

Vickery Place Neighborhood NEWS

GREENVILLE-BELMONT-HENDERSON-CENTRAL-GOODWIN

P.O. BOX 720192 DALLAS, TEXAS 75372 VOICEMAIL: (214) 967-5134 WWW.VPNA.ORG



SEPTEMBER GENERAL MEETING

Date: Thursday, September 14
 Time: 7:00 pm
 Place: Vickery Towers Dining Room
 (Greenville at Belmont)

WHAT A DIFFERENCE A DAY AT THE DMA MAKES! Ever wonder where to take the kids on a Saturday afternoon? Or where to hear some local Jazz? How about Sunday brunch followed by a world class exhibit?



All of this is happening at the Dallas Museum of Art! There are all kinds of classes, lectures, exhibits, music, food, demonstrations, and activities for young & old alike—some are even free

or at little cost. But, of course they always welcome new members as well.

Come hear what the DMA has to offer—**Judy Conner, Director of Marketing & Communications** will be our guest speaker. Join us for an evening of culture and taste. An added bonus will be Henderson Avenue's **Fireside Pies** serving their famous brick-oven pizza.

NATIONAL NIGHT OUT 2006 A BIG SUCCESS!

This year's NNO block party was a fun filled evening with live entertainment, great food & drink. Neighbors gathered together to enjoy each other's company and get to know one another, their community leaders and local law enforcement.



He went that-a-way Officer Mikey!

A huge 'Thank You' to those who sponsored this event by donating their time, goods and funds to make this a successful evening. And to all of our VP neighbors who shared their talents--organized, set-up, cleaned up, cooked and served, **THANK YOU!**



Grill Meister - VPNA Board President, Eric LeBlanc



Hey Dad, hold the mustard on mine!

Bulky Trash/Basura Abultado

Don't Set Out Trash Before:
 Thursday, Sept. 7

Pick Up Week:
 Sept. 11 - 15



Volume 25, Issue 9
 September 2006

**OCTOBER 12th
 ANNUAL
 DOG SHOW &
 HOT DOG SUPPER!**





NATIONAL NIGHT OUT 2006!

As always, we were delighted our City Council representative Angela Hunt came out to our NNO event. Our other City Councilmember Pauline Medrano (Vickery Place is divided between two districts) was out of the country and informed us she regrettably could not attend, however her representative Jesse Garcia came in her place. We also had various representatives from the Dallas Police Department attend, a vital resource in our fight against crime.

SPONSORING ENTERTAINMENT, FOOD AND RAFFLE PRIZES:

AAA	Craig & Company	Lucky Liquor	Starbuck's on Greenville
Alamo Glass & Mirror	Hairway to Heaven	Merkow's	Stinson Salon
Anderson & Anderson	Hawaiian Falls Adventure	Mick's Bar	Stoney's
Andres Realty	Hector's on Henderson	Needless Necessities	Terelli's
Baylor Tom Landry Center	In Good Company	Samba Room	The Beagle
Cachet	Ken Lampton	Society Bakery	The Grape
Callidora	Knox Street Market	St. Martin's	Vickery Place Animal Hosp.
Canine Country Club	La Mariposa	Stan's Blue Note	
Cat Cottage	Lower Greenville Jewelry		



Carrie & Maggie

WELCOME NEW NEIGHBORS!!!

Meet Carrie Dingmann and her Cocker Spaniel Maggie. Carrie and Maggie moved to Vickery Place this past April and Carrie has been busy adding finishing touches to her renovated 1920's cottage ever since. It paid off! The result is a stunning home. Carrie hosted an open house in August for family, friends and a few close-by neighbors so some of us got to view first hand the interior of her wonderful old Tudor with its modern-day flair.

Carrie is the Assistant Executive Director with Health Fitness Corporation managing the on-site Fitness Center and Wellness Programs for Texas Instruments. She says she enjoys running and walking around Vickery Place and surrounding neighborhoods checking out home renovations while getting her exercise. She lists concerts, cooking and going out for sushi as some of her favorite things.

VP neighbors Jeanine Baisch, Beth Bentley and Tricia Neerman



Micki Freedman and son Jack entertained by guitarist, Jon Floyd



DALLAS HOMEOWNERS LEAGUE GIVES US THE BOOT



The Dallas Homeowner's League (DHL) had their 9th Annual Boot Camp for neighborhoods throughout Dallas on Saturday, August 26, 2006. Each year the seminar topics give participants tools to improve the quality of life in their neighborhood. This year's break out sessions included: Beautify Your Neighborhood, Hands-on Guide to Land Use & City Plan Commission, The Nuts and Bolts of Negotiations, and How to Enhance Code Enforcement & Crime Prevention Tools for Neighborhoods.

As long standing members of DHL, Vickery Place Neighborhood Association has participated in the Boot Camp for many years. However, this year we were asked by DHL President Jeri Arbuckle, to be one of the presenters at the 'Hands-on Guide to Land Use & City Plan Commission' session. Mark Rieves, Shelia Huffman and Beth Bentley explained how they developed their Power Point presentation for the VPCD zoning case before the Plan Commission earlier this year and demonstrated snippets from their speeches.

Also participating in this session were Larry Duncan, President Emeritus of DHL and former City Council member, who gave an overview of what zoning is and how it can impact your neighborhood. And Plan Commissioners Ann Bagley, Chris Buehler, Clarence Gary, Angela Marshall, David Neumann, Bob Weiss, and Eric Wilson role-played in a mock zoning case illustrating to neighborhoods how a real case works.

It was a very informative day for all and we look forward to next year's Boot Camp! Thanks Dallas Homeowner's League for giving us the boot!

CITY OF DALLAS 2006 BOND PROGRAM ON THE NOVEMBER BALLOT

As many of you already know, the November election ballot is going to be a llllooonnnnggg one. There will be over 75 contested races on the ballot for everyone to consider. In addition, the City of Dallas has decided to put its 2006 Bond Program on the ballot also. At this point, it appears there will be 12 separate propositions making up the Bond Program on the ballot, although, as of this writing, the language has not yet been finalized. Here are the major categories on the 2006 Dallas Bond Program on the ballot, including the dollar amount requested

Program	Estimated Total
1. Street and Transportation Improvements	\$390,421,906
2. Flood Protection and Storm Drainage Facilities	334,313,043
3. Park and recreation Facilities	343,230,711
4. Library Facilities	46,200,974
5. Cultural Arts Facilities	60,657,189
6. City, City Service and Maintenance Facilities	34,747,501
7. Land Acquisition for Low and Moderate Income Single Family Homes	1,500,000
8. Economic Development	41,496,519
9. Farmer's Market	6,636,760
10. Land Acquisition for Future Location of City Facilities	22,551,771
11. Court Facilities	7,944,968
12. Public Safety Facilities, including Police, Fire and EWS	63,621,396
 Grand Total	 \$1,353,522.737

For more information on the bond program, go to www.DallasCityHall.com, and look for the link to the 2006 City Bond Program. For more information on the November ballot, watch the www.DalCoElections.org web page. Although the ballot is not yet available on the Elections Department web page, it soon will be. You'll have a chance to put in your address, and pull up the ballot style that you will be voting on during the Election. So, if you want to do a cheat sheet and bring it with you to vote, you can do that. Just print off your ballot style, mark it as you want in the comfort of your own home, then bring it with you when you are ready to vote. Just remember, you have to carry your cheat sheet out of the polling place when you have cast your ballot. ~Pamela Thomas

NORTH HAVEN Gardens

Ready for Fall?

We are! Stop by for all the Perennials, Annuals, Trees, Shrubs, Veggies, Herbs, Bulbs and Advice you need for an *amazing* Fall garden!

September Events at NHG Details of these & other events at www.NHG.com.

9/8-9/9 9am-6pm African Violet Sale 9/10 1:30 "Turf Basics" 9/17 1:30 "EarthKind™ Roses" Mid-September—Bulbs Arrive! 9/27 11am-3pm "Botanical Illustration" <small>Illuminated Letters with Herbs. \$55 Adv. Reg.</small>	9/23 Customer Appreciation Day <small>Author Julie Ryan, Perennials for Texas! Free programs, snacks, drinks, & specials all weekend!</small> 9/30-10/1 Art in the Garden Weekend <small>Artist demos, meet the artists & shop unique art from members of the Creative Arts Center.</small>
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"Happy 100th Birthday Claire" from your friends in Vickery Place!



VICKERY PLACE LONG TIME RESIDENT CELEBRATING HER 100TH BIRTHDAY! ~ Sandra Smith (daughter)

Claire Smith a resident on Goodwin Avenue was born on Oct 19, 1906 in a log cabin in Chatfield, which is five miles from Corsicana, TX. The family moved to Dallas when she was two and she grew up in both Dallas, Oak Cliff and moved to Goodwin Avenue in 1949. Claire attended the old Saint Edwards School on Main St. and Our Lady of Good Council in Oak Cliff.

Claire has lived through many changes one being when electric lights came to Chatfield and the first paved street paving, Haskell Ave. They used blocks of ice to keep food cool and she remembers when the telephone exchange here on Goodwin Ave was known as "Taylor-". Now you know why most of our phone numbers in this area start with 82. She remembers the first radio being crystal sets and the first

TV had a six-inch screen. The president in office when she was born was Teddy Roosevelt and the life expectancy on average was 47 years. She has met two presidents and the last one, Bill Clinton actually came and sat with her as she dined at Ojeda's Restaurant.

When Claire was twelve her father bought her a Model T Ford. In those days no driver's license were necessary. But the very first car Claire remembers was electric with no steering wheel, just a bar across the lap to turn the front wheels. Her mother took her to see all the big stars that came through Dallas: Rudolph Valentino, Paderousky the concert pianist and Caruso just to name a few. Downtown Dallas was jumping in those days. There were lots of department stores like Neiman's, Titcher's, Sangers, Volk's; five movie theatres, and lots of fine places to eat. Live music and dancing were available at the Adolphus and Baker Hotels.

Along with the great things in life are the hard times she has lived through, like WWI, WWII and the great depression. It all makes for wonderful stories to tell her nine grandchildren who call her "Memaw". Claire often says the most fun she had was rearing four children, two boys, and twin girls.

Even as a household executive Claire held various outside jobs one being at the Western Union during WWII. Many of the telegrams that she typed out were to love ones passing on the death of soldiers. Claire also worked at Sears on Ross and Greenville in the early 50's where she held the position of secretary for the Vice President.

Claire has lived through more than most of us will ever see and she continues on, turning 100 next month. We hope everyone in Vickery Place will join in and wish Claire a Happy 100th Birthday on October 19th.

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YARD OF THE MONTH ~Selena Urquhart

Ethan, Kristen and baby Austin Boothe's home at 5509 Vickery is handling this Texas summer beautifully thanks to the enviable shade from gorgeous live oak trees and large crepe myrtles.

Built in 1913 this is one of the earliest houses in Vickery Place. It was featured on the 1999 Vickery Place Home Tour. Leaded glass windows in the front door and the side French doors along with the grand wrap around porch add to the stately appearance of this home.



Although the Booth's have only lived here since last summer, they've added a number of new plants including elephant ears, caladium, boxwoods and coleus (mosaic & dark-leaf), amid beds of sweet potato vine, spade potato vine and a variety of begonias. On their gracious front porch, hanging pots contain shamrock ivy. Large pots under the trees are filled with cosmos & vinca.

NORTH HAVEN *Gardens*

Ethan credits his green thumb to learning from his late grandfather, Melvin Boothe, who, in his day, was commended by the Ft. Worth Star Telegram for his own spectacular yard. We're please to recognize a continuing of family tradition. The Boothes will receive a \$25 Gift Certificate compliments of our friends at North Haven Gardens. Visit North Haven Gardens at 7700 Northhaven Road in Dallas.

TIPTOE, THROUGH THE TULIPS... ~Leslie Finical Halleck



It's bulb time again! Yes, I know it may only be September, but now is the time to begin selecting your favorite varieties and planning your spring bulb display. Bulb shipments usually start arriving at your local nursery around mid-September and continue through November. Planting bulbs is a great way to add color and beauty to your garden at a time when most plants are still dormant. There are many types to choose from, some which return each year (perennialize), and others that are annuals. Most tulips are annuals in our area; they must be replanted each year but are always worth the effort! Some of my favorite reliable varieties include 'Maureen', 'Menton', 'Blushing Beauty', 'Passionale' and 'Big Smile'. Most Daffodils, on the other hand, will perennialize in the Dallas area, providing you with effortless beauty year after year. Some of the best include 'Carlton', 'Dutch Master', 'Ice Follies' and many more heirloom varieties.

You've probably heard that you need to "pre-chill" spring flowering bulbs to get them to bloom. This is true for certain types of bulbs. Storage at the right temperature, about 45°F, for 60 to 70 days is the key to getting your tulips, hyacinth and some other spring flowering bulbs to bloom. In our area, we simply don't experience the consistently cool temperatures required to induce flowering in these bulbs. You can pre-chill your bulbs at home in your refrigerator if you follow some simple rules: Use your vegetable crisper, but separate all food from bulbs, and store bulbs in porous or paper containers so they don't collect moisture. Ask your favorite garden center about pre-chilling your bulbs for you if you'd rather not give up the space in the fridge! When exactly is the right time to plant? It's all about soil temperature. The optimal time to plant your bulbs is when the soil temperature reaches 45-50°F. If the soil is too warm, your bulbs may sprout foliage before they've put down adequate roots. The basic guidelines are: Don't plant your tulips and hyacinth before Thanksgiving and get them in the ground by the end of December. Daffodils, however, can be planted anytime after October 1st through mid-January. Don't forget to fertilize your bulbs and add some cool season color to compliment your bulb display. A few good options are Iceland poppies, diascia, snapdragons, nemesia, alyssum, violas, curled parsley and ornamental kale. Happy Gardening!

BACK TO SCHOOL- BACK TO BONHAM



These 1st grade students are dressed in the DISD uniform and ready to attend class at James B. Bonham Elementary. Pictured from left to right are Vickery Place residents Melody Ann Walkington and Genevieve Kimber along with fellow student Gabriel Galaviz.

The school motto is "Soaring with the Best", their colors blue and white and their mascot the Eagle. Bonham Elementary received Exemplary Accountability rating for 2003-2004 and 2004-2005 school years. The school was recognized by Texas Education Agency for Distinguished Performance for the 2004-2005 school years. It made the Just for the Kids 2005 Honor Roll.



James B. Bonham Elementary School, 2617 N. Henderson Avenue, opened in 1925 as Vickery Place Grade School. It changed to James B. Bonham in 1939 when the DISD took over the old Vickey ISD. Photographed over half a century ago in a similar pose on the opposite column in front of the school are left to right: Gerald Tate, Chris Nichols & Bobby Trees, circa 1950.

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HAPPY "BATHDAY" TO YOU!

Junior the clinic cat is hosting a Party to raise money for his less fortunate feline friends at Kittico Cat Rescue.

Junior is asking all of his Canine Companions to join him in his efforts. The money Junior and his friends raise will provide desperately needed medical care to disadvantaged Cats throughout the metroplex. He will be giving away gifts for all who participate.



Dogs 0-50 lbs \$5.00

Dogs 51-100 lbs. \$10.00

For: Kittico Cat Rescue

Date: September 30

Time: 10:00 a.m. - 2:00 p.m.

Place: Vickery Place Animal Hospital, 2720 N. Henderson

Can call ahead to make reservations but not required.

SLOPPY JOES! ~ *Anna Brinker*



A family favorite and an easy week-night meal. Recipe with chicken is per Rachel Ray (Food Network) but can be made with ground buffalo or beef.

- 12 bake-off dinner rolls, any brand
- 1 teaspoon plus 1 tablespoon smoked paprika, divided
- 1 tablespoon vegetable oil, 2 turn of the pan.
- 2 tablespoons butter
- 2 pounds ground chicken or buffalo
- 3 cloves garlic, finely chopped
- 1 medium to large onion, finely chopped
- 2 tablespoons grill seasoning (recommended: Montreal Seasoning blend by McCormick)
- 1 tablespoon hot sauce, eyeball it
- 1 8 oz can tomato sauce
- 2 tablespoons Worcestershire sauce
- 2 tablespoons brown sugar
- 2 rounded tablespoons spicy brown mustard
- 1/2 cup water

Heat the oven as directed on package of bake-off rolls. Arrange the rolls on a nonstick cookie sheet and sprinkle the rolls with about 1 teaspoon of smoked paprika, 1/3 palmfull. Bake rolls until golden and soft and remove.

While rolls cook, heat a deep nonstick skillet over medium-high heat. Add vegetable oil and then melt butter into the oil and add the meat. Crumble and brown meat 3 to 4 minutes then add in the garlic and onions. Add 1 tablespoon smoked paprika and 2 tablespoons of grill seasoning to the mix. Continue to cook over medium-high heat.

Mix hot sauce, tomato sauce, Worcestershire sauce, brown sugar, mustard in a small bowl then stir into the meat and reduce heat to low. Stir in about 1/2 cup of water to keep the mix loose, as it simmers. Simmer gently 10 minutes. Split rolls and scoop chicken into them and serve.



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JULY CRIME STATS:

<u>CRIME</u>	<u>DATE</u>	<u>ADDRESS</u>
THEFT	06/16/06	56XX BELMONT
THEFT	07/03/06	51XX RICHARD
OTHERASLT	07/05/06	53XX BONITA
BURGLARY	07/06/06	55XX BELMONT
AGASSAULT	07/08/06	53XX BONITA
AGASSAULT	07/08/06	53XX BONITA
BURGLARY	07/10/06	52XX GOODWIN
THEFT	07/12/06	54XX RICHARD
OTHERASLT	07/12/06	53XX MILLER
THEFT	07/14/06	50XX MILLER
THEFT	07/15/06	28XX GREENVILLE
THEFT	07/18/06	51XX RICHARD

<u>CRIME</u>	<u>DATE</u>	<u>ADDRESS</u>
THEFT	07/19/06	27XX HOMER
THEFT	07/20/06	51XX WILLIS
BURGLARY	07/20/06	56XX WILLIS
OTHERASLT	07/21/06	56XX VICKERY
BURGLARY	07/23/06	56XX RICHARD
THEFT	07/25/06	54XX WILLIS
VANDAL	07/25/06	52XX GOODWIN
VANDAL	07/26/06	51XX WILLIS
BURGLARY	07/27/06	55XX RICHARD
THEFT	07/28/06	51XX RICHARD
OTHERASLT	07/28/06	55XX MILLER
BURGLARY	07/29/06	27XX HENDERSON



DON'T SELL YOURSELF SHORT

Many residents of Vickery Place are saddened to see so many old homes torn down. In most cases it is possible to locate a buyer who will move into your home and invest in renovation, even if you think it is a bit run down. But if you do decide to sell for "lot value" be careful you don't sell yourself short.

Stories have been flying around Vickery Place about homeowners who sell their homes to homebuilders for prices below the "fair market value." According to Ken Lampton, a local Realtor with long experience in the neighborhood, lot prices have been going up quickly in Vickery Place and nearby neighborhoods. In fact, the inflation in land value has been so rapid, even experienced real estate professionals find it difficult to keep up with the latest information about the prices the builders are willing to pay from month to month.



It's a fact that many Vickery Place homeowners are receiving constant solicitations, by postcard, by telephone, and by "knock on the door," from people who say "I want to buy your home and I will give you cash if you accept my price." According to Mr. Lampton, many of these people are not even builders, they are "house flippers" who immediately resell to homebuilders for a substantial profit.

"It is a sad thing to see someone accept the first offer that comes his or her way," says Lampton, "without researching the market to see if they are getting a fair price." If you feel you are being pressured to sell your home, take your time! A real estate professional can look up all the information about recent home sales in the MLS and can help you figure out how much money you can reasonably demand.

If you decide to offer your house "for teardown," don't just talk to the builder who is constructing a new home on your block. Instead, make sure you get the word out to all the homebuilders active in the entire Lower Greenville/M-Street/Lakewood area. The way to get top dollar is to have many bidders competing against each other.

There is no judge and jury who decides how much a particular property is worth. This is true when you market your home to the public at large. It is equally true when you market your lot to the community of homebuilders. Depending on the timing of your sale, you'll discover some homebuilders are eagerly seeking to add to their inventory of lots while others already own all the lots they can use at the present time. You have to market the house properly in order to identify the best buyer, even if that buyer is a homebuilder.

Lampton offers one last tip for those who are wondering if a "lot value" sale would make sense: "Before you talk to a particular real estate agent about the prospects for a sale, be sure to ask the agent very bluntly if he has established business relationships, whether written or verbal, with particular homebuilders. You want to make sure the agent is able to act in your best interest, not the best interest of a particular homebuilder." ~Rick Bentley

**A RESTAURANT REVIEW:
MERKOW'S SEAFOOD & STEAK
2821 GREENVILLE AVENUE ~Pamela Thomas**

Note: Husband Bruce won a gift certificate to Merkow's at the VPNA Night Out Block Party. We offered to write a review of the restaurant after we had visited the restaurant. Merkow's has not officially had its Grand Opening, as this is written, but will celebrate the event soon.

Coolness, 1960s style!

The Rat Pack all over the wall; Frank, Sammy and Dean all over the sound system! An owner recently in Vegas playing in the World Series of Poker! "Martini" ceviche, Cuban chicken, mojito's!



Step into Merkow's and you may almost feel like you are stepping back into the early 1960s; but the chill in the air, the cuisine and the sound system are courtesy of 21st century technology. The best of both worlds, as Bruce's friend Ferdi would say. (Ferdie celebrates Dean Martin's birthday every year with a martini party, men in suits and women in cocktail dresses!)

Located on the border of VPNA at 2821 Greenville Avenue, Merkow's basic menu is seafood and steak, with a few chicken and pasta dishes also available. Most entrees range from \$17 to \$25. A recent pre-grand opening visit allowed us to see how well the kinks are being worked out. I think the Chairman of the Board would be proud not only of the atmosphere, but also of the service and the food.

We started off with a cabernet sauvignon, which complemented Merkow's offering of bread with two spreads as an appetizer; we added a shared "martini" ceviche (seafood appetizer served in a huge martini glass) to the gratis bread. The bread was nicely chewy and the olive spread was just to my taste. The cerviche was spicy and included shrimp, tuna and scallops along with the standard olives and onions. The start was excellent.

Bruce chose a horseradish crusted wild salmon steak for the entree, I had the Cuban chicken. Both were mouthwatering moist and flavorful. Both came with seasoned steamed vegetables that complemented the entrees. To end the meal, we shared an ice cream and sherbet sundae – a yummy-sticky-sweet treat on a hot, hot, hot summer evening. It was a walk-out bet worth making!

Patrons can register for a monthly drawing of a free meal, plus a free desert is given to patrons who come in on birthdays and anniversaries. The service staff, from the hostess to the bartender to the waitress to the bus boy were perfectly attentive; handy but not obtrusive; glad to answer questions but not chatty. The manager, Michael Pierce, stopped by every table to chat briefly with the patrons. Even though Merkow's was still in a shakedown period, the good words on the restaurant were already spreading. And I'm getting Ferdi in as quickly as possible!! I know he'll enjoy it!

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**"SALUTE YOUR NEIGHBORHOOD"
CONTEST WINNERS!**

What better way to spend a scorching Sunday afternoon than to celebrate National Ice Cream Day with your neighbors?

Dreyer's Ice Cream ran a "Salute Your Neighborhood" contest last spring. The prize—1500 winners across America would receive an old fashioned ice cream social complements of Dreyer's Ice Cream.

Headed up by Vickery Place resident Linda Baker, several neighbors of the 5200 block of Goodwin Avenue convinced Dreyer's that their neighborhood is one of the best. Reasons included friendly neighbors and a willingness to help each other out.

Nicki and Paul Lyford hosted the party in their backyard on July 16, National Ice Cream Day. This active group of neighbors also brags that this party marked their 3rd get together this year. Congratulations, 5200 Goodwin! ~Photos by Les Wollam



I scream, You scream, We all scream for Ice Cream!



How many flavors?

I'll try that one!



2006 Board of Directors

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