. Not knowing Dallas' policy on this matter, the board reached out to our Councilwoman's office for guidance. Please read their reply below...

*The regulation of Short-Term Rentals primarily applies to properties rented for lodging purposes, such as those listed on platforms like Airbnb. However, rentals of amenities like pools or event spaces through platforms like Swimply and Peerspace fall into a different category.*

*According to Dallas City Code Section 51A-4.217: "No private swimming pool may be operated as a business, except that private swimming lessons may be given under the home occupation use." This means that renting out private pools for events or leisure purposes is prohibited in Dallas.*

*If you witness such violations, please report them to 311 and take photos for documentation. You may also share this information with our office so CM Willis can escalate the matter, particularly in cases involving habitual offenders.*

*Please don't hesitate to reach out if we can assist in any other way.*

Best,  
Domonique D. Jones  
Chief of Staff, District 13  
City of Dallas | [www.dallascityhall.com](http://www.dallascityhall.com)  
1500 Marilla St 5FS  
Dallas, TX 75201  
[Domonique.jones@dallas.gov](mailto:Domonique.jones@dallas.gov)



NEWSLETTER COORDINATOR  
WEBSITE COORDINATOR  
TREASURER

ROLES REQUIRE YOU TO LIVE WITHIN  
OUR NEIGHBORHOOD, AND HAVE A  
PASSION FOR SERVING YOUR  
NEIGHBORS.

PLEASE CONTACT SHELBY IF  
INTERESTED AT  
[PRESIDENT@WHHA75229.NET](mailto:PRESIDENT@WHHA75229.NET).

MAX 3-5 HOURS A WEEK  
DEPENDING ON THE ROLE



## July 4<sup>th</sup> Picnic & Parade

Our Annual July 4<sup>th</sup> Picnic  
and Parade Needs You!  
Please contact Serena  
Hendryx OR Taylor  
Denton this year to  
Volunteer!

Contact Info:  
[shendryx@att.net](mailto:shendryx@att.net)  
[taylorwhha@aol.com](mailto:taylorwhha@aol.com)



## Update on The Government Building at 10056 Marsh Lane

In early 2024 our District 13 City Councilwoman, Gay Donnell Willis, requested for the WHHA Board to partner with the following people to align on a plan for the property at 10056 Marsh Lane (the former government building). Shelby Spak, our WHHA President, has been diligently working to represent our neighborhood's best interests while partnering with the following individuals:

1. Crescent Estates, property owner and developer
2. Larry Hall, Dallas City Plan Commissioner, District 13
3. John Wimberley, President, Wimberley Court Homeowners Association

This collaboration process has taken many months to develop, as both HOA presidents have negotiated the best outcome for our neighborhood. The changes they requested (including, but not limited to, limitations on building height, plans for landscaping and ongoing maintenance, fencing and wall specifications, lighting, no ingress/egress to Betty Jane) were needed so that the WHHA Board and our residents would want to support this new development while remaining consistent with existing public deed restrictions along Betty Jane Lane. Crescent Estates met all requests and the WHHA board supports the current proposal, in large part because this development is a downzoning of the property from commercial to residential, which is ultimately a better overall outcome for the entire neighborhood.

### **MARK YOUR CALENDAR for Neighborhood UPCOMING EVENTS!**

May 25<sup>th</sup> at 3pm - Grave Marking Ceremony for Private Eli Merrell - Merrell Cemetery  
July 4<sup>th</sup> Annual Parade & Picnic - Peter Pan Park

*Thank you for reading!*

 <b>WALNUT HILL HOMEOWNERS ASSOCIATION</b>	 <b>WHHA75229</b>
<a href="http://whha75229.net">whha75229.net</a>	Northwest Dallas Royal to Walnut Hill Marsh to Midway