

# Irving Hospital District Neighborhood Association



[www.hospitaldistrict.org](http://www.hospitaldistrict.org)

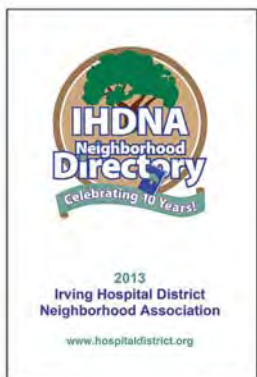
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## NEW DIRECTORY

Included with this newsletter is our new directory. Since the last one was updated in 2008, there have been many, many changes. We have worked diligently to make the directory as correct as possible; however, we know there will be mistakes. If you discover a mistake, please send us an email with the corrected information so that we can correct it in future updates.

We would like to thank all the advertisers who purchased ads and made this directory possible. Please visit or contact them as you can, to show our appreciation. We hope you find the directory useful.



## HAPPY NEW YEAR FROM THE PRESIDENT....

Ten years ago in a neighbor's den IHDNA came to be. On a warm evening about 25 neighbors met to talk about organizing a "neighborhood group" to promote community and safety. Ten years later we are looking back at what we have become. We have had our ups and downs but we have survived where many others have failed. We have set the standard for what a successful "neighborhood association" should be. We have built a reputation to uphold.

We set out with several goals. Some of which were to unite our neighborhood for a stronger voice in city matters, promote safety and community. We also wanted to keep our neighborhood beautiful since we live in one of the most unique areas in Irving. We have published a quarterly newsletter for 10 consecutive years. We have a wonderful website and even a Facebook page. We have been awarded community grants each and every year to help achieve our goals. We have helped numerous families and children with our Christmas Charity for 10 consecutive years. We have continued our yearly neighborhood events to promote unity for 10 years. Overall we have been very successful as a neighborhood association.

What does the next 10 years hold for us? No one knows for sure. Our neighborhood is aging and changing. With your continued support we hope to keep our neighborhood a beautiful, safe and stable place to live. With our community email list we reach a lot of people with a variety of information. We have found lost animals, notified neighbors of door-to-door solicitors and possible scam artists. We work closely with the police department and National Night Out is one of the best attended events of the year.

Now we would like to know what direction you want to take the neighborhood. At one point in time we had monthly speakers of interest. Would you like to have subjects of

interest addressed by speakers? We can do that! Just please let us know **what interests you the most.** We also need people to help. We have a core of very dedicated people that do a lot of work for you. Now we need your help. If you can help with one event or one program or just one "anything" we welcome you. **No long term obligation is needed.** Just a little help is all we need and we can continue to be great for another 10 years. Please send me or Joe Cleveland an email letting us know what you can do and what you want us to do.

*Jan Bemis*



*Howard Bemis, David Walsh and Mike Kirkland decorating Three Fountains Park for Christmas.*



## HUNGER DOESN'T TAKE A HOLIDAY.

Job loss, reduced hours at work, unexpected expenses – these situations happen every day. Irving families are struggling to feed their children, and Irving Cares is there to help.

A normal day in the Food Pantry last year served 32 families. This year, we serve 50 families per day on a regular basis.

Spending for the Food Pantry is \$47,000 over the budgeted amount due to this increased need.



You can help us meet the need by holding a food drive or donating cash for the purchase of milk, eggs, and fresh meat. With our purchasing relationships, we can procure product at prices less than retail, so your money goes farther.

Visit [www.irvingcares.org](http://www.irvingcares.org) to sign up for a food drive or make a secure gift with your credit card. For more information contact Kyle Taylor at [ktaylor@irvingcares.org](mailto:ktaylor@irvingcares.org), or (972) 721-9181, ext. 209.

You can help us help your neighbors. The need is immense, your support makes the difference.



## GENEROUS NEIGHBORS

Thanks once more to our generous and kind neighborhood for all the support for our 2012 PASS IISD Christmas Charity. We were able to help twenty-seven at risk children from four years old to fourteen years old, with coats, shoes, clothes, underwear, pajamas, toys, and gift cards, what a great response from the neighborhood! The IISD Coordinator, Angie, was overwhelmed with our twenty-seven gift bags filled to overflowing. These kids will have a good Christmas thanks to you! And my special thanks to Rosanne Lewis for all her hard work "super shopping" bag stuffing, and the use of her den as Santa's workshop, she is the best!



*Rosanne Lewis and Danny Elms made us look good again this year and made a better Christmas for a number of kids. Our neighborhood is special and we have some folks like Danny and Roseanne to follow through.*



## THOSE NASTY BIRDS WILL RETURN SOON

Even though the Egrets and Blue Herons are gone for now, they will return soon. We usually see them circling in late February or March. When you see them circling, they are looking for a nesting place. Many times birds from the previous year will return to former nesting sites and their young ones will follow. Each year a mature female bird will lay between 5 and 6 eggs. Of those 5 to 6 young, most will return the following year with their parents, thus multiplying exponentially each year.

The birds usually roost near water. However, they can also roost miles away. We have significant bodies of water within a few miles of our neighborhood. So they find our trees a very nice place to call home year after year.

If we don't take action to discourage them from staying here, we will have a problem similar to Carrollton-Farmers Branch had recently. Texas Parks and Wildlife's Urban Biologists suggest making water cannon. It is really simple. Just attach a long piece of PVC pipe to the end of a water hose. This can extend the water hose up to 12 feet. At the site of the first bird circling just turn on the water, aim and shoot. This will sufficiently discourage them and they will move on. Another way is to place shiny, Millar balloons in the trees. Helium-filled balloons will last two to three days and then will have to be replaced. Both methods will work, but perhaps the most effective is to remove the empty nests before the birds return.



Now that the leaves are off the trees, it is easy to see the large nests the birds left behind last season. We have several responsible and reasonable tree services used in the neighborhood. Contact one of them and have them take down the nests. It is not a project you want to take on yourself. If we work together we can prevent the overtaking of these beautiful but nasty birds.



## DID YOU KNOW.....

- Did you know we have a website? [www.hospitaldistrict.org](http://www.hospitaldistrict.org)
- Did you know we have a Facebook page? Just search Irving Hospital District Neighborhood Association and feel free to post.
- Did you know we have a neighborhood email list? [postoakjoe@gmail.com](mailto:postoakjoe@gmail.com)
- Did you know each spring and summer we chose an outstanding Yard of the Month and award them with a \$25 gift certificate? Contact Bill Herod at [bbherod@msn.com](mailto:bbherod@msn.com) or Francesca Funk at [humanbean99@gmail.com](mailto:humanbean99@gmail.com)
- Did you know we reach 450 homes with our newsletter and offer very reasonable ad rates?
- Did you know your City Councilman is Gerald Farris and lives on Mosswood?
- Did you know that at least 10 of your neighbors serve on city boards and commissions?



### Castro's Tree Service

Free Estimates

Jeff Castro

Ph#: 214.337.7097

Cell#: 214.725.1171

Fax#: 214.337.5144

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

Insured  
&  
Bonded

Specializing in: Tree Trimming, Cutting & Removal



## NEWSLETTER NEWS

Have suggestions or ideas for upcoming neighborhood newsletters? Contact Jan Bemis at 972-554-8011 or by email: Jnhb.jhb2@verizon.net.

**The next newsletter deadline is Oct. 5, 2012.**

Thanks to all that contributed:

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## CHANGES IN NEIGHBORHOOD REVITALIZATION PROGRAM

As many of you have noticed, our street sign topLast month I met with Mr. Kevin Kass of the city's Planning Department to discuss the changes in the proposed Housing Incentive. Some meaningful changes were made after our neighborhood meeting in August. Several neighbors had expressed concern about the requirements at that time.

After several weeks of discussion, some major changes were made. There are two tiers in the program. The first tier is aimed at improving the curb appeal of an existing house. The major points are as follows:

Total improvements cost must be at least **\$15,000** not to exceed **\$50,000** as documented through material and contractor receipts.

**\$15,000 minimum cost** represents approximately a 10% investment in the median improvement value in the pilot assessment area.

Participants will receive a **one-time lump sum** payment equal to **25% of the cost** of qualifying exterior improvements which are primarily **visible from public rights-of-way**.

## A REMINDER ABOUT CODE ENFORCEMENT

Sometimes we forget some of the more obscure codes that we have to remember. We hear frequently about putting trash out too early, too many cars on unsurfaced areas, tall weeds, fences in disrepair, etc. One we don't hear about often but is still very important is blocking the sidewalk. It is against Irving Code to block a sidewalk with a vehicle, brush or other large and bulky items.

Enforcement officers have received an increase in blocked sidewalk complaints and will be stepping up their enforcement. We have many walkers in our neighborhood, so please be sure your car doesn't block the sidewalk or

This plan is **the final offering**. It has been approved by the City Council and applications will be available in the Planning Department January 1, 2012.

### Eligible External Improvements may include but not limited to:

- Foundation repair
- Replacements of soffits and fascia
- Replace roof-includes deck and underlayment as needed
- Replace siding
- Replace windows
- Replace front driveway
- Replace wooden fence
- Replace exterior doors including garage doors
- Security features
- Add or repair front porch
- Repaint house – color must be consistent with neighborhood
- Install landscaping in front yard
- Install irrigation systems in front and side yards
- Install or replace gutters
- Additional renovations/repairs will be considered upon request.
- All improvements must be completed within 12 months of approval.

This is a great program for our neighborhood. If you need a little updating, now is the time to do it. This 25% rebate is a good thing!

tree or brush trimmings don't hang over the sidewalk. Both situations can be a hazard especially now that it is getting dark earlier and earlier.





## YARD OF THE MONTH - OCTOBER

*The home of Phillip and Kelly Story, 712 Grauwylar, has been selected for the October, 2012 Yard-of-the-Month. This is a mature landscape with a large variety of plants. The Turks Cap, Lantana and Canna's bloom nicely in late summer and fall.*



## YARD OF THE MONTH - NOVEMBER

*The home of Roger and Mary Stebbins, 1430 Broadmoor, has been selected for the November, 2012 Yard of the Month award. Very nice Fall display and good use of winter blooming pansies.*





## A LITTLE HISTORY

This ad appeared in the February 24, 1963 edition of the News Texan, (Irving's hometown newspaper, published every day except Saturday and Monday). Hard to believe, isn't it, that a luxury home in a new neighborhood could be purchased for as little as \$22,500? This was a lot of money in the '60's. Many of the homes in our neighborhood were "custom built" homes. The Buyer chose the lot (wooded lots were premium) and the Builder built the home according to the Buyers' specifications. Builders in this area included, P.B. Leach, H.L. Bush, Zach Langston, Frank Maykus, Jack Sears, Buck Buchanan, and Kenneth Reynolds to name just a few. It's hard to imagine how little \$22,500 will buy today, maybe a car? Many families during the 1960's still had only one vehicle per family. It's also difficult to imagine those huge old cars navigating the swing driveways at the back of homes in the neighborhood, especially during a time when "station wagons" were very popular. But then again, gasoline was probably no more than .29 cents per gallon. (But this is another future article.)

This pretty, new, neighborhood was home to, Teachers, Preachers, Lawyers, Accountants, Airline Pilots, Postal Workers, City Workers, Bankers, Builders, Pharmacists, Dance Instructors, Dentists, Doctors and many other occupations.

The Hospital District was a most popular neighborhood; beautiful homes, wooded lots

and right next door to the new Community Hospital. The Hospital District remains a popular destination today.

*Dianne Cartwright, Historian*

**See The Beautiful Wooded  
Design Homes**

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**Restricted To 1800 Sq. Ft.  
22,500 UP**

**EXCELLENT FINANCING - TRADES CONSIDERED**

OFFICE CORNER POST OAK & LANE DR.  
BL 4-8806 - BL 3-7196

**SEE TODAY**

P. B. LEACH, BUILDER

NEAR  
SCHOOLS  
SHOPPING  
HWY. 183 EXPRESSWAY

## CHRISTMAS OPEN HOUSE AND PARK DECORATIONS

Again this year we had our Christmas Open House with donations benefiting PASS, which is affiliated with the Irving Independent School District. The organization provides a winter coat and a pair of new shoes to at risk children. This is our second year to participate in this program. Last year we had a fantastic response from our neighbors. Every year we have had very generous neighbors who open their hearts and

wallets to help the children less fortunate to have warm coats and new shoes. This year's Open House was held at the home of Jacob and Staci Johnson on Mosswood. Smoked brisket was served with neighbors bringing side dishes. Checkers the Clown provided entertainment for the children while the adults visited.

Have you noticed the lights in the Three-Fountains Park? All lights have been donated and put up by volunteers. This year we chose a very warm and windy day to put up the lights. We hope to be able to add to the display each year making it bigger and better.

*Thanks for your support. Jan Bemis*



# PROPERTY LISTINGS

## IRVING HOSPITAL DISTRICT AREA HOME LISTINGS AND SALES AS OF 11/23/12

Property Type: Single Family Status: ACTIVE (Not sold)											
Address	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	CDOM	Orig Price	\$/SqFt	List Price	LP% OP
1109 Colony DR	4	2.0	2/0/2	1,891	0.250	1965	207	149,900	76.63	144,900	97
1301 Colony DR	3	2.1	2/0/2	2,874	0.210	1975	66	204,000	59.15	170,000	83
1507 Glen Valley DR	4	2.1	2/0/2	2,794		1962	116	205,000	67.97	189,900	93
1500 Cripple Creek DR	4	3.1	2/0/2	3,558	0.320	1969	122	199,000	54.53	194,000	97
1015 W Grauwlyer RD	4	3.1	2/2/2	2,939	0.980	1967	155	264,000	81.32	239,000	91
1600 N Macarthur Blvd	4	2.1	2/0/2	2,779	0.520	1964	39	269,900	89.92	249,900	93
<b>Min</b>	<b>3</b>	<b>2</b>	<b>2/0/2</b>	<b>1,891</b>	<b>0.21</b>	<b>1962</b>	<b>39</b>	<b>149,900</b>	<b>54.53</b>	<b>144,900</b>	<b>83</b>
<b>Max</b>	<b>4</b>	<b>3.1</b>	<b>2/2/02</b>	<b>3,558</b>	<b>0.98</b>	<b>1975</b>	<b>207</b>	<b>269,900</b>	<b>89.92</b>	<b>249,900</b>	<b>97</b>
<b>Average</b>	<b>2.4</b>	<b>2.4</b>	<b>2/0/2</b>	<b>2,806</b>	<b>0.46</b>	<b>1967</b>	<b>118</b>	<b>215,300</b>	<b>71.59</b>	<b>197,950</b>	<b>92</b>

Number of Properties: 6 Average (SalePrice / SqFt): \$71.59

Information prepared by: Dianne Cartwright, Ebby Halliday Realtors

## IRVING HOSPITAL DISTRICT AREA HOME LISTINGS AND SALES AS OF 11/23/12

Property Type: Single Family Status: SOLD (SOLD)												
Address	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	CDOM	List Price	SP %LP	Sold Date	\$/SqFt	Sale Price
	4	3.0	2/0/2	2,175	0.250	1965	21	134,900	100	10/23/2012	62.02	134,900**
	3	2.1	2/0/2	2,218	0.220	1962	145	154,777	101	8/30/2012	70.74	156,900
	4	2.0	2/0/2	2,176	0.270	1964	28	154,900	97	9/17/2012	68.93	150,000
<b>Min</b>	<b>3</b>	<b>2</b>	<b>2/0/2</b>	<b>2,175</b>	<b>0.22</b>	<b>1962</b>	<b>21</b>	<b>134,900</b>	<b>97</b>		<b>62.02</b>	<b>134,900</b>
<b>Max</b>	<b>4</b>	<b>3</b>	<b>2/0/2</b>	<b>2,218</b>	<b>0.27</b>	<b>1965</b>	<b>145</b>	<b>154,900</b>	<b>101</b>		<b>70.74</b>	<b>156,900</b>
<b>Average</b>	<b>2.4</b>	<b>2.4</b>	<b>2/0/2</b>	<b>2,190</b>	<b>0.25</b>	<b>1964</b>	<b>65</b>	<b>148,192</b>	<b>99</b>		<b>67.23</b>	<b>147,267</b>

Number of Properties: 3 Average (SalePrice / SqFt): \$67.23

Information prepared by: Dianne Cartwright, Ebby Halliday Realtors

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**Dianne Cartwright**

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Fax: 972-969-4242

Irving/Las Colinas Office  
7520 N. MacArthur Blvd. Suite 100  
Irving, Texas 75063

dianne.ebby@gmail.com  
www.ebby.com



## UPCOMING BOARD MTGS

All meetings are at Irving  
**Irving Church of Christ**  
107 7th Street  
Second Tues, 6pm  
TBD  
**See you there!**

### BOARD OF DIRECTORS:

Jan Bemis (President)

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## SIGN TOPPERS

Back in the spring we appealed to you to help us refurbish our faded street sign toppers and you generously helped us get the required amount. We had the city take down the toppers because the city will not allow anyone else to remove them and take them to the printer. The toppers have been waiting and waiting at the printer's. We have received excuses like "We had to order the paint" and "We have temporarily lost them."

We chose to use a preferred vendor the city recommended. However, next time we need signs made or refurbished it won't be done by



this preferred vendor. We sincerely apologize for the long delay, but please understand it is out of our hands.

## AD RATES FOR NEWSLETTER 2013

Size	Per Issue		Yearly (4 issues)	
	Resident	Non-Resident	Resident	Non-Resident
Bus Card	\$5.00	\$8.00	\$20.00	\$32.00
1/8 page	\$10.00	\$16.00	\$40.00	\$64.00
1/4 page	\$15.00	\$32.00	\$65.00	\$128.00
1/2 page	\$30.00	\$40.00	\$112.00	\$160.00
Full page	\$50.00	\$60.00	\$200.00	\$240.00

### FREQUENTLY CALLED:

<i>Animal Shelter:</i>	972-721-2256
<i>City Landfill: 7AM—5:45 PM</i>	972-721-2349
<i>City Water Dept.:</i>	972-721-2281
<i>Code Enforcement:</i>	972-721-2461/ 972-721-2381
<i>DART: Schedule Info:</i>	214-979-1111
<i>Complaints/Suggestions:</i>	214-749-3333
<i>DFW Humane Society:</i>	972-254-3265/ 253-3333
<i>Fire Dept (Non-Emergency):</i>	972-721-2308
<i>Irving ISD:</i>	972-215-5000
<i>Irving Public Library Central:</i>	972-721-2606
<i>MacArthur Pump Station:</i>	972-721-2664
<i>Mosquito Control:</i>	972-721-3755
<i>Police Dept. (Non-Emergency):</i>	972-721-2661
<i>Recycling Information:</i>	972-721-2346
<i>Street Maintenance:</i>	972-721-2201
<i>Trash Pickup Information:</i>	972-721-2232
<i>TXU Energy:</i>	972-791-2888
<i>TXU Outages:</i>	800-233-2133