

# Dallas Downs

COMMUNITY NEWS AND ANNOUNCEMENTS • FEBRUARY 2009

## Highlights of the 2008 DDCA Annual Meeting

A handful of hardy residents of Dallas Downs braved a freak snowstorm for the annual meeting of the Dallas Downs Community Association. Among the items of discussion during the meeting, held December 11, 2008, at Grace Cumberland Presbyterian Church, was a review of projects completed in 2008, including a complete replastering and upgrading of the community swimming pool and kiddie pool, painting the community park's pavilion and picnic tables, replacing/repainting worn parts of the park's play equipment, as well as replacing all traffic and street signs and repainting sign support posts.

Other business at the meeting:

**Approval of the Annexation Amendment.** An amendment to annex Section 3 of the Dallas Downs Planned Unit Development (P.U.D.), the land on which homes will be built west of the new church, was approved by the membership. Annexing the property at this time will hold future homeowners in Section 3 to the rules and regulations that govern existing homes in Dallas Downs, helping to ensure that their home designs

will reflect the character of the neighborhood. Heritage Church of Christ, to be built on Section 2A of the P.U.D., will not be annexed, but will instead be connected to Dallas Downs through a long-term contract which will govern specific issues where the interests of the church intersect with the interests of DDCA.

**Term Limits Amendment.** The membership approved an amendment to the By-Laws which will limit Board members to serving for no more than four years out of any seven. This amendment, discussed by both the Nominating Committee and the Board, is intended to generate wider-ranging involvement in managing the affairs of the Association.

**Assessment Increase.** The 2009 budget for the Association included an increase of \$12 in the annual assessment. This increase was needed to offset loss of revenue from a reduced volume of transfer fees (fewer home sales) and reduced interest income on the

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## Heritage Church and Residential Development Update

Preliminary infrastructure work will begin as early as March 1 in anticipation of the construction of the Heritage Church on Lewisburg Pike, according to Jim Cross, owner and developer of the land. The work is necessary to make the overall site ready not just for the construction of the church, but also the twenty-four houses that are planned for Section 3 of the Dallas Downs P.U.D. west of the church. The first step in the process will be earth moving, directing material that will be excavated from certain parts of the site to others for fill purposes, which will eliminate the need for dump truck traffic in and out of the site by way of Dallas

Boulevard. In this first step of the land development, work to establish the drainage, utility, and road aspects of the project will be undertaken for the entire site—both the church grounds and the residential neighborhood—with all work following plans already approved by the city. As a result, the area designated for the church and the lots making up the residential addition will be prepared at the same time.

Cross believes that the next step in the development, that of building construction, will begin sometime this summer with work on the church building.

Completion of the church is expected by spring, 2010. Because the residential lots will be ready before the church building is completed, construction of the first home could begin as early as late summer or early fall. Franklin architect Preston Shea will be designing all twenty-four homes. Shea, Southern Land Company's director of design, has designed homes at Harlinsdale Manor on Franklin Road and at Tollgate Village in Thompson Station, and is a member of Franklin's historic zoning commission. Cross is confident that the homes will integrate well with the existing houses of Dallas Downs.

# Boulevard Cypress Trees Affected by Disease

Whether by car, school bus, bicycle or on foot, we all use Dallas Boulevard when we come and go from the subdivision. Most would agree that the winding, three-quarter mile boulevard is one of the most appealing features of Dallas Downs, thanks to its distinctive pattern of trees and shrubs that line a majority of its route. Among those planted along the boulevard are crepe myrtles, junipers, oaks, and arbor vitae, as well as Leyland cypress trees, especially important because their deep green conifer needles provide texture and color to the neighborhood year-round.

But sadly, our cypress trees are slowly dying. The culprit is *Seiridium canker*, caused by *Seiridium unicorne*, one of the most damaging diseases known to afflict the Leyland cypress. Affecting trees of all sizes and ages, the cankers form on stems and branches, causing extensive twig or branch dieback. Cankers appear as sunken, dark brown or purplish patches on the bark, often accompanied by extensive resin flow. While scattered twigs or branches killed by the fungus turn bright reddish brown, in striking contrast to the dark green healthy foliage, the fungus, appearing on the surface of the cankers as

small circular black dots, is barely visible to the naked eye. Spores of the fungus are spread to other parts of an infected tree, or from tree to tree, by rainwater or on pruning tools used to clean out affected areas.

Unfortunately, there are no chemical control measures available for the disease. Avoiding water stress and tree wounding may reduce infection, and sterilizing pruning tools between cuts of infected branches or twigs can prevent carrying the spores to other trees. But *Seiridium unicorne* ultimately brings death to any tree it has infected.

Some of the cypress trees along Dallas Boulevard have already begun to show signs of the disease, several requiring extensive pruning and a small number needing to be completely removed. Anticipating that we will eventually lose all of the approximately 300 trees, and understanding that preserving the look and esthetics of the boulevard should be a high priority, the DDCA has formed a Boulevard Landscape Replacement Plan committee to develop a multi-year plan of action concerning the removal and replacement of trees as they become stricken. A capital fund has already been established that will

allow the Association to get a head start building the funds that will eventually be needed for removal and replacement costs.

■ Anyone interested in being a part of the Boulevard Landscape Replacement Plan committee, please contact Larry Mizell, Board Secretary.



*A pruned Leyland cypress tree*

## Highlights of the 2008 DDCA Annual Meeting

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Association's investments. The increase will also help build the capital fund that will be required to cover costs of the Boulevard Landscape Replacement Plan (see related story above).

**Board Member Elections.** The Nominating Committee put forward the names of Doug Burnett, Mickie Cooper and Ron Topinka as nominees to fill two DDCA Board seats up for election. Doug Burnett and Ron Topinka were elected.

## ANNOUNCEMENT

Ed and Phyllis Wood proudly announce the arrival of their first grandchildren. Tracy (Wood) Allen and her husband welcomed two girls, Anna Claire and Julia Elizabeth, on August 26th. Both girls weighed 5 pounds and 11 ounces. The Allens live in Cumming, Georgia. Longer time residents may remember Tracy, who grew up in Dallas Downs.



*Dallas Boulevard*

# TRASH CONTAINER SCREENING OPTIONS

One of the first things new residents of Dallas Downs learn is that by putting the trash container provided by the city at the curb on the designated pick up day, usually Wednesdays, a City of Franklin garbage truck will come by to empty it. They also soon discover that a sign will be posted at the subdivision entrance to alert them if the normal Wednesday pick up schedule has changed, typically because of a holiday. But what residents may not know is that they are requested to place their trash container at the curb the evening before trash pickup, and that trash containers must be stowed away by 8:00 p.m. on the day trash is picked up. Once stowed away, trash containers must be completely screened and concealed from those traveling along the street, as well as from neighbors or any property located adjacent to the residence.

In the same way buried utilities rid the neighborhood of unsightly utility poles and wires, keeping trash cans out of sight helps to preserve the overall esthetics of the neighborhood, a quality that does not go unnoticed by visitors or those searching for a home to buy. Because it's often the little things that count, the DDCA has been investing in improvements that help preserve the value of homes in Dallas Downs, things like new street signs and fresh coats of paint on community buildings. And

because protecting property value is important, certain design standards have been adopted for all residents of Dallas Downs, including the requirement that trash containers be concealed from view.

If you don't have room for your trash container in your garage and need

help with concealing it from view while stored outside, here are the two methods of screening:

## **Construct a screen for your trash container.**

Building a partial fence or an enclosure, perhaps with a gate to provide access, is one option for concealing your trash container. Whether you're building the screen yourself or having a contractor do the work, provide a plan of the design of your screen, including dimensions and types of material used, to the Design Committee for approval before beginning construction. Keep in mind that the fence or enclosure should be at least five feet tall, compatible with the neighborhood's aesthetic quality, and be covered with opaque wood slats (not chain link, lattice, or vinyl). Be sure to check with the local utility companies before digging holes for support posts—buried utilities, while a benefit to residents of Dallas Downs, means extra care should be taken not to damage underground electric, gas, or water lines.

## **Plant shrubs or trees to screen your trash container.**

Determine the type of shrub or tree you would like to use and the location of each plant, and share your plan with the Design Committee. The trees or shrubs should be evergreen and of sufficient height at the time of planting and spaced in such a way so that the trash container is fully screened. Once again, be sure to determine whether buried utilities are located in the area you want to set your trees or shrubs before digging any holes. For help choosing which type of tree or shrub would be best suited for your project, and how best to plant and care for them, consult one of the local landscaping services or nurseries.

For complete details of the covenants, conditions and restrictions of Dallas Downs, go to the "Association" page of the DDCA website ([www.dallasdowns.org](http://www.dallasdowns.org)) where a PDF copy of the HOA Declaration of Covenants is available for downloading. Also available is a PDF version of the Design Committee Approval Request Form. You will need to fill out this form and give it to a member of the Design Committee in order to obtain approval. E-mail members of the Design Committee at [design@DallasDowns.org](mailto:design@DallasDowns.org).



*A trash container in need of a screen*

## **Got a landscaping or outdoor building project? The Design Committee is ready to serve you!**

The Dallas Downs Design Committee is made up of homeowners just like you—volunteers who are ready to help you tackle your outdoor projects, whether big or small. After planning your project, simply fill out an Approval Request Form and contact the Design Committee at [design@DallasDowns.org](mailto:design@DallasDowns.org) to arrange delivery of the form to one of its members and to set up an appointment day and time for one or more members to stop by (by covenant rule, someone will check your plans within 10 days). After making sure your plans meet the neighborhood requirements, you'll be ready to get started!



COMING SOON

## 2009 Dallas Downs Directory



The 2009 Dallas Downs Directory will be published sometime in April, and your help is needed to assure that the telephone listings are accurate and up to date. The DDCA Board has been hard at work verifying names and addresses, and you can do your part by checking your listing in last year's Directory to make sure the information is correct. Remember that the phone listings in the directory are an important

resource if the need arose to contact a neighbor, and that their use is intended strictly for residents of Dallas Downs and not as a source for solicitation. This year's directory will contain important DDCA telephone numbers and e-mail addresses, plus a section of Frequently Asked Questions and a neighborhood map.

**List of non-professional services.** Also included in this year's directory will be a telephone listing of non-professional services. The list will include residents of Dallas Downs who are offering services such as babysitting,

pet sitting, house sitting, lawn mowing, leaf raking, car washing, etc. Names and numbers will be grouped with others in a particular service category (there will be no charge for those who wish to be included).

**Professional sponsorship.** To help defray printing expenses, there will also be an opportunity for professionals living in Dallas Downs to become sponsors of the directory. Pages in the back portion of the directory will be added to feature scans of business cards representing those in our neighborhood who offer professional services such as real estate brokering, construction or repair, painting, financial planning, piano or other music lessons, etc. The cost of sponsorship is \$30 per business card.

For corrections, non-professional listings, and professional sponsorships, please contact Doug Burnett at [dlaburnett@comcast.net](mailto:dlaburnett@comcast.net) or at 794-3453.

For sponsorships, arrangements will be made for payment, as well as the collection of business cards to be reproduced in the directory. The deadline for all directory information is March 10, 2009.

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