

# FAQ SHEET

## PROPERTY: 5606 MERCEDES AVE | DALLAS, TX

**Q: Being in a Conservation District, what are the restrictions on home improvements?**

**A:** The Greenland Hills Conservation District is designed to protect the architectural integrity and historic charm of the neighborhood. Any exterior renovations, additions, or major landscaping must comply with specific architectural guidelines to maintain the neighborhood's historic Tudor aesthetic. These regulations are enforced by the City of Dallas. Get more information here on any restrictions: <https://dallascityhall.com/departments/pnv/Pages/MStreets.aspx>

**Q: What are the advantages of a pier and post foundation of a home this age?**

**A:** For buyers of an older home, a pier and beam foundation offers a major functional edge by providing a crawlspace for easy, cost-effective access to plumbing and electrical systems. Unlike solid slabs, these foundations are "adjustable," allowing for simpler leveling if the home settles, and the wooden subfloor offers a more comfortable, insulated walking surface. This design also provides significant flexibility for future renovations and built-in protection against minor surface flooding by elevating the living space above the ground.

**Q: How does the home balance its 1920s character with modern convenience?**

**A:** You get the best of both worlds. The home retains its original architectural soul with features like stained glass, classic trim, hardwood floors and glass doorknobs, but it has been thoughtfully updated with 21st-century essentials. This includes two built-in wine coolers, granite and marble countertops, plantation shutters, ceiling fans in all bedrooms, gas starter and logs in the fireplace, oversized detached garage, and driveway electric gate.

**Q: Is there an HOA?**

**A:** This home is located in the Greenland Hills subdivision (famously known as the M Streets) in Dallas. While there is no mandatory HOA, residents can participate in the Greenland Hills Neighborhood Association (GHNA). The voluntary costs and associated benefits are broken down into two primary categories, seen below. Get more information on the conservation district and voluntary HOA here: <https://mstreets.org/conservation-district/>

- **Greenland Hills Neighborhood Association (GHNA) Membership:**

- **Cost:** \$30 per year (typically renewed every January).

- **Benefits:**

- **Community Events:** Funds neighborhood-wide traditions such as the National Night Out block party, the Easter Egg Hunt, and the "Visit with Santa" event.
- **Communication:** Access to member-exclusive emails regarding public projects, zoning changes, and events impacting the neighborhood.
- **Advocacy:** Supports the preservation of the neighborhood's unique character and representation in city-level discussions.
- **Parkway Tree Program:** Opportunity to participate in the city-coordinated allocation of specific tree species to enhance the neighborhood's canopy.

- **Crime Watch / Extended Neighborhood Patrol (ENP):**

- **Cost:** \$225 per year (often bundled with the GHNA membership for a total of \$255).

- **Benefits:**

- **Dedicated Patrols:** Directly funds off-duty Dallas Police Department officers to perform extended patrols specifically within the Greenland Hills boundaries.
- **Crime Deterrence:** Provides a visible police presence to deter theft and vandalism, supplementing the standard city beat patrols.
- **Neighborhood Alerts:** Membership includes access to a network that shares real-time information regarding suspicious activity or safety concerns.

**Q: What are the details regarding parking and backyard security?**

**A:** Privacy and security are paramount. The property features a detached two-car garage accessed via a rear-entry driveway. An automatic privacy gate encloses the driveway and backyard, providing a secure perimeter for pets, children, and vehicles.

# TOP FIVE

## ACTIVITIES & ATTRACTIONS NEAR THIS HOME

### The Dallas Arboretum & Botanical Garden

A 66-acre lakeside escape featuring breathtaking seasonal floral displays, outdoor concert series, and the interactive Rory Meyers Children's Adventure Garden.

### Neighborhood Parks

- **Tietze Park:** The Neighborhood Favorite Located just a stone's throw away, this park is famous for its massive, shade-giving trees and historic charm.
  - Keep Cool: Dive into the community swimming pool during the summer months.
  - Get Moving: Enjoy the lighted baseball field, tennis courts, and basketball courts.
  - Relax: Perfect for weekend strolls along the walking paths or a family lunch at the shaded picnic areas.
- **Glencoe Park:** The Athlete's Playground A vibrant hub for those who love to stay active, located near the University Park border.
  - Sports Galore: Home to well-maintained softball fields and tennis courts.
  - The "Great Lawn": Massive open green spaces perfect for frisbee, soccer, or group fitness classes.
  - Connectivity: Features paved trails that are ideal for morning jogs or cycling.
- **Exall Park:** The Urban Retreat A sprawling green oasis that provides a perfect escape with modern amenities.
  - Community Hub: Includes a full-service indoor recreation center.
  - Outdoor Gym: Utilize the exercise stations dotted along the walking trails.
  - Host a Gathering: Dedicated picnic areas with grills make this the go-to spot for neighborhood cookouts.

### Southern Methodist University (SMU)

Explore the prestigious campus grounds, visit the Meadows Museum for world-class Spanish art, or enjoy a public lecture in a stunning collegiate setting.

### The Greenville Avenue Experience

Local Flavors & Nightlife From morning coffee at artisanal cafes to sunset cocktails on rooftop bars, Greenville Avenue is a foodie's paradise. The Underground Market: Spend your Sundays browsing local makers, vintage finds, and handmade goods. Wellness & Socials: Join the neighborhood for the Dallas Wellness Crawl, community mixers at local gardens, or catch a movie at the Granada Theatre. Boutique Shopping: Discover a curated mix of "mom-and-pop" shops, indie record stores, and local boutiques that give the street its unique character, including a Trader Joes.

### St. Patrick's Day Parade & Festival

The parade itself is a massive rolling block party that transforms Greenville Avenue into a sea of green, drawing nearly 100,000 attendees annually. The Route: The procession typically starts at Greenville Avenue and Blackwell Street and moves southbound toward SMU Boulevard. The Atmosphere: Known for its high-energy "Dallas flair," the parade features over 100 entries, including elaborate satirical floats, bagpipers, marching bands, and community organizations.