



# NEWSLETTER

*April 2023*

COMPLIMENTS OF HOLLYWOOD / SANTA MONICA NEIGHBORHOOD ASSOCIATION

## *You're Invited* HSMNA **QUARTERLY MEETING**

**TUESDAY, APRIL 18TH**  
**TIMES TEN CELLARS TOO**

2018 Kidwell Street • [timestencellars.com](http://timestencellars.com)

**FREE** First glass of wine for HSMNA Members!

**FREE Snacks**

Masks strongly encouraged when not actively eating or drinking

**SOCIAL**

6:30 - 7:00 PM

**AGENDA**

7:00 - 8:00 PM

**Welcome/Board Nominations/Know Your Neighbors Night**

Juliette Smith, *President*

**District 14 City Council Candidates Q&A**

Paul Ridley, Amanda Schulz and Joseph Miller

**Real Estate Report**

Anne Tudhope, *TX Lake&Land*

**ENP Update**

Anne Tudhope, *ENP Chair*

**Treasurer Report/Home Tour Recap**

Janet Stegner, *Treasurer*

**Social Update**

Eileen Thomas, *Social Chair*

**Q&A (Ask us anything!)**

HSMNA Board of Directors

**Closing Remarks**

Juliette Smith, *President*

## INSIDE THIS ISSUE

State of the Neighborhood .....	2
Know Your Neighbors Night .....	2
Meet the District 14 Candidates.....	3
Join HSMNA and ENP Form.....	4
Trash/Recycling/Bulky Trash	
Pickup Schedule .....	6
Do Your Dogs Bark A Lot? .....	6
Scoop the Poop .....	6
Maximize a Veterinary Visit! .....	7
ENP Report .....	8
Be a Block Captain .....	9
Contractors List.....	9
Newsletter Advertising Information .....	10
Hollywood/Santa Monica	
Conservation District Info .....	10
Conservation District	
Submittal Requirements .....	11
What is the HSMNA .....	12
Social Report.....	13
Bert Blair and Santa Monica.....	13
Landscapes of the Month .....	14
Landscape Report.....	15
Learn How to Water Your Lawn Properly ....	15
Watering Schedule .....	15
Tenison Park Pollinator Garden .....	16

## STATE OF THE NEIGHBORHOOD



**D**earest Neighbors – Happy spring! April in Hollywood/Santa Monica feels like such a gift. After enduring the unpredictability of winter in Texas, this time of year truly is our reward. For those who know me, or frequently pass by my block of Clermont, you are aware that I take advantage of any opportunity to sit outside with neighbors as my kids run like maniacs up and down the sidewalks. Thankfully, spring presents many such opportunities.

Pre-pandemic, this time of year was spent putting together the final details of our home tour. After a two year hiatus, we brought back the weekend event this past fall. It was a success, both financially and participatory, and reminded us how important our home tour is. We also took to heart some critical feedback, mainly regarding the desire to return to a spring home tour. Seeing as we just completed the event in October of 2022, we opted to skip this spring and come back with a bang the weekend of May 3rd, 2024.

The Hollywood/Santa Monica home tour is an opportunity for us to show off our neighborhood and share the rich architectural history of the homes with our entire community. I love witnessing the way this event brings together our neighbors from east Dallas and beyond. When my family moved here in 2016, I immediately signed up to be a home docent. I was floored by the amount of people who made our tour a regular destination. I met one gentleman from Plano who had been attending the event since its inception. There was also a rowdy group of gals celebrating a bachelorette weekend. The future bride wore a tiara, veil, and definitely was not drinking water out of her Yeti. How extraordinary that we got to be a part of her special weekend!

It is a fun and boisterous weekend, indeed, but it also enables us to give back to our local schools. We have been fortunate to make enough of a profit to provide monetary donations to our community, which further enriches our relationships not only with our neighborhood, but all of east Dallas. We hope for 2024 to be our most successful home tour yet and look forward to contributing much needed funds to local students.

This is a massive event that requires many volunteers. From homeowners offering up their houses to be toured, to neighbors donating multiple hours of their Saturday afternoon as docents, and everything in between, we need all the help we can get. No matter your time availability, passion, or skill set, there is an opportunity for anyone and everyone to get involved. Although we have over a year to execute this huge event, now is the time to start planning.

Please consider being a part of this wonderful weekend and e-mail [info@hsmna.org](mailto:info@hsmna.org) for more information.

You are also welcome to ask us more questions in person at Times Ten during our next quarterly meeting on Tuesday, April 18th. Can't make it? Please join us two nights later on Thursday, April 20th for Know Your Neighbors Night beginning at 5:30pm. The 400 block of Cordova will have beer and snacks!

**Take care and KNOW YOUR NEIGHBORS.**

Juliette Smith - *President, HSMNA*



**KNOW YOUR NEIGHBORS NIGHT**  
THURSDAY, APRIL 20th  
5:30 pm  
**#knowyourneighborsHSMNA**

Know Your Neighbors Night is Thursday, April 20th beginning at 5:30 pm. Check with your Block Captains to see if there are any events happening on your block. If not, please join us on the 400 block of Cordova for beer and snacks! Juliette Smith, *President*

## HSMNA

**FOLLOW US ON SOCIAL MEDIA!**



[facebook.com/hsmna](https://facebook.com/hsmna)



[twitter.com/hsmna](https://twitter.com/hsmna)



[@hollywood\\_santamonica](https://instagram.com/hollywood_santamonica)

### HSMNA BOARD OF DIRECTORS

*President:* Juliette Smith

*Vice President, Treasurer, Block Captain Chair:*

Janet Stegner

*Secretary; Membership-Tactical Chair:* Jamie Johnson

*Parliamentarian:* Jaime Johnson

*ENP Chair:* Anne Tudhope

*Social Chair:* Eileen Thomas

*Social Media Chair:* Buffie Bogue

*Website Chair:* Katie Hill

*Historian Chair:* Jennifer Near

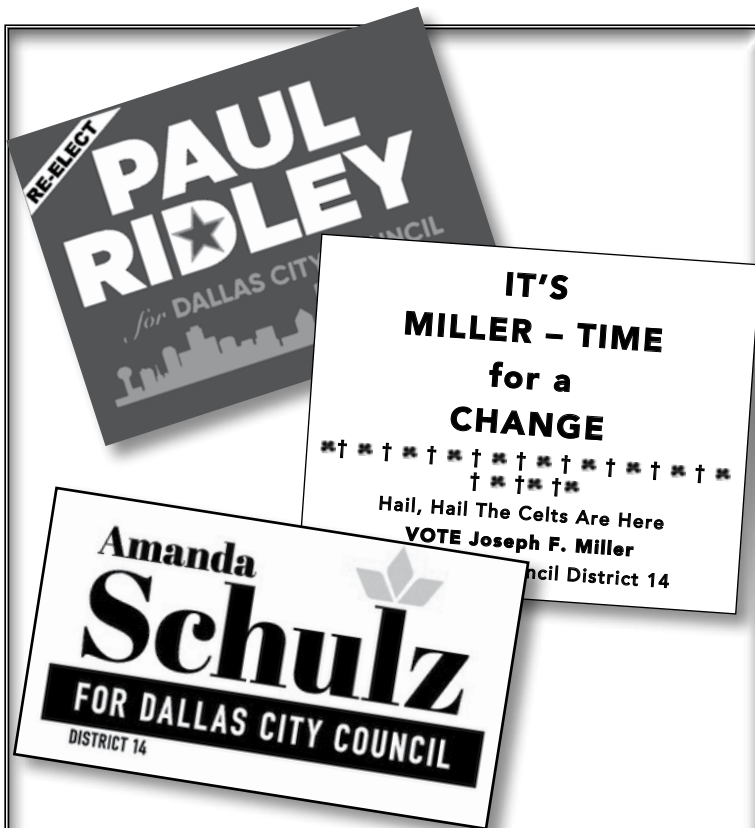
*Newsletter Chair:* Ed Zahra, Les Nini

*Code & Zoning, Conservation District Chair:* Ed Zahra

*Landscape Chair:* Rob Parks

*Governance:* Kathryn Luscri

**To contact any of the HSMNA officers, email [info@hsmna.org](mailto:info@hsmna.org).**



## Meet the District 14 Candidates

The three candidates for District 14 City Council, Paul Ridley, Amanda Schultz, and Joseph Miller will be answering questions at our April 18th Quarterly meeting.

HSMNA members will be emailed for questions prior to the meeting. We look forward to hearing the questions presented and the answers from each candidate.

Kathryn Luscri - Governance



**PETER LOUDIS**



EBBY HALLIDAY

HOLLYWOOD HEIGHTS/SANTA MONICA

I LOVE IT.  
I LIVE IT.  
I LIST IT.  
AND...  
I SELL IT!



*Your Neighbor and Resident Realtor*

214.215.4269  
Peter@Ebby.com  
PeterLoudis.com

**BEST D 2022**

**ADVOCATE 2022**



**Britt knows REAL ESTATE**

*Client Comment*

"Britt Lopez was, by far, the best realtor we have ever worked with. We picked her because of her expertise in Hollywood Heights. But what made her stand out, beyond that, is that she has figured out how to do every part of the process exceptionally well."

Seller, Jamie T.



EAST DALLAS REAL ESTATE GROUP

**BRITT LOPEZ**  
214.538.7575  
Britt@EastDallasRealEstate.com  
EastDallasRealEstate.com

**ADVOCATE 2022**

**BEST D 2022**

**RP 2023**

**PARAGON REALTORS®**

OVER 20 YEARS SUPPORTING HSMNA



**2023 MEMBERSHIP DRIVE**

***All 2022 Memberships  
expired at the end of the year.***

**JOIN or RENEW TODAY!  
2023 Hollywood/Santa Monica  
Neighborhood Association (HSMNA)  
and  
Expanded Neighborhood Patrol (ENP)  
MEMBERSHIPS**

**HSMNA AND ENP MEMBERSHIPS FORM**

\_\_\_\_\_ **YES! I WANT TO BE A MEMBER OF THE HSMNA!**

(NOTE: HSMNA is a Neighborhood Association - anyone who lives in the 'hood is encouraged to join - it is not limited to homeowners.)

\_\_\_\_\_ **YES! I WANT TO BE A MEMBER OF THE ENP!**

NAME: \_\_\_\_\_

EMAIL: \_\_\_\_\_

ADDITIONAL HOUSEHOLD MEMBER: \_\_\_\_\_

ADDITIONAL EMAIL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

**HSMNA ANNUAL DUES**

- ☐ Individual..... \$60  
☐ Family.....\$120  
☐ Emeritus (76+).....FREE

**ENP ANNUAL DUES**

- ☐ Annual: \$200 (Jan - Dec.)  
☐ Additional Contribution of  
\$ \_\_\_\_\_

**PLEASE SELECT ONE**

- ☐ New Member  
☐ Renewal  
\$ \_\_\_\_\_

**TOTAL REMITTED**

Please go to [HSMNA.org](http://HSMNA.org) to join and pay online. Or, mail this form with a check payable to HSMNA to: HSMNA, PO Box 140763, Dallas, Texas 75214. Upon receipt, we will send your HSMNA membership card and/or ENP member-only police officer contact instructions. Please direct questions to: [treasurer@hsmna.org](mailto:treasurer@hsmna.org)

**THANK YOU FOR YOUR SUPPORT!!!!**

**We make it easy to own a grill!**



**FREE ASSEMBLY  
DELIVERY**

On Green Egg, Weber,  
Traeger Grills and accessories  
totaling \$399 and up.

**10% DISCOUNT FOR ALL 2023 HSMNA MEMBERS.**

\*Excludes grills, Yeti, power tools, and appliances

**ACE  
Hardware**

**Lakewood ACE Hardware**

7331 Gaston Ave | Dallas, TX 75214

M-F 8AM - 6PM | SAT 8AM - 6PM | SUN 10AM - 4PM

214.821.5680

**YOUR NEIGHBOR...YOUR REALTOR®**



**JOE KACYNSKI**

REAL ESTATE AGENT

214.850.7195

JKHOMESDALLAS@GMAIL.COM



**JOE KACYNSKI**  
Allie Beth Allman™  
& Associates  
A BERKSHIRE HATHAWAY AFFILIATE

**HAND & STONE®**  
MASSAGE AND FACIAL SPA

**Arboretum Village Lakewood**

214-975-3975

7331 Gaston Avenue

Suite 170

Dallas, TX 75214

handandstone.com



RESTORE  
RELAX  
REFRESH  
*all year long!*

*Membership Special!*

**10% OFF  
MONTHLY  
MEMBERSHIP  
\$69<sup>95\*</sup>**

- Includes a One Hour Massage or Signature Facial Each Month
- 10% off All Retail Products
- Gift Cards at Member Rates
- Member Rewards Program
- Rollover Unused Packages
- No Long-term Commitment

\*See Spa Associate for details. Sessions include time for consultation and dressing. Rates and services may vary by location. Membership may be cancelled with 30 days written notice. ©2021 Hand & Stone Franchise Corp. Independently Owned & Operated. ME3247/755259.

# IMPORTANT NOTE



Allow 3' feet of space on the left and right side of the Roll Cart.

**GARBAGE & RECYCLING** containers may be placed out at the street curb for collection **no earlier than 6:00 PM** the day before pickup.

Since our pickup is on Mondays, containers may be placed out **AFTER 6:00 PM ON SUNDAY EVENINGS**

The containers may not be placed in the street, on the sidewalk, or in any manner that will interfere with vehicular or pedestrian traffic.

Garbage and recycling containers must be removed to the side yard or the rear of the structure (no containers in front of houses), preferably out of sight,

**BEFORE 8:00 AM THE DAY AFTER COLLECTION DAY**

(for us, by 8:00 AM on Tuesdays).

**BULKY TRASH PICKUP** is the third **MONDAY** week.

*A maximum of 10 cubic yards of Brush and Bulky items ONLY.  
No construction debris, Automobile Parts/Tires,  
Electronics, Oversized Items, Hazardous Waste.*

Violations are punishable by fines between \$50 - \$2000 for the 1st citation, and \$100 - \$2000 for the 2nd in a 24-month period. Anyone can report code violations to 311.

**WOOF!**  
**GRRRR!**  
**RUFF!**  
**RUFF!**  
**RUFF!**  
**BARK!**  
**GRRRR! GRRRR!**  
**BARK!**  
**GRRRR! GRRRR!**  
**BARK!**  
**HOWL! RUFF!**  
**GRRRR!**



## Do your dogs bark A LOT?

Dogs bark. That's what they do. But please try to be considerate of your neighbors and keep unnecessary barking to a minimum.

If you hear your dog barking in the night, please do what you can to make them stop. And please be aware of your neighbors who are home all day — either working or with their children. Check with your neighbors to see if your dogs are barking all day and then do what you can to fix the problem.

**Happy neighbors make a happy neighborhood!**

Recycle these items - for more information download the **FREE Dallas Sanitation Services** app: [www.dallasbulkandbrush.com](http://www.dallasbulkandbrush.com)



## Scoop the Poop!

Be courteous to your neighbors by curbing your dog. Take the little presents home and don't even think about using someone's Trash Can!

# MAXIMIZE A VETERINARY VISIT!

**Kathryn Junkins Sarpong, DVM DABVP**

*Metro Paws Animal Hospital*

In today's world, getting the best care for your furry household members can be confusing and expensive. I am giving you some tips that I tell my family that live far from me.

1. Stay current on pet medicines for parasite prevention. Parasites lead to infections and are best prevented. For Dallas - this is heartworms, ticks, intestinal worms and fleas.
2. Let the veterinary staff know your goals of an appointment. If there are 10 things wrong with your kitty that you noticed, let us know your priorities.
3. Don't argue rudely with your partner about the answers to our questions. We are not trained in couples therapy.
4. Bring all bottles of medications and supplements currently used. Know time of last dose.
5. Know what food and treats your pet eats.
6. Ask for records to be transferred prior to your first visit or bring copies with you.
7. More information isn't necessarily better. We secretly cry when people bring in 20 pages of diary entries of every meal for last 6

months. (yes, this happens).

8. Be honest in answering our questions. We don't judge if the dog may have had access to drugs in your household - we just need to know what is possible. We don't call the police because you smoke pot.
9. Be honest if there are major budget constraints. We can make better decisions if we know we need to keep it under X dollars early in the process. We will not judge you.
10. If your pet is stressed by visiting the vet -ask for a sedative to give them at home prior to coming into the office. We want your pet to be happy too.
11. Be nice to the support staff - they are there to help you and your pet. It is a team that delivers care to your baby.
12. Clarify when we don't make ourselves clear. Sometimes we use terms that are unfamiliar.
13. Seek early care or call to determine if it can wait. Emergency clinic visits are expensive and can often be avoided when problems are dealt with promptly.



## WE SPEAK ANIMAL

SURGERY • ULTRASOUND • WELLNESS  
DENTISTRY • BOARDING

### Great Veterinary Care In Your Neighborhood

Rebecca Donaldson,  
D.V.M.

Kathryn Sarpong,  
D.V.M., D.A.B.V.P.

Anna Adams,  
D.V.M.

Ivan Alvarez,  
D.V.M.

**MPAHvets.com**  
**214.324.1500**

7446 East Grand Avenue  
Dallas, TX 75214





## EXPANDED NEIGHBORHOOD PATROL (ENP) UPDATE

### Gangs

- [Submit a Tip Online](#)
- **Text "DPD" plus your tip to 274637 (CRIMES)**
- SMS video tutorial
- **Call 214.671.4 TIP**

#### **Suspicious Activity & Behaviors Indicators - Gang Activity**

The criminal street gangs and associated criminal activity can be seen in almost every community in America. Gang activity impacts community quality of life, economy and our schools. Gangs participate in all levels of crime, i.e., white collar crime, property crime and violent crime. One proven gang intervention strategy is a coordinated information sharing effort between the community, local law enforcement, and community agencies that facilitate the targeting of gang members involved in criminal activity.

#### **Criminal Street Gang Defined**

"Criminal street gang" is three or more persons having a common identifying sign or symbol or an identifiable leadership who continuously or regularly associate in the commission of criminal activities.

In the City of Dallas alone, there are over 100 documented Criminal Street Gangs and **over 9000** documented gang members.

The most known of the Dallas hoods is the neighborhood of **Oak Cliff**. Oak Cliff is more of a side of town with a number of Dallas gangs and sub-hoods, like Highland Hills, Wood Town, Glen Oaks, PTP, Kiest N Polk, Signing Hills, Best For Less, and other sections throughout the neighborhood.

#### **Indicators of Gang Activity**

##### **Gang Attributes**

- Gang Attire – Gang members usually dress in a similar fashion either by style and or colors. Some gang members identify their members by wearing uniforms of certain athletic teams (professional or collegiate).
- Gang Nicknames – Gang members may use nicknames to identify themselves. The gang

nicknames identify members among their peers.

The nicknames may be a term of endearment which members may display as a tattoo or in their graffiti.

- Gangs identify themselves by adopting a name. This name can be anything from a street name, bus route, or neighborhood name. Gangs have been known to "tag" or paint graffiti in the territory they control.

**Gang Unit** - The Dallas Police Department Gang Unit has the responsibility of documenting, tracking, investigating, suppressing, and combatting gang activity within the City of Dallas. You can follow them on Twitter @DPDGangUnit.

As a parent, there is a lot that you can do to keep your children from joining gangs.

#### **Knowledge**

- Learn about gangs and signs of gang activity.
- Join others in keeping your neighborhood gang-free.
- Understand children as young as nine or ten are joining gangs.
- They join to belong to a group, for excitement, protection, money, and to be with friends.
- Understand what special colors or emblems mean.
- Identifying gang symbols on walls, books paper or clothing as graffiti.

#### **Parents Role**

Many gang members say they joined because the gang offered them support, caring, and a sense of order and purpose. The odds are that the better you meet these needs, the less need your children will see for gangs.

- Talk and listen to your child.
- Put high values on education and help your child do their best in school.
- Do everything possible to involve your child in supervised, positive group activities. Praise them for doing well and encourage them to do their very best.
- Know what your child is doing and with whom.

#### **Summary**

Talk to your kids about your disapproval of gangs and that you do not want to see them hurt. Let your child know you will help them with whatever problem that arises and family members do not keep secrets from each other.

Anne Tudhope - ENP Chair

## Being A Block Captain Has Great Benefits!

**B**lock Captains have a great opportunity to meet all the neighbors on their block, welcome new ones and establish greater safety and communication for our entire community, one block at a time.

Here's how it works:

- Block Captains maintain an accurate, up to date Contact Roster for families within their block(s).
- Send new homeowner information to HSMNA Block Captain Board Representative so a Welcome Basket can be prepared and delivered by either the Block Captain or HSMNA Board Representative.
- On occasion, help alert/remind Homeowners of special events or urgent crime issues.

Current needs include: 1100 Cordova, 7100 Soto & 7100 Edmund, 7000 Vivian. If you're interested, send an email to [info@hsmna.com](mailto:info@hsmna.com) and volunteer today!

Janet Stegner - Block Captain Chair

## Need a Recommendation for a Reliable Contractor?

HSMNA has a list of contractors/tradesmen who have worked for and are recommended by many of our neighbors completing Design, Plumbing, Electrical, Renovation, Painting, Landscaping, Irrigation, Fencing, Masonry and Handyman projects. Contact Kathy Zahra at [kathyzahra@yahoo.com](mailto:kathyzahra@yahoo.com) if you need a referral or would like to add a name.



## LUCIANO'S LANDSCAPING

Maintenance | Sprinklers | Planting

**Luciano Mercado**  
**(469) 693-6429**

**x10**  
**times ten**  
CELLARS



*Proud to be supporting  
Hollywood Santa Monica  
Neighborhood Association*

**Winery, Tasting Room,  
Lounge, Event Space and Patio**

6324 Prospect Avenue, In Lakewood, Dallas, TX  
214.824.WINE | [www.timestencellars.com](http://www.timestencellars.com)



**THE T SHOP**

GIFTS | FLOWERS | PLANTS

*Lakewood*

*Your neighborhood Happy Place!*



**FREE delivery in the neighborhood!**

Lakewood Shopping Center  
214-821-8314  
[thetshop.shop](http://thetshop.shop)

# HEY!

Got a story you want to see in the newsletter?

Tell us!

Send us stories - our just a story idea - about people,  
places, events, groups, whatever, to  
[newsletter@hsmna.org](mailto:newsletter@hsmna.org)

## Wanna advertise?

Fill out the form below and return it to:

HSMNA

PO Box 140763

DALLAS, TX 75214

or contact us at [info@hsmna.org](mailto:info@hsmna.org)

### HSMNA Advertisement Order Form

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

Date: \_\_\_\_\_

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

Phone #: \_\_\_\_\_

Fax#: \_\_\_\_\_

Email: \_\_\_\_\_

Special Instructions: \_\_\_\_\_

### Advertising Rates

	Size	4 times
Business card	4" x 2.5"	\$200
1/4 page	4" x 5"	\$300
1/2 page	8" x 5" or 4" x 10"	\$400

Ads can be in EPS, PDF, or JPG format. Email to [email@hsmna.org](mailto:email@hsmna.org).  
Contact Ed Zahra at [newsletter@hsmna.org](mailto:newsletter@hsmna.org) if you have any questions  
about building your ad. Ad design is available for a fee. Please include  
your check, payable to HSMNA, with this order form.

Mail to: HSMNA, P.O. Box 140763, Dallas, TX 75214

All ads are cash in advance.

THANK YOU FOR YOUR SUPPORT!

## HOLLYWOOD/SANTA MONICA IS A CONSERVATION DISTRICT

*Ordinance No. 21608 Adopted March 9, 1993.*

ANY construction or remodeling of the outside of your  
home requires a Conservation District Work Review  
Form from the City of Dallas. This form is in addition  
to any other permits (such as building permits) required  
by the city, and is found on [HSMNA.org](http://HSMNA.org) homepage.

### GET YOUR CONSERVATION DISTRICT WORK REVIEW FORM **BEFORE** YOU BEGIN EXTERIOR REMODELING, REPAIRING, OR IMPROVEMENTS TO YOUR HOME.

In a Conservation District, the guidelines are city  
law, and violations result in the city enforcing the  
Conservation District Ordinance with work stoppage  
or fines. You can download a copy of the ordinance on  
our website at [www.hsmna.org](http://www.hsmna.org). The process to obtain  
a Conservation District Work Review Form is painless  
and can be done by mail. Before you begin work on the  
outside of your house, send a detailed description of  
what you plan to do with photos of the existing area  
and sketches of your proposal to:

Trevor Brown

Chief Planner

320 East Jefferson Boulevard, Room 105

Dallas, Texas 75203

Phone: 214-948-4458

Email: [trevor.brown@dallas.gov](mailto:trevor.brown@dallas.gov)

### TOP TEN RESTRICTED LIST:

1. Improper Porch Enclosures
2. Painting of Exterior Brick Veneer  
and Paint Colors
3. Installation of Skylights
4. Asphalt, Gravel, or Circular  
Driveways
5. Front/Side Yard Fence Height and  
Required Setback
6. Carports not in Backyard
7. Removal of Original Stained Glass
8. Metal Roof Materials
9. Window and Door Replacement
10. Retaining Walls

# CONSERVATION DISTRICT SUBMITTAL REQUIREMENTS

The documentation listed below must be submitted with a completed Conservation District Work Review Form Application. By checking each requirement you are stating that you have supplied correct and complete information. In the event that the required information is not contained in the submitted documents, you will be notified. Failure to supply the requested information will result in the review of your application being delayed.

## REMODELING/ADDITIONS AND NEW CONSTRUCTION

TWO Sets of plan drawings including:

- **Elevations.** (labeled north, south, east, & west as applicable) and plan drawings to scale indicating proposed alterations or additions, clearly delineating existing and proposed work. Note: until further notice, an 11" by 17" set of plans must be provided in addition to the full-sets.
- **Site plan.** Provide a site plan that shows the location and dimensions of any additions and/or new construction and all setbacks.
- **Survey.** Provide a copy of the survey of the lot that shows: 1) dimensions of lot, 2) location and dimensions of existing structures; and 3) all setbacks.
- **Photographs.** Provide photographs of house and/or other structures on property where work is to be done. Photos should clearly show existing conditions (where work is proposed) from all relevant sides.
- **Grading plan.** If the existing slope of the lot is being altered, provide a grading plan.
- A scalable detail drawing of the proposed foundation at a min. scale of 1/2-inch = 1-foot. Foundation detail should indicate location of finished grade.

## WINDOWS

- Photographs of all windows to be replaced.
- Manufacturers' image(s) of proposed new windows. Image should clearly show the dimensions of the windows, the number of lites/divisions, whether muntins are expressed outside of the glass, window material and window types (double hung, casement, etc.)

- Indicate on elevations if window openings will be enlarged or reduced in size



## ROOFING (Work Review Form must specify):

- Type of roofing material on the structure currently. (e.g., clay tile, comp. shingles)
- Proposed roofing material (e.g., clay tile, comp. shingles)
- Brand name of proposed roofing material and the color (e.g., GAF, Timberline in Weathered Wood)



## PAINTING

- Paint color chip required. Color chip should show brand, color number and name (e.g., Sherwin-Williams. SW 6359, Beige).



## POOLS/SPAS

- A section through the length and the width of the pool/spa showing the height (in inches) above grade for any element of the pool and/or spa above grade.
- An 8.5 by 11 color image of how the finished pool/spa will look.



## FENCES

- A property survey clearly showing the locations of existing/proposed fencing, existing/proposed materials and existing/proposed fence heights.

*NOTE: Submittal requirements for fences may vary according to Conservation District regulations additional drawings and information may be required to complete project review.*

*NOTE: Minimum scale of 1/8"=1'0" on all plans and elevations, unless otherwise approved by a Conservation District Planner. Plans should not be reduced and must be to scale to verify measurements. Section and/or detail drawings if required should have a minimum scale of 1/2" =1'.*

Ed Zahra - Code, Zoning, Conservation District Chair

# FIND YOUR PLACE(S)



LAKE. LAND. CITY.



**TX LAKE & LAND**  
REAL ESTATE GROUP



Anne Tudhope 214.837.5429 [anne@txll.org](mailto:anne@txll.org)  
Matt Wood 214.532.8327 [matt@txll.org](mailto:matt@txll.org)  
Txll.org

## WHAT IS THE HOLLYWOOD/SANTA MONICA NEIGHBORHOOD ASSOCIATION?

We are a volunteer collective of families and individuals who love our neighborhood enough to invest time, money and resources toward neighborhood beautification, safety, Conservation District enforcement, and a sense of community and cohesion.

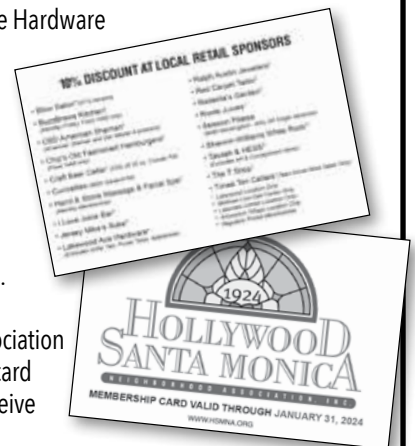
Your membership dollars fund the beautiful landscaping that greets you every day when you enter the neighborhood at Santa Fe and Monte Vista, as well as the landscaping at the three triangles throughout the neighborhood. Annual dues also pay for the website that keeps you informed, the quarterly newsletter that goes to all homes in the neighborhood, quarterly meetings that offer free wine and food, welcome baskets that are provided to all new neighbors, and, what everyone loves, our social events! HSMNA sponsors the annual October Spooktacular and the December holiday block party, offering free food and drink, entertainment, games and other fun activities for the whole family. The association keeps adding new and exciting social events, sponsoring the first ever Luminaria event last December, the Margarita Contest, Movie Nights at Lindsley Park... stay tuned for more fun social events for both families and adults.

The association also sponsors and puts on the annual Home Tour, Wine Walk and Auction Party, combined with a Kidsfest at Lindsley Park. Although suspended during the pandemic, this event is a highlight of the year and brings in attendees from all over the Metroplex to admire our gorgeous neighborhood and unique homes.

As a partner with the lovely and ever-evolving Tenison Park Monarch Butterfly Pollinator Garden, the association supports these contributions to the beauty of the area. The association is also behind the new "pocket parks" with plantings in Lindsley Park.

As a dues-paying member, you also receive a membership card that offers a 10 percent discount or other incentives to 19 local Lakewood establishments, from Ace Hardware

and Redenta's Garden to the T Shop, Times Ten Cellars and BuzzBrews Kitchen. Love Local - Shop Local. This membership perk will not only benefit HSMNA members, it will also help keep our little slice of East Dallas thriving as we support our local retail partners. Membership in the Hollywood/Santa Monica Neighborhood Association pays for itself in use of the discount card alone. Only members of HSMNA receive this benefit!



What's more, membership can be as involved or behind-the-scenes as you want it to be. Are you a super social person? Join our social committee to help bring events to life. Do you have a special skill? Get in touch to let us know about it. Are you more of an introvert? Your membership dollars are doing the talking for you. There is something for everyone in the Hollywood/Santa Monica Neighborhood Association.

To join, send in the Membership forms in this newsletter or visit our website at <https://hsmna.org/join-us>

See you at the April quarterly meeting!

Jamie Johnson - Membership Chair

**Note: ACE Hardware discount excludes grills, YETI, power tools and appliances.**

## CURIOUS ABOUT THE SPRING MARKET?



Eileen Thomas  
469.601.2311

Rhoni Golden  
214.552.5555

Kathleen Hays  
718.877.8552

Susan Nelson Wheeler  
469.878.8522

**WE'VE GOT THE SCOOP**  
*Give us a call - we're your neighbors!*



**GOLDEN WHEELER**  
GROUP

[goldenwheelergroup.daveperrymiller.com](http://goldenwheelergroup.daveperrymiller.com)



**DAVE PERRY-MILLER**  
REAL ESTATE

# Social Report

Despite the snow and cold at the beginning of the year, HSMNA has managed to pull off some fun events in 2023. Those included 2 neighborhood Pilates classes at Session Pilates and a celebration of national popcorn day with free popcorn for neighbors and beer compliments of Pegasus City Brewery.

I'm looking forward to even more fun social events in the neighborhood this spring. HSMNA's annual Margarita



Contest is scheduled for Friday, May 5th at 6 pm on Valencia Street. We also have an ice cream truck that will be coming to the neighborhood in June to



kick off the beginning of summer. Stay tuned to HSMNA's social media pages and email for more details on these events and more to come.

Do you have an idea for a fun neighborhood event? Please call Eileen Thomas at 469.601.2311 or email [eileenthomasfamily@gmail.com](mailto:eileenthomasfamily@gmail.com)

Eileen Thomas - Social Chair



**MARK YOUR CALENDAR**  
Centennial Celebration  
2024 HSMNA Home Tour  
Auction Party: Times Ten Cellars  
Saturday, May 4th

## Bert Blair and Santa Monica

The name Bert Blair comes up quite often in conjunction with Hollywood/Santa Monica. Specifically, with Santa Monica. Who is Bert Blair and what was his relationship with the origins of our neighborhood? We know, that in June 1924 JB Salmon incorporated the Hollywood Company after his successful development of Kessler Highlands. Purchasing large parcels of land in the old R. Moore and A.T. Nanny surveys out in the country by White Rock Lake, Salmon began the development of Hollywood.

Bert Blair has proven to be a hard person to find as there are very few articles about him.

In 1924 JB Salmon had offices on the 12th floor of the Magnolia Bldg. and Bert was listed as an accountant, officed with Garret & Co (Investments, Securities, Real Estate, Mortgage).

Bert and his wife Helen lived at 4140 Newton Ave. in Dallas. Bert never had a home in Hollywood/Santa Monica like Salmon did, nor does it appear that his company even had a field office in the neighborhood, unlike The Hollywood Co.'s field office at 802 Cordova St.

Going back, the earliest deed from The Hollywood Co. was dated June 16, 1924. LOT 3, BLOCK 5 to Erma K. Brown. On January 26, 1925, JP Williams, an associate of Bert Blair, was the grantee for most of or part of the AT Nanny Survey; purchased from The Hollywood Co. An original Plat of Santa Monica was submitted to the City of Dallas by JP Williams shortly thereafter as well as a contract for the installation of sewers and streets.

Earlier in 1925, there were several ads for Santa Monica. Then, on the 3rd of November 1925, Bert Blair & Co. ran a large advertisement for an auction sale of lots in Santa Monica. {see ad #2\*}. Buy Them at Your Own Price- at the sale. Any fifty that the public will select will positively be sold to the highest bidders, either singly or in groups. For whatever We Can Get for Them-and unless the prices for these first fifty are ridiculously low, we will continue the sale of the balance.

In 1928, Bert Blair and his wife remain listed in the City of Dallas Directory, still at 4140 Newton Ave, though that year he is listed as "oil opr." (Oil operator). In 1927, Mr. Blair is listed as "pres Bert Blair & Co"

In the City of Dallas Directory for 1930, Bert and his wife are no longer listed as living in Dallas, nor in any subsequent year; though I do not have 1931 or 1932 City of Dallas Directories. I searched countless other newspapers; the Dallas Morning News and the Dallas Times Herald trying to track him down without any luck. I searched obits and grave finders, but dates were always a little off. I had several years ago been told that Bert Blair named the street Patricia after his wife, except of course her name was Helen.

I did find several releases on deeds (Bert the Grantee) from 1931 through 1936. Those are the last documents I could find, thus far, that can be absolutely attributed to Mr. Bert Blair, but the Dallas Directory shows he and Helen were not living in Dallas. So where did he go?

I was certain I would find Mr. Blair living and working in another city, but the Bert Blairs I found didn't tell me for certain it was THE Bert that I was looking for. Even trying to find Helen Blair has proven difficult, with no one article or obituary leading me to think that I found them. I am still searching however. The story will be continued.

\*Ad #1 Source the Dallas Morning News October 31, 1925

\*AD #2 Source the Dallas Morning News November 3, 1925

**There's No Luck in Making Money!**  
Most rich men made their most profitable investments by taking advantage of unusual opportunities.

**Your Opportunity Comes Next Thursday**  
when we will offer one of the finest investment opportunities in the history of Texas. Three hundred restricted residence lots in

**Santa Monica in the White Rock**  
Large section of East Dallas will be offered at public auction. The first fifty, regardless of value or location,

**Will Be Sold for Whatever They Will Bring**  
And if the prices for these fifty are at all reasonable, the sale will be continued until all are sold.

**Terms of Sale Require Only**  
one-third your bid price in cash plus the auctioneer's fee of \$15 per lot at the time of sale, balance may be extended over five years.

**Sale Takes Place in Large Tent**  
on the grounds, easy to drive. Take Mount Auburn street car or drive out East Grand avenue and follow the red arrows.

**Commencing Thursday, Nov. 5th**  
2 p.m. and continuing on Friday and Saturday at same hours.

For maps and detailed information communicate with

**GERTH'S REALTY EXPERTS**  
8011 Commerce St.

**BERT BLAIR & CO.**  
1114 Magnolia Bldg.

Jennifer Lee Near, Historian

# Landscape *of the* Month



*Congratulations* MARCH winner!  
**6910 Vivian**

Superb use of stone, characteristic of great Japanese gardens, accents the curving paved path to the door of this HSM Minimal Traditional-styled house.

Stone- paved beds such as these were used by the Japanese to create the illusion of pools of water in dry areas. The polished brass kick plate brightens the solid door, inviting the visitor along the path to the porch.

Soon the beautifully pruned deciduous tree will leaf out, creating a shady courtyard effect. Until then, the direct sun is welcome to warm the winter facade.

Like so many of our HSM landscapes, 6910 Vivian demonstrates that small front lawns can be re-imagined as inviting, even dramatic, outdoor rooms.



*Congratulations* APRIL winner!  
**725 Newell**

A landscape architect and an architect/city planner conceived a stony path for 725 Newell. It leads from the waterfall steps to the original Tudor side porch through curving, contrasting textures of grass and ground cover.

The Easter bunny welcomes the visitor along the path. Splendid in its dormancy, 725 Newell will grow more floral, but no more harmonious, as warm weather advances.

Robert Parks - Landscape Chair

Helping you  
create the home  
of your dreams.



Providing Construction and Design Services in  
Hollywood/Santa Monica for Over 24 Years

Expertise in HSM Conservation District Guidelines

Design ♦ Build ♦ Remodel ♦ Interior Design ♦ Architecture



**SPINAZZOLA + CO**

FINE HOMEBUILDING AND RESTORATION

SpinazzolaDallas.com

**214.321.6607**



**Castro's  
Tree Service**

**Free Estimates**

**Jeff Castro**

Cell#: **(214) 725-1171**

E-mail: [jridefree@aol.com](mailto:jridefree@aol.com)

**Dallas Best Choice for Quality Tree Care**

Specializing in: Tree Trimming, Shaping & Removal

Insured  
&  
Bonded

# Landscape Report



As the dormant season ends, and our beautiful neighborhood leafs out, we owe a debt of gratitude to the HSM sponsors, seasonal color donors, and everyday gardeners that brightened a dark winter season.

First of all, to the members of the HSMNA whose dues pay for the pruning, irrigation and maintenance of the three landscape triangles and the Monument Entrance Garden. Though owned by the City, these perennial gardens are sponsored under easement to the HSMNA. Few longtime HSM residents care to remember that these areas were once neighborhood eyesores. Hooray for HSM dues-paying members!

Unfortunately, tight budgets do not pay for annuals to be planted twice yearly to achieve that bright concentrated eye-pop the perennial garden struggles to achieve, especially in winter. Nor for the professionally installed Monument Garden lights display that brightens our holiday time.



Fortunately, in summer, neighborhood businesses and philanthropic residents signed up in with the Landscape Committee to donate seasonal color for the fall/winter season. Funds were provided directly to the HSMNA, memo seasonal color donation. The beds are professionally planted, mulched, and maintained by Jake O'Brien, owner of North Dallas Landscapes.

For the fall/winter seasonal color, please thank these neighborhoods and philanthropists:

*Elisabeth Mayberry*, Owner of Texas Craft House Embroidery;

*Brandon Blythe*, Owner of Legacy Coach, Inc., recreational vehicles; and

*Keith Rola and Jennifer Near*, long-time residents, and celebrated exotic maple experts and plantsman/plantswoman.



And to *Joe Kacynski* of JK Homes for the seasonal lights display.

Thank you all for brightening a challenging winter!

Finally, let's not forget other neighborhood residents who managed to beautify and preserve their gardens after a sudden December Arctic plunge savaged our not-yet-dormant landscapes. A special thanks to the few, like the owner of 6919 Santa Fe, who planted winter rye in late summer, mowing grass all winter, to give HSM an eye-catching carpet of green!

Robert Parks - Landscape Chair

## Learn How To Water Your Lawn Properly

There are a number of factors that will determine how much water your lawn needs and the frequency of watering. What type of grass you have, the slope of your lawn, how much sun or shade your yard gets and what type of soil are all big factors that impact how you should water. Clay soils (our "black gumbo") will hold water longer but are difficult to water without runoff. Several short water cycles can help penetration. Sandy soils may require short and more frequent watering. Likewise, southern or western exposures will need more frequent watering than north facing or shaded areas.

Many people think they must water every day or every other day to have green and healthy turf. This is a common misconception that wastes water and actually weakens your lawn. Horticulturalists recommend watering your lawn deeply and infrequently to promote a strong root system.

Most grasses only need one inch of water every five to ten days in the heat of summer. How long must you water to apply one inch? It depends on the type of irrigation equipment, water pressure, wind and how much sun your yard gets. To measure how much water your system puts out, set out several six ounce tuna or cat food cans in the path of your sprinklers. These cans are one inch deep, so when they are full, you've applied one inch of water! The best time to water is in the early morning, when evaporation rates are at their lowest, there is little wind and water pressure is at its best. Grasses are also less likely to develop diseases or pest problems if watered in the morning.

### WATER YOUR LAWN ONLY WHEN IT NEEDS IT

Watch your lawn for signs of stress. If the St. Augustine blades of grass "roll", if the Bermuda gets a bluish cast or if you leave foot prints on the grass after walking on it, your lawn needs water.

CITY OF DALLAS MAXIMUM TWICE-WEEKLY

## WATERING SCHEDULE

**TIME-OF-DAY WATERING RESTRICTION CURRENTLY IN EFFECT!**  
Irrigation of landscaped areas with hose-end sprinklers or automatic irrigation systems is strictly prohibited between the hours of 10 a.m. and 6 p.m. from April 1st - October 31st.

Last Digit of Address	Watering Days Allowed
0, 2, 4, 6 or 8 (even numbers)	Sunday & Thursdays
1, 3, 5, 7 or 9 (odd numbers)	Saturdays & Wednesdays
No address numbers	Sundays & Thursdays

# Tenison Park Pollinator Garden



Sponsored by Hollywood/Santa Monica Neighborhood Association  
Established January 2017



One of the first spring flowers in our garden to bloom will be the native reseeding annual, *Gaillardia pulchella*, commonly known as Indian Blanket, Firewheel, or Blanketflower (pictured left). *Gaillardia* is an important ancient prairie plant, attracting insects with early season nectar and as a host plant to no less than six species of butterflies and moths!



A word about insects.... Maybe you've noticed crane flies lately (pictured left). Crane flies are a natural spring occurrence; they have no mouth parts to bite or, for that matter, eat. Their lives are incredibly short and they live only to breed. So, what's their purpose? Their slow and chaotic manner of flying makes them easy targets for birds, bats, and spiders looking for good protein sources for them and their offspring. If found inside your home, you can easily capture them in a cup to release outside and that's also good karma!

## Things to consider as you reevaluate your landscape this year:

- Benefits of replacing exotic or non-native plants with natives
  - Natives require much less water
  - Provide insects with their preferred nectar
  - Stronger, healthier plants with very good survivability of local weather conditions
- Do you like to see and hear birds in your yard? If so:
  - Plant to attract native insects
  - More insects = more birds
  - Devote a portion of your yard as insect habitat



**Our garden is common ground where everyone is welcome.**

MONTHLY VOLUNTEER SCHEDULE  
2nd and 4th Saturdays, weather permitting

For more info, email [karen.albracht@att.net](mailto:karen.albracht@att.net).

## MISSION STATEMENT

Providing for pollinators by establishing a certified Monarch Butterfly Waystation and diversified native plant garden in an under-utilized and non-irrigated urban park in our neighborhood.

April 2023