



Oakridge News

<http://oakridgena.com>

Vol. 17, No. 010

October 2009

Observations

By Mike Rose, ONA President

National Night Out Date Changed to 10/13/09

Where do the citizens of Garland get current news pertaining to what is going on in our city? Where do the residents of the Oakridge community get information relative to what is happening in our small part of Garland? One place to find the answer to these two questions is our own web site.

www.oakridgena.com

Check it out – it is full of current and very enlightening articles. The site is easy to traverse and clicking on “Home” always takes one back to the beginning. Take a look at the section

called “Newsletters” and you will be amazed at all the back copies included. It is interesting to see how the Oakridge community has grown. Have you looked at the “Links” section? Any ideas for other links please forward those links. If you have access to articles that would be of interest to our community e-mail them to me or our webmaster. Both of our electronic addresses may be found at the bottom of the front page. The Oakridge web site will continue to expand and become a resource for the folks who live in Oakridge.

Continued on Page 2

Check out these Oakridge Services!

- All In One Construction, Inc., p. 10
- Billy Jack Sprinkler Co., p.11
- Handi Gals, p.3
- Let Sue Do It, p.2
- Lone Star Remodeling, p. 5
- MR. FIX-IT-ALL, p.2
- My Storage Space, p.4
- Oakridge Paint & Paper, p.4
- Becky Parks, p. 8
- ETC Heat & Air, p. 9

District 7 Council Report

By Rick Williams, District 7 City Councilman

I get complaints about various utilities, and I have managed to establish contacts with individuals at Oncor, Verizon, etc. who are very helpful. However, one of the tricky ones for me is figuring out who to call if one those light green telephone “pedestals” has been damaged. I simply don’t know which telephone company to call, but I’ve recently found out who to contact. That is Mark Robbins who works for the City of Garland, and his contact info is: MRobbins@ci.garland.tx.us or phone (972) 205-3622. Mark has told me it’s okay to provide his contact info in this article. However, before you call him to report a damage telephone pedestal, be sure it’s not a green cable box which are often located in the same area. One of the ways you can tell is that typically a telephone pedestal has a little warning on it that reads “Caution buried telephone cable.” The telephone pedestal is also

sort of square shaped and generally taller than the cable box.

When we recently passed the budget for fiscal year 2009/10, all city employees received a 1.15% pay *decrease*, but no one was terminated. The same cannot be said in other Metroplex cities. Additionally, I recently learned that for the year ending July 09, the Consumer Price Index (CPI) for the Dallas-Fort Worth Metroplex *declined* 2.8%.

On September 1, the City Council passed a new “proportionality” ordinance. Basically, this says that for every two bedrooms in a house, you must have one bathroom and a room with at least 120 sq ft. This ordinance is designed to prevent a house from being chopped up into multiple bedrooms which creates overcrowding, parking problems, etc. For example, if a 3-bedroom, 1 bathroom home requests a building

Continued on Page 4

Observations

Continued from Page 1

At our September general meeting Kevin Slay of GP&L gave an educational and illuminating glimpse of his responsibilities at GP&L. See his article in this issue re. his presentation. Watch for more updates to several topics covered during his talk. The updates will be found on the Oakridge web site.

Another word of warning – October 5th and 6th the GISD students will be out of school so watch for kids darting out from between parked cars. Kids are kids and do not pay much attention to their surroundings while playing, thus the responsibility falls on the automobile driver. It pays to be a careful driver on the curvy Oakridge streets. Also, we all know what takes place at the end of October – another reason to be a cautious driver.

Speaking of October!!! Come one come all to the Oakridge fun filled - food filled - music filled NATIONAL NIGHT OUT celebration. It takes place on Tuesday, October 13th. Watch for the details to be distributed to all residents of Oakridge. If last years celebration was any indication of what to expect, we should really have an outstanding evening this year. See you on October 13th in the Country Clubs parking lot. Watch out for the helicopter.

Things Financial and Personal

By Dave Morgan, CPA - ONA Treasurer, Mortgage Broker, Real Estate Broker, Investor

Disclaimer – You should consult with your professional advisor 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.

First, here are a few income tax notes for you.

Note 1 - If you (and your spouse) live off of Social Security or non-taxable income AND you did not file a 2007 and/ 2008 Form 1040 income tax return because no tax would be due, you STILL need to file the 2008 Form 1040. Why? The last I heard, the Economic Stimulus checks were issued only to Form 1040 filers whether or not they had any tax due or not. File your return and get your money.

Note 2 – If you (a) own your home, (b) paid property taxes in the tax year, and (c) filed your Form 1040 without filing Schedule A (or entering Schedule A data into your

Continued on page 11

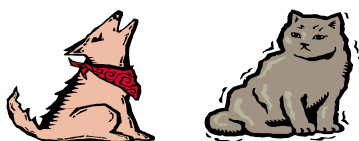
Let Sue Do It

*The repairman is coming, but you have a meeting?
Let Sue do it.*

*Kitty and Rover won't go to the kennel?
Let Sue do it.*

Endless possibilities and reasonable pricing:

- pet sitting or house sitting
- mail and paper pickup (nominal charge)
- errands (bank, cleaners, pharmacy)
- grocery shopping (especially for homebound)



Let Sue Do It
Oakridge area
resident since 1988
Sue Hageland
972-530-5089

Quality Work & Great Rates!!

MR. FIX-IT-ALL

WE FIX ^{ALMOST} ANYTHING

972-272-3700

FREE ESTIMATES

• ROOFING	• PAINTING	• HONEY-DO LISTS
• PLUMBING	• FENCE REPAIR	• GENERAL REPAIRS
• REMODELING	• SHEET ROCK	
• ELECTRICAL	• BATHROOM TILE & CAULKING	

Things in Balance – Special ONA Treasurer’s Report

By Dave Morgan, CPA - ONA Treasurer, Mortgage Broker, Real Estate Broker, Investor

The stated purpose of the ONA is to “provide for the beauty, safety, and stability of the area and surrounding community, and to promote neighborliness and pride among the residents”. We are officially organized as a not-for-profit entity to accomplish this stated purpose. Specifically, we are classified by the IRS as a Section 501(c)(4) entity – dues paid to the ONA are not deductible as a charitable contribution on your personal income tax return.

Being a member, you are a vital part toward accomplishing the purpose of the ONA. We have specific activities that we enlist to accomplish said stated purpose.

The first activity is to maintain and landscape the common areas of the neighborhood. This includes the entrances into Oakridge as well as the border areas around Oakridge. All of this work is performed by professionals compensated to do so by the ONA, and it is managed and occasionally supported by some of the ONA Board Directors for no compensation. The common area costs for water, electricity, storm drainage, and signage is also paid by the ONA. As a percentage of our 2009-2010 forecasted expenses, this represents 61% of total projected expenses.

The second activity is essentially the same as above as we take any dues paid in excess of the annual dues, and directly invest those funds in additional landscaping beautification projects. We do not specifically budget for these revenues and the corresponding expenditures.

The third activity is to have occasional free “meet the neighbors” social activities such as the National Night Out event. The events are managed and run by some of the ONA Board Directors and Officers for no compensation. Any costs not provided by advertisers and area businesses are paid by the ONA. As a percentage of our 2009-2010 forecasted expenses, this represents 16% of total projected expenses.

The fourth activity is to prepare an information packed free newsletter to members of the association each month with the exception of December that is an optional publication. Articles are submitted freely by various members, non-members, area

governmental representatives, and even advertisers. Preparing the articles, editing them, and taking the finished newsletters to the Post Office are done by some of the ONA Board Directors and Officers plus one resident/advertiser for no compensation.

Costs to print the newsletters and to mail them are paid by the ONA. Low cost advertising is also sold to help defray those costs and to promote small business in our neighborhood. As a percentage of our 2009-2010 forecasted expenses, this represents 16% of total projected expenses.

The fifth activity is to publish a membership directory near the end of the calendar year that provides the names, addresses, and phone numbers of the members (but only as allowed to be published by individual member designation). Preparing the directory and taking the finished newsletters to the Post Office are done by some of the ONA Board Directors and Officers and one resident/advertiser for no compensation. Costs to print the directory and to mail them to only members are paid by the ONA. As a percentage of our 2009-2010 forecasted expenses, these directory costs plus other membership expenses and other expenses represent the remaining 7% of our total projected expenses.

Handi Gals

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

- **Plumbing:** faucets, disposal, toilets, sinks
- **Electrical:** ceiling fans, light fixtures, outlets
- **Security:** door locks or window locks

*Honest estimates, dependable service,
and reasonable prices*

Contact **Cecile**, an Oakridge resident since 1995

e-mail: cmleks@verizon.net

e-mail: cmleks@verizon.net

NO JOB IS TOO SMALL

District 7 Council Report

Continued from Page 1

permit to convert a garage into a bedroom, it will be denied since creating a fourth bedroom would require a second bathroom.

I received a complaint about the “flower bed” in the median on Arapaho just east of Jupiter. That bed is simply bare dirt with drip irrigation lines on top of the soil, and there are a couple of other beds in this same condition in Garland. In a discussion with Parks and Recreation staff, I found that they are in the process of converting the entryway beds from annuals to perennials. They have recently completed landscape plans for all the beds and are ordering the plant materials. We anticipate planting to begin in October. The proposed landscape will include ornamental grasses and flowering shrubs similar to the median on North Garland Avenue at SH 190. The new landscape will reduce labor and watering requirements as well as provide year round interest.

Have you ever been in downtown Garland at the Performing Art Center listening to a concert or play, and had the mood ruined by the sound of a train horn? I have, but there is hope on the horizon. With primarily State funds, the Kansas City Southern railroad line will get a gate on State Street behind city hall. This will allow for all the crossings in Garland to be “quiet zones,” and what that means is trains will not blow a whistle anywhere within Garland City limits. We anticipate this will become effective near the end of 2009 or early 2010.

Do you know what a street sign “topper” is? I do now, but last month I did not. If you’ve ever been to a historic district in a town, you may have seen the name of that district on a “topper” sign above the two street signs

which cross at a 90 degree angle. I also learned the city has a “topper” program, so if you have an interest in, for example, putting the name of your neighborhood on top of street signs perhaps on entry ways into your neighborhood, send me an email and I’ll mail you a file explaining how the program works.

The City of Garland compares itself to 11 other cities in the Metroplex for multiple purposes such as salary comparison, growth, tax rate, etc. Those 11 cities are Richardson, Plano, Irving, Carrollton, Dallas, Ft Worth, Grand Prairie, Rowlett, Arlington, Mesquite, and Sachse. Here are some interesting comparative statistics for the period 2001 – 2009.

Garland’s property tax base per capita is the tenth lowest of the twelve metroplex cities included in the analysis and is 28% below the average. Garland experienced population growth of 4.7% over the eight year period – by far the lowest of the twelve cities. The average population growth rate was 15.3%. Garland’s property tax base grew 24.5% over the eight year period – which is less than one-half the average growth rate of 55.0% and the lowest of the twelve cities. Garland’s property tax base per capita grew just under 19% over the eight year period compared to average growth of 34.5%. Only one of the twelve cities had a lower growth rate. Sometimes I’m amazed Garland does as well as it does considering its financial situation.

As always, if you have questions or concerns, feel free to call me (214 535-2648) or E-mail me at rick-willi@gmail.com



LONE STAR REMODELING

SPECIALIZING IN MAKING DREAMS A REALITY





10%

OFF
YOUR
FIRST
PROJECT



Stephen's first remodel job
(Quality work since 1983!)



Stephen's first
kitchen remodel

- Kitchen, Bath Remodels
- Room Additions
- Entertainment Center
- Custom Cabinetry

- Member of BBB
- T.R.C.C. License
- Fully Insured

FULL SERVICE REMODELING

(214) 232-6612

25 YEARS IN BUSINESS IN THE DFW METROPLEX

WWW.LSREMODEL.COM

Achievement Center of Texas Golf Tournament

- November 16, 2009

The Third Annual Golf Tournament Benefiting the Achievement Center of Texas (ACT) will be held Monday, November 16, 2009 at Prestonwood Country Club (15909 Preston Road, Dallas, TX 75248). This year the tournament is sponsored by Berry Family Services and our celebrity host, NBA great Ira Terrell. The tournament costs \$125 per golfer or \$400 per team (4 golfers). This unique golf experience will feature games, hole-in-one grand prizes, a silent auction, awards and a complimentary appreciation barbecue at ACT on Saturday, November 7, 2009. All proceeds from the golf tournament and the barbecue will benefit the students of ACT, a day care center for special needs students located at 2950 N. Shiloh Road in Garland. For additional information and to register, please contact Pat Nichols by calling 972 484-8227 or 214 477-2852 or by email at sidekickfan_1@netzero.net

IMPORTANT PHONE NUMBERS

Police & Fire Emergencies	911
Police Non-Emergencies	972-485-4840
Atmos Gas	1-800-460-3030
Solid Waste & Recycling	972-205-3500
Code Compliance	972-485-6400
Electricity Emergency	972-205-3000
Poison Center	1-800-764-7661
Water & Sever	972-205-3210
Councilman Rick Williams	214-535-2648
Street Light Repair	972-205-3483
Animal Services	972-205-3570
Neighborhood Police Officer	
John Capers	972-205-2740

Steve Brandt

Since 1977

Free Estimates

- ◆ painting, ext. & int.,
- ◆ all types of carpentry,
- ◆ s/r repair and texturing,
- ◆ fence & deck repair/installation, doors & windows
- ◆ cabinets & countertops,
- ◆ tile & natural stone,
- ◆ shower pans,
- ◆ ext. shutters,



... and more!

214-440-7070

Philip Hanas

OAKRIDGE PAINT & PAPER

Oakridge Resident Free Estimates



Day 214 -724 -1912
Eve. 972- 414 -1912

- PAINTING:** Interior & Exterior
 Refinish Doors & Cabinets
 Repair Drywall & Texture
- WALLPAPER:** Hanging, Removal, Prep
- CARPENTRY:** Repair Soffits & Fascia
 Install new trim, moldings
- TRUST:** Quality work done by
 the owner

THE DOCTOR'S OFFICE

James Chanez, M.D.

High Blood Pressure (Hypertension)

This month we will discuss high blood pressure. Roughly 25%-30% of adults have high blood pressure. Because there are no initial symptoms, 30% do not know they have it. The risk for death and disability from cardiovascular disease doubles for every 20/10 mmHg elevation in blood pressure. High blood pressure and its complications cost the U.S. economy more than \$100 billion each year.

There are several categories of blood pressure, including: Normal: Less than 120/80, Prehypertension: 120-139/80-89, Stage 1 high blood pressure: 140-159/90-99 and Stage 2 high blood pressure: 160 and above/100 and above. It is necessary to measure your blood pressure at different times while resting comfortably for at least five minutes to find out your typical value. One high blood pressure reading is not enough to diagnose hypertension.

There is no known cause of high blood pressures but there are risk factors including genetics, smoking, alcohol, obesity, too much salt, lack of exercise, stress, age, kidney disease and more. High blood pressure is a risk factor for coronary heart disease including heart attacks, strokes, heart failure, aneurysms, peripheral vascular disease and renal failure.

Treatment varies from lifestyle changes to medications. Medications are chosen depending on the patient's medical disorders, illnesses, allergies or medical issues the patient might have. Lifestyle changes include weight reduction, salt reduction, stopping alcohol and tobacco, increasing exercise, DASH diet (look in the internet for diet), decrease stress and more.

As always, please discuss any problems with your personal doctor. Stay healthy.



2809 Belt Line Rd
Garland, TX 75044

972.495.9505

ONA members receive

Free First Month*

with this coupon

*see manager for details

www.mystoragespace.com

Oakridge Daytimers September Coffee

By Dianne Winters

Janice Schadeegg and Sally Weiss welcomed thirty two members and guests to the home of hostess, Chris Beyers, on Tuesday morning, September 8th. Daytimers are grateful to Chris and those who volunteer their home for meetings. The table was full of goodies provided by the food hostesses, Peggy Crenshaw, Mary Jensen, Shirley Mohler, Dot Mohrle, Becky Parks and Dianne Winter. The rooms and patio were full of conversations that related to the news and activities of the summer. Two visitors, Betty Taylor and Lillian Dalton, joined the group as members and everyone was happy to see that Julie Spears had returned and joined. Beth Fagan introduced her guest, Joyce Burns .

The members were presented with the new name tags that Jo Ann Williams had designed, printed and arranged.

Beth Fagan, vice president, in the absence of president, Ruby Nell Ormon, called the meeting to order. Group leaders made announcements concerning each get - together.

Becky Thomas invited new Mah Jongg players to join the group. Bridge and Canasta are still active and Margaret Fowler invited new canasta players to an evening group.

Charlotte Vaughter reminded those who wanted to be contacted by phone to sign up for that service.

Peggy Crenshaw previously sent calendars for September and October via email and she also provided printed copies at the meeting for those without access to the email.

Mary Pattie, treasurer, collected the dues of \$15 from those who were present.

Audrey King had recuperated and brought her special smile as she announced the September birthdays of Becky Thomas and Sharon Carlton. Good news was in a letter from former member, Norene Murphy, which described her new living arrangement.

Brenda Olive, Becky Thomas and Shirley Mohler discussed some Garland and ONA events in which Daytimers may participate.

Betty Prickett has, again, graciously offered her beautiful home for the Daytimer Coffee in October to be held on Tuesday, the 13th. The guest speaker will be Bonnie Bradshaw from WildCare, a non-profit group that rehabilitates animals to be released to the wild and educates children and adults on the benefits of sharing their yards with wildlife.

Be sure to attend!

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, Ruby Nell Ormon, at 972 414 4775.

Paul McConnell wins Oakridge Club Championship

By Keith Engler



Most of us have seen Paul grow up in the Oakridge neighborhood and play the course with his dad after school or with the seniors during his summer break from school. This was before he went on to star for the Bishop Lynch varsity golf team all 4 years and rank among the top junior golfers in the nation.

Paul has fared well in both the Texas high school and amateur circuits as well as nationally in AJGA competition. He was the 2006 Texas Junior Match Play champion, qualifying for the event with a 148 score and then after winning his first match 1 up before cruising to the title.

He is a two-time Texas Association of Private and Parochial Schools (TAPPS) 6A High School Champion, winning with a 70-74—144 score (even) as a sophomore in 2007 and a 68-76—144 score (even) as a junior in 2008. In AJGA play, he has posted three second place finishes, coming at the 2006 Colonial (5-under), the 2006 Quad Cities (5 under) and the 2008 Dalhousie Championships (1-under). He was “fully exempt” on the AJGA Tour last summer after placing fourth in the AJGA New Mexico Championship.

McConnell started playing when he was four. At the Byron Nelson Junior Clinic in 1996, when Paul was 5, he hit a ball with a driver taller than him while Justin Leonard, DA Weibring, Peter Jacobson and Randy Smith watched. He played in his first tournament two years later and posted several top results before finishing grade school.



Paul at the Byron Nelson Junior Clinic in 1996 at 5 years old

Paul maintained a B High School average while traveling the nation playing golf and volunteering in many community events. Now Paul is off to the University of Colorado on a golf scholarship and he can add the Oakridge Club Championship to his list of accomplishments highlighted below:

2nd Place 2008 AJGA Dalhousie Junior (Cape Girardeau, MO)

4th Place 2008 AJGA New Mexico Open (Albuquerque, NM)

1st Place 2008 Texas State 6A TAPPS High School Championship

1st Place 2008 Q-School Challenge

1st Place 2007 Texas State 6A TAPPS High School Championship

1st Place 2006 Texas Junior Match Play Championship

1st Place 2006 TLJT Stableford Championship

2nd Place 2006 AJGA NIKE Golf Junior at Colonial

2nd Place 2006 AJGA NIKE Golf Junior at Quad Cities

5th Place 2006 Texas State 6A HS Championship

8th Place 2006 AJGA NIKE Golf Junior Championship

Oakridge wants to wish Paul the best in his future endeavors.

Garland Animal Services

By Jason Chessher, Deputy Director of Health - Diana Oats, Animal Services Manager

The role of Garland Animal Services is to respond to all citizen concerns involving animals and to maintain a sanitary and humane shelter where animals can be held while awaiting adoption, animal rescue or reclamation by their owner. To accomplish these tasks a team of nineteen employees provide service to citizens and care for animals every day of the year.

The primary mission of Garland Animal Services is to ensure public safety. Animal Service Officers (ASOs) responded to 23,000 calls for service in 2008 and handled over 10,000 animals. ASOs investigated 387 bites and issued 658 citations for violations associated with animals. Action was taken to control 75 dangerous dogs which often include the permanent removal of the animal from Garland. ASOs are available to respond to calls for service from 7:00 am to 10:00 pm daily. An on call ASO is available for emergency calls after hours.

The secondary mission of Garland Animal Services is to provide for the welfare of animals that have been impounded or released by their owner to the Garland Animal Shelter. Garland's Shelter has 106 cages to hold dogs and cats while awaiting adoption or reclamation by their

owner. Impounded animals that are not wearing Garland registration tags must be held a minimum of three days, by law. Animals that are wearing a Garland registration tag are held a minimum of six days to allow the owner time to reclaim the animal. After the expiration of their holding period animals are evaluated by staff and if appropriate, the City Veterinarian to determine if they are candidates for adoption or rescue. During 2008, 2,488 animals were adopted, rescued, or reclaimed by their owner.

The Garland Animal Shelter is open from 10:00 am to 6:00 pm Monday through Friday and 10:00 am to 2:00 pm on Saturday. Pictures of all animals are posted online so residents can conveniently search for their lost animal or an adoptable animal at petharbor.com.

The following are tips covering animal ownership and common complaints handled by Garland Animal Services.

All pets must have a current Garland registration

Continued on page 9

Oakridge Artist Exhibit

Becky Parks, Award Winning Artist and Teacher
Invites Residents and Friends to her Oakridge Home
to enjoy some refreshments and view her current paintings



www.BeckyParksArtist.com

Date:

Saturday October 24th

Time:

Noon to 4PM

Location:

2921 Oak Springs Drive
Garland, Texas 75044

Contact:

972-495-8776

beckyandsonny@verizon.net

Animal Services *continued from page 8*

tag firmly affixed to their collar or harness. Proper registration is a lost pet's ticket home.

Pet owners must ensure that dogs are kept within an enclosure that is capable of holding the animal. Even tethered dogs must be within an enclosure.

Dogs must be on a leash at all times when outside of the owner's enclosed yard.

Citizens should immediately report dogs that exhibit highly aggressive or dangerous behavior. Animal Services will evaluate the behavior of such animals and determine if the dogs display dangerous propensities. Dogs displaying dangerous propensities are deemed dangerous and must be permanently removed from Garland.

Animal nuisances such as barking dogs, wildlife that damages property, or dogs running at large should be reported to Garland Animal Services at 972-205-3570. ASOs are on duty daily from 7:00 am to 10:00 pm and are available for response to after-hour emergencies.

Garland Animal Services also accepts donations which are used to provide care or comfort to animals at the Shelter. Donations are also used for adoption sponsorships. These sponsorships allow staff to select impounded animals for free adoption. Thus far this program has been extremely successful with virtually a 100% adoption rate.

Crime & Safety Report

By Bill Olive

A few weeks ago I spoke with a resident regarding a vehicle break in. He was (rightfully) upset and he stated, "I thought Oakridge was a safe place to live." Unfortunately, Oakridge, like any other area, is not crime free, and all of us have to participate in keeping criminal activity to a minimum. I did some research with our incidents of crime reports and came up with some stats that I think everyone will be interested in. I've done a comparison between 2008 and 2009 from January through September.

2008 Oakridge Crime (Jan. 08—Sept. 08)

Month	Oakridge # of Incidents	District Incidents	City
January	1	42	1002
February	14	53	860
March	4	59	1004
April	6	53	998
May	8	72	1063
June	13	83	1128
July	6	62	1174
August	11	66	971
September	4	65	1177
Total	67	555	9277

2009 Oakridge Crime (Jan. 09 - Sept. 09)

Month	Oakridge # of Incidents	District Incidents	City
January	4	45	1034
February	3	53	796
March	6	61	925
April	4	73	1006
May	3	47	1043
June	9	83	1128
July	3	46	1080
August	2	59	1138
September	4	52	915
Total	38	520	9065

FURNACE CHECK UP SPECIAL

Don't turn your Furnace on! There may be Hidden Dangers that Lurk in your Furnace that only a Qualified HVAC Technician will see. Let ETC Keep the ones you Love Safe and Healthy this Winter Season.

Limited time offer!
CALL NOW!
Expires
10/31/09
972-278-0301

CHECK UP INCLUDES:

- TOTAL SYSTEM OPERATIONAL ANALYSIS
- INSPECTION OF ALL GAS FURNACE COMPONENTS
- INSPECTION OF ALL DUCT WORK, HIGH AND LOW VOLTAGE WIRING, THERMOSTAT
- FULL PRICE QUOTED ON ALL REPAIRS. NO SURPRISES!
- RECEIVE 10% DISCOUNT ON ANY QUOTED REPAIRS

Serving the
Dallas
Metrolplex
Since 1977

The \$69.95 special is a check up For each system. Not valid with any other discounts or coupons

972-278-0301
WWW.ETCAIR.COM

Garland Power & Light's Electric Distribution System

By Kevin Slay

For decades, Garland Power & Light (GP&L) has installed overhead electric distribution facilities (poles and wire) which provide safe, reliable, and cost effective electric service to homes and businesses. These overhead systems are the primary type used by GP&L, are easy to maintain, and have a long service life. The most common causes of service interruption with overhead lines are tree branches touching or falling on the line, wildlife, or lightning strikes.

GP&L also utilizes underground distribution facilities. These underground loops are slightly more reliable; however, locating problems on the system can be difficult, and repairs will generally take more time. Also, underground cable has a shorter life as compared to overhead wire because the cable insulation breaks down over time.

In the Oakridge community, GP&L utilizes both overhead and underground distribution facilities.

Because reliable electric service is important to GP&L and to our customers, the utility conducts an extensive

distribution system maintenance program which includes infrared equipment testing, cable curing, and visual inspections. GP&L also tracks the frequency and duration of outages within the service territory. Based on a review of the outages, a few locations within the Oakridge community were identified as needing upgrades. Utility engineers are currently preparing two projects which will replace sections of underground cable and related infrastructure.

The first upgrade project is Loop 275 which serves customers on Ridge Oak Drive, Ridge Oak Place, Bending Oaks Trail, Golden Oaks Drive and Diamond Oaks Drive. The second upgrade project is Loop 330 which serves customers on Oak Point Drive, Oak Springs Drive, Winding Oak Trail, Grand Oak Drive and Willow Ridge Drive. Upon completion, these projects will improve the reliability for approximately 400 customers in Oakridge.

These projects are currently out for bid and should begin around the first of next year. Customers will be notified by door hangers before any interruption in service.



ALL IN ONE CONSTRUCTION, INC.

2222 Moss Trail
Garland, Texas 75044

Established 1984

Visit our Web site at:

www.ALLINONECONSTRUCTION.COM

General Liability • Worker's Compensation Insurance • References

Joe Wrinkle

972-530-4145

Things Financial and Personal

Continued from Page 2

tax software) since you used the standard deduction because your itemized deductions were less in amount, you need to file an amended return. Why? Because property taxes up to \$500 can be added to your standard deduction. Note, if you prepare your own taxes using tax software AND keyed in the property taxes in that software, that should have automatically been done correctly by the software – sorry!

Note 3 – If you have a friend or relative that might be a first time home buyer, they can get up to \$8,000 (\$4,000 if single and not married) back from the IRS if they close on a home before December 1, 2009. This can be done by filing an amended 2008 Form 1040 (Form 1040X) using the appropriate form to show the home purchase. And get this, the IRS even pays interest on the refund amount. I can help that friend or relative in my capacity as a CPA, Mortgage Broker, and Real Estate Broker.

Lastly as indicated in the September newsletter, the last discussion item was a promise to discuss whether living trusts were all they were are promised to be. That discussion, unfortunately, will be deferred until the next newsletter so that I can “boil down” many pages into a more summarized discussion that will still be informative and make sense – stay tuned for November’s newsletter.

The Oakridge News is a publication of the Oakridge Neighborhood Association

OFFICERS

President	Mike Rose
Vice President	Dr. James Chanez
Secretary	Ken Fentress
Treasurer	Dave Morgan

DIRECTORS

District 1	Debra Smith
District 2	Becky Thomas
District 3	Sandra Stevens & Barb Harvison
District 4	Dan Nichols
District 5	Herman Dade
District 6	Mark Edwards
District 7	David & Sharon Parrish



COMMITTEES

Membership	Cecile LaBossiere
Communications	Keith Engler & Dana Hopkins
Environmental	Joe Fagan
Crime Prevention & Safety	Bill & Brenda Olive
Special Events	Rebecca Chanez



TX LIC # 6099



COMMERCIAL
RESIDENTIAL

WE SERVICE ALL TYPES OF SYSTEMS
 REPAIR • INSTALLATION • DESIGN

SPECIALIZING IN VALVE LOCATION, WIRING & CONTROLS

FREE ESTIMATES ON INSTALLATION ONLY

100% Financing Available

BACK FLOW TESTING



MEMBER
Dallas/Northeast Texas

French Drains & Landscaping

972-303-0007

www.BillyJackSprinkler.com

214-460-2209 Mobile Fax # (972) 303-4212






Oakridge Neighborhood Association
P.O. Box 450145
Garland, TX 75045-0145

PRSR STD
US POSTAGE
PAID
PERMIT #573
GARLAND TX 75040

Oakridge News

Published by the Oakridge Neighborhood Association.

October 2009, Vol.17, No. 10

Inside this Issue

Observations by Mike Rose	Page 1 & 2
District 7 Council Report	Page 1 & 4
Things Financial and Personal	Page 2 & 11
Things in Balance	Page 3
Crime & Safety Report	Page 9
Achievement Center of Texas Golf Tournament	Page 5
Oakridge Daytimers	Page 6
Paul McConnell	Page 7
Garland Animal Services	Page 8 & 9
Garland Power & Light	Page 10
The Doctor's Office	Page 6

The ONA Board meets the Third Wednesday of each month to conduct the business of the ONA.

The ONA Board set the dates for the General Membership meetings.

Mark your calendars:

September 24, 2009

March 4, 2010

May 27, 2010

Check the ONA web site for current information

www.oakridgena.com