

# Merriman Park University Manor

NEIGHBORHOOD ASSOCIATION

# The Shade Tree



**Happy Holidays, MPUM!**

Welcome to the Holiday Edition of The Shade Tree. As we wrap up 2025, our neighborhood has so much to celebrate. We have new community captains, festive yard displays, school updates, safety initiatives, and so much gratitude for our neighbors.

This issue highlights the many ways our community has grown stronger this year. Thoughtful neighbors have stepped up to volunteer, new families have moved in, and important conversations are taking place about safety, schools, and city services. It also spotlights the fun, including holiday decor appearing throughout MPUM, neighborhood events, and the spirit of generosity that makes this place feel so special.

We hope this issue brings you joy, connection, and a renewed sense of pride in the place we all call home. Wishing every neighbor a warm, safe, and happy holiday season and an exciting year ahead in 2026.



## Happenings at Hotchkiss

See what's new at Hotchkiss, from campus renovations to monthly PTA events.



## Meet Your New Community Captains

See who's representing your block and keeping our community connected.



## Trash Talk

Get the latest updates on alley trash service changes and bulky trash rules from the City of Dallas.

# COMMUNITY

## A Huge Thank You to Our Generous Neighbors

In the spirit of Thanksgiving and community gratitude, MPUM would like to give a special shout-out to neighbors **Reba and Russell Johnson** for spearheading a wonderful food drive benefiting the North Texas Food Bank.

Earlier this November, Reba offered to collect shelf-stable items from MPUM neighbors, and our community responded with kindness and enthusiasm. For a full week, neighbors dropped off canned vegetables, peanut butter, pasta, and other food items. By the end of the collection effort, Reba and Russell delivered an entire carload of donations to the **North Texas Food Bank**, thanks to the generosity of households across Merriman Park University Manor.

Their initiative is a perfect example of the caring and connected spirit that defines our neighborhood. Thank you to Reba and Russell for organizing this effort, and thank you to every neighbor who contributed. Your kindness will go directly toward helping families in need this holiday season.



## Happenings at Hotchkiss

**Heads up—construction coming soon!** As part of Dallas ISD's 2020 Bond Program, Hotchkiss is scheduled for a renovation project that will roll out over the next couple of years. Dallas ISD has already begun the planning and bidding process for the improvements, which means you may start seeing construction activity and campus upgrades in the near future. The final project scope is still being refined, but the bond funds will support improvements that help modernize and update the school.

**Join Hotchkiss PTA as a community member.** You do not have to have kids to support. Membership is open to anyone who supports the mission of the PTA, including parents, family, school staff, students, and other community members. The more PTA members, the more we can help Hotchkiss and its students grow and thrive. Just scan this QR code or email [llhotchkissPTA@gmail.com](mailto:llhotchkissPTA@gmail.com)



**Support the Hotchkiss PTA** at monthly Spirit Nights. All you have to do is eat! There are two great options. Just tell the cashier you are there to support Hotchkiss, and a portion of the sales will go to the Hotchkiss PTA.

**WELCOME LL HOTCHKISS ELEMENTARY**

**SPRIT NIGHT!**  
Last Friday of every month 5pm-8pm  
**10% OF SALES GENERATED RETURN TO THE SCHOOL!**  
BRING YOUR FAMILY AND FRIENDS!  
REDEEM WRIST BANDS FOR \$5 DOLLAR GAME CARD!!!

**cicis pizza | ENDLESS PIZZABILITIES**

**L L Hotchkiss Elementary Spirit Night**  
First Tuesday of every month 4pm-8pm

**EAT MOR CHIKIN**

Please join us for L L Hotchkiss Elementary's Spirit Night. When ordering, be sure to let the cashier know that you're here to support L L Hotchkiss Elementary and a percentage of your purchases will be donated to the PTA!

**Lake Highlands**  
6176 Retail Rd Suite 100, Dallas, TX 75231  
[cflakehighlands@gmail.com](mailto:cflakehighlands@gmail.com)

## Get Your Home Winter-Ready

Tips from Community Captain Marco Alvarez

As temperatures drop, it is important for MPUM households to prepare for freezing conditions. Recent Dallas winters have brought power outages, burst pipes, and unexpected cold snaps, so taking a few simple steps can protect your home and prevent costly repairs.

### Before a Freeze

- **Insulate outdoor faucets and pipes.** Cover hose bibs, exposed pipes, and irrigation backflow devices with foam covers or towels wrapped in plastic.
- **Turn off your sprinkler system** during the cold winter months.
- **Disconnect garden hoses.** Leaving hoses attached can cause outdoor faucets to freeze and crack.
- **Know where your water shutoff valve is.** Most MPUM homes have a shutoff located near the front foundation or in a ground box by the street. Make sure everyone in your household knows how to access it.

### When a Freeze Is Expected

- **Let faucets drip slowly.** Running a thin stream of water keeps pipes moving and reduces the risk of freezing. Prioritize sinks on exterior walls.
- **Open cabinet doors.** Allow warm air to circulate around kitchen and bathroom plumbing.
- **Keep the heat on.** Maintain indoor temperatures above 60 degrees, even if you leave the house.
- **Protect pets and plants.** Bring pets inside and cover delicate landscaping.

### If Your Pipes Freeze or Burst

- **Turn off the water immediately.** Use a water meter key on your shut-off valve to stop water flow and prevent further damage.
- **Do not use open flames to thaw pipes.** Use a space heater or warm towels.
- **Call a licensed plumber** if you see signs of cracks, leaks, or bulging pipes.



ABOVE: Your shut-off valve is normally inside an underground 'pit' or buried 'box' near the property line. RIGHT: You typically need a "water meter key" which is a specialized t-shaped tool used to access and turn the valve on your water meter box.

Taking a few preventive steps now can help keep your home safe and comfortable all winter long. Stay warm, MPUM!



# COMMUNITY



## Join In On The Festive Inflatable Fun!

It all started with a simple question from neighbor **Brooke Rosenstock**:

*"What if MPUM became the giant inflatable Christmas neighborhood?"*

The idea took off instantly. Neighbors showed a ton of support and excitement in response to Brooke's question posted in the MPUM WhatsApp Community group. And holiday inflatables are starting to show up all over MPUM, including glowing Christmas trees, a Hanukkah nutcracker, snowmen, and all kinds of festive characters—even a race car Santa! Now we want the whole neighborhood to join in.

Put up an inflatable, big or small, classic or silly. Once it's inflated, snap a photo and share it on the MPUM WhatsApp Community so everyone can enjoy the growing collection. Encourage your street to participate and help MPUM become the most cheerful, inflatable-filled neighborhood in Dallas.

Let's make this a holiday tradition and spread some extra joy together!

To join the MPUM WhatsApp Community, please email [info@mpum.com](mailto:info@mpum.com) for a private link. Only confirmed MPUM residents are permitted to join.



## Congrats Yard of the Month Winners!

Check out the winning yards that wowed the Dallas County Master Gardeners this Summer and Fall! Each month, a winner is chosen by The Dallas County Master Gardener Association and receives a **\$50 gift certificate from sponsor Brumley Gardens** to keep the blooms going. The YOTM program took a break in November, but will be back in December to award the most festive yard. Think you have what it takes? See the guidelines at [mpum.com](http://mpum.com) and get growing!

To nominate a deserving neighbor for December, email [beautification@mpum.com](mailto:beautification@mpum.com)



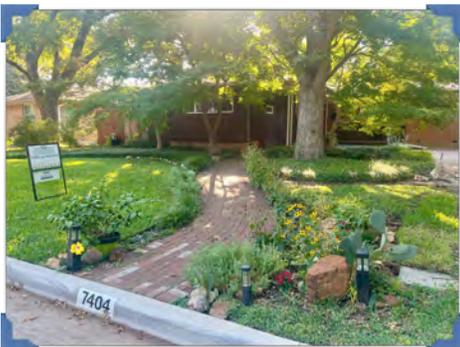
**JUNE** Amanda Henry at 7315 Fenton Drive



**JULY** Mary Tuttle at 6850 Winchester Street



**AUGUST** David Oge at 6958 Walling Lane



**SEPTEMBER** Teresa Grafton at 7404 Wild Valley



**OCTOBER** Patrick Dec and Katrina Moore at 7140 Wild Valley Drive



**DECEMBER** This could be you!

**And thank you to neighbor Fran Blacha for coordinating and promoting the Yard of the Month program for many years. We appreciate you!**

# MERRIMAN PARK-UNIVERSITY MANOR

## A Note from the President...

Dear Neighbors,

Happy Autumn! We have so many things to be thankful for this season and, as a Board, we are particularly thankful for all of you. As a neighborhood, we have **exceeded our goal of 40% of households contributing to our Neighborhood Association**. This is a major milestone as we seek to reinvigorate our efforts to modernize our Neighborhood processes and community engagement. Thank you to all who have contributed, and don't forget that you can still pay your dues to help put our neighborhood in a better position to beautify our shared spaces, communicate neighborhood happenings, and put on community events.

I also want to thank several neighbors by name for recent assistance offered to the community. **Donald Kubala** worked to notify our Board of meetings happening with the City of Dallas regarding economic development in the area as well as attended the City's meetings and has been a great resource for our community. **Johnny Pineda** volunteered his landscaping company's time, materials, and labor to fix several issues with our community sprinkler system. This saved us over \$1000! Last, but certainly not least, **Ayesha Yerra** worked to provide our neighborhood with a great Trick-or-Treat map and helped make this one of the best Halloweens yet! Ayesha is also involved at Hotchkiss, our neighborhood school, and multiple neighborhood groups. Thank you all!

Finally, we are so excited to see new neighbors moving in - more every week, it seems! With that in mind, I want to especially thank the folks who have graciously volunteered as **Community Captains** who will focus in their respective areas of the neighborhood to welcome new neighbors, act as a resource to all neighbors on their block, and help Merriman Park University Manor feel like a small and tight-knit place to live.

Happy Holidays,

Tyler Lynch  
MPUM Neighborhood Association President

## Introducing Your New MPUM Community Captains!

MPUM Community Captains are your go-to neighbors who help bring MPUM together—one street at a time. Over 20 volunteers have stepped up to represent each street and help make our community a welcoming place to live.

See below for who is representing your block and be sure to give them a big THANK YOU! To get in touch with your Community Captain, please email [info@mpum.com](mailto:info@mpum.com) for their contact info.

### YOUR MPUM COMMUNITY CAPTAINS:

- Arboreal - Russell Johnson
- Edgerton - Jordan Torrey & Suzeanne Bryant
- Fenton - Marla Svedeman & Dottie Giesler
- Freemont - Mary Shannon Woodrum & Elizabeth Cunningham
- Kingsbury - Glenys Rodriguez
- Larmanda - Clayten Gouws
- Town North - Yvette Flores & Katie Barham
- Whitehill
  - Whitehill Southwest of Hotchkiss + Berryhill - Marco Alvarez & Cynthia Watkins
  - Whitehill Northeast of Hotchkiss - Amy Barbour & Jered Batten
- Walling
  - Walling Northwest Hwy-Town North - Lisa Knudson
  - Walling Town North-Kingsbury - Amy Koh
- Wakefield St + Wakefield Cir - Brenna Rivas
- Wild Valley - Codi Knight
- Winchester - Edie Diaz Ochel & Brooklyn Montgomery

As Community Captain, these individuals will help welcome new neighbors with a new "MPUM Welcome Kit", work with the Neighborhood Association Board team to provide feedback and build community, distribute occasional flyers, and serve as your resource by answering questions or directing neighbors to the right place.

We could always use a few more volunteers, especially on larger streets like Kingsbury and Walling. Please email [info@mpum.com](mailto:info@mpum.com) if you are interested!

## Dues & Donations

### 2025 Dues Goal Achieved—thank you neighbors!

We officially reached our 2025 goal of 40% household dues participation. Way to go neighbors! This is the highest participation we've seen in years and we couldn't be prouder.

As always, we are still accepting dues and donations and will start collecting for 2026 soon. The more we raise, the more fun stuff we can do like events, community outreach, beautification and more.

**HEADS UP: The MPUM Board has begun discussing a potential dues increase for 2026**—the first adjustment in more than a decade—to help cover rising costs and support expanded neighborhood events and programs. No decisions have been finalized yet. We'll share more details and information about upcoming meetings through email, WhatsApp, and future communications.

### DONATE NOW! 2 Easy Ways to Donate:

- **Online:** Scan this QR code or visit [mpum.com](http://mpum.com)
- **By Mail:** Send a check to "MPUM" P.O. Box 821733 Dallas, TX 75382



## Stay Connected

Get the latest news from the Association and connect with neighbors.



**MPUM Emails** | The Neighborhood Association sends out a monthly digital newsletter "The MPUM Monthly" with regular updates and announcements. Email [info@mpum.com](mailto:info@mpum.com) to subscribe.



**MPUM WhatsApp Community** | This is a private group for neighbors to connect and share updates, safety alerts, recommendations, and event reminders in real time. Email [info@mpum.com](mailto:info@mpum.com) for a link to join. Only confirmed MPUM residents are permitted.



**Facebook** | Follow the MPUM page for occasional Neighborhood Association posts and announcements. Join the "MPUM Parents" Group to connect with other parents in the neighborhood.



**MPUM Website** | Check out the new site at [mpum.com](http://mpum.com) where you can learn more about the Neighborhood Association, pay dues, make donations, view an event calendar and more.



**Get in Touch with the Board** | If you ever want to get in touch with the MPUM Neighborhood Association Board of Directors with questions, suggestions, volunteer opportunities, or just to say hi, please email [info@mpum.com](mailto:info@mpum.com).

# MPUM MERRIMAN PARK UNIVERSITY MANOR NEIGHBORHOOD ASSOCIATION

## Neighborhood Safety: ENP & VIP at a Glance, Volunteers Needed

MPUM neighbors have long benefited from two safety-focused programs—**Extended Neighborhood Patrol (ENP)** and **Volunteers in Patrol (VIP)**. These volunteer-led programs can help keep our community safe. Based on findings presented by an MPUM Steering Committee in 2024, it is the Association Board’s recommendation that the ENP program remains independent from the Association, with its own purpose, structure, and funding. And VIP will remain a group with its own structure of volunteers.

Many neighbors have recently expressed interest in **bringing ENP back**. The Board team will help coordinate communication, share updates through Neighborhood Association channels, and transfer remaining ENP funds available to new ENP leadership—but **the program needs new leaders** to guide its relaunch. Ideally, this includes neighbors with nonprofit, legal, finance, or past ENP experience.

Meanwhile, our **VIP program is active and needs more volunteers**. Led by neighbor Gordon Cathey, VIP members receive training from the DPD and serve as extra eyes and ears, helping deter suspicious activity simply through presence and reporting. The Association continues to support this program through information sharing and allocation of resources as requested and approved by the Board.

### Want to be part of keeping MPUM safe?

To join VIP, email [vip@mpum.com](mailto:vip@mpum.com), and to help reboot ENP, email [info@mpum.com](mailto:info@mpum.com).

### ENP vs. VIP: What’s the Difference?

|             | ENP   | VIP   |
|-------------|---|---|
| What It Is  | Off-duty Dallas Police officers are hired to patrol MPUM during set hours, providing a visible police presence.       | Trained neighbors who patrol as observers only and report suspicious activity to DPD. |
| Status      | Inactive — needs new leadership to restart.   | Active, with six volunteers currently patrolling.                                     |
| Cost        | Yes, to pay off-duty police officers—cost TBD depending on neighborhood participation and the number of patrol hours. | No cost to volunteer. Occasional funds needed for new patrol car decals.              |
| Who Runs It | Separate volunteer organization with dedicated leadership & compliance.   | Separate volunteer-led program, currently headed by Gordon Cathey.                    |
| How to Help | Seeking neighbors with nonprofit/legal/finance/admin experience to relaunch the program.                              | We need volunteers to attend city training and join the patrol team.                  |
| Contact     | <a href="mailto:info@mpum.com">info@mpum.com</a>  | <a href="mailto:vip@mpum.com">vip@mpum.com</a>  |

## A Note from Your VIP Team Lead, Gordon Cathey

### VIP volunteers are needed now!

For many years, MPUM has had an active team of Volunteers in Patrol (VIP) working closely with the police and assisting in reducing random crime in our neighborhood. The team has gone up and down in size through the years, and it is now in need of more members to conduct patrols. Those who would steal from us or threaten our families are active 24/7.

The news media have reported that the Dallas Police Department has been adding new officers and moving closer to returning to the department’s full force. While this is good news for the neighborhoods throughout Dallas, it still does not mean DPD no longer needs our help. They will always rely upon our neighborhood VIP to watch our streets.

We VIP patrollers serve as extra eyes and ears for the police. We are trained by DPD in the best ways to observe, record, and report suspicious people and activities within Merriman Park-University Manor. Our training ensures that our

patrols are easy, completely non-confrontational, and yet effective in reducing random crime.

We take our role in helping to protect our neighbors very seriously, and we understand the need for us to patrol and for you to join us.



Please volunteer as a VIP patroller. Send an email message to [vip@mpum.com](mailto:vip@mpum.com) stating your desire to join our team. We will answer any questions you may have about the patrols and assist you with your application process.

And thank you to all of the current VIP volunteers who dedicated their time to train and continue to help keep our neighborhood a safer place to live.

## Community Survey

### We want to hear from you!

We want your input on what matters most in your neighborhood. We’ve put together a short community survey to better understand your thoughts, ideas, and priorities, and how you’d like to hear from us.

It only takes a couple of minutes, it’s anonymous, and your feedback will help guide neighborhood projects, events, and communications. Please take a moment to share your input today!

### Why This Matters

These responses help the Board:

- Prioritize where to spend volunteer time and resources
- Improve communications and outreach
- Plan events and initiatives that reflect what residents want
- Make sure all neighbors, renters and owners, feel welcome and included
- Create a stronger, more connected MPUM

This survey will remain open through early 2026 — and more responses mean better data for the entire neighborhood.

### Scan this QR code to take survey

or email [info@mpum.com](mailto:info@mpum.com) for a link



# LOCAL NEWS

## Avoiding Bulky Trash Fines

by Gordon Cathey

Dallas Sanitation Services does a nice job of picking up our tree trimmings, other brush, and bulky trash once each month. This valuable monthly service helps to keep our beautiful neighborhood looking clean and inviting all year. And all we need to do is place our brush and bulky trash curbside and watch it disappear.

If you are new to our tree-lined streets, you may be wondering if there are regulations governing this curbside trash system that you need to know about.

Is there an annual maximum volume for the amount of brush and trash a home can place curbside for free pickup? Are we allowed to block sidewalks and curb gutters with our brush and trash? Are there specific items that cannot be placed in curbside trash piles? Are there restrictions on the dates when we can place our brush and bulky trash at the curb? Are there costs or fines related to the proper disposal of our brush and bulky trash?

The best source for answers to these questions is the free app, Dallas Sanitation Services. The app is available for smartphones and computers. Simply enter your home address, and the app customizes to your home.

The app can quickly inform you of the dates when you may place items curbside, helping you avoid being fined by one of the most common citations issued by the city's Code Compliance officers. It also keeps you updated on any delays or rescheduling by Sanitation Services.

You should know that if brush, like tree trimmings or bags of leaves, is placed at your curb by your contractor too early in the month, you will be the one fined up to \$250.00, not your contractor. Please avoid this fine by checking the Dallas Sanitation app for the correct dates to place trash at your curb.



## Alley Service Changes on Hold

by Gretchen Seller

The City of Dallas Department of Sanitation recently proposed moving many homes from alley trash pickup to curbside collection. The change targeted neighborhoods with alleys that are less than nine feet wide, which includes much of **Merriman Park University Manor**. The City explained that narrow alleys contribute to worker injuries, damage to trucks, and higher long-term maintenance costs.

The announcement created strong and immediate pushback across Dallas. In MPUM, many residents were concerned about the lack of advance notice, the difficulty of maneuvering large trash carts to the front of the house, and the impact on the appearance of the neighborhood. Several neighbors noted that MPUM homes were built with alley service in mind, and that curbside pickup would change how properties function. One resident stated, "Our alleys are part of why we live here. Having trash in the front feels out of place."

Many neighbors also questioned why the City did not prioritize repairing alleys instead of shifting collection to the street. Residents with mobility challenges and parents with young children shared concerns about safely moving bins up or down sloped driveways. Others asked whether the change would eventually lead to higher fees.

After hearing feedback from across the city, **City Manager Kimberly Bizer Tolbert** placed a temporary pause on the initiative. The City acknowledged how significant the community response had been and agreed that more resident input was needed before any changes take effect.

Sanitation has now launched a formal survey for an estimated 44,000 affected homes. The survey asks residents whether they prefer to keep alley service, even if it comes with a higher monthly cost. MPUM neighbors are encouraged to participate, since survey results will guide future decisions.

>> **TAKE THE SURVEY NOW AT [dallassanitationsurvey.org](http://dallassanitationsurvey.org)** <<

For now, alley pickup in MPUM continues as usual. However, this remains an active issue, and residents have an important opportunity to help shape what long-term service will look like by sharing their feedback clearly and promptly.

## No Solicitors Permit?

by Gordon Cathey

If you are unaware of the City of Dallas Solicitor's Permit, don't feel bad. Seemingly, most people know little, if anything, about it or its purpose.

On January 22, 2014, in hopes of making our residential neighborhoods safer for us, the Dallas City Council passed City Ordinance #29245, requiring anyone soliciting within the city limits of Dallas to register with and obtain a solicitor's permit from the Dallas Police Department. According to the ordinance, every single agent working with or for a soliciting company is required to display the photo ID permit card in full view (outside all clothing) at all times.

During the years of being protected by the solicitor's ordinance, I have challenged many people at my home's door with questions about their missing photo IDs. The answers have included:

- "My boss has the permits in his truck."
- "I left my ID at home today."
- "This is my ID, with my company's name and number."
- "I'm not soliciting. I'm offering opportunities."
- "The U.S. Supreme Court says you cannot stop me."
- "Oh, that old law is no longer in force."

It is important that you know that all charitable or non-profit organizations are legally exempt from the ordinance's restrictions. However, for everyone else, none of the excuses that are thrown back at us are correct. Ordinance #29245 is in force and enforceable. You can read a synopsis of the ordinance at [dallaspolice.net](http://dallaspolice.net)

What can you do about illegal solicitors on your porch? You can post a "No Soliciting" sign at your door. You can greet solicitors at your door with a smile and snap a photo of them with your smartphone. You can inform them of Ordinance #29245 and their need to have a current photo ID from DPD. You can warn them that if they continue down the block to your neighbors' homes, you will report them to the police. You can call 911 and report them as "suspicious persons," involved in "suspicious activities." And right now, before they knock on your door, you can get an informative and helpful "No Solicitors Permit?" kit from our VIP Patrol by emailing your request to [vip@mpum.com](mailto:vip@mpum.com).



This red, white, and blue permit shows the individual's photo ID in the center, under the title, "City of Dallas, Texas." The dates of issue and expiration are also shown.

# THANK YOU TO OUR NEWSLETTER SPONSORS

Would you like to advertise in the next neighborhood newsletter?  
Please email [info@mpum.com](mailto:info@mpum.com) for details!



## ALL PURPOSE LANDSCAPE

Hi neighbors! We're **All Purpose Landscape** and we're proud to have lived in MPUM for the last 20 years. Whether you need a quick spruce-up or a full refresh, we've got you covered!

### OUR YEAR-ROUND SERVICES:

- 🌸 **Flowers** - Brighten your beds with fresh, seasonal color
- 🍃 **Leaf Clean-Up** - Clear your lawn and keep it healthy
- 🌿 **Sod Installation** - Refresh your yard with lush, green grass
- 🌱 **Fertilizing Lawns** - Strengthen roots for winter & a lush spring
- ✂️ **Shrub & Tree Trimming** - Shape and maintain healthy growth
- 🌸 **Clean Flower Beds** - Keep your beds neat and inviting
- 🌳 **Mulch** - Protect plants and polish your landscape look

As your neighbors, we treat every yard like it's our own. Let's make our community even more beautiful—one lawn at a time!

CALL/TEXT AMY & ALAN  
FOR A FREE ESTIMATE

📞 214-622-5178

## \$1 INITIAL SERVICE\*



Anthony & Tori Dilio - Owners, Smile Pest Control

**Smile Pest Control is your neighborhood pest company!**

We live right here in MP/UM and are proud members and sponsors of the MP/UM Neighborhood Association.

We handle:

**Bugs, Rodents, Termites, Mosquitos, & More!**

**(469) 259 - 9999**

\*\$1 initial service valid when enrolling in one of our ongoing pest control plans. Up to \$249 in value!

## 2025 MPUM Real Estate Wrap-Up

Sponsored by:



2025 was a steady year for Merriman Park University Manor. Home sales ranged from **\$450,000 to \$800,000**, with the average falling in the low to mid-\$600s. Most properties sold within about 30 days, though there were a few that sat on the market over 100 days as buyers remained a bit more cautious. Inventory increased compared to 2024, softening values slightly across the neighborhood—but even with a more balanced market, **over 20 homes sold in MPUM this year.**

The rental market remained active and competitive. **Single-family homes leased between \$2,175-\$4,500/month**, depending on updates, size, and location, while **duplex units leased for \$1,750-\$2,750**. Most rentals secured qualified tenants within 4-8 weeks, driven by MPUM's walkability, central East Dallas location, and proximity to White Rock Lake.

If you would like a **Personalized Market Analysis on Your Home**, scan the QR code below to get in touch!

As we move into 2026, MPUM continues to stand out as one of East Dallas's most desirable pockets—rooted in community, stability, and consistent market demand.

Wishing everyone a warm and wonderful holiday season!  
—Amy Koh, Realtor | eXp Realty



**Professional Repairs.  
Reliable Results.**

**From everyday fixes to large repairs, we deliver the highest quality results.**

### Our Services:

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- Drywall Repair & Patching
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See how we can help keep your home comfortable, safe, and in tip-top shape.

Contact Garrett at 214.973.4284 or [garrett@greybeardman.com](mailto:garrett@greybeardman.com)



**469 442 5494**



MPUM Neighbor **Johnny Pineda** owns and operates **Greener Works Landscape**. They work on everything from small, neighborhood gardens to sprawling lawns and commercial spaces.

Johnny graciously volunteered his time and expertise to fix the sprinkler leak at our Fenton entrance and is assisting with other irrigation repairs. Please give him a big THANK YOU next time you see him in the neighborhood!

# MPUM Moments ICYMI

Would you like to be featured in the next neighborhood newsletter? Please email [info@mpum.com](mailto:info@mpum.com) with your photos!



**Halloween fun in the neighborhood.** Hotchkiss hosted a festive Halloween Trunk or Treat sponsored by the LHAECTPA, with decorated trunks, costumes, and plenty of candy. Lots of neighborhood families came out to celebrate and enjoy a fun, kid-friendly evening.

**Turkey Trot Fun Run for Hotchkiss!** In November, White Rock Fellowship partnered with Hotchkiss Elementary to host a Turkey Trot Fun Run. Families, students, church members, and neighbors enjoyed breakfast, bounce houses, raffles, and more. Proceeds from ticket sales benefited the Hotchkiss PTA.



**MPUM Book Club is back,** thanks to neighbor Carolyn Pruett, who revamped the club in April. The group meets on the first Wednesday of each month to chat about its latest read and enjoy good conversation. New members are welcome—join the “MPUM Book Talk” group in the MPUM WhatsApp Community for details.

**Bobcat sighting around MPUM!** It quickly became the talk of the MPUM Community WhatsApp group. Not long after, Hotchkiss students discovered that a mama bobcat had a litter of kittens just outside their classroom window. If you spot a bobcat or coyote, please call the City of Dallas at 469-676-9813 to report it.

**Vino Our Neighbors Wine Group** brings neighbors together each month to socialize over food, wine, and great company. Wine is optional—the real focus is building community and having a good time with fellow MPUM neighbors. And things got spooky in October! Interested in joining? Email [vino@mpum.com](mailto:vino@mpum.com). Cheers!