



# The Voices of Park Glen

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## JULY 2011

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## July 4 Parade and Doggie Palooza



The July 4 parade will be held on Saturday July 2 starting at 10 am at the Alliance Baptist Church on the corner of Park Vista and North Tarrant. Start planning now what kind of floats you would like to create for the parade. We will have food, bounce houses,



a DJ and more. If you are interested in helping volunteer a few hours of your time please contact the Social Committee Chair at [social@parkglen.org](mailto:social@parkglen.org). We will have PRIZES for the BEST FLOATS, BEST DECORATED BIKES and SCOOTERS! This years Parade will include: The US MARINE RSS leading the Parade with the Boy Scout Color Guard! We will also see the POLICE department represented with the CENTRAL HIGH SCHOOL BAND and FOOTBALL TEAM!

These groups will be handing out Flags, pins, tatoos and candy to the crowd! The ROUTE the parade will take is: Park Vista from Alliance Baptist Church to Ash River and dead end into the park off of Island Park - SEE YOU THERE!

### Doggie Palooza - Prizes will include:

**Cutest Dog, Ugliest Dog, Best Dressed Dog, Most Patriotic Dog, Smallest Dog and Largest Dog.**

### More events for the Year:



#### Summer Movies in the Park

July 16, 2011 Karate Kid

August 13, 2011 MegaMind

Park Glen "Movie in the Park" events begin at Dusk. Arcadia Trail Park, Ash River Rd. & Island Park Dr.

#### Summer Concert in the Park

It's summer we are going to kick it off with "Concerts in the Park".

The concerts begin at 7:00 p.m. - 9:00 p.m. - August 6, 2011

This is a great friends and family event! Bring out your blankets, snacks, ice tea, and enjoy the music. Arcadia Trail Park, Ash River Rd. & Island Park Dr.

### 6th Annual Turkey Trot Run



Park Glen will host The 6th Annual Turkey Trot Run on Thursday November 24. This event has grown so much over the past few years that the 2010 Turkey Trot had over 500 participants. The Social Committee is always in need of volunteers for this event. If you are interested in helping with various activities for this event, such as stuffing goodie bags for a few hours or helping on race day with registration, contact [social@parkglen.org](mailto:social@parkglen.org).



# Safety News

Officer D. DeLeon #3122, David.deleon@fortworthgov.org

Hello! Park Glen, I am sure that all the students are glad to have completed another successful school year. Congratulations to all the graduates who will begin their journey through College, Military or Occupation. Parents, I would like to remind you of our Teen Curfew Ordinance.

The City of Ft. Worth has a very strict Teen Curfew Ordinance that we will enforce and I personally will be out, along with several other officers ensuring that the curfew ordinance is carried out. Curfew hours for minors is defined as 11:00 PM Sunday, Monday, Tuesday, Wednesday, or Thursday until 6:00 AM on the following day and 12:01 AM until 6:00 AM on any Saturday and Sunday. There are exceptions such as going to and from work, and being accompanied by a Guardian. For a full list of exceptions go to [www.fwpcd.com](http://www.fwpcd.com)

The next concern is the sudden spike in Burglary of Motor Vehicles. The sudden increase can be attributed to leaving high theft items in plain view and unlocked vehicles. The numerous reports that I have read included the following stolen property: wallets, book bags, GPS Units, Lap-Tops, Medical records and equipment, currency and guns. Please be vigilant in securing and locking your vehicles and we can keep Park Glen off the radar of Car Thieves.

## Chapter 92

by Susan Ross

The relationship between Texas landlords and their tenants is governed by several statutes, particularly Chapter 92 of the Texas Property Code, and by various court rulings. However, the most important source of information about your relationship with your landlord is your rental agreement, whether it is written or oral. Some landlords prefer oral agreements, but it is more common for them to require your signature on a written lease. Be sure to read the lease carefully before you sign it.

If you want to change a part of the lease, discuss it with the landlord. If the landlord agrees, the two of you should decide how you want to word the change, and then write it into the agreement. Both you and the landlord should then initial the change. You have a right to demand that the landlord repair any condition that materially affects your health and safety. Under Texas law, by renting you the property, the landlord guarantees that the unit will be a fit place to live.

New laws now grant justices of the peace authority to order landlords to repair or remedy conditions affecting a tenant's health and safety, as long as the cost of the repair does not exceed \$10,000. Tenants can go to justice court without an attorney to obtain a repair order. Under certain conditions, you and the landlord may have a written agreement that you will make needed repairs. The landlord does not have a duty to pay for or make repairs if you or your guests cause an unsafe or unhealthy condition through negligence, carelessness, abuse or accident—unless the condition resulted from "normal wear and tear." Also, the landlord must provide smoke detectors. You may not waive that provision, and you may not disconnect or disable the smoke detector.

If the landlord won't make repairs needed to protect your health, safety, or security, and you follow the procedures required by law, you may be entitled to: (a) end the lease; (b) have the problem repaired and deduct the cost of the repair from the rent; or (c) file suit to force the landlord to make the repairs. You do not have a right to withhold rent because the landlord fails to make repairs when the condition needing repair does not materially affect your health and safety. If you try this method, the landlord may file suit against you.

# IMPORTANT PHONE NUMBERS

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NON-Emergency Police	817-392-4690
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PID "Off-Duty" Officer: Jon Grady	817-994-3834
Code Compliance	817-392-5527
Parks and Recreation	817-871-7275
Graffiti Abatement	817-212-2700
Narcotics Division	817-378-1500
Fort Worth Streets, Lights & Signals	817-392-8100
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City Hall	817-392-8855
Ambulance	817-927-9620
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# Landscape Committee

Martha Williams

## How Trees Can Retain Storm Water Runoff

According to Dr. James R. Fazio, trees in our communities provide many services beyond the inherent beauty they lend to streets and properties. One of their most overlooked and underappreciated benefits is their ability to reduce the volume of water rushing through gutters and pipes following a storm. This means less investment in expensive infrastructure and importantly – cleaner water when the runoff reaches rivers and lakes.

Have you ever stood under a tree that has served as an umbrella during a sudden downpour? Not a good idea when lightning is present, but otherwise the canopy offers welcome shelter.

The next time you experience the umbrella effect, consider the amazing service each tree provides to the quality of our environment. Aside from keeping you dry, the leaves and bark of a tree retain a huge amount of water, allowing some of it to evaporate and some to more slowly reach the ground. Depending on size and species, a single tree may store 100 gallons or more, at least until it reaches saturation after about one to two inches of rainfall. When multiplied by the number of trees in a community, this interception and redistribution can be significant. It is estimated that the urban forest can reduce annual runoff by 2-7 percent. This reduction can be converted into dollar savings due to the use of smaller drainage and artificial retention systems. When trees are combined with other natural landscaping, studies have shown that as much as 65 percent of storm runoff can be reduced in residential developments. In fact, sometimes even 100 percent of rainfall can be retained on site.

Through the collective action of leaves and the anchoring and absorbing effects of roots, trees also contribute to soil stabilization, cleaner water and the recharge of groundwater that serves as the drinking supply for over half the nation's population. The role of trees in storm water retention and its resulting benefits to public health and municipal budgets deserves greater appreciation. It is one more reason why the planting and care of trees in our communities is of critical importance.

From Tree City USA® Bulletin #55-Published by Arbor Day Foundation.



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In the HEART of Park Glen



# ACC NEWS

by Benjamin Alderson, ACC

"Keep Up the Good Work!"

Howdy neighbors! We would like to thank all of you who have submitted ACC requests over the last several months. We've received hundreds of requests and the vast majority are approved with no questions asked. It's great to see so many residents working to improve and maintain their homes. If you are considering making some exterior changes to your home, please take a moment to fill out the form (online is always fastest) and let us know first. The ACC is required to respond within two weeks, but we strive to respond within a few days. If you do not get a response within that required two week period, please let us know! We want to help residents complete their projects as quickly as possible, not be a hindrance.

Speaking of projects, have you examined the paint on the exterior of your home lately? Is it starting to chip and peel in spots? Do you see any rotted boards? These are signs that your home needs some TLC and a couple coats of high quality exterior paint. The cost of repainting your home every so often to keep it looking good and to keep boards from simply rotting away is part of the joys of home ownership, and in the long run it beats the structural damage that years of neglect will bring. A fresh coat of paint can help rejuvenate your home's exterior and boost curb appeal. We all should be proud of our homes, and keeping the exterior in shape is a major part of that pride of ownership. The chimney and west-facing sides of homes seem to take the most abuse from wind and sun, so be sure to inspect the paint on the trim around your home for peeling paint, loose boards, or nails backing out. Also be sure to check where sprinkler heads may be spraying directly onto window frames or wood siding as that will also cause rapid deterioration.

An updated version of the "Bulletins" to the covenants should be posted to the ACC page soon. The last newsletter included a summary of changes to this bulletin, but even more changes are forthcoming, including changes to the rules for in-ground flag poles. The ACC and the HOA board are working to improve the clarity of the rules so that they are easier to follow, and removing clauses that are confusing or outdated. In general, the rules are less restrictive than before, but with these clarifications, they should be easier to follow and apply consistently across all phases. The end result should be a more consistent look across all phases of Park Glen, and less violations.

Please remember to submit an ACC modification request before beginning any projects that will alter the exterior appearance of your home, including fence replacement, repainting a faded entry doorway, installing a new roof, or even repainting the exterior if the color is changing.

The ACC form is available here:

[http://www.parkglen.org/acc/filemgr/acc\\_form.php](http://www.parkglen.org/acc/filemgr/acc_form.php)

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# Safe Routes to School

James Hill & Susan Kenney

Summer is already here! I hope most of you already have your summer plans in motion and are able to enjoy the activities that come with it. This month I have a very important topic to talk about - our children's safety here in Park Glen.

Some of you may be aware of a program called Safe Routes to School (SRTS) getting started here in our community for Park Glen Elementary, Parkwood Hill Intermediate, and Hillwood Middle School. Safe Routes to School is a federally funded program which provides the opportunity for funding to communities that have completed a Safe Routes to School Plan. The purpose of the Program is to make it safer for children when walking or bicycling to and from school and to encourage physical activity during school hours. This is done through improving facilities and to provide encouragement and educate children on walking and bicycling safety.

You may be wondering why we're talking about now since we're in the middle of summer? Well these things do not happen overnight, so we are asking for your support and participation as the 2011 - 2012 school year starts to round the corner.

The Parent Teacher Association (PTA's) of the three schools joined together to form one Safe Routes to School Committee which included representatives from the School PTA's; School Principals; Keller Independent School District; City of Fort Worth Transportation and Public Works Dept., Police Dept., Crossing Guard Supervisor, and Community Relations Dept. The schools worked together on their Safe Routes to School Plans, since future improvements could benefit all three schools.

The SRTS process started in the spring of 2009 and input from the parents of each school and the community were gathered through an online National Safe Routes to School survey and from two public meetings held at the end of May 2009.

All parents of each school were invited to give their input in the survey and at the public meetings. The online survey showed that for all schools combined 66.8% of the parents were concerned with the Safety of Intersections and crossings.

## THE TOP SIX (6) CONCERNS OUT OF THE PUBLIC MEETINGS

Speed of Traffic all along Park Vista Blvd. (between Basswood and North Tarrant Pkwy) needs to be lowered, it's too dangerous

Crossing Park Vista needs to be made safer during and after school hours, it's too dangerous (crossings at Glen Canyon, Redwood Trail, and Ash River)

Speed of Traffic and crossing of Redwood Trail is too dangerous

Bike Lanes should be added to Park Vista, Redwood Trail, and Parkwood Hill Blvd.

Crossing at Park Vista and Ash River needs to be improved, it's too dangerous

Improve traffic circulation getting to and from Central High School - Ray White & Kroger intersection needs improvement and alternatives for traffic circulation.

The Committee completed the Plans for each school in July 2009, and the City of Fort Worth applied for the federal funds in November 2009. In June 2010 the City was awarded the federal funds for our program which is approx \$366,000. In the fall of 2011, the City will be sending out for proposals for an engineering firm to do the design. They will be working on the design during the fall and will hold a public meeting in the fall or early winter for comment. The main concern of the parents in our survey and public meetings were the crossings of our streets and the speed of the cars on the roadway. Park Vista Blvd was a top concern for crossing.

The City applied for the following improvements:

Pedestrian refuge in the middle of Park Vista Blvd. at Ash River, Redwood Trail, and Glen Canyon (which is a swath cut through the median that is flat and a hard surface instead of curb and grass).

Bike Lanes on Redwood Trail and Parkwood Hill Blvd.

We have been working with the City to find solutions for the safe crossing of Park Vista and the slowing of the speed. Safe crossings are very important because if a person is hit by a car going 40 mph they have an 85% chance of being killed or seriously injured.

There is a potential option to further enhance the crossing of Park Vista Blvd. with a raised crosswalk as part of this project. The City is interested in feedback from the community. The picture below shows a possible raised crosswalk which could perhaps be placed on Park Vista Blvd. at Ash River, Redwood Trail, and Glen Canyon. The speed to go over the raised crosswalk would be most likely between 15 and 25 mph. The raised crosswalk shown below is at 3001 Forest Park Blvd. in Fort Worth in front of Paschal High School. Please send feedback on the proposed raised crosswalk to [saferoutes@parkglen.org](mailto:saferoutes@parkglen.org).

The Safe Routes to School (SRTS) Plans can be viewed on the PGNA website at ([www.parkglen.org](http://www.parkglen.org)). We have also posted a video on The Villages of Park Glen Facebook site so you can see one of the proposed designs.

Please watch for more communication about this program in the PGNA newsletter / website in the coming months, and "Like" The Villages of Park Glen on Facebook to keep updated with all the activity in Park Glen and surrounding area.

I hope you and your family have a fun and safe summer, and if you have any concerns or comments please let me know. [president@parkglen.org](mailto:president@parkglen.org).



# Is Park Glen getting solar panels?

By Dave Lieber  
Voluntary Volunteers Coordinator

The 2011 Texas Legislature spent a great deal of time deciding what to do about Texas homeowner associations. Problems with some HOA's across the state led to reforms. I've gone through the bills which, at press time, were awaiting either a signature from Gov. Perry to become law — or a veto. If Perry does neither, the bill still becomes law.

Here's a summary of key HOA bills that were passed:

House Bill 2761 - An HOA may no longer foreclose on an assessment lien by the HOA if the debt only consists of fines assessed by the association or attorney's fees incurred by the association. The bill also places all HOA's under the rules of the Texas Open Meetings and Open Records Act (found in the Texas Public Information Act.) A homeowner would get information through written requests. The bill also sets up rules for HOA elections by establishing a right for homeowners to vote in elections, the right to run for the board, and procedures for open voting.

House Bill 2279/Senate Bill 101 - HOA's may not prohibit the flying of government flags.

House Bill 1228 - Establishes the order in which payments are applied: first to any delinquent assessment; then to current assessments; then attorney's fees; then fines, and last any other amount owed to the association. In addition, all HOA foreclosures must be approved by a judge. In a key provision, the bill allows a vote by members to be held to eliminate an HOA's ability to foreclose on properties.

House Bill 1278 - An HOA may not restrict the display of any religious symbols on display at the entry to a home.

House Bill 362 - An HOA may not prohibit property owners from placing solar panels on their rooftops. The bill also gives property owners the ability to install their own roof shingles that are wind and hail resistant, provide better heating and cooling, provide solar generation capabilities as long as they "match the aesthetics of the property surrounding the owner's property." (This bill would seem to have the greatest potential effect on Park Glen homes, so we'll have to see how the PGNA deals with this.)

You can read the full text of these bills by looking them up by bill number at [www.legis.state.tx.us](http://www.legis.state.tx.us). You can see if they became law by clicking on the "Actions" tab.

Psst. Can you donate 20 minutes a month to the Park Glen community? The neighborhood association has lots of fun volunteer jobs. And a hour every three months is usually enough to get involved.

If you can, send me an e-mail with your contact information to me. What do you like to do? I'll pass it on to my pals at

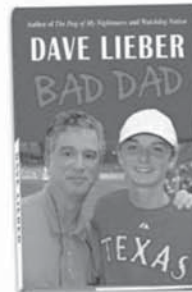
Park Glen World Headquarters. My e-mail is [dlieber@star-telegram.com](mailto:dlieber@star-telegram.com). Or fill out the volunteer form at [www.parkglen.org](http://www.parkglen.org).

Dave Lieber, an 18-year Park Glen resident and The Watchdog columnist for the Fort Worth Star-Telegram, has a new book out called Bad Dad. Find out if Dave is actually one. Read Chapter One at [www.BadDadBook.com](http://www.BadDadBook.com).

## Is Park Glen resident Dave Lieber a **BAD DAD?**

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