
◊ Oakridge News ◊

Vol. 10 No. 4

A Publication of the Oakridge Neighborhood Association

September - 2001

President's Comments for September 2001

By Scott Youzva

We have held the first General Meeting for the new year on August 30, 2001. The meeting was very informal, with the passing of the 2001-2002 budget and the approval of the minutes from the last general meeting and the Treasurer's report. We took this opportunity to divide into District groups to get to know some of our neighbors that live close to each other. This turned into a great time of socializing and allowing us to get to know each other. There were several new members attending a general meeting for the first time and I was happy to see new people getting involved. Our focus for the next few meetings is to get to know more of our neighbors and to allow us to increase the size of our meetings. We had about 40 people at the meeting and we were able to dismiss by 8:00 pm. For those of you that are looking to attend a short informative meeting and to try to meet others living in Oakridge, I wish you would consider attending our next meeting.

As an update to the damage to the walls on Buckingham and Jupiter, it looks like the hole on Buckingham should be repaired soon, and we are making progress on the hole on Jupiter. Each time an accident occurs involving the wall it seems like it takes the insurance companies a long time to settle the claim and get the wall repaired. We will try to speed this process as much as possible.

(Continued on page 4)

A VIEW OF OUR NEIGHBORHOOD

By Brenda Olive

Have you taken a drive around our neighborhood recently? Have you noticed the new siding being placed on some of our homes, the new roofs, the new fences and the lovely landscaping? So many of our residents are working to beautify their homes as well as protect their investments. We have several new residents, and many of them are remodeling and upgrading and ultimately, increasing the value on all of the properties in Oakridge. That is what we all want, a beautiful, well-maintained neighborhood. This is important to all of us, as someone upgrades their home it helps our own property values. Of course, it also encourages the neighbors to improve their home. We all know that we must "keep up with the Joneses". So many of our neighborhood properties are neat and attractive, but one in particular stands out, of course, it is the largest, most visible one in the neighborhood, and it's the Oakridge Country Club. The sign out front looks great and the landscape crew works very hard to keep everything neatly cut and trimmed. (I particularly like the little veggie/herb garden on the side!)

HAT'S OFF to everyone at the club and to all homeowners who have worked so hard to make Oakridge a beautiful neighborhood to live in. Keep up the good work!



**MAY OUR COUNTRY REMAIN
UNITED AND STRONG THROUGH
THESE TRYING TIMES**

C.O.P. REPORT FOR SEPTEMBER

By Bill Olive, C.O.P. Coordinator
972-495-3402

C.O.P. PATROLLERS logged over 28 hours during the month of August, watching over the Oakridge neighborhood! This is just the beginning; we have several applicants waiting to be trained by the Garland Police Department, and when that's done, we can add to the number of patrol hours each month. It's not too late to join us, remember, the more patrollers we have, the more hours we can cover each month. Neighborhood police officer Sam Castorani advises that every hour we spend out there patrolling is extremely important to the prevention of crime in our area.

"Citizens On Patrol" has initiated a new method of alerting residents of open, unattended garage doors. Previously we utilized a blue doorknob hanger, however, these proved to be both cumbersome and time-consuming. They had to be placed on the front door of the home, which meant that the patrol person had to observe the open garage door in the alley, drive around to the front of the house and put the hanger on the front door, then return to his/her patrol. We also noticed that some residents might not remove items left on their front doors for several days and realized that anyone walking up to the door could easily see that the notice was referring to an open garage door. We decided this wasn't an efficient, or possibly even safe, method of notifying a neighbor of a potential problem. We've designed some simple, colorful postcards that are mailed to the resident instead. The postcards have been reviewed and approved by Officer Castorani; he agrees that these are more efficient, and much easier to read, than the old door hangers. Last month, on one day alone, we found 50 open, unattended garage doors. Remember, this is an open invitation to petty thieves, protect yourself, don't become a victim!

We're happy to report also that the C.O.P. now has a post office box of its very own to better serve the Oakridge area. Should any resident have anything they wish to bring to our attention, the address is Oakridge C.O.P., PO Box 452393, Garland, TX. 75044. The C.O.P. prepares monthly reports for the police department, and we regularly speak with Officer Castorani about any concerns that are brought to our attention. In addition, all residents should be aware that Officer Castorani is Oakridge's neighborhood police officer and as such he can be contacted via the GPD non-emergency number 972-205-2150 if you have a concern you wish to share with him directly. Please bear in mind however, that he is a police officer, he has regular duties that he must carry out, and may not be able to return your call immediately. If you have something that is urgent and needs immediate attention.....call 911.

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OAKRIDGE DAYTIMERS

by Dianne Winter

The September meeting is always packed with conversation as we gather together following the summer break. Several have been on trips from the mountains of Colorado and Alaska to the beaches of Florida and other coastal states and internationally to the blue of the Mediterranean Sea and the contrasts of Russia. Trudy Schmidt traveled to Hawaii to attend her daughter's wedding after traveling to Washington State three times to visit her other daughter, son-in-law, and her new grandson.

The group recognized founder, **Roberta Jones**, on the occasion of the third anniversary of organization.

Food hostesses **Kay Abrams, Nell Burt, Barbara Brunette, Diane Owens, Sue Pauly** and **Mary Jensen**, furnished the refreshments at the home of gracious hostess, **Betty Prickett**. Guests were introduced and after several announcements, everyone received a membership list that included about sixty names from treasurer- membership chairman, **Mary Pattie**. Then they noted the following events and group meetings on the monthly calendar that **Mary Musseman** provides every month. Call the group leaders for more information.



BOOK CLUB on the third Fridays--call **Nell Burt** at 972-496-1338. The Book Club will meet at the home **Mary Pattie** on **September 21st at 9:30 am**. Wear your pearl earrings to discuss *The Girl with the Pearl Earring*. Then read *To Kill a Mockingbird* by Harper Lee for October.

Call **Jane Buchanan** at 972-530-4762 for **BRIDGE** events that occur on the first through fourth Wednesdays of every month. Jane would like to thank everyone who supported her through her surgery.

These **CANASTA** groups are recruiting, so for details call **Barbara Brunette** at 972-530-4288 for **DAY CANASTA** and **Margaret Fowler** at 972-530-8585 for **NIGHT CANASTA**. On Saturday morning, August 21st, Margaret Fowler invited both groups to her home for a lovely morning brunch and Canasta. Great idea!

The **ARTS & CRAFT GROUP** will meet at the home of **Lucy Brock**, 2509 Creighton, 1 pm, on **September 17th**. They will display and share ideas for fall and holidays to decide on future projects. Call **Roberta Jones** (972-414-7277) or **Jo Dietz** (972-530-8308) for more information.



STITCH & CHAT will continue to meet at **Norene Murphy's** (972-530-6669) on the 3rd Tuesday to visit and continue to work on projects. They have completed quilting the Holiday Project to be donated to the club to benefit ONA, so join them to share ideas this month on **September 18th** at 10am.

The **WALKERS GROUP** is walking more in the cooler weather. Call **Mary Pattie** at 972-496-6486 for details.

The **OUT TO LUNCH BUNCH** will be gathering at Mary Ellen's Tea Room on **September 21st** at 11:30. The hostesses are **Martha Boyette** and **Audrey Golden**. Call Martha at 972-414-9875 by September 19th for a reservation.

The **FUN ON THE RUN BUNCH** will journey to Canton on **September 28th**. Meet near the Club pool at 7am and plan for a long day. Call **Becky Parks** at 972-495-8776 with questions.

Fun in the pool at **WATER AEROBICS** at the home of **Jackie Griffin** has completed this session with thanks to Jackie and to **Becky Parks** as instructor.

HAPPY BIRTHDAY wishes in **September** to **Kay Abrams, Sharon Carlton, Pat Cathcart, Ruth Kimberlin and Bev Panasik**.

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One of our former members, Katherine Payne, has moved. If you would like to send a card, use this address: Katherine Payne, Hearthstone #35, 1246 Colonel Drive, Garland, TX, 75043

The October Coffee will be hosted by **Dianne Winter's** at 2805 Oak Springs Dr.

DON'T FORGET YOUR SECRET PAL!!



Update ONA Membership

*Peggy Richey
Membership Directory*

Hi Everyone! We currently have 418 members in our organization. I hope that all of you will talk to you neighbors and friends about joining. We are working on the directory and are in the process of getting additional advertising. Please let me know if you would like to advertise in the directory.

Our year has just begun and there is plenty of time to join this year. I think you will enjoy the format and the information in our directory this year and we certainly appreciate your support.

OAKRIDGE WOMEN'S CLUB

Libby Morse



We are having a membership drive in September!

Our September meeting is on Tuesday The 18th
We will meet at Mary's house at 7 p.m. 2502 Big Oaks

Stop by and play a game of Keno and get to know the group!

Important meeting night change!
We will now meet the 3rd Tuesday of each month
If you miss us in September, come join us in October!

Our October meeting will be Tuesday the 16th.
We will meet at Sheila's house and finish the plans for the children's Halloween party

Please call Libby for more information 972-495-9034 or e-mail tomlib@home.com

We would love to meet you!



(Continued from page 1)


I have spoken to several neighbors concerning a variety of topics and feel even stronger that the idea of a 2003 Vision Committee will be beneficial to our neighborhood by addressing concerns and ideas that come from the residents of Oakridge. I will be trying to finalize these plans to form this committee and look for volunteers to map out a strategy for their activity over the next few years. Please feel free to offer your comments and/or willingness to serve on this committee to me. I look forward to hearing from those interested.

Thanks to everyone helping keep our neighborhood the best place to live in Garland. Keep up the good work.

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Citizens on Patrol	Bill Olive indexva@home.com
Civic Interest	

Meetings

The following is a list of meeting dates for Executive Board and General Membership Sessions of the ONA. As members you are welcome to attend any or all of them. Contact one of the members of the board for time and place.

October 9, 2001
November 13, 2001
December 11, 2001
January 8, 2002
February 12, 2002
March 12, 2002
April 9, 2002
May 14, 2002

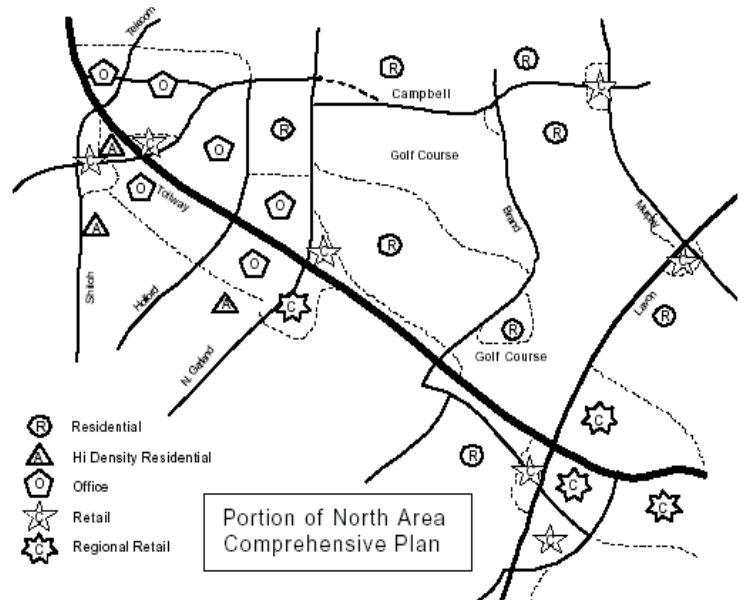
General Membership Session:
November 15, 2001
February 21, 2002

North Garland Plan Contemplates Future

By Doug Sturm, Committee Chair

Reportedly, there will be a bond election next May. This will be a very important election for North Garland because of the many streets that need to be widened and improved, park and recreation needs, bike and hiking paths, a library, infrastructure needs and more. There will be many needs from across Garland that will exceed the money available so there will be competition to fund these North Area projects. When committees are formed later this year and the Council begins prioritizing projects, your voice needs to be heard—as well as at election time.

One of the methods to judge where infrastructure needs will arise is the use of a comprehensive plan. Planners can project utility, transportation, and other needs from these plans. The Garland Comprehensive Plans are state-mandated documents that, for Garland, are divided into geographic zones: North, South, East, West, and Downtown. A committee is assigned to each of these zones. The North Area Plan Implementation Committee is assigned to our area, of which I have served as vice-chair for over 6 years. The committee has 18 council-appointed members. One of its functions is to review the North Area Comprehensive Plan on an ongoing basis and then recommend revisions and additions as appropriate. The Plan is a set of goals and recommendations dealing with general land use and development, residential land use, retail land use, industrial and commercial land use, parks and open space, community facilities, environmental and urban design, and transportation.



The North Area comprises all land north of Buckingham Rd, Country Club Rd and SH 66 to the city limits, comprising 13,388 acres and 60,000 people (1999 population estimates). The Plan recommends 790 acres for retail/commercial use, a potential 13,708,332 square feet (at 40 % coverage) of building space. Almost 300 of those acres are allocated for the mall and out-parcels. The actual plan document includes pages and pages of design standards, density standards, etc. It is usually summarized on a multi-colored map, a portion of which is represented here.

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What's the Real Estate Market Doing?

*Peggy Richey
Keller Williams Realty*

Great Question. If you read the papers you would think that we are headed back to the 1980's. I disagree. If you read the business papers you will note that many of them have reported that Greenspan admits he made a mistake in 1999 when over a period of 14 months the Federal Reserve Board raised the interest rates 8 times.

How did this affect the market? Its impact was greater in the commercial world than our general housing market. Here is what happened. In trying to slow the Stock Market, raising the rates tightened money and it was difficult for many new .com companies to get credit. Understand that many of these .com companies had great models, but being young when credit tightened, they sold out to larger companies. These larger companies bought them at overwhelming prices. They had more employees than needed and salaries had grown at such a rate that when the market fell last October, the larger companies could not support the debt and the numbers of highly paid employees.... hence the start of the telecom layoffs.

The hardest hit price range for the housing market is above \$500,000.00. Our market is still good, but the prices have not continued to rise. They are leveling.

Remember that as we head into Fall it takes longer to sell a home because of the change in family lifestyles with the kids back in school, their activities and don't forget about the time change. When it gets dark at 5:00 pm it limits the hours in the day to show homes. People cannot see homes in the dark.

I also believe that we will see several rate cuts. I am not sure what effect this will have on our market, but I will be sure and keep you posted.

Parks Richardson vs. Garland

By Rick Williams

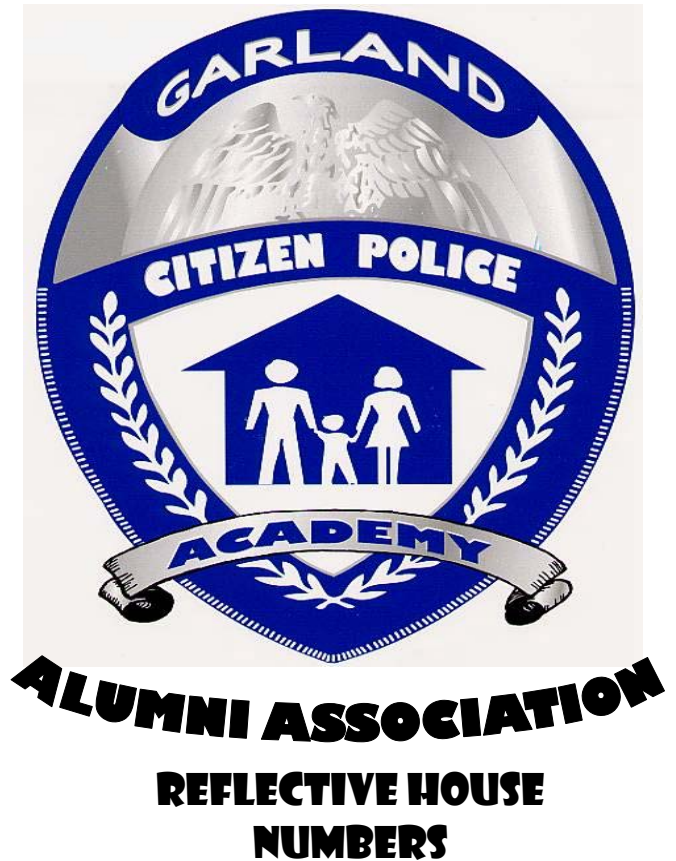
Living as close to Richardson as we do, many residents often wonder why Richardson has all those irrigated, landscaped medians, wild flower plantings, etc., and Garland does not. A comparison of the two cities may help explain.

Population:	Richardson 91,802 Garland 215,768
Acres of Park :	Richardson 856 Garland 2,698
Park Budget :	Richardson \$9,409, 105 Garland \$6,819,257
Employees :	Richardson 120 Garland 87

What the above shows is that Garland has about three times as much park land as Richardson but maintains it with 33% less money and far fewer employees. So Garland citizens are certainly getting their "tax money's worth" from the Parks and Recreation Department. The next obvious question is why does Richardson have a bigger budget when the population/acreage is so much smaller? The answer is simple...

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The Question Is: To Deregulate ...

By Jess Janke, Area Manager, TXU

As an investor-owned electric utility in Texas, TXU Electric is participating in the deregulation pilot program in June of 2001 and market opening of our industry in January of 2002. This means that in January TXU Electric customers will have the opportunity to choose their retail supplier for electricity. The retail provider will negotiate with power producers, pay a delivery charge to the "regulated" transmission/distribution company, and then bill the customer for their usage.

Notice that the transmission/distribution company will remain regulated. The Public Utility Commission of Texas will regulate the transportation rates, and see that reliability standards are met. This means that TXU Electric will continue to maintain the lines and respond to outages. It also means that duplicate facilities will not be needed, as retail providers will be utilizing existing lines to deliver the commodity. If you are currently a TXU Electric customer, you will have the right to purchase your electricity from any retailer licensed by the State. If you do not choose a different supplier, and are a residential or small commercial customer, your rates will be reduced by 6% in January of 2002 as required by the Deregulation Bill. Whether you change suppliers or not, the choice will be yours to make the best decision for your own situation.

For more information on retail suppliers, deregulation, or consumer protection programs, you can contact the Public Utility Commission at 866-797-4839, or contact them at their Website at www.powertochoose.org.

... Or Not to Deregulate.

By Terry Darby, GP&L

The Garland City Council recently announced plans for Garland Power and Light as Texas begins to deregulate the electric industry. On May 21, 1999, Senate Bill 7 was passed into law. The purpose of the bill is to bring competition into the electric industry. Deregulation begins on January 1, 2002 for all investor-owned utilities. One of the provisions of the bill stipulates that electric cooperatives and municipally-owned utilities such as Garland Power and Light are not required to participate.

The Garland City Council has made the decision not to enter into deregulation for now or the foreseeable future. In fact, all 77 Texas electric cooperatives and 73 municipal utilities have also made the decision not to participate in deregulation. The option to enter the deregulated market will remain open to GP&L. However, once the City Council votes to participate in deregulation, the decision is permanent and there is no opportunity to withdraw at a later date.

Garland Power and Light recently mailed a brochure to inform customers of the City's continued commitment to provide reliable service at a competitive price and to answer possible questions concerning electric deregulation. Additionally, the City has other measures in place to assist with any further questions. A deregulation hotline - 972-205-D-REG (3734) - has been established to answer questions not covered in the brochure. Also, the GP&L web site is continually updated and provides links to related sites. Log on at www.garlandpowerlight.org

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IMPORTANT PHONE NUMBERS

Police & Fire Emergencies	911
Police Non-Emergencies	972-205-2150
Lone Star Gas	1-800-817-8090
Sanitation	972-205-3420
Code Violations	972-485-6400
Animal Control	972-205-3570
Poison Center	1-800-764-7661
Street Light Repair	972-205-3483
Electricity Emergency	972-205-3000
Water & Sewer	972-205-3210
Councilman, Lowell Hyatt	972-495-9394
Off. Sam Castorani, NPO	972-205-2740

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