



# Oakridge News

<http://www.oakridgena.com>



Vol. 16, No. 04

May 2008

## President's Letter

By Mike Dollar, ONA President

Congratulations! Thanks to your contributions, we are able to utilize the city's matching grant and implement some neighborhood priorities. Beginning this month, our entrances will begin to take on a new look as Phase One of our landscape renovation project is launched. DLS Landscape & Maintenance will begin immediately by first removing all entrance plants, laying out new bedding areas, spraying weeds, and revising our sprinkler systems. Then sequentially, bedding areas will be prepared and landscaping installed. Each entrance in the sequence will be fully completed before moving on to the next. All entrances should be complete by late June. Our landscaper chose low-maintenance plants that require minimum trimming and watering. However, antique roses were kept at some entrances, Japanese Maples inhabit others, and all entrances have an area prepared specifi-

cally for planting colorful annuals. Congruent shrub selections unite all nine entrances together. I am most excited about being able to renovate those entrances that have been without for so long.

Phase Two will be implemented October-November when trees are most likely to survive the shock of transplantation. In this phase the perimeter of Oakridge will be landscaped with trees, vines, and ornamentals. Dave Collins of DLS Landscape & Maintenance has extensive experience in landscaping neighborhoods, and is donating a portion of his work. I was introduced to him through his participation in the 2005 City of Garland Neighborhood Summit Meeting.

Because we have such a mismatched variety of streetlights (I think we are currently

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### Check out these Oakridge Services!

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## Membership Drive Begins— You can make a difference!

By Cecile LaBossiere

Wow! Another year has quickly passed and we are in the midst of our 2008-09 Membership Campaign. Before I commence with the details of the membership drive, I wanted to take this opportunity to thank everyone for their support of the Oakridge Neighborhood Association (ONA).

Our community is different because of you. We live in a neighborhood where people feel safe. We actually know our neighbors and people are willing and able to lend a helping hand. I look around and I am thankful to be able to participate in a community that isn't just a house and a place to sleep, but is truly a home.

**Let's make it a banner year! Paint Oakridge pink with ONA Member Banners!**

I want to let you know that we had a productive year for Membership. We ended this last year with 475 members which gave

us a participation rate of 41%. Although this may be disappointing to some of you, I am proud of the fact that

we managed to retain many of our existing members, and we added new members along the way. Since I embarked on this commitment to manage the ONA Membership Committee, my goal has been to reach a participation rate of 50% or 582 members. I have often joked with the ONA Board that when I achieve that objective I am going to retire. I wonder if that may be deterring some people from joining!

But seriously, that is my goal as the Committee Chairperson and I believe we can achieve that participation rate. Oakridge has a lot to offer. With increased membership in the ONA, we can continue to strive for the long term ONA goals of Beautification, Community and Participation.

I have also received feedback from many of you regarding things we can do differently that could help with membership. These are the top two that I received from our members:

When we send in our dues, we are not notified of their receipt or given a "thank you".

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## Council Report

By Rick Williams, District 7 City Councilman

Let me say up front that I'm no tree hugging, self-righteous, save-the-earth, lay-a-guilt-trip-on-you environmentalist. Sure, I love flowers, shrubs, trees, etc. I even got my Associate Degree in Ornamental Horticulture from Richland College in May last year after going to night school for 4 1/2 years. However, Neil Sperry is my hero, not the Dirt Doctor whose advice I don't read in the Dallas Morning News. My original plans were to do something in the horticulture field when I retired, but....

Anyway, I digress.

Some of you may have seen the April 14<sup>th</sup> Council Work Session on recycling in Garland, and I do recycle. It was somewhat distressing to find that only 1 in 4 households recycles in Garland. Statistically, that means that 3 out of 4 people reading this article do not—although I know that is wrong because I know individuals who are active in their homeowner/neighborhood associations have a much higher recycling participation rate than the general population.

Currently, Garland has what is called a "dual stream" recycling program. This means the recycle truck has two compartments—one for newspapers/magazines and the other for glass, aluminum and plastic. Of course, the plastic must be #1 or #2 which is the number you'll find inside a little triangle on plastic container (often on the bottom). I've never liked throwing away plastic containers with numbers 3 through 7, but I've done it many times. One thing I did learn at the Work Session is that Garland's current recycling contract comes to an end later this year, and we'll get new bids for our recycled materials. I'm hoping the next contractor takes all plastics and other items currently not picked up, like cardboard. Garland may one day go to a "single stream" recycling program. This means each household would get a plastic container on wheels about half the size of the current 90-gallon green trash container, and we would be able to throw all recyclable materials in it. A recycle truck would pick it up using a hydraulic arm just like is currently done for the 90-gallon trash containers. There are

some who feel this would significantly increase the number of households that recycle since a single bin is "easier." I have my doubts. I don't consider using two containers (one for paper and the other for glass/plastic/aluminum) so "complicated" that it discourages recycling. I think recycling is a mindset—but I could be wrong. The City of Dallas is currently making the switch from a dual to a single stream system, and we'll see what happens there before (if) we make a heavy capital investment in single stream recycling.

I hope everyone is familiar with the Home Chemical Collection Center at 11234 Plano Road (phone: 214-553-1765) where you can bring most of those things you should not put in your green container such as paint, lawn/garden & pool chemicals, cleaners & polishes, batteries of all kinds, automotive fluids & oil filters, fluorescent light tubes, computers, and cell phones. However, I only recently learned that they will not ac-

Continued on Page 5

### Let Sue Do It

*The repairman is coming, but you have a meeting?*

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*Kitty and Rover won't go to the kennel?*

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# Things Financial and Personal

By Dave Morgan, CPA, Mortgage Broker, Real Estate Broker, and Investor

## THE REAL ESTATE CORNER

In this time of pressure on the mortgage market, you must take a few extra steps to get your house sold. With lots of inventory, even despite the influx of an estimated average 450 new net folks moving into the DFW Metroplex each and every day, you need to make your house stand out from all the other choices consumers have. "Wow" your potential buyers. Remember, you are in competition with other homes in the general area - especially new homes. I can help with staging your home for sale.

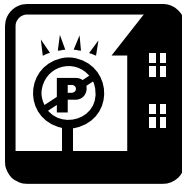
The proper pricing of your home is very important. Pricing too high will cause your house not to sell if and until you find an inexperienced or under-represented buyer. Pricing too low, of course, leaves money behind. Pricing should be made with consideration given to (a) good, recent, comparable sales prices, (b) the dollar consideration you are affording the buyer to cover his closing costs, (c) whether you are paying for the title policy, (d) whether you are paying for a new survey, (e) how much you will be paying for required repairs, and (f) whether you will be providing owner financing to be kept for the entire loan life, or providing owner financing to be sold eventually at a discount. I can definitely help you with this.

Most importantly, make sure that the buyers have pre-approval for a mortgage loan before you take your property off the market

## No Parking Pilot Program

By Rick Williams, District 7 Councilman

We all know that when cars park on both sides of a residential street in Oakridge, it is difficult for traffic to get through. Some residents would like to eliminate street parking while others may disagree. So, the City of Garland has recently drafted a pilot program to test a new "no street parking policy," and since Oakridge is a "Vital Neighborhood," Oakridge streets are eligible.



Basically, the program would work similar to the current speed hump street policy. That is, if 80% of the residents in a block, plus the residents in the adjacent block who live within 100 feet, agree to a "no parking on the street" policy, the City Council would then pass an ordinance designating a

certain block as a "no parking" zone. Signs (at \$55.00 each and paid for by residents on the block) would be erected.

If there are several blocks interested in this program, the City would like to hold a group meeting at some point in the future to explain details and answer questions. So, if interested, the first thing to do is to email me at [rickwilli@gmail.com](mailto:rickwilli@gmail.com) and I will email you a 7-page pdf document with a lot more details. Second, after reading the document, let me know if you're still interested, and a meeting with City officials will be arranged.

by accepting their offer to purchase. Don't waste time waiting for financing to fall through in these tough mortgage financing times. I can do the pre-approvals for all of your potential borrowers, at no cost to you, plus we can explore the financing options you have (with a tax impact review as well) for the new home that you will be occupying. Don't sell your home and without being prepared to move to your new home.

**Disclaimer** – You should consult with your professional before acting on any of the recommendations or ideas that follow. The author is not an attorney and does not profess to be providing legal, tax, financial, or personal advice. Dave will be happy to meet with you to see if your personal facts and circumstances would warrant any action on your part.

**Dave Morgan**

CPA, Mortgage Broker, Real Estate Broker, Investor

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## Handi Gals

*Tired of those minor household jobs that never get done?*

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**NO JOB IS TOO SMALL**

## April Daytimers

By Dianne Winter

There were only a few showers but they brought flowers and Daytimers to the home of Betty Prickett on April 8<sup>th</sup>. The membership is so grateful to those who volunteer the use of their home for the meetings and to the food hostesses who serve. For this meeting the refreshments were provided by Mary Jensen, Audrey King, Ruth King and Jo Ann Williams.

After the greetings were exchanged by all and the personal news and events were discussed, the president, Cecile La Bossiere, opened the meeting. She introduced the visitor, Linda Hagerdon, and announced the April birthdays of Norma Blum, Kim Gingerich, Audrey King, Norene Murphy (97 yrs), June Parks, Betty Prickett and Jewel Wooldridge.

Cecile proceeded with a special thanks to the officers and committee chairmen and others who were helpful during the year. The strength and success of Daytimers has endured because so many members volunteer, therefore the duties and items that

need to be completed can be distributed among them. Members volunteered for the nominating committee to choose nominees for the next year.

Most of the interest groups meetings remain the same, but the location of the Book Club meeting was changed to the home of Dianne Winter on Friday, April 18<sup>th</sup>, at 10 am. Check the calendar provided by Mary Pattie for dates and times.

The Lock Box Program, provided by the City of Garland through the Fire and Police Departments, was revisited in discussion that included the qualifications. The printed information and applications were made available. Mary Reed testified that her situation demonstrated the necessity and value of the program.

An update was given concerning the Vitality Grant Project. Jo Ann Williams, treasurer, announced that many have donated for the Oakridge portion of the project. More information about this project was provided at Cecile's home (3218 Bending Oaks Trail) on Saturday, April 19<sup>th</sup>. For the latest information on this and other projects or events, visit the ONA website: [www.oakridgena.com](http://www.oakridgena.com)

Suzanne Snow reported on the successful trip to the Eisemann Center Art Gallery to view the oil painting of Becky Parks in the juried exhibit of the Richardson Civic Art Society Annual Show. She also announced another activity that includes a trip to an East Texas Garden. Several members traveled there on a previous trip and have asked for a repeat event. Suzanne will send an announcement when the plans are finalized.

The May Luncheon is scheduled for Tuesday, the 11<sup>th</sup>, at The Main Street Bistro on Shire Blvd in Richardson. A printed information and direction sheet was made available and those who want to carpool may meet at the Oakridge Country Club parking lot, by the pool, at 11:00 am. Reservations need to be made May 8<sup>th</sup> with Mary Pattie.

Food hostesses volunteered for the September meeting to be held at the home of Cecile La Bossiere at 3218 Bending Oaks Ct. on the second Tuesday in September.

*Daytimers is a social organization that requires residence in Oakridge and \$15 dues. Daytimers promotes the Oakridge Community and the ONA. Questions should be directed to President, Cecile La Bossiere, at 972 896 9413.*



Book your next party or event at Oakridge Country Club!

Call Margaret Goff at 972-530-8008 x239

### Pool Membership

Pool Members and their families enjoy use of the swimming pool with access to all social events and dining hosted in the main clubhouses at Oakridge Country Club.

Annual Fee - \$300.00

*Memorial Day to Labor Day*

### Social Membership

Social Members and their families enjoy use of the outdoor, lighted tennis courts, swimming pool and access to all social events and dining hosted in the main clubhouse at Oakridge Country Club.

Annual Fee - \$500.00

*Family includes member, spouse, and unmarried children under age 23 residing in member's household.*

### Sports Plus Membership

Sports Plus Memberships are non-transferable memberships. Members and their family enjoy golf privileges, unlimited use of the outdoor lighted tennis courts, swimming, fitness, and access to all social events and dining hosted in the main clubhouses at Oakridge Country Club, The Shores Country Club, Los Rios Country Club and The Golf Club at Twin Creeks.

Initiation Fee: one time fee of \$199.00

Single Membership \$49.95 monthly

## Membership Drive Begins

(Continued from Page 1)

I wanted to be in the directory this year but my name was left out. I didn't realize I had to fill in the information section every year!

These are the changes we will be making in response to the Top 2:

This year, when we receive your membership dues, we will be placing a small banner in the front walkway of your home. This will let you know that we have received your dues, will make it visible to the community that you are a member of the ONA, and is also our way of saying "thanks". We have volunteers that will be placing the banners once a week. We are also hoping that this encourages others to join the ONA or at least ask what the banner is all about, providing members with an opportunity to encourage their neighbors to join.

The Membership Application has been revised to make it easier for members to interpret. I want to remind you that our directory has an "OPT -IN" policy meaning you must return the application with your payment to be included in the directory. Many of you wanted to be listed but did not want address, phone, etc., so we have provided a section for name only, name and address, and also a location where you can state "same as last year". This means you do not

have to keep filling out all of your personal information if you are an existing member. Also, join early, the directory is published only ONCE per year. Those who join after the publication date cannot be listed.

I want to really encourage all of you to help us during our Membership Campaign which will be held during the months of May and

**Show your ONA pride by flying your membership banner through the end of June in support of the Membership Campaign!**

June. If you get the chance to talk about the ONA to neighbors, and share your point of view on the value they are getting for their \$60.00 contribution, we would really appreciate it.

I also want to make sure you review the application carefully. We want to include every member in our directory so we need to have the form filled out correctly. It is impossible for me to review every application and call each member if I have questions, so please take a close look, and we will do everything we can to make the most of your membership dollars this upcoming year.

## Council Report

(Continued from Page 2)

cept electronics or appliances other than computers or cell phones.

So, what does one do with old TVs, microwaves, printers, monitors, etc.? Well, there may be several answers to that question, but at the "Garland Recycles" festival at Fire Wheel Town Center on April 19<sup>th</sup>, I visited the booth of a company in Garland ([www.erecycler.net](http://www.erecycler.net)) that will take this type of equipment. I was also pleased to find they will mechanically shred the hard drive on your computer. There is a nominal fee, but I was pleased to find a local source.

Okay, I promised up front in this article not to be a self-righteous recycling preacher, but upon reading my draft, it sort of comes across that way. It was not my intent. I just hope more households in Garland start recycling, and hopefully this little article has helped a few make that decision.

Finally, if you have lost your red recycling bin, have questions about recycling, etc., please call the Customer Service staff at 972-205-3500 and they will be happy to help you.

As always, if you have questions or concerns, please email me at [rickwilli@gmail.com](mailto:rickwilli@gmail.com).

## Summery Yard Safety

By Carol Garrison, CPS

Summer is almost here-heralded by the sounds of the outdoor appliances: mowers, blowers, and weed eaters. Other than stating the obvious need to respect our neighbors and refrain from "early in the morning" enthusiasm, I would like to point out a few safety tips from personal experience concerning outdoor equipment.

1. Most important: wear appropriate shoe wear! I have several amputee patients who lost toes while mowing, backing up, and tripping at the same time. Enclosed shoes are an easy way to make sure all ten toes can enjoy the feeling of fresh cut grass.
2. To avoid potential leg injuries, check the yard for rocks, small tree branches, etc., before running over them with the mower (not to mention checking for any evidence that neighbors are not cleaning up after their dogs).
3. Check for fire ants before mowing or weed eating. The vibration of the mower motivates ants (not in a good way) to discover a new mound in the yard!
4. Always wear rubber or latex gloves when putting out any type of poison-not cloth garden gloves. Wash hands immediately after handling poisons to avoid potentially serious skin irritation.



**Block Parties are coming to a street near you!**

**Check the ONA Website for more information!**

<http://www.OakridgeNA.com>

5. Learn to recognize friend versus foe when it comes to spiders. Two good resources are [www.brown-recluse.com](http://www.brown-recluse.com) and [www.amonline.net](http://www.amonline.net) which has pictures of spider webs to help identify spiders.

6. Last, but not least, close the garage door if you are working on the other side of the house. Every summer at least one Oakridge neighbor has something stolen out of an unattended garage while busily working out of sight of the garage. It only takes 30 seconds for your set of golf clubs to "walk away" without you realizing it.

On a separate note, freeze dried fox urine is an excellent deterrent to unwanted rabbits, skunks, and squirrels. It is non-toxic and only smells for a brief time after application. Re-application is required after a good rain, and a little goes a long way.

Also, thank you to all who attended the second annual Garland SafetyFest on May 3<sup>rd</sup> at the Garland Fire Administration and Training Facility.

## President's Letter

(Continued from Page 1)

up to five variations), the City of Garland Strategy for Vital Neighborhoods program found that having lights which were similar to our original streetlights were a high priority (Top 5) among our residents. A portion of our matching grant was therefore earmarked for just this purpose. We currently have about 136 "out of character" lights. Although these are slowly being replaced with nicer looking ones, at the current GP&L replacement rate of about 2 per year it would take about 65 years to replace them all. With a portion of the matching grant and about 4 months time, we can replace them with lights that look very similar to Oakridge originals. The delivery of material has an 8 week lead time and installation takes another 6-8 weeks. Once these are in place, any damaged lights from now on will be replaced at no charge (for these lights). Therefore we should always have congruent lighting throughout which duplicates the neighborhood's original design.

By the time you read this you will have voted on your new ONA President who will take office on June 1st and lead the Oakridge Neighborhood Association during this next year. As signatory of the funding agreement, I will continue to manage the Matching Grant projects and, according to our bylaws, serve one year on the Board ex officio, as Immediate Past President. I predict that this next Board will be very capable and will do their utmost to serve you. The returning Officers and Directors are a dedicated and experienced group of individuals, people I feel fortunate to have met through this venue. I wish them the very best. I am excited that we are moving forward. We are proving every day that positive changes are made when we get out of our houses, meet our neighbors, and work together. Thanks for all your support and encouragement!



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A BIG Thank You to our ONA newsletter printer, **Sir Speedy**!

Due to a number of ongoing projects with approaching deadlines, the April newsletter had to be produced quicker than usual. When we asked **Sir Speedy**® to accommodate our tight schedule, they came through with flying colors! A job well done!

The next time you need some printing services, we encourage you to visit our friends at **Sir Speedy**®.

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# Oakridge News

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ONA Board Meetings: completed for 2007-2008 year.

ONA General Membership meetings TBA  
Meetings are held at the Oakridge Country Club.  
Social - 6:30, Meeting - 7:00.

**ONA membership renewal information will arrive in your mailbox in the next few weeks.**



**Be sure to renew your ONA Membership! Also, try to encourage a new member to join!**

Information can be found online at:  
[www.OakridgeNA.com](http://www.OakridgeNA.com)