
◊ Oakridge News ◊

Vol. 6, No. 11

A Publication of the Oakridge Neighborhood Association

May, 1998

PRESIDENT'S MESSAGE - Donna Dayhoff

The Oakridge Neighborhood Association is coming to the close of its' sixth year. The Board and myself would like to thank all the residents, who support the ONA. Out of approximately 1150 homes, we have nearly 50% as members. Of course, 100% membership would be ideal. But without those of you, who do support the ONA, we could not keep our neighborhood maintained, print the newsletter, or keep our area safe with our Citizens On Patrol and the Hot-Line.

One of the issues that the Board has been working on is the re-zoning of the property on Buckingham Road west of Shiloh Road and east of Winding Oak. The re-zoning would be multiple-family for a Retirement Community. The Board members and involved home-owners have been meeting with the developers, the City Plan Commission and our City Councilman to be sure that the development will be for our best interest. To date the development should be an enhancement to the area. If you are familiar with the Retirement Community, Chambrel, in south Garland, it is to be equivalent to it. More information will be available at our General Membership Meeting.

I would like to thank all the people, who have given their time and effort to serve on the 1997-1998 Board of Directors. The strides that were made this year could not have been done without their help.

Mark your calendar for Wednesday, May 27th for our General Membership Meeting. There will be a Social Hour (6:30 p.m.) so come and visit with your neighbors and have some "goodies". The meeting will begin at 7:30 p.m.

At the meeting the Board will be recommending that the membership dues be raised to \$4.00 a month (\$48.00 annual). This recommendation is being made due to the increasing costs for maintenance of perimeters and entry ways, printing costs of the newsletter and unforeseen expenses which arise for general

upkeep of the neighborhood. Our dues have not been raised for 3 years and are basically the sole income for the ONA. Our dues are still lower than those of other associations. We hope you will support this recommendation. If you approve of this recommendation but would like to only pay \$36.00 send your renewals to the ONA, P.O. Box 450145, Garland, Texas 75045-0145 no later than May 27th or pay at the membership meeting. The dues increase would be effective June 1st.

OAKRIDGE NEIGHBORHOOD ASSOCIATION

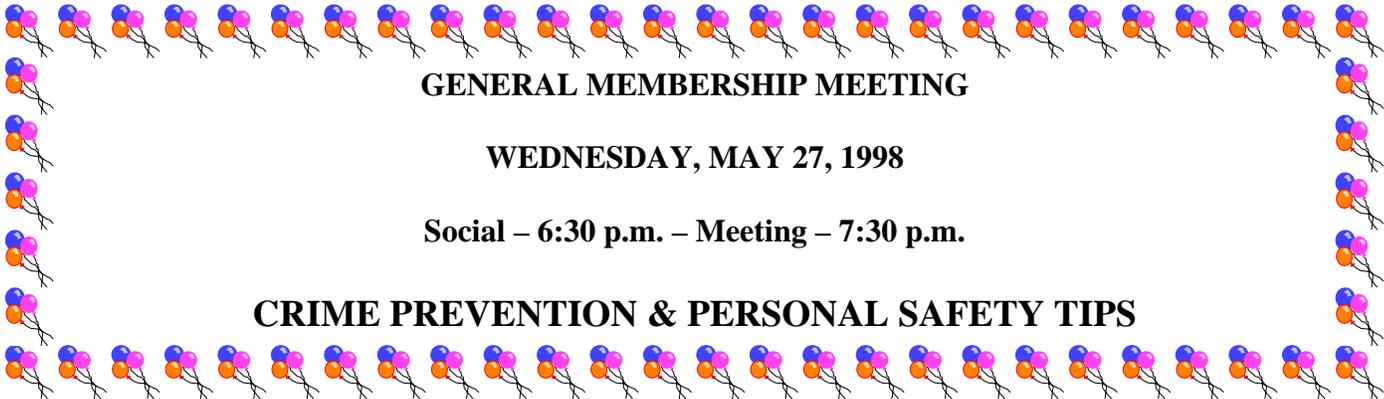
**P.O. Box 450145
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ONA Hotline: 214-967-5136**

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GENERAL MEMBERSHIP MEETING

WEDNESDAY, MAY 27, 1998

Social – 6:30 p.m. – Meeting – 7:30 p.m.

CRIME PREVENTION & PERSONAL SAFETY TIPS

MEMBERSHIP NEWS

Mary Musseman

The fiscal year is about to end and the O.N.A. has 490 members. A few new people have joined as of 6-1-98, but that will go on next year's records. It's sad to say but I did not receive one phone call after last month's article with my plea for help. But I still have faith that my prayers will be answered. If our dog Tootsie was found in Dallas after being gone for four days then I'm positive I'll receive a call from a cheerful neighbor volunteering their time. You can reach me at 414-1098. THANK YOU

OAKRIDGE WELCOME WAGON

Lila LaGrassa & Vickie Hanas

The following families were welcomed into Oakridge in May.

Big Oaks	Mike Jones
Grand Oak Dr.	Thomas & Libby Morse
Hickory Bend	Martha Boyette
Overview	David French
Richland	Toni Bell
Ridge Oak Dr.	Bob & Joan McDole

Thank you to the Morse's and Martha Boyette for joining on the day they were greeted. As of June 1, Lila and Vickie will no longer be welcoming our new neighbors into Oakridge. We appreciate the many hours spent baking and delivering the baskets. THANK YOU both for a job well done.

In the future, the District Directors will have this responsibility. Please call Luanne Payne at 530-9323 or the O.N.A. hot-line at 214-967-5136 with information on your new neighbors.

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- Shopping
- Etc., Etc.

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Sue Hageland

530-5089

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Do you want to put together a
terrific meal or party

LET CHRIS COOK IT

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Appetizers, Brunches, &
Complete Dinners
- **SPECIAL NEEDS**
Graduations, Holidays, Recitals...etc.
- **OCCASIONAL NEEDS**
Birth, Recovery from Illness, Funerals
- **CORPORATE EVENTS**
Company Luncheons, Client Parties, etc.

LET CHRIS COOK IT

Oakridge Resident Since 1987

Chris Lob

CITIZENS ON PATROL – (C.O.P.)

A training class has been officially scheduled for those of you who would like to get involved in the Oakridge Citizens On Patrol program. This program has been very effective in decreasing preventable crime in Oakridge. If you are interested in attending this training class, please call Luanne Payne at 530-9323.

When: Saturday, June 13th
Time: 8:30 – 5:00
Where: Nicholson Memorial Library

GENERAL MEMBERSHIP MEETING – MAY 27TH

Be sure to mark your calendars for this meeting. The Garland Police Department will be discussing all kinds of crime prevention and personal safety tips. Come early at 6:30 for the social hour to visit with your neighbors and meet new ones. The meeting will begin at 7:30 and we will introduce the new board members who have volunteered to work for the ONA this next year.

**Home
Maintenance
by Steve Brandt**

- Carpentry
- Sheetrock Repair
- Acoustical Ceilings
- Plumbing
- Replace Shower Pans
- Fence Repair
- 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!

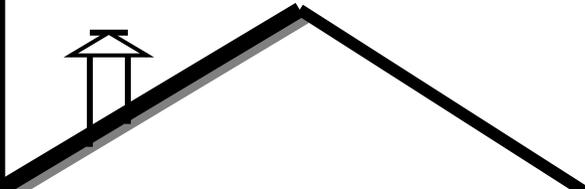
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OAKRIDGE WOMEN'S CLUB

Suzanne Fletcher

Last Month

Eggstravaganza.... OWC's annual Easter Egg Hunt was a huge success. A special thanks goes out to Maryann Cullum for coordinating this event!

Baby-Sitters Expand Market Potential... Our "Meet the Baby-sitter" open house was held Monday April 13, 1998. We would like to thank all of the babysitters (and Mom's) who attended. We enjoyed meeting all of you. We hope to keep you all busy in the upcoming year. Congratulations to our door prize winners Joanne Leveque and Claire Dorsey who each took away a pair of movie passes!

Another Oakridge Woman takes the leap... We would like to welcome new member Jennifer Woodland of Ridge Oak Dr. We are very happy that you joined us. We look forward to getting to know you and your family!

Next Month

Mark your calendars... the next meeting will be held Monday, June 8, 1998 at the home of Lisa Kolacz (2114 Windy Ridge) beginning at 7:00 PM. We will finalize the plans for our annual Fourth of July Parade. If you've been thinking about joining us, this is a great time to get involved. This event is fun for the whole family!

Opportunity knocks... If you have your own business please consider sponsoring the OWC's Fourth of July Parade by donating a free prize or service. You will receive free advertisement as well as a great feeling for supporting this event that is enjoyed by many

families in Oakridge. For information please contact Mary Macejewski at 495-5734.

The OWC

What is it... The purpose of the Oakridge Women's Club is to develop friendships with other women in the neighborhood and to get to know their families. The principal aim of our monthly meetings is to plan activities for our children, special seasonal events and to socialize with other members. Our dues, which are only \$12 per year, are used for our children's activities and for printing costs.

**If you are interested in joining us
please call Lisa Kolacz
at 496-5188 for membership
information.**

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Environmental Report: Your Dues In Action

Cy Farver

1. Damaged Island:

The most significant events this past year have involved the heavy steel posts installed to protect the center island at Belt Line & Laurel Oaks . It began with what appears to have been a hard blow by a small blue Ford against the 6 inch pipe on the inbound side. The car left a lot of pieces behind so we know it was damaged to its left front. It cost us \$125.00 to have that post replaced with an 8 inch steel pipe filled with concrete. This included replacing the broken and displaced designer brick walk around the island. It wasn't too long after this repair had been complete that it was knocked down again. Our landscaper reported seeing one truck, loaded with roofing material, (What else!) hit one of the pipes trying to make the turn into Laurel Oaks.

If you have seen or know of anyone causing this damage, please let us know. It is your dues dollars that have to be spent to repair this senseless damage. And, if you are having roof repairs, ask your contractor to require his supplier to use one of the 9 other entrances to our neighborhood.

2. Aging Process:

One of the most significant problems has been the increasing need for repairs to the sprinkler systems at the various entrances. In some cases, vandalism has caused us problems but for the most part, the equipment is getting old and needs replacement parts.

3. General Maintenance:

Without question, this is the single most expensive item in the O.N.A. budget. At the same time, it is also a significant factor in the value of your home, wherever you reside in the Oakridge. Ask any Realtor and they will tell you, the entrances help set the mood for the introduction to your home for a new buyer. Our landscaping contractor has been keeping the trash picked up and grass mowed at the entrances and the 3 miles of perimeter walks. This is done on a weekly and semi-weekly basis depending on the season and need.

4. Flowers:

Flowers are not part of the O.N.A. budget. The fall planting of pansies and the spring planting of begonias is covered by special donations from O.N.A. Members. The more donations, the better the plantings. If you have a specific entrance you want your dollars to go for, we will do our best to accommodate your wishes. We need your donations now. Please send them to the P.O. Box, with a note that the moneys are to be used for flowers or increase your dues payment by an appropriate amount with a note specifying the purpose.

5. Perimeter Walls:

I attended a meeting of the Garland Neighborhood Associations in April and a topic discussion concerned the perimeter walls surrounding various neighborhoods. These are required by law for specific streets. (Older neighborhoods are grandfathered out of this requirement.) The city ordinance also specifies we, as homeowners, are responsible for maintaining these fence walls, if they are behind or at the side of our property, even if they are across the alley from your property. The Winter meeting of the O.N.A. Members authorized the O.N.A. Board to proceed with replacing the caps on the brick columns. However, if there is damage to a section of the wall, such as is the case on Shiloh, it is the homeowner's responsibility to repair the wall. In most cases, your homeowner's insurance will cover this cost or the

“RETIREMENT COMMUNITY UPDATE”

Donna Dayhoff

The rezoning issue for this development went to City Council for consideration on Tuesday, May 5th. The rezoning was approved with the concerns of the ONA Board and involved homeowners included. As said in my previous article, more information will be available at the General Membership meeting on Wednesday, May 27th.

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Environmental Code	205-3374
Animal Control	205-3570
Poison Center	590-5000
Street Light Repair	205-3483
Electricity Emergency	205-3000
Water & Sewer	205-3210
Richard Fricks, City Council	495-7932
Chris Tannock, NPO	205-2740
ONA Hotline	214-967-5136

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CRIME STATISTICS FOR APRIL 1998:

Luanne Payne

Vehicle Burglary

Stoneridge

Thief stole computer & power supply from 98 Mercury parked on rear driveway. Occurred between Sun. 4/19 and Mon. 4/20 during 11:30 pm and 7:15 am.

Vehicle Burglary

Stoneridge

Thief stole \$20 in coins from 84 BMW parked on rear driveway. Occurred between Sun. 4/19 and Mon. 4/20 during 11:00 pm and 7:00 am.

Vehicle Burglary

Stoneridge

Thief stole wallet with \$40 cash from vehicle parked on rear driveway. Occurred on Mon. 4/20 during 1:00 am and 7:00 am. This was later recovered in another vehicle that was broken into on Hickory Bend.

Vehicle Burglary

Hickory Bend

This vehicle was broken into but nothing was stolen. A wallet was found, without the \$40, in this vehicle from the vehicle on Stoneridge. Occurred between Sun. 4/19 and Mon. 4/20 during 9:00 pm and 7:00 am. Police believe the suspects may have wanted to steal this car.

UUMV (Stolen Vehicle)

Hickory Bend

Thief stole 93 Pontiac Trans Am parked in front of residence. Occurred between Sun. 4/19 and Mon. 4/20 during 11:45 pm and 9:45 am.

Criminal Mischief

Crestedge

Vandal shot at kitchen window with BB gun causing \$300 damage. Occurred on Wed. 4/1 during 3:00 am and 6:00 am.

The crime statistics remained the same as the previous month of March with a total of 6 offenses reported. As you can see from above, 4 vehicles were broken into before one was actually stolen. The police recovered a stolen vehicle from the Country Club parking lot that was reported stolen from Dallas on the same evening. These all occurred sometime between 11:30 pm on Sunday the 19th and 7:00 am on Monday the 20th. If you recall seeing or hearing any suspicious activity during this time period, call and discuss it with the police at 205-2150.

You should lock your car at all times. Do not leave any valuables in your car whether it's locked or not. Leaving a purse, wallet, briefcase or other items is just temptation for these criminals to break into our vehicles.

WHAT HAS CAUSED THE SELLERS MARKET?

David Fair, Chairman, Hexter-Fair Title Company wrote in his personal publication to the Real Estate Industry the following article. It is very interesting and he has over 30 years experience in the Dallas Real Estate market. He stated the following: "Despite all of the intense competition, Dallas is winning the relocation battle hands down! The reasons given by the Chamber of Commerce are as follows:

- Great Weather
- Great Airport
- Great Time Zone
- Great East-West Convenience
- Great Non-Income Taxation on the Individual

About a year ago, Congress passed an amendment to the capital gains tax on the sale of a "principal residence". Now, under the new tax rules, up to \$500,000 in GAIN can be realized, without any tax being owed!

Can you imagine the relocation implications of this new tax rule? Let's see: how many corporate employees in America DECLINED to be relocated BEFORE the new tax rule was passed because they didn't want to pay a whopping capital gains tax on their existing home, or "invest up" in a house in Texas that cost as much as their existing house was worth? How many of those were in some less-desirable climate in the U.S., longing for the day they could walk bare-footed in the Dallas sunshine? Unfortunately for them, the tax-tail wagged the dog, and they stayed put, languishing in their high-tech Washeteria in Walla Walla.

Now, after the tax revision, they're ALL ready to move – every last one!

So, why would they pick Dallas? Obviously, that's a decision left to the corporate muchety-mucks. And what do they see? In addition to the Chamber of Commerce list, they see Dallas' 1997 AVERAGE OFFICE RENT compared to the other competing cities as the ULTIMATE PERSUADER! Dallas, you see, still had an average office rent in 1997 of \$18.30 per square foot. By comparison, the U.S. average was \$23.00! But look at other possible relocation destinations:

New York	\$33.71 PSF
Boston	\$37.50 PSF
San Francisco	\$34.50 PSF
Washington, D.C.	\$37.25 PSF

In "hip" language, this decision is a NO BRAINER. It's Dallas by a landslide."

Peggy Richey, CRS,GRI
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