



PEAK'S EDITION

SUMMER SOCIAL

BY JANET STARING

Although temperatures were approaching the 100 degree mark, we had a great turnout for the PAHA Early Fourth of July Hot Dog/Ice Cream party. There were approximately 50 people in attendance and it was great fun. We were happy to see so many new faces and hope everyone will attend our next general meeting in August. Special thanks to Sharron Sadacca and her family for hosting the party and making fabulous homemade cake and ice cream. Also, thanks to Zelman Brounoff for slaving over the hot grill and cooking the hot dogs to perfection!

General Meeting
August 5, 7:00 p.m.
Veritas Wine Room
2323 N. Henderson #103

MZ GROCERY FINAL HEARING SCHEDULED

BY WALKER DUKE

The final hearing on the protest of MZ Grocery Store's alcoholic beverage permit has been scheduled for Friday, August 22, 2008 at 10:30 a.m. It will be held at the State Office of Administrative Hearings, located at 6333 Forest Park Road, Suite 150-A, Dallas, Texas 75235. After several postponements, our protest will finally be presented to the Administrative Law Judge for a final ruling.

contribute to the cause, we would welcome letters to the Court. Please call Walker if you are interested in providing this form of support.

MZ Grocery Final Hearing
August 22, 10:30 a.m.
6333 Forest Park Road
Suite 150-A

We have had a great neighbor showing at the previous two settings. This sent a clear message to the administrative law judge that the neighborhood has united in this cause. PAHA is calling on your support one more time. We need as many neighborhood residents as possible (PAHA members or otherwise) to be in attendance at the August 22nd hearing to demonstrate to the Court just how unified the community is on this issue. If you have first hand knowledge of shady activities at or around MZ Grocery, or have documentary evidence of this (e.g. pictures, video, etc.), please contact Walker Duke at 214.891.8034, as you may have an opportunity to share your experiences with the Court. Even if you do not wish to testify at the hearing, everyone's support in the form of their attendance will be vital. If you cannot make it to the hearing but would still like to

Let's pack this hearing office on August 22nd!

PEAK'S NEW ADDITIONS



Jared Walker Ashford
Born April 4, 2008
Son of Jennifer and Justin Ashford

Keep up with neighborhood progress and issues at www.peaksaddition.org.
Have ideas, comments, or suggestions? Respond to articles via the website!

THE GREEN LINE - HOW GREEN IS YOUR PC?

BY SHARON MIELKE

The average laptop computer consumes FIVE TIMES LESS ENERGY than a desktop PC. If a laptop won't work for you consider the "small form-factor" PC. These smaller machines take up less space on your desk and draw less power.

Screensavers DO NOT save energy.

If practical, shut down your PC when you're not using it. The surge of power that a PC uses to boot up is far less than the energy it uses when left on for more than three minutes.

Both Windows and Mac computers can be configured by their users to be more power-efficient. Windows XP users should check Power Options under Settings. Mac OS X users should look under System Preferences.

It is true that 80 percent of the lifetime energy consumption of a PC occurs before you buy it. Not only does manufacturing use a lot of energy, it also usually requires ten times the PC's weight in fossil fuels and chemicals, most of which are toxic. So, even though you might be tempted to get a new PC every three years (as the average person does), the longer you can keep your current PC in service, the better for the environment.

Although Dell, Apple, and HP have recycling programs, a distressing number of PCs and CRT monitors are still discarded curbside. It's up to consumers to take more responsibility. Visit www.ban.org/pledge/Locations.html.

**TASK FORCE UPDATE**

RENEE MANES WITH CONTRIBUTOR MARK DOTY

"GONE FISHIN'"--We had no July CA applications! The following is another informative article from Mark Doty, our PSAHD City Representative.

What is a 'Certificate of Appropriateness' form?

A Certificate of Appropriateness form (or a CA form) is a document that should be filled out and submitted BEFORE ANY exterior alterations are done to a property within a historic district. A CA form can be found at the City Hall website <http://www.dallascityhall.com/pdf/planning/ca.pdf>. Now, depending on what type of work is being proposed, the CA can either be considered a 'Routine Maintenance' CA or a CA that will need to be approved by Landmark Commission.

'Routine Maintenance' work includes;

- 1) Installation of a chimney on an accessory building or rear 50% of a main structure.
- 2) Installation of an awning on an accessory building or rear 50% of a main structure.
- 3) replacement of a roof of the same or original material and color.
- 4) Installation of a wood or chain link fence that is not painted or stained.
- 5) Installation of gutters and downspouts that match main structure in color.
- 6) Installation of storm doors and windows.
- 7) Installation of window and door screens.
- 8) Re-painting using the same color or another appropriate color.
- 9) Restoration of original architectural elements (photos or drawings are always helpful)
- 10) Minor repair using the same material and design of original.
- 11) Repair of sidewalks and driveways matching material and color.
- 12) The process of cleaning (NOT SANDBLASTING!!!)

13) Painting, replacing, duplicating or stabilizing damaged or deteriorated features in order to maintain the structure.

'Routine Maintenance' CA's are submitted to Staff and can be generally approved within a couple of days.

A CA that has to be approved by Landmark (generally new construction, additions or other significant alterations) generally are due the FIRST THURSDAY of the month for the NEXT month's Landmark Commission meeting.

A calendar for 2008 can be found at <http://www.dallascityhall.com/pdf/planning/CASchedule2008.pdf>. As always, I am always available at 214 671 9260 or mark.doty@dallascityhall.com.

MORTGAGE CRISIS

BY EVELYN MONTGOMERY

These might be tough times for those seeking a home loan, but be glad you didn't have to try to borrow money to buy your east Dallas house back when the Peaks Addition neighborhood was new. Your credit isn't good enough, you don't have enough of a down payment, and the terms would have sent you running in fear.

In the late 1800s and early 1900s, debt in general was looked down upon, and borrowing to purchase a house was quite a questionable practice. The responsible thing for a middle-class American to do was to buy a house outright, insuring security for the home. If borrowing were necessary, surely one's more established relatives could finance the purchase. If the would-be home buyer was forced to use a bank, then he had better be known to the executives at that bank, a long term account holder at minimum, ideally a lodge brother of the president. The successful candidate would be in possession of a reasonable down payment, at least 50%. The loan terms would include a reasonable interest rate, and a generous loan period of 5 to 7 years. The initial payments would be reasonable, as the majority of the principle was to be repaid at the end of loan term. Prior to World War II it was often true that you could not borrow money unless you didn't need it.

Things loosened up considerably when the war ended, mostly thanks to the federal government. The government wanted to encourage rapid home building, because there was a terrible housing shortage. Builders won't build what they can't sell, and buyers can't buy without money. The government wanted to encourage the economy and reward the returning soldiers. So the G.I. Bill provided for education funding, and for government supported mortgages for veterans. The terms were shocking to the financial establishment. Home in suburban developments that sold for \$6,000 to \$7,000 could be had for a down payment of \$100. Loan terms of 20 or 30 years sounded ridiculous to the older generation, the home would never be paid off! The resulting monthly payments were so low that for the first time people were heard to say that you could buy a house for less than you could rent an apartment, and they were right. The older generation's predictions of unpaid debts and numerous foreclosures did not come true, at least not until very recently.

CITY COUNCIL PASSES NEW ORDINANCE

CONTRIBUTED BY COUNCILMEMBER PAULINE MEDRANO, DISTRICT 2

In June, the Dallas City Council significantly tightened rules on animal ownership under new regulations. The ordinance will require that most animals be spayed or neutered, limit how many pets residents can have, and restrict how long dogs can be tied up. Here's a look at the new rules at a glance:

- Establishes a charge of \$70 per animal for breeders to obtain permits.
- Limits a single house to six cats and/or dogs. People owning more than a half-acre of land will be allowed eight. People who currently own a greater number of animals can apply to the city to be allowed to keep





their animals without penalty.

- Require dogs and cats be spayed or neutered. The ordinance provides some exceptions. Animals younger than 6 months old, service animals, or those belonging to a licensed breeder are exempt from spaying or neutering regulations. A veterinarian can also certify that an animal shouldn't be spayed or neutered for health reasons.
- Prohibits using animals as prizes.
- Allows the city to seize and impound a dog suspected of causing bodily injury to a person until after a hearing on the dog's fate.
- Prohibits tethering of unsupervised dogs to trees or poles except "for a period no longer than necessary for the owner to complete a temporary task."
- Mandates that owners provide at least 150 square feet of space and a "building or properly designed dog-house" for a dog confined outdoors.

I think this is the first step in trying to solve a very large problem in Dallas – our pet population is out of control and we need to do more education on responsible pet ownership. Please make sure your friends and neighbors are aware of these news rules. For more information or to read the full ordinance you can log on to www.dallascityhall.com

Also in May the City Council approved an ordinance which allows the City to tow the vehicles of motorists stopped for traffic violations who can't prove they have proper insurance. Uninsured motorists place undue burdens on drivers who follow state law by purchasing auto insurance. The city already tows the vehicles of uninsured motorists involved in traffic accidents. Dallas Police officers issue about 75,000 citations a year for driving without proof of insurance. The new ordinance won't go into effect until **January First** so you have time to obtain proper insurance by calling an insurance provider.

Finally, check out my television program called, "Dallas Delivers – District 2 Update" now airing on the Dallas City Channel which is channel 16 if you have Time Warner Cable and channel 47 if you have Verizon cable. It's your 24/7 connection to City government. You can view a programming guide on the City's Web site at www.dallascityhall.com just click on the channel logo located at the bottom right of the home page. The Dallas City Channel is not on any satellite providers yet but we will soon be able to stream all Dallas City Channel programming on the City's Web site – I'll keep you posted on that.

Have a safe summer,
Pauline Medrano

Come in and test drive the newly redesigned 2008 Honda Accord
freemanhonda.net
 1-20 East at Wheatland

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Fall Special
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Honda vehicles only some models slightly higher.
 Call today for an appointment, must present coupon at write up.

Don't forget to recycle the Peak's Edition!

Do you know a neighbor with important news to share?

Please email newsletter@peaksaddition.org.