



# Oakridge

# News

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Vol. 5, No.3

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August, 1996

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## PRESIDENT'S MESSAGE

Luanne Payne

First I would like to start off with a big thank you and a big "WOW" for all the surveys that have been returned. The response was more than expected. So far all surveys have been very complimentary with many good suggestions. The general consensus is, the ONA is doing a great job and all agree we need to increase the membership so the future of Oakridge will be a beautiful and safe neighborhood.

One of the questions asked on the survey was, "Why do you think only 43% of the Oakridge residents are members of the O.N.A.?", and the overwhelming response was, apathy, too busy, not interested in the neighborhood and too lazy to send in a check. There is a very small group of people who volunteer the do all the work to keep this association going. It isn't easy to keep up with everything that is going on but we try and now we have had several new people to volunteer to help and slowly but surely we will get everyone involved. We always need various kinds of help and there seems to be some misconception that if you join you have to get involved and work. This is not the case. If you are one that doesn't have the time or are physically restricted, you can help by simply sending in the annual dues of \$36 or helping out with phone calls.

Some of you signed your names and asked to be contacted and some didn't. But each survey has been read by me and the rest of the ONA board of directors. For those of you who wish to be contacted I have done so personally and if there were any problems they will be or are being addressed. Some situations can be taken care of quicker than others and some can't because of legal matters.

Thank you again and if you still have the survey sitting around go ahead and fill it out and send it in.

**OAKRIDGE  
NEIGHBORHOOD  
ASSOCIATION**

**P.O. Box 45015  
Garland, TX 75045-0145  
Phone:220-2286**

President Luanne Payne  
Vice President Ron Horan  
Secretary Pam Hubbard  
Treasurer Toledo Mulder

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District 1 Donna Dayhoff  
District 2 Kay Hackler  
District 3 Jeff Jones  
District 4 Lila LaGrassa  
District 5 John Sholden

Civic & Political Dave Winter  
Crime Prevention Luanne Payne  
Environmental Pam Harbach  
Ron Harbach  
Finance Dan Cole  
Liaison to OCC Luanne Payne  
Membership Mary Musseman  
Communication Jackie Griffin  
Jim Griffin

**In this issue**

**Membership News 3**  
**CRIME STATISTICS 4**  
**Peggy Richey 8**

## MEMBERSHIP NEWS

A special thanks to those families who sent in a generous donation with their renewal checks. We appreciate your support.

August 15<sup>th</sup> has come and gone and there are still 113 families who have not renewed your memberships. That was my old deadline and August 31<sup>st</sup> is my new and LAST DEADLINE. Please save me and my helpers the time it takes to call you to see if you want your name in our roster. Please make your check out to the ONA for \$36.00 and mail it to P.O. Box 450145, Garland, TX 75044. New memberships are \$30.00 at this time.

Thank you,

Mary Musseman  
Membership Committee

## Oakridge Welcome Wagon

Lila LaGrassa and Mary Musseman welcomed the following families into Oakridge this month.

Keta and Curtis Woods  
Donna Kelly  
Kerry and Keith Johnson  
Bill and Suzanne Evans  
Kishor and Chetna Patel  
William and Constance Cook

Please call Mary Musseman at 414-1098 if you have any new neighbors on your street!

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DAVE - A - BUCK 272-3700

## LET SUE DO IT

Junior forgot he needs brownies for the bake sale and you're already late for work!

## LET SUE DO IT

You need a week away, but Kitty and Rover don't want to go to the Kennel

## LET SUE DO IT

The possibilities are endless  
(and the prices are reasonable)

- Pet/House Sitting
- Errands
- Taking kids to soccer, ortho, Etc.
- Shopping
- Baking/Cooking
- Etc., Etc.

## LET SUE DO IT

Oakridge Resident

**Sue Hageland**

**530-5089**

**CRIME STATISTICS FOR JULY 1996:**

- |  |                    |
|--|--------------------|
| <b>1 - <u>Theft \$750 - \$20,000</u></b><br>(This was a personal incident,<br>no further information)  | <b>Big Oaks</b>    |
| <b>1 - <u>Theft \$50 - \$500</u></b><br>(Green trash bin was stolen<br>between the hours of 9:30 pm<br>on a Sat. and 8:00 am on Sun.)                                      | <b>Laurel Oaks</b> |
| <b>1 - <u>Theft \$50 - \$500</u></b><br>(Items were taken off a van<br>between the hours of 11:00 pm<br>on a Sat. and 9:45 pm on a Mon.)                                   | <b>Crestedge</b>   |
| <b>1 - <u>Criminal Mischief</u></b><br>(Paint was scratched on truck<br>about 9:30 pm on a Mon.)   | <b>Lone Oak</b>    |
| <b>1 - <u>Criminal Mischief</u></b><br>(Passenger side window was<br>broken out between the hours<br>of 2:00 am and 6:00 am on Thurs.)                                     | <b>Big Oaks</b>    |
| <b>1 - <u>Criminal Mischief</u></b><br>(Rear window of car was shot out<br>with BB gun between the hours of<br>11:00 pm on a Sat. and 11:45 am<br>on Sun.)                 | <b>Crestedge</b>   |
| <b>1 - <u>Class "C" Misdemeanor</u></b><br>(An altercation happened between teenagers at<br>the intersection of Diamond Oaks and Grand Oak<br>about 4:00 pm on a Thursday) |                    |


The statistics for the month of July were down by 5 reports from the previous month of June. No burglary of habitations were reported in July which tells me you are trying to keep those garage doors closed. Thank You! The criminal mischief reports dropped from 6 in June to only 3 in July.

As you can see from above, I am trying something a little different this month on each individual offense. This comes from a suggestion taken from one of the surveys that was sent out last month. If anyone has a problem with this or likes the new detailed format, please let me know by calling, Luanne Payne direct at 530-9323 or the ONA Hotline at 220-2286.

**Pam Simmons, M.A.**  
**Oakridge Resident**  
**530-9839**  
**14 years teaching and tutoring experience**

I offer a positive atmosphere where the student:

- is free to ask questions without embarrassment
- learns to assess his/her strengths and weaknesses
- learns how to study math and deal with math and test anxiety
- increases confidence and self-esteem which transfers to other areas of school and life



**RoadRays D.D.S., M.S.D., I rc**  
**ORTHODONTICS FOR CHILDREN & ADULTS**

1540 EASTGATE DRIVE #202  
 GARLAND, TEXAS 75041  
 214-270-9906

OAKRIDGE RESIDENT SINCE 1985

**Important Phone Numbers**

Police & Fire Emergencies	911
Police Non-Emergencies	205-2150
Lone Star Gas	800-817-8090
Sanitation	205-3420
Environmental Code	205-3374
Animal Control	205-3570
Poison Center	590-5000
Street Light Repair	205-3449
Emergency Power Outages	205-3000

**OAKRIDGE BEAUTIFICATION  
ARE YOU PLEASED WITH YOUR DOLLARS AT WORK?**

We would like to give you a brief summary of how the Environment Committee is spending "YOUR DOLLARS".

- SEMI MONTHLY MAINTENANCE OF OUTSIDE PERIMETERS
- WEEKLY MAINTENANCE OF ENTRYWAYS
- SEASONAL FERTILIZING AND PLANTING OF FLOWERBEDS
- SEASONAL FERTILIZING OF TREES AND SHRUBS
- SEASONAL TRIMMING AND PRUNNING OF TREES
- REGULAR MAINTENANCE OF SPRINKLER SYSTEM AND REPAIRS
- REGULAR TRASH PICK UP FROM PERIMETERS AND ENTRYWAYS

**Contractor Bids:**

Each year we solicit bids for the maintenance contract. We submit a list of the maintenance items we are requesting be handled. Each contractor receives the same detailed list and is asked to submit their bids and also a Certificate of Insurance. This year we had several calls about the job but only two bids were actually submitted. Because we request verification of workman's compensation and liability insurance many potential contractors do not submit bids.

Ron and Pam Harbach  
Environmental Committee  
Phone: 530-5024  
3102 Big Oaks Dr.  
Garland, TX 75044

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SIMPLY SCHEDULE A CLINIC THAT RESULTS IN \$150 IN SALES AND ONE ADDITIONAL BOOKING - AND THE PRODUCTS ARE YOURS.

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**Diane Owens  
BEAUTICONTROL COSMETICS  
530-6513**

**WE WANT YOUR COMMENTS AND SUGGESTIONS:**

We welcome your comments and suggestions. If you see items within the neighborhood that you feel are not being maintained by a homeowner because no one actually has responsibility for them (example: painting of an electrical box on a pole) then please give us a call. After we receive all your comments we will put together a "SPRUCE UP THE NEIGHBORHOOD DAY". Hopefully we can find a few volunteers who would be willing to donate a couple hours on a Saturday and we can paint and repair these items.

As a committee or individual members we cannot possibly be aware of all items that need attention within the neighborhood. We really need your assistance.

If you have questions about the current maintenance please give us a call. While we are not responsible for spending all of your dollars we do represent the largest percentage. Please keep in mind that the overall maintenance and "first impression" that our neighborhood gives is the "lasting impression". We are very pleased with the accomplishments of the Neighborhood Association and certainly need your support. Your dues for this year are \$36.00 - and they are payable now!

Thank you for your continued support of the Association - we would not exist if not for your financial support, encouragement and appreciation!

Ron and Pam Harbach  
Environmental Committee  
Phone:530-5024  
3102 Big Oaks Dr.  
Garland, TX 75044

**by Steve Brandt**

- Carpentry
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- Electrical
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**1997 PASSBOOK PRE-SALE CAMPAIGN**

Yes it's that time of the year to get your order in for the new 1997 Passbooks. Once again, like last year, for each book the ONA sells during the pre-sale, we earn an extra \$1.00. Last year the ONA sold 120 books and this was our biggest fundraiser. The books will be \$30.00 again this year. Books will be picked up on Saturday, September 21st and will be distributed to everyone who orders in this pre-sale campaign. You may begin using the books, effective October 1st.

For those of you who know about the Passbooks I don't need to tell you the great benefits you receive, but for those of you who have never purchased a Passbook you will be pleasantly surprised at all the benefits and savings you will receive. From fine/casual dining to informal/family dining and fast food places all over the Dallas metroplex you will save more than the \$30 you will invest to buy the book. There are movie ticket discounts and many travel discount advantages.

The books will have to be paid for before September 20th during the pre-sale but once the books are in you may purchase one anytime after that date through the end of the year. To order now, call Luanne Payne at 530-9323 or leave a message on the ONA Hotline at 220-2286. Thank you for supporting the ONA.

## CLASSIFIED ADS

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Kathy Cypert 530-1804

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Kathy Cypert  
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## **HOUSING INVENTORY IN THE METROPLEX**

According to the latest edition of the Texas Realtor magazine, Research shows that values typically rise when the housing inventory is less than 9 or 10 months and generally do not increase when inventories are more than 10 months.

When there is less than a seven month inventory for all price ranges less than \$110,000, these moderate price homes will have the greatest potential for a rise in value. The opposite is true for higher priced homes in Texas. Homes costing more than \$ 225,000 are currently at a more than 11 month inventory and will have a low, if any, potential for increased value. The current residential inventory for the State of Texas is 6.8 months.

I believe that the other leading indicator of value is the competition factor. One of our biggest competitors is the local new construction in surrounding areas. With the interest remaining low many families are trying to move up in the marketplace. Oakridge, as a pre-owned neighborhood, has established landscaping and a good, quality custom feel. As we maintain and update our homes we can continue to compete on the marketplace with new construction.

**Peggy Richey CRS**

## **CIVIC & POLITICAL GOINGS ON**

Let me introduce myself: I'm David Winter, civic & political liaison for the ONA. My wife, Dianne, and I have lived in Oakridge for 2 ½ years and hope we can contribute to the community. I assume the position vacated by Jack Rash who recently gave up the position due to time constraints. Jack set a very high standard of reporting that I will try to emulate. If you have questions, or answers, relating to civic or political issues that affect Oakridge, please let me know, and I will attempt to find an answer to your questions.

The most recent answers I have found relate to construction activity in the area. As most of you know, the construction on the new Home Depot is progressing very rapidly. Home Depot has moved the proposed date of opening to December from January as previously planned. Super One is still working with the city to finalize the plans for starting construction just north of Home Depot, and plans to start construction in the near future. The land on the southeast corner of Jupiter & Buckingham is on hold since an anchor tenant has not been found.

Perhaps you have noticed that the southeast corner of Shiloh and Buckingham is being cleared. The city planning office informs me that there will be a 220 home gated community development located in the southern portion of the tract-110 single family units will be in the first phase. These homes will be 1700 sq. ft. minimum with an average of 1900 sq. ft. on 8500 sq. ft. average homesites, and will initially be accessed from Shiloh. Retail pad sites and a small retirement community will be located on the north edge of the property bordering Buckingham. Eventually, and entrance to the gated community will be accessed from Buckingham also.

**David Winter**  
**530-6210**