



UNIVERSITY PLACE

Homeowners Association

Quarterly Update

March 2024

Resources

University Place HOA Website

Find contact information and other official resources including ACC requests. Submit common area concerns here.

<https://universityplacedallashoa.com/homepage.aspx>

Telegram

Real-time chat with neighbors and automated neighborhood specific alerts.



<http://tinyurl.com/updtelegram>

Neighborhood Facebook Group

Unofficial HOA Facebook group with ongoing updates posted by neighbors. Includes ongoing links to neighborhood resources.



<http://tinyurl.com/updfb>

Brush & Bulky Trash Collection

[2024 Calendar](#) week 1 pickup

HOA Emergency Number:

1-888-740-2233

HOA Number:

972-728-2030

Upcoming Events

Spring is around the corner which means plenty of outdoor activities are in store. Here are some upcoming activities. Tune into Telegram and Facebook for more events and updates.

March 30: Neighborhood Easter Egg Hunt

We are excited to bring back the Neighborhood Easter Egg Hunt at the Amenity Center. The egg hunt will begin promptly at 10am, so be sure to arrive on time to collect those eggs! Share the blessings—plan for each child to collect 2-3 dozen eggs.

For families participating, please consider donating plastic eggs with wrapped candy (chocolate not recommended) or nonedible prizes. A suggested donation is 2-3 dozen plastic eggs per participating child. Filled Easter eggs can be dropped off at the Amenity Center. Alternatively, monetary donations can be sent to @BaoKim-Nguyen on Venmo. Email Bao Kim Nguyen (baokim@gmail.com) with any questions.

April TBD: Neighborhood Holi Celebration

Welcome spring and celebrate Holi, the Indian Festival of Colors!

April 13: Community Garage Sale

Shop neighbors' garage sales across the community!

If you are hosting a garage sale, remember to apply for a permit from the City of Dallas (usually 2 weeks for approval). Share your address at the [University Place Exchange](#) Facebook Group, or email Lauren Santoro (laurenratliffisantoro@gmail.com).

April 20: Earth Day Neighborhood Clean-up & Community Picnic

Join neighbors on April 20th at 10am to celebrate Earth Day and clean up our neighborhood! Trash pickers, bags, gloves, and water will be provided.

Get together as a community after the cleanup for a picnic. Bring your lawn chairs, snacks, and lawn games for some outdoor fun at the Amenity Center.

May 3: Pool Opening

The pool is opening on Friday, May 3rd! Join your neighbors for an unofficial kickoff to summer.

Friendly Reminders

University Place is home to us all. Let's work together to keep it a safe, beautiful, and fun neighborhood!

Speed Limit

Slow down and enjoy the drive through the neighborhood! The speed limit is 30mph. Let's try to stay under the speed limit and keep our pedestrians safe.

Leash Up

All dogs are required to be on leashes in both Dallas and Collin Counties. It doesn't matter how well-trained you think your dog is—it's the law.

Pet Waste

Besides being unsightly and smelly, animal waste can be hazardous. Pick up your pet waste in common areas and neighbors' yards.

Living with Coyotes

There have been coyote sightings in the neighborhood. Coyotes are generally reclusive animals who prefer to avoid human contact. Though our coyote neighbors are important members of our local ecosystem, we can take some steps to discourage their visits to community spaces and prevent negative interactions between wildlife, pets, and people.

Coyote Facts

- Coyotes are more commonly seen during the day in the colder months because the animals they hunt are more active during the day due to the cooler nights.
- Coyotes hunt rodents, rabbits, frogs, and fish. They will also eat insects, fruit, grass, and carrion. Coyote attacks on people are extremely rare and most bites that happen nationally are related to humans feeding them.
- Many coyotes in urban environments become habituated to humans because they associate humans with food sources. Many people intentionally or unintentionally feed them by either leaving out unsecured trash, or pet food outside, or by not limiting feed in bird feeders.

You can help keep the community safe by not providing coyotes with these "free meals" and using "hazing" methods to scare off coyotes if they are sighted.

Hazing utilizes tools, your voice, and your body to move an animal out of an undesirable location without touching or injuring the animal. [Learn more about "hazing" methods and keeping coyotes away here.](#)

Safety First: When to Call for Help

Coyotes are generally skittish by nature and will respond to hazing by retreating. However, if a coyote appears to be sick or injured, or has been socialized to humans, it may result in unpredictable behavior. If you suspect that a coyote is sick or injured, contact 311 immediately, and DO NOT interact with or attempt to haze the animal. If the coyote is directly approaching or attacking you or your pet, you can call 911.

All other coyote sightings should be reported to the Dallas Animal Services Hotline at 469-676-9813.

For more information and tips, visit bedallas90.org/coyotes.

Source: Dallas Animal Services

University Place Crime Awareness Update: 2023 Statistics

We all want to live in a safe neighborhood and are fortunate there have been very few crimes. The UP Safety Committee and HOA Board understand crime does occur and is challenging to the people involved.

Our intent in sharing the 2023 full year crime statistics is to:

1. Build awareness and remind homeowners to take actions to prevent crime from occurring.
2. Remind us all to report crimes to the Dallas Police Department.
 - For emergencies, call 911.
 - Minor, past incidents, such as vehicle theft, can be reported on dallaspolice.net, which will guide users as to whether it is online-worthy or must be called into 911.
 - Minor incidents can also be done via the app, iwatchdallas (dallas.iwatch911.us).
3. Create a sense of comfort that the University Place community has enjoyed a low level of crime.
 - Our ZIP code 75252 is ranked 40 out of the 50 impacted crime areas in Dallas and has seen a decrease in year-over-year crime activity.

2023 Crime Statistics for University Place

- Burglary—Residential: 2
- Burglary from Motor Vehicle: 2
- Vandalism: 3

These statistics include crimes involving Dallas, Richardson, and Plano Police.

Source: LexisNexis Risk Solutions—communitycrimemap.com

Current DART Construction Timelines (all details subject to change)

- Coit Road traffic pattern will remain for the next few months as they continue to build up the lanes on the west side; Coit Road target completion date is in Q1 2025.
- Hillcrest Road will remain completely closed south of McCallum Rd to Wester Way until January 2025.
- Sound walls along University Place are targeted for completion at the end of April 2024.
- Trains are anticipated to begin service late 2025 to mid 2026 and are currently planned to operate during the hours of 6am-9pm.

HOA Updates

UPD Board of Directors Meeting

March 26, 6:30 - 7:30pm

Join instructions will be sent by mail or by email (if the homeowner has opted in to electronic mail). Information will also be posted on Facebook and Telegram.