

Richland Park Estates Neighborhood Association

NEWS YOU CAN USE—SHORT TERM RENTALS

Every RPENA resident remembers the signs bringing attention to the plight of STRs (short-term rentals). The Dallas city Council voted to ban short-term rental properties from single-family residential neighborhoods in a 12-3 vote. The council also implemented a registration requirement, and will implement fees like a hotel tax on STRs. In addition to the fees, new rules require that properties have off-street parking, and must adhere to the city's noise limits. The rules went into effect immediately, but enforcement doesn't start until December 14.

According to the Dallas Sort-Term Rental Alliance website (a vocal opponent of the measure banning them), have a campaign to raise money and in a press release, they announced they have hired Lynn Pinker Hurst Schwegmann to sue the City of Dallas. Then on 10/2/2023, the law firm filed the official application for temporary injunction (<https://s3.documentcloud.org/documents/24003460/dallas-short-term-rental-alliance-lawsuit.pdf>). The address takes you to a copy of the injunction.

Recently, Community Impact of the Lake Highlands Lakewood Association ran a story about a retired couple who planned on continuing to rent out their converted garage attached to their home which serves as retirement income supplement of about \$16,000 annually. They have elected to join the opponents of the new rules because they claim they will not be able to operate under the new rules.

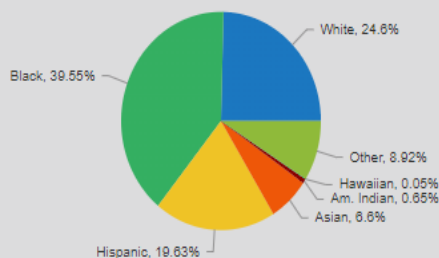
Regardless of where you stand, it is important to know all you can about the issue. Estimates range in the number of STRs. City Hall estimates that there are more about 5,000 STRs operating in Dallas (Airdna.co estimates there are 5,517). Some operate in the city's conservation or planned development districts. Using data from City of Dallas, there are 1800 registered under the new ordinance, about 1300 are not registered.

WHAT IS IN A ZIP CODE: 75243

(Source: U.S. Census Data 2020)

Population 62,273, Coordinates: 32.9138, -96.7335.

Population by Race: 75243



White:	17,019	24.60%
Black:	27,359	39.55%
Hispanic:	13,575	19.63%
Asian:	4,566	6.60%
American Indian:	447	0.65%
Hawaiian:	35	0.05%
Other:	6,169	8.92%

INSIDE THIS ISSUE

President's Letter	2
Membership Report	2
Membership Directory	3
Beautification Report	4
Ordinance Reminder	5
Pet Corner.....	5
Christmas Party Invite	6

SPECIAL POINTS OF INTEREST

- Volunteers Needed for Block Captain for Fall Manor (East).
- A volunteer is needed to upgrade the rpenatx.org website.
- Please contact rpena.president@gmail.com.

PRESIDENT'S LETTER



Dear Neighbors,

I love making connections with neighbors. The world seems less cold and isolated to me when I know the friendly face of someone who lives near me. The unknown becomes known when a neighbor smiles, nods, or waves. I feel a sense of community with each interaction, however short or fleeting.

Several opportunities for connection are coming soon. Our RPENA Holiday party is December 2 at 7pm. After 2 years of having the party on Harkness (thanks, Callie!), we will have a change of venue.

This year, our host house will be on Halwin at the home of Cindy and Joe Gautreaux (13121). Thank you, Gautreaux family, for opening your home for this event. Before December gets too busy, this party will be an excellent time to gather with your neighbors, relax, and have fun. Our Activities chair, Me-

ghan Slavings, will have some enjoyable activities planned for us that evening. Why not stop by and maybe meet a new friend or neighbor? Or, reconnect with someone you haven't seen all year?

We will also continue Neighbors' Night (3rd Tuesday of every month, 7pm, Tuscany Italian Bistro) in 2024. This is our casual gathering of neighbors (no rsvp) who want to visit with each other and have dinner. At the same time, this monthly gathering supports a great local, family-owned Italian restaurant, Tuscany. Please join us there sometime. If you need a ride or don't want to attend by yourself, contact me at rpenapresident@gmail.com and please let me know. See you soon!

Laura

"Never forget to count your blessings. You might be surprised how big the number is" Laura Bigi

PRESIDENT:

LAURA BIGI

VICE PRESIDENT:

SAM PUENTES

SECRETARY:

CINDY GAUTREAUX

TREASURER:

CALLIE SALLEE

ACTIVITIES:

MEGHAN SLAVINGS

BEAUTIFICATION:

JIM HAMBAY

CRIME WATCH:

DIANE MOTT

MEMBERSHIP:

BROOKS SNYDER

MEMBER-AT-LARGE:

JOE GAUTREAUX

NEWSLETTER:

TIM GALLEGOS

MEMBERSHIP REPORT

By Brooks Snyder

We are in the midst of the annual RPENA membership drive. A special THANKS! to all who have paid their dues for 2023-2024. If you haven't paid your dues, please contact the Membership Chairman Brooks Snyder at rpena.president@gmail.com. The \$110 annual dues can be paid by check, or by Venmo app @**richland-parkestates** (please complete the contact information section).

See Page 3

MEMBERSHIP DIRECTORY

Acklin Drive

9901 Trac Tran & Thulan Nguyen
9910 Kelly Erickson
9915 Ralph Watts & Lisa Washington-Watts
9922 William Suhr
9933 John & Nora Bean
9934 James McMillan
9945 Glen & Geri McCleskey
9951 Kaye Kans
9952 Bobby & Jan Brooks
9957 G. Onyangore & C. Nyantika
9964 Mike & Carolyn Smith
9969 Nikki Williams

Halwin Circle

13003 Hau Ha
13008 Sam H. Nikkel
13009 Cheryl Rielly
13015 Kay Coder & Tony Fears
13021 Paul & Shell Ng
13026 Marianne L. Collins
13103 Bruce & Janet Calhoun
13109 Bill & Diane Mott
13115 Marilyn McConnell
13120 Brent & Carol Eardley
13121 Joe & Cindy Gautreaux
13126 Amie Keener & John Dollus
13138 Hanif & Saira Akhawala
13139 Bob & Jackie Tracy
13156 Scott & Jennifer McGraw

Fall Manor West

12902 Belete Abera & Fenta Dagnew
12908 Brendon & Susan Eagan
12920 Leonid I. & Elvira Feldman
12933 Orvell & Dorothy Lewis
13003 Wendy & Jonathan Kramer
13004 Luat & Linda Tran
13015 Anita McDaniel

Fall Manor East

13021 Anita McDaniel & Chris
13027 Harry & Bettye Stephens
13034 Michelle Galizia & Eric Dailey
13039 Ruben & Miguel Diaz
13040 Brooks Snyder & Laura Bigi
13102 Ransom & Tamara Teter
13103 Nishant Gupta
13115 Billy C. Heath
13120 Abeba Sitotaw
13126 Gary & Michele Buehler

Harkness Drive

13001 Duane & Shari Hicks
13007 Tim Gallegos
13027 Robert & Teresa Littlejohn
13103 Callie Sallee
13203 Susan King

Burnham Drive

9901 Jennifer Drown
9909 David & Ying Lu
9910 Patience & Samuel Aletan
9927 Bob Venceil & Mary Wallace
9932 David & Tad Buhler
9933 Alexandria Garza
9938 Brookanne Clark (Owner)
9939 Sandy Adams
9945 Janie & Barry Griffith
9950 Tom (Brookanne & Jeffrey) Clark
9951 Jack & Jeannette Harris
9956 Carol Steven

Claymore Drive

9901 Keith & Melanie Martin
9915 De & Lynn Sheng
9920 Bill & Karen Fuhr
9926 James Hambay & Samuel Puentes
9933 Jasper & Linda Chieng
9938 Meghan & Thomas Slavings
9939 Sergio & Veronica Olavarrieta
9950 Richard & Sharon Townsend



BEAUTIFICATION REPORT

By: Jim Hambay

We hope you have enjoyed seeing the pumpkins and scarecrows at our Claymore entrance the past two months. Thanks to those of you who donated pumpkins and to the unknown resident who replaced the cap on the southside scarecrow which was lost on one of our windy days. After Thanksgiving we will transition into celebrating winter with the white pansies already planted.

Back in late October we honored five yards for their Halloween displays. Thanks to everyone who did something to celebrate that holiday. Sam and I visited McKinney this past weekend and were amazed at how many yards had big TURKEY displays. We counted 14 along one street leading to the downtown square. Just something to think about for next year.

13003 Fall Manor added even more to their previous years display with two giant skeletons. By giant I mean like 12 ft tall. Thanks Jonathan & Wendy Kramer.

13027 Fall Manor is always the first to put up their traditional display of pumpkins and ghosts moving on the walls. Thanks to Harry & Bettye Stephens.

9958 Acklin had their usual display of giant Halloween characters including the headless horseman. Thanks to Mindy Zamora & Luis Godinez.

9938 Claymore had their usual display of creepy clowns. Thanks to Thomas & Meghan Slavings.

13156 Halwin had a large inflatable character and a beautiful collection of pumpkins at the door. Thanks and welcome to the neighborhood—Scott & Jennifer McGraw.

Now it is time to really make Richland Park Estates shine for the winter holidays that are rapidly approaching. Watch our home. After 20+ years of doing luminaries and giant Dachshunds—we will be doing something different this year. We are excited to see your reaction and we hope you too will be excited enough about the holidays to decorate your home because it will make us all a little happier. Happy Holidays to All.

4

CARAMEL CANDY HOT TODDY (COURTESY OF SPECS)

Ingredients

- 6 oz bourbon
- 1/2 cup caramel
- 2 cup water
- Werther's Original Candies
- 1/3 cup lemon juice
- 2 cinnamon sticks
- Lemon slices for garnish

Directions:

Crush candies in a plastic bag and place on a plate, also add the caramel to another plate. In a small saucepan over medium heat, combine water, 4 Werther's and cinnamon sticks. Stir constantly until candies are fully melted. Turn off heat and stir in lemon juice and bourbon. Take your mug and gently apply the caramel to the rim, then dip in the crushed candies. Garnish with a cinnamon stick and a couple thin slices of lemon.

Enjoy!



TIPS TO AVOID PORCH PIRATES

1. Consider a P.O. Box at Your Local Post Office
2. Use Amazon Lockers
3. Set Up Notifications to Track Your Packages
4. Install a Security Camera
5. Get Your Packages Delivered to Your Office if allowed
6. Require a Signature on Delivery
7. Reschedule Delivery or Ask for a Package Hold When on Vacation
8. Try Smart Locks
9. Get a Package Guard. Quite a few examples online.
10. Insure Your Packages
11. Network with your neighbors. Ask Your Neighbors to Grab Your Packages

REMINDER ON COMMERCIAL VEHICLES IN THE NEIGHBORHOOD

A person commits an offense if he stops, parks, or stands a truck-tractor, road tractor, trailer, semitrailer, pole trailer, bus, or any commercial motor vehicle upon a public street, alley, parkway, boulevard, or public place. This section shall not apply to street construction, maintenance, and repair equipment; trucks, equipment, trailers, and vehicles used by public service utility companies engaged in repairing or extending public service utilities; motor busses when taking on or discharging passengers at customary bus stops; other vehicles when actually parked at a designated loading zone, or where it is

lawful to park a commercial motor vehicle for the purpose of accepting or delivering transportable goods; or a vehicle with a mechanical defect, making it unsafe to proceed further, in which event, it shall be lawful to stand or park the vehicle during the time necessary to make emergency



CITY OF DALLAS

Be courteous to your neighbors.

PET CORNER: PUMKIN PET TREATS

Author unknown

If you happen to have left over canned pumpkin, this is a must treat to the 4 legged family members (cats like this too). Please know what your pet can eat. This has a few gross ingredients.

Ingredients

- 2 1/2 Cups Whole Wheat Flour
- 1/2 Cup Canned Pumpkin
- 2 Eggs
- 4 Ounces Chicken Livers
- 2 Tbsp Peanut Butter
- 1/2 Tsp Salt

Process: Please pumpkin, eggs, chicken livers peanut butter and salt in a blender. Process until smooth, then pour out into a bowl with flour. With heavy spatula or use gloves mix until it stops being sticky. You can then roll this out flat onto a well greased baking pan and using a knife, cut lines into the dough. If you are experienced, use cookie cutters to cut into shapes. Bake at 350 degrees for 30 minutes. Watch your pan to make sure you don't burn them. Take them to the hardness of your choice for your pet.



