



UNIVERSITY PLACE

Homeowners Association

Quarterly Update
October 2022

RESOURCES

Telegram

Real-time chat with neighbors and automated neighborhood specific alerts

Neighborhood Facebook Group

<https://www.facebook.com/groups/universityplace>

UP Block Coordinators

Leaders that help disseminate info for your street/area

<https://www.facebook.com/.../p/ermalink/2845834218875975/>

Nextdoor Group

<https://nextdoor.com/g/sgmvb8s1f/>

Neighbor Lookup

Find your neighbors by name or address):

[In this Google doc](#)

Internet Status

see status of other streets internet connectivity

<https://stats.uptimerobot.com/gxq9zclzGX>

Brush & Bulky Trash Collection 2022 Calendar – We are week 1

Report streetlights that are out [Oncor Streetlight Outage Reporting](#)

IT'S OFFICIALLY FALL!

Cooler temps and shorter days mean holiday events are right around the corner. University Place comes alive this time of year and the yard decorating competitions are fierce (and friendly). Below are key dates for the festivities.

10/4 – NATIONAL NIGHT OUT

Before we get to the holidays, it's time for National Night Out. In Texas, this is celebrated the first Tuesday of October and is a day set aside as a reminder to meet our neighbors and build relationships in our community. Learn more [here](#).

We won't be hosting a centralized event this year, but we encourage everyone to get outside with your neighbors and have a casual block party on your street! Let Megan know if you're planning to host one on your block, and she'll post to UP Facebook and Telegram groups so people can walk around and mingle with neighbors. Contact - Megan.price@live.com

OCTOBER ACTIVITIES

Halloween Outdoor Decorating Contest

- **10/27** - 7-9pm Best effort showcase – pull out all the stops! Voting link will be live on Facebook and telegram. Drive around the neighborhood and pick your favorite!
- **10/29** - Halloween voting ends and winners are announced!

Pumpkin decorating contest

- **10/29** – Held at the amenity center, judged at noon.

Trick or Treating Block Party

10/31 - Halloween, trick or treating will start around 5:30pm. We encourage neighbors to be out front to hand out candy. The neighborhood turns into more of a block party atmosphere and the kids love it when everyone is outside.



DECEMBER ACTIVITIES

Santa visit

- **12/10** – He will tour the neighborhood around 9am

House & Yard Decorating Contest

- **12/16** - 7-9pm Holiday Decor best effort showcase. Voting link will be live on Facebook and telegram. Drive around the neighborhood and pick your favorite!
- **12/18** - Decor voting ends and winner is announced

FRIENDLY REMINDERS

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



Sprinkler Systems

In the fall it's a good time to do a quick check of all your sprinkler heads and adjust watering times for the cooler temps. Keep an eye out for broken sprinkler heads and let your neighbors know if they have one.

Cars Blocking Sidewalk Access

Stopping, standing, or parking is prohibited in certain places.

Learn more here by reviewing the Texas Transportation Code - [TRANSP § 545.302](#).



Put a leash on

Reminder that 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. And hey, if this guy can do it, can't we all?

Slow down and enjoy the drive through the neighborhood!

The speed limit is 30, let's all try to stay under that and keep pedestrians safe.



Trash Receptacles

As a friendly reminder, please ensure all trash and recycle containers are only out for trash/recycle collection days. On all other days, they must be hidden from public view, in accordance with the Conditions, Covenants and Restrictions (CCRs) for University Place Dallas. The specific language is below. **Without a structure to hide receptacles from view, they can not be stored outside your garage or fenced yard.**

3.16 Trash Receptacles and Collection. Each Lot Owner shall make or cause to be made appropriate arrangements with the City for collection and removal of garbage and trash on a regular basis. Each and every Owner shall observe and comply with any and all regulations or requirements promulgated by the City and/or the Association in connection with the storage and removal of trash and garbage. All trash, garbage, or waste matter shall be kept in tightly sealed bags or other approved containers that shall be maintained in a clean and sanitary condition. An Owner may place trash on the street curb or access easement only on those days designated by the City as trash collection days. On all other days, an Owner must keep all trash, garbage and other waste material hidden from public view. No Lot shall be used for open storage of any materials whatsoever, except that building materials to be used in the construction of improvements erected on any Lot may be placed upon such Lot at the time construction is commenced and may be maintained thereon through completion of construction. No garbage, trash, debris, or other waste matter of any kind shall be burned on any Lot.

Just a Friendly Reminder



DART ACTIVITY



Our Dallas City Council Member, Cara Mendelsohn, provided an update on DART's plans for Coit Road in September (see excerpts below). We have engaged an attorney for the HOA and individual homeowners closest to Coit Road are also organizing. Reach out to DART committee chair, Sarah Weyandt, for more information. Sarah.weyandt@gmail.com

From the District 12 e-news:

If you live near DART's Cotton Belt/Silver Line tracks and you do not have an attorney, you may want to consider engaging one to protect your interests. DART is openly talking about NOT following the ILA with the city.

COIT ROAD - DART is still pursuing a design that does not meet the Interlocal Agreement (ILA), and will create a more dangerous situation for the 55,000 daily vehicles and a lasting negative visual impact for those who live near Coit Road. The point of contention is how far down the rail will go below the street. The ILA says 11' but DART wants to go 8'. This means there will be a bigger "hump" on the roadway, making traffic less safe, providing less privacy, more noise, and an ugly road outside the windows of Highland Springs and University Place residents. There is land DART needs to acquire that may also delay the construction on Coit. DART says the ILA measurement didn't specify if it would be 11' to top of rail (customary) or bottom of rail. I hope DART will honor what they told the community and redesign Coit to meet the agreement.

IMPORTANT: Rumors are that DART will ask the City Council to revise the ILA to suit their needs. Possibly, they will leverage the \$100 million excess sales tax they received and should be returning to the city to pressure the city council to approve changes to the ILA. If you live in the area, you may want to consider hiring an attorney to represent your interests. At least two attorneys are working on a contingency basis, so there are no out of pocket expenses for residents. Residents are giving each other referrals on Next Door and in Facebook groups on this subject. The Facebook group [Neighbors Sharing Cotton Belt Information](#) is a good source for questions or referrals.

If you would like to receive City of Dallas and district updates, sign up for our E-News by filling out this [form](#).

HOA UPDATES

Check your email for important correspondence from donotreply@universityplacedallashoa.com

The 2023 Budget should be finalized by November. Keep an eye on your email as Essex will be sending out a notice to announce the **next Town Hall and Elections for the Board**. We will be able to elect five resident board members with one of the five residing in the townhomes, the email from Essex will outline the election process and timeline. The results will be shared at the HOA Town Hall tentatively in November.

Also remember that the annual assessment will be posted to your account on January 1st and is due no later than January 31st. Should you have any questions, you may submit an inquiry via the "Contact Us" tab on the Association's website and an Essex Association Management representative will respond promptly. To ensure a response, please include the name of your association, your address, and a telephone number.

HOA CONTACT INFORMATION

UPD (University Place Dallas) HOA:

For both single-family homes and townhomes, common areas, and amenities.

Managed by Essex

<https://www.universityplacedallashoa.com/>

UPR (University Place Residential) HOA:

For additional roles affecting townhomes only.

Managed by CMA

<https://www.cmamanagement.com/>

Apps – [CMA iPhone](#) OR [CMA Android](#)

HOA Emergency Number: 1 (888) 740-2233

HOA Number: (972) 428-2030