



# Oakridge News

Vol. 3, No. 2

A Publication of the Oakridge Neighborhood Association

July, 1994

## Officer's Corner

by Jack Rash  
ONA Vice-President

One of the nice things about my vocation, (as well as a few avocations) is that I get to work with a lot of people from a number of different companies and organizations. These business and personal relationships span about five or six different industries and twentysomething years.

At least a few of these business and personal contacts are with people who volunteer or get paid to work for non-profit organizations or associations. "Professional" association management, in fact, has even been a part of my own checkered career.

One of the old salts of the association business is: when picking volunteer leaders, start with the busiest people; they know how to get things done. The people who *look* like they have time on their hands, probably work very hard at keeping it that way.

Our "up-start" neighborhood association already fits this pattern. Those who seem to have the most to do OUTSIDE the ONA, have contributed the most to the start-up and on-going maintenance of the Association. We're all busy at something. Some of us have just chosen "neighborhooding" as at least part of our volunteer time.

Everyone should applaud the efforts of the 330+ neighbors who have contributed something to the Association's efforts. By far, the biggest contribution has been in just joining the Association for a mere \$25. (Yes, this is another blatant appeal for your membership.) With that \$25, we have been able to improve the appearance of the entryways, and perhaps stabilized property prices for all.

Our neighbors in Spring Park have the privilege of paying *mandatory* property owner's association dues of some \$400 annually to get their common areas maintained (along with a few other things we don't do here in Oakridge). Nonetheless! We COULD do a lot more... if we had the support of a few more of our neighbors.

Continued on Page 5



## NATIONAL NIGHT OUT.

America's Night Out

Against Crime

August 2, 1994

Oakridge Neighborhood  
Party

7:30-9:30

(Details on Page 2)

### Meetings:

ONA Board  
August 18 7:00 P.M.

General Membership  
September 15 7:30 P.M.

### In this issue

Officers Corner .....	1
Crime Statistics .....	2
Decorating Ideas .....	3
Peggy Richey .....	4
Did You Know .....	6
Block Party .....	7

# Crime Prevention and Safety

Luanne Payne, Chairperson

## CRIME STATISTICS FOR JUNE:

- |                            |   |
|----------------------------|---|
| 2 - Burglary of Habitation | Bending Oaks<br>Rolling Oak   |
| 3 - Burglary of Vehicle    | Diamond Oaks (2)<br>Big Oaks  |
| 1 - Theft \$20 - \$200     | Golden Oaks   |
| 7 - Criminal Mischief      | Diamond Oaks<br>Golden Oaks (2)<br>Greenview<br>Bending Oaks<br>Ridge Oak Place (2) |

The number of offenses increased significantly from May, especially in the criminal mischief department. There were only 2 reports made in May, whereas, the June report was a total of 7. School is out, summer is here and the teenagers are roaming the streets to see what kind of damage they can do. Do you know where your kids are after dark and who their friends are? If not, maybe you should make more of an effort to find out.

★★★

### ! IMPORTANT !

Exercise your **RIGHT TO VOTE** in the upcoming November general election.

The ballot will include candidates for GOVERNOR, U.S. SENATOR, U.S. CONGRESSMAN and other state and local candidates.

If you are not registered please call MARC MEURER (2304 Precinct Judge) at 530-6850. A pre-stamped Registration card will be mailed to you.

Join the Oakridge Neighborhood Association and help us keep it neat and clean. Only \$25.00 a year.

# NATIONAL NIGHT OUT...

America's Night Out  
Against Crime



National Night Out is America's Night Out Against Crime. This year it will be Tuesday, August 2, 1994. You can easily participate by turning your front porch light on at 6:00 pm until dark. This is a nation wide event in which all Neighborhood Crime Watch groups are encouraged to participate. The purpose of this night is to: (1) Heighten local crime and drug prevention awareness; (2) Generate support for and participation in local anti-crime programs; (3) Strengthen neighborhood spirit and police community relations; and (4) Send a message to criminals letting them know that the neighborhoods in Garland are organized and fighting back.

Since the majority of members of the ONA place crime as their first priority, the committees are planning a social gathering from 7:30 - 9:00 p.m. which is to be held at the Country Club in the grassy area by the tennis courts and the parking lot. Everyone in Oakridge is invited to stop by and meet the Officers and Committee chairpeople and your neighbors. You are welcome to bring lawn chairs and soft drinks (no alcoholic drinks) and munchies. The committees will furnish cookies and chips. The Garland Police will stop by briefly to show their support for all our efforts in organizing the Oakridge Neighborhood Crime Watch Program.

All of us involved hope to see new faces as well as the regular supporters. Get involved and help make a difference in the fight against crime.

## DINING IN STYLE

From Susan Sanchez, Decorating Den

A dining room should harmonize with the other formal areas of the home, particularly the living room and foyer. A radical difference--going abruptly, for example, from a Queen Anne living room into a minimalist dining room--can be something of a shock to guests. It is especially important when a dining area is open to the living room, that it blend with the living room's style.

The formal areas should have some unifying factor--color, is the most frequent intermediary. For example, a living room with a color scheme that consists primarily of 60% hunter green, 30% raspberry and 10% royal blue (as an accent) could be reversed in a dining room and contain 60% raspberry, 30% hunter green and 10% royal blue, or some other accent color.

Window treatments are another avenue to unify the areas. The style of a window treatment can either be repeated in both rooms, perhaps with different or coordinating fabric, or the same fabric could be used in compatible styles. An example of this would be formal swags and jabots in a traditional living room and a Chippendale, or step-shaped, cornice in the dining room. If the rooms are open to each other, it is best to use the same style of treatment in matching or coordinating fabrics.

For years, it's been customary to purchase dining room "suites", in which all the pieces match. Today, antiquated customs are giving way to a more free, design-your-own style, and it is becoming increasingly popular to mix styles within the rooms, although it is not wise to use one style in one room and an entirely different style in another.

For example a contemporary table and chairs can team up with an ornate period-piece--an armoire or sideboard--to the decorative benefit of both. The living room and/or foyer should have a similar mix. There is a definite movement towards an eclectic blending. This is not to be confused with "hodgepodge", which uses little or no discrimination when combining pieces.

Handsome dining rooms come in all shapes, sizes, colors, and styles, white skillfully harmonized to enhance the pleasures of a well-prepared meal.

★★★

**HAVE YOU JOINED THE NEIGHBORHOOD  
ASSOCIATION???**

**HAVE YOU PAID YOUR DUES???**

## STAY HOME AND SHOP? *What A Beautiful Idea!*

I'll come to you, at your convenience, to offer exciting decorating ideas, take measurements and give you an estimate that fits your budget. No more running from store to store gathering swatches, only to get home and find that they just won't do. Call today for a complimentary consultation.

### Decorating Den

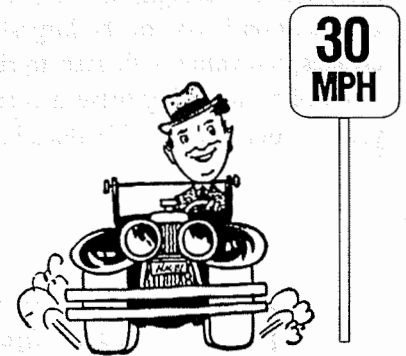
- Custom Window Treatments
- Blinds & Shades
- Wallcoverings

- Carpet & Area Rugs
- Furniture
- Bedcoverings

**No Payments For 90 Days!**  
Call me for details.

**342-9452**

Each franchise independently owned and operated. © 1994 DDSI.



**Reminder...**  
Speed Limit on residential  
streets is 30 mph and  
10 mph in alleys !!!!!

## TAX APPRAISAL VALUE -vs-SOLD VALUE

by: Peggy Richey

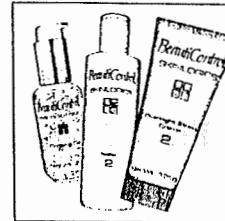
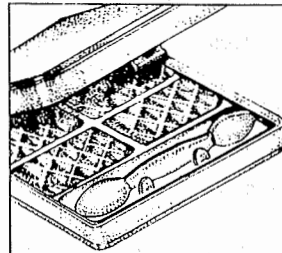
Allow me to thank those of you who called me for assistance in fighting the appraisal district over the increase in property taxes this year. Some of you were surprised to find that the increase was still less than the value of your property and in some minor instances the appraisal district actually lowered your property value.

The property value that determines your taxes may or may not be the selling value of your home. When the market values were decreasing at an alarming rate in the middle to late 1980's, many owners were successful in having their tax values lowered, which subsequently lowered their taxes. Periodically we still find homes with tax value rates higher than current sold prices, but in some other cases they are well below the selling value. I do not know what formula or method is used for determining value for tax purposes. Please check before you go to the district because as your values might be below solds in the area and you run the risk that the tax appraisal district could increase your tax value. It would seem that the tax value and selling value would be the same, but that is not always the case.

Allow me to touch on one other issue. Appraisals are done for several reasons. The fact that you have refinanced your home and the appraisal was a given price may or may not be the value that a buyer is willing to pay. The values given to you by a realtor take into consideration not only condition and design, but also current competition in the market place. Competition is one of the largest factors in price. As the inventory decreases, the values will start to rise. Be assured that the taxing authorities will be watching these increases and you may see small rises each year in your tax base if values begin to increase.

\*\*\*

**Oakridge  
Crime Prevention  
&  
Information  
HOTLINE  
220-2286**



## PREFERRED CLIENT SALE!

You're one of my special clients!  
And just to make sure you know . . .  
I'm offering you 10% off any skin  
care or cosmetics order.

**Jane Martel Stephanie Nelson**  
530-4855 414-0580

**BeautiControl Cosmetics**  
THE WORLD'S PREMIER SKIN CARE AND IMAGE COMPANY

# Fast, fair friendly

That just about sums up the superior service you get when you insure with Farmers Insurance Group. That and the finest coverage at the lowest possible cost - whether it be Auto, Fire, Life or Commercial Insurance.

The combination of coverage and service, plus a wide range of deductibles and discounts, makes Farmers perhaps your best insurance buy.

Whatever your insurance needs, consult a true professional. Call your Farmers Agent today.

**RALPH M. BROWNELL**  
Office 343-8266  
Fax 343-9601



Continued from Page 1

## Officer's Corner

by Jack Rash

ONA Vice-President

A couple of ONA Officers are trying to negotiate a deal with the City of Garland to assist in improving the appearance of the entire Oakridge perimeter. Whatever deal they are able to strike, WILL REQUIRE some participation by the residents of Oakridge.

We've already solicited bids for just mowing and trash pick-up for the entire perimeter. We would have to **DOUBLE** our membership to meet most of the bids. (And that doesn't include any plants or grass we might want to plant.)

We hope our Association's negotiators are successful in getting some assistance from the City. And there is a good chance they will. The City of Garland, under the old City Manager, had adopted a very aggressive program of supporting neighborhood associations that were willing to contribute either manpower or money to help improve the look of the neighborhood. What the City will contribute now, will be a pretty good indication of how the in-coming administration feels about neighborhood associations.

We're fortunate to have Richard Fricks as our district's representative to the Garland City Council. He was very active in Camelot's neighborhood association, and has been to just about every ONA meeting since our first one a little more than 2 years ago.

Whatever the city is or is not able to do, we as residents of this community need to address the overall appearance of Oakridge. Inside these walls are some very beautiful homes with manicured lawns, a golf course, and beautiful plants, trees, and shrubs. OUTSIDE these walls are some pretty ugly sights, including our own wall.

Only about one-third of you have joined the ONA. It seems reasonable, indeed, that **DOUBLING** our membership is not that far out of the question... if more of us get tired of seeing ugly walls.

★★★



## The 4th of July Parade Was a Hit, Thanks To Many!

The Oakridge Family Co-op's Annual 4th of July Parade was a tremendous success due to the contributions of many people and organizations. Please acknowledge the following sponsors by thanking them or, better yet, by patronizing their establishments-because without them, the parade would not have been nearly as enjoyable for so many people.

Albertsons (Buckingham/Jupiter)  
Applebee's (Beltline/Plano)  
Black- Eyed Pea (Jupiter/Beltline)  
Chuck E. Cheese(Beltline)  
CiCi's Pizza (Jupiter/Arapaho)  
Dunkin Donuts (Beltline/Plano)  
Eckerd Drug Store  
(Buckingham/Plano)  
Oakridge Country Club  
Oakridge Family Co-op  
Shipleys Donuts(Jupiter/Arapah0)  
Subway (Jupiter/Beltline)  
Walmart(Jupiter)

Although the Oakridge Country Club was mentioned above, we would like to send a very sincere and special **THANK -YOU** to everyone at the Oakridge Country Club who helped with the parade. You went above and beyond and the members of the Oakridge Family Co-op know that without the enormous amount of assistance you provided, this years 'parade could not have been the **BEST EVER** (as we have been told by many people)! Thank you all so much! In addition, we would like to extend special thanks Luanne Payne and Jo Ann Schmerheim for their assistance with the parade publicity (signs and newsletters).

We hope everyone enjoyed this years' 4th of July Parade! If any of you Moms out there would like to find out more about the Oakridge Family Co-op, please call Sharron Smith (530 -3873) or Laurie Gaines (414 -2986)- or join us at our next monthly meeting on Tuesday, August 2nd at 7:00 P.M.. at the Oakridge Country Club.

# Environmental Committee

Pam and Ron Harbach

## ENTRY WAY MAINTENANCE- \$438 PER MONTH WHAT DO WE GET FOR OUR MONEY?

WEEKLY - mowing, edging, trimming, blowing of walk ways, and litter pick up on each visit.

ONCE MONTHLY - shrub trimming.

4 TIMES PER YEAR -turf grass fertilization and shrub fertilization.

SPRING AND FALL - seasonal flower bed preparation. This does not include flowers.

### NOT INCLUDED IN MONTHLY CONTRACT:

- ✧ Seasonal flowers- we need to have flowers planted at least twice each year (spring and fall).
- ✧ Soil additives for flower beds.
- ✧ Dead shrub replacement.
- ✧ Irrigation Inspection- we are in need of a preventive maintenance irrigation program. This should be on a monthly basis in order to handle the irrigation system efficiently.

### CURRENT BUDGET ITEMS VERSUS PROPOSED ITEMS

#### **CURRENT:**

Maintenance -12 months @\$438	\$5,260
Water/Electric- 12 months @ \$150	\$1,800
Miscellaneous Irrigation Repairs	\$1,000 (Estimated)
Current Yr. Budget Proposed for 12 months	\$8,056

#### **PROPOSED ITEMS:**

2 Seasonal plantings of flowers	\$ 700
Irrigation Contract -\$45 per month	\$ 540
Maintenance of <u>All Outside Perimeter Streets</u> (Semi- monthly) for 12 months (Perimter maintenance includes mowing, edging,trimming, trash pickup at allstreets)	<u>\$4,800</u>
Sub-Total Add'l Proposed Budget Items	\$6,040
Less Budgeted Irrigation Repairs	<u>(1,000)</u>
Total of Proposed Items	<u>\$ 5,040</u>
Current Budget	\$ 8,056
Additional Proposed Items	<u>\$ 5,040</u>
FUNDS NEEDED TO INCREASE OUR OVERALL PROPERTY APPEARANCE AND WORTH	<u>\$13,096</u>

continued on Page 8

## OAKRIDGE NEIGHBORHOOD ASSOCIATION

P.O. Box 450145 Garland, TX  
75045-0145

Phone: 220-2286

President Jo Ann Schmerheim  
V.President Jack Rash  
Secretary Donna Dayhoff  
Treasure Cindie Johnson

### DIRECTORS

District No.1 Ron Horan  
District No.2 Stephanie Hall  
District No.3 Bonnie Fisk  
District No.4 Lila LaGrassa  
District No.5 Babara Muller

Crime Prevention Luanne Payne  
Environmental Pam Harbach  
Ron Harbach  
Finance Jay Miles

## DID YOU KNOW !!!

### Fences:

A permit is required from the city to build a fence in a residentially-zoned area.

### Definitions

#### Fence:

Shall mean any structure which exceeds (12) inches.

#### Build:

Shall mean construct, erect or place, or allow another to construct, erect or place

#### Prohibited Materials:

Barbed wire  
Hog Wire  
Chicken Wire  
Electric fence

## Block Party Is Big Success

Kudos to Ken Davies on Windy Ridge for organizing a highly successful block party, July 10!

We've heard rumors of others throughout Oakridge, but this is the first one that has been reported to *The Oakridge News*.

Most of the 35 to 40 neighbors who attended reported a "really great time." No organized activities were planned other than what turned out to be a fantastic pot-luck supper. And the only planning for that was that Ken provided his front yard, a few tables and chairs, and an occasional forgotten napkin or spoon. Everyone was told to bring anything to eat they wanted, their own plate and silverware, and their own drink. If you wanted something other than the ground to sit on, you could bring that, too.

Ken spent several trips up and down the one block of Windy Ridge to secure the signatures of every resident, saying that it was ok to have the party. The form, which he had obtained from the City, was returned with all the signatures. He then printed up a flyer on his computer, advertising the event and inviting people on Windy Ridge to invite our neighbor behind us.

The City came at the appointed time and erected barricades at either end of our block. When the party was over, they came and removed them.

The weather cooperated, the kids played nice, and the adults chowed down on good food and good conversations with our neighbors. A few came from other streets, and even one former resident came to tell us how he missed the old neighborhood.

It was nice getting to know people you hadn't met and discovering you have common interests other than your residence. The party lasted 2 hours, and probably would have gone on further had not a rude thunderstorm moved through the area.

The residents of Windy Ridge wish to thank Ken for his efforts. He says he will do it again this Fall or next Spring. Judging from the positive response, if Ken can't find the time, someone else will.

★★★

### Home Maintenance by Steve Brandt

- Carpentry
- Sheetrock Repair
- Acoustical Ceilings
- Electrical
- Plumbing
- Fence Repair
- Replace Shower Pans
- Marble Ceramic Tile-Walls & Floors
- Install Dead Bolts
- Hang New Doors
- Storm Windows & Doors
- Ceiling Fans
- Light Fixtures, etc.
- Carpet & Sheet Vinyl
- Pet Doors and More !

Oakridge resident for 6 years  
Business since 1979  
Free Estimates  
214/495-2110  
References

## Classified Ads

### ALTERATIONS

Experienced with casual, professional, and formal wear. Ladies and Gents. 40% discount to Oakridge residents  
Donna 414-1742

## LOST AND FOUND

Call the Hot Line if you lose a pet or if you find one (220-2286)

## Environmental Committee

Pam and Ron Harbach

This is merely an overview of what we are currently doing with a large portion of the monies we receive from your dues.

If we were to increase our budget to include the proposed items which are necessary for the upkeep and beautification of the neighborhood and our individual property values, we would need an additional 200 members at \$25.00 per member which would give us the additional funds of \$5,000.

**PLEASE GO OUT THIS WEEKEND AND GET A FRIEND OR NEIGHBOR TO JOIN THE OAKRIDGE NEIGHBORHOOD ASSOCIATION. MAKE THIS YOUR PERSONAL CONTRIBUTION TO THE ONA FOR THE MONTH. WE WOULD ALL BENEFIT FROM THE ADDITIONAL FUNDS AVAILABLE FOR USE TOWARDS THE BEAUTIFICATION OF OUR NEIGHBORHOOD.**

**THANK YOU FOR YOUR CONTINUED SUPPORT.**

An Oakridge Neighbor for 7 Years  
Office Close to Home

**MICHAEL W. STUCKER**  
**ATTORNEY AT LAW**

In Practice 16 Years

Wills & Probate • Commercial Litigation  
Contracts • Incorporations

Partnerships • Deceptive Trade Practices

1919 S. SHILOH RD. #330 GARLAND, TX 75042

(214) 271-7200

Not Certified By the Texas Board of Legal Specialization

## "REFUSE TO BE A VICTIM"

Experts agree the single most important step toward ensuring your personal safety is making the conscious decision to refuse to be a victim. Criminals prefer easy targets. You stand a much better chance of preventing criminal attack if you make yourself difficult to prey upon. That means you must have an overall personal safety strategy in place before you need it. That's why the NRA is offering the Refuse To Be A Victim personal safety course.

It's a 3-hour confidential seminar for women, taught by women, that teaches easy-to-understand tactics you can use to prevent criminal attack. You will NOT be asked to join the NRA or encouraged to buy a gun. But you will get the tools you need to develop your own personal safety strategy, including information about:

- \* The Psychology of Criminal Predators
- \* Home Security
- \* Phone Security
- \* Automobile Security
- \* Physical Security
- \* Self-Defense Physical Training
- \* Personal Protection Devices
- \* And more!

For more information or to register for the seminar, call 214-952-8279.

Date & Times:

Saturday, August 13, 1994

9:00 am to 12 Noon or

1:00 pm to 4:00 pm

Location: Richardson Civic Center  
Arapaho at Central Expressway

Cost: \$25.00 at the door

\$20.00 prepaid before 8/10/84

## Noah's Ark Pet Sitting Service



🐾 Reduce stress and trauma on your pet

🐾 Your Pet needs to stay in it's own environment - "Your Home"

🐾 We visit and care for your pets daily

**732-1153**

*Lifetime Pet Owner  
Bonded  
for Your Protection*

NEW CUSTOMERS

**50% OFF**

**First two days**