



UNIVERSITY PLACE

Homeowners Association

Quarterly Update
July 2022

RESOURCES

Neighborhood Facebook Group
[UP Facebook Group](#)

UP Block Coordinators
Find the leaders that help disseminate info for your street/area [here](#).

Telegram
Real-time chat with neighbors and automated neighborhood specific alerts. Please only chat in this group for emergencies or serious urgent needs. For example, active crime, tornadoes, building fires, house flooding, etc. Click [here](#) for the group.

Nextdoor Group
[UP Nextdoor Group](#)

Neighbor Lookup
Find your neighbors by name or address on [this](#) Google doc

Internet Status
See the status of other streets Internet connectivity [here](#)

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

NEIGHBORHOOD IMPROVEMENTS & UPDATES

This update and future updates can be found on the [University Place Dallas HOA Website](#) under the News > Current News tab.

Playground

At the last HOA meeting, several suggestions were proposed to improve the playground within our community. The two with the most support were either adding a sunshade structure to the current playground or making the playground bigger (with a larger sunshade). We have preliminary quotes of \$32,000 for the existing playground to be covered or \$200,000 to expand and cover. For now, we will forego the shade as a short-term project and budget accordingly for 2023-24 once it has been put to a vote.

Park Benches

In May, the association ordered eight, light colored park benches to be installed in strategic places around the community that will be convenient for the many residents who walk regularly. Due to supply chain issues, they are still on backorder, but are anticipated for delivery late July.

Solar Lights on Medians

Several weeks ago we had solar lights installed in the medians on Alocasia, Privet, and Sugar Cane. These lights provide a better look at nighttime as well as safety for drivers.

Missing Street Lights

We have a stretch of road that is missing three streetlights along Sugar Cane, close to the Amenity Center. The HOA continues to push the city and Oncor to fix this but we have no ETA on resolution at this time.

As a reminder, if you see a streetlight out in our neighborhood, you can report it by going to this website [Oncor Streetlight Outage Reporting](#).

POOL SEASON IS UPON US!

With 100-degree temperatures, many residents are cooling off in the pool and utilizing the amenity center. Please keep in mind the reminders below so we all have a safe and enjoyable swimming season.

Pool Hours

9AM – 9PM Daily

Pool Party Reservation Form

A reservation form must be submitted and approved for any party. A party consists of up to fourteen (14) people plus the reserving homeowner. Limited to one (1) party, one (1) household per pool weekend.

If you would like to reserve the pool for an event, there is a form on the HOA website with all the details. You will find it under Homeowner > Online Forms

Amenity Center and Pool Entry

- The code for the pool gate has changed. It is now 1800#. PLEASE DO NOT SHARE THIS WITH NON-RESIDENTS!
- Lost your key card? You can request a new one on the HOA website under Homeowner > Online Forms > Pool Access

Pool Monitor

After reviewing the budget and assessing the need and value, it was decided to utilize RSA Reynolds Family to monitor our pool Saturdays and Sundays (and Holidays) from 11AM to 9PM, May 21 through September 25. The HOA is looking at extending pool access from May 1 to November 1, per resident requests.



HOA CONTACT INFORMATION

UPD (University Place Dallas) HOA:

For single family homes, common areas, and amenities.

Managed by Essex

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

HOA Emergency Number: 1 (888) 740-2233

HOA Number: (972) 428-2030

UPR (University Place Residential) HOA:

For townhomes only.

Managed by CMA

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

CMA iPhone App:

<https://apps.apple.com/.../cma-management-app/id1453507375>

CMA Android App:-

<https://play.google.com/store/apps/details...>

DART ACTIVITY



As most residents are aware, DART will continue to work on construction projects related to the DART Silver Line Regional Rail project, which will span from Shiloh Road in Plano to DFW Airport and run along the North border of University Place.

In June, DART promised compromises on several issues. This was due to the combined effort of strong advocates in Dallas city government and residents like us in multiple neighborhoods working together.

Sound Wall

The sound wall will be continuous along our neighborhood. The North Central Texas Council of Governments (NCTCOG), rather than DART, is funding the gap along the PISD open field. We are pleased as this means the wall is funded to run the length of the neighborhood!

Note: The wall will stop at the edge of the neighborhood, so there will still be noise concerns especially for townhomes along Shumard Oak, Oxalis, and Snapdragon.

Traffic Lights

New traffic lights will be added at Sugar Cane & Coit and Alocasia & Coit. These will both be permanent when construction is done. The light at McCallum & Coit will also be upgraded.

Sidewalks

Sugar Cane & Coit will be ADA compliant when construction is done.

DART Silver Line Concerns

How do we ensure the above happen and keep making progress? The most impactful avenue is to request a Supplemental EIS from the FTA (Federal Transit Administration). Please call our elected officials and ask them to request this. If it's after hours, just leave a voicemail.

This is what you can say:

"We need you to tell the FTA that a Supplemental EIS is needed on the DART Silver Line because residents did not get an opportunity to give input in these areas of concern: 1) Coit Road Wastewater Pump Station change; 2) Hillcrest Pump Station was not included; 3) Much of the report is focused on single track and the project is double tracked; 4) Sound wall placement changes impacting homes along the rail line."

- Sen. Cruz (202) 224-5922 or local office (214) 599-8749
- Sen. Cornyn (202) 224-2934 or local office (214) 239-1310
- Cong. Allred (202) 225-2231
- Cong. Taylor (202) 225-4201