



Oakridge News

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Vol. 18, No. 07

July 2010

District 7 Council Report

by Rick Williams, District 7 City Councilman

I got a call recently from a constituent who had received a notice from Code Compliance, and he asked if the City of Garland had a list of the code rules that citizens were supposed to follow. The answer is "yes," and the best way to see them is to go to the city's web site at www.garlandtx.gov and search "common violations." Code's page on the Garland site lists the most common violations and includes a pdf file which can be downloaded.

Okay, we all know what red, yellow, and green traffic lights mean, and hopefully you know what a flashing red light means. Do you know what a flashing yellow turn arrow means? If not, pay attention because you'll soon be seeing it frequently. I've received a couple of complaints about the current double red left-turn arrows which do not permit turning at the intersections of Arapaho/ Jupiter and Beltline/ Jupiter. The complaint is that previously the light had been solid green which allowed a safe left turn after checking for oncoming traffic, and now you have to sit and wait because of the double-red arrows. I had a discussion with the City of Richardson traffic engineer, and he explained that these intersections will soon have two left-turn lanes. While construction is ongoing, the two red arrows is for safety, but after construction is complete, you'll start seeing two flashing yellow arrows. The two lights for these two left turn lanes will either be both green arrows (for a protected left turn), both red arrows (don't turn), or flashing yellow arrows. These flashing yellow arrows essentially mean to make a left turn carefully after checking for oncoming traffic. These flashing yellow turn arrows have been tested in several locations, and they reduce the number of accidents compared to the current solid green light for a left turn lane. I know I'll get some concerns about these flashing yellow arrows, so this is a pre-emptive response to those questions.

On June 14, Police Chief Mitch Bates gave the council an interesting briefing on forthcoming police technology. If you want to hear the full presentation, you can always go to Garland's home page at www.garlandtx.gov and click the big box labeled "CGTV video streaming." However, here is a summary.

The Garland Police Department has officially launched (I unofficially mentioned this in my article a couple of months ago) a new online reporting option to file several types of non-violent/non-emergency offense reports via the Internet without waiting for an officer to respond. The speed and accuracy of this web-based reporting option will result in more efficient reporting of crimes and allow officers more time to address other community needs. Offenses currently available for online reporting include things like criminal mischief, harassing phone calls, identity theft, lost property, theft, and vehicle burglary.



Once the report has been submitted, the reporting person may print a temporary report. Submitted online reports will be reviewed by police personnel and receive the same investigation and statistical analysis as a report filed by a police officer.

When the report has been approved, the submitting party will receive an email with a copy of the report attached along with the official report number.

The reporting system may be accessed directly at www.garlandtx.gov/coplogic/start-report.html or by accessing the Garland Police web site, www.garlandpolice.com, and clicking "Reports/Links," then "Citizen Online Reporting."

Chief Bates also announced some police technologies coming in the near future including (1) a crime mapping web site which will allow citizens to see a map of crimes including "drill down" capability to their neighborhood; (2) automated license plate readers will be installed on two patrol cars, and this device will scan for stolen vehicles, wanted persons, Amber alert vehicles, etc., and (3) a SkyWatch observation tower with multiple cameras/DVR to put in lots where cars are frequently stolen.

Finally, have you ever needed an accident report for insurance purposes? Previously, you had to drive to the police station and pay \$6.00. Now you can go to www.policereports.us and get a copy online. It will still cost you \$6.00, but it will save you a trip.

Did you know Garland has a nearby farmers market every Saturday from 9:00am to 2:00pm? Actually, it's called an European style market where ranchers, farmers, specialty food producers and artisan craftsmen can interact with customers and other vendors in a colorful, exciting, family-friendly atmosphere that mimics the village markets popular throughout Europe. This is held at Firewheel Town Center. *continued on page 9*

Garland Trail Planning *by Ann McGinnes, Senior Park Planner*

Recreational Trail Planning is an essential part of the ongoing efforts of the Parks & Recreation Department. Coordinating city-wide trail objectives with the Transportation, Engineering, and Planning Departments allows for successful trail connections and linkages through utility corridors, parkland and future on-street bike routes. The three trail projects described below are a continuation of the long history that the Parks & Recreation Department has for maximizing City dollars by securing matching grants for trail development. The current funded trail projects are currently under design and include: the Winters Park/Spring Creek Greenbelt Trail (WP/SCG), the Spring Creek Forest/Greenbelt Trail (SCF/G), and the Duck Creek Greenbelt Trail/South Extension (DCGT/SE).

The alignment for the Winters Park/ Spring Creek Greenbelt Trail, approximately 2 miles in length, will generally run on both the north and south sides of Spring Creek between Brand Road and North Garland Avenue. A trail head will be located on the north side of the creek behind Naaman Forest High School in Halff Park. The trail will run along the greenbelt behind the high school campus and Special Events Center, connecting with the existing sidewalk along North Garland Avenue. It will utilize the existing pedestrian/bike lane that crosses the bridge and extend into Winters Park. The route will follow existing sidewalks that run along Spring Creek Drive and extend south to the new playground and parking lot in Winters Park, where a second trail head will be located. The route will enter the tree line and follow the edge of the mowed open space and continue towards the creek. A bridge structure will cross a tributary where the trail will continue east and run between Spring Creek and the subdivisions at Forest Cove and Charleston Commons as it makes route through both open and wooded areas towards Brand Road. The trail will terminate at the existing sidewalk along Three Oaks Drive. This \$1.4 million dollar project is funded through Park Bond Funds; Dallas County Public Works Funds; and Congestion, Mitigation, and Air Quality funds managed by TxDOT. Future trail projects will be coordinated with roadway and/or drainage improvement projects to bridge Spring Creek to both loop back to the trail head and extend to sidewalks on Namaan School Road.

The Spring Creek Forest/Greenbelt Trail, approximately .75 miles, is a \$1 million dollar project funded entirely by Dallas County Development, Planning, and Open Space Department. The project design provides for a paved multi-purpose trail between N. Garland Ave and Holford Rd, and a short trail connector between Namaan Forest View and the WP/SCG trail. The alignment follows the clearing created during a utility upgrade of the sanitary sewer line. This project tries to mitigate the work zone for the sewer placement by routing the concrete trail within the existing cleared area. Part of the trail project will include planting native plant material along the route to further mitigate impacts from the sewer line installation. The trail will follow the west property line of an apartment complex and the north boundary of the Lee F. Jackson Spring Creek Forest Preserve, terminating at the existing parking lot at 1770 Holford Road. The project design includes routing the trail with consideration to sensitive vegetation and habitat while at the same time providing recreational public access. The project will include interpretive signage describing the environmental significance of this public land located within Garland's own City limits. Future trail planning design with Dallas County will extend the paved trail to the Fred Harris Section of Spring Creek Greenbelt located at Shiloh road.

The Spring Creek Forest Preserve is owned by the Dallas County Open Space System and managed jointly between Dallas County Planning & Development Department and Garland Parks & Recreation Department. Volunteers with the Preservation Society for Spring Creek Forest provide natural surface trail management and host educational programs which highlight the significance of area wildlife and vegetation. More information on the Society can be accessed at their website www.springcreekforest.org

The third trail project under design is part of the Duck Creek Greenbelt Trail system, initially constructed in 1976. Since that time, two additional phases have provided an overall length of approximately 7 miles of paved trail within Audubon Park and the Duck Creek Greenbelt, extending to the Lake Ray Hubbard transit center and along Greenbelt Parkway to IH-30. All three phases of the existing Duck Creek Greenbelt Trail were constructed either with matching funds through Texas Parks & Wildlife Department or Transportation Enhancement Funds through TxDOT.

Design is currently underway for a proposed 1.6 mile segment of this trail system to be constructed within the Duck Creek Watershed, south of IH-30 and east of Broadway. The trail, a mitigation project funded through Garland Water Utilities, will follow in existing utility corridors and easements that lie between residential areas and Duck Creek. Once the alignment reaches an undeveloped tract, the trail will run adjacent to Guthrie Road in a pedestrian easement until it reaches Toler Elementary. The trail will cross the rear of the GISD campus and extend to the existing paved sidewalk in Arnold and Carol Ablon Park, located at 3850 Ablon Trail Drive. Ongoing planning with Dallas County and the City of Mesquite is aimed at future unfunded segments of trail that will run under bridges at Broadway Boulevard and IH-30 connecting this trail to Greenbelt Parkway. The future trail is planned to provide connection to a utility corridor within the City of Mesquite which is designated for future trails, and the future City of Mesquite trail head that will be located adjacent to Greenbelt Parkway at IH-30.

Funding allocated to trail projects usually starts with several years of planning efforts that are periodically updated to include road improvements, floodplain acquisition, or trail connections with other cities. Some of the interagency trail planning and coordination efforts are included in the following:

The Park Department participated with the Cities of Richardson, Plano, Allen, Frisco and McKinney on the [Six Cities Trail Plan](#). The plan identifies connection points at city limit lines where there are opportunities for a continuous paved trail system that will generally run within the Rowlett Creek Watershed between Lake Ray Hubbard and the town of McKinney and includes connections to Frisco via the SH 121 corridor. A targeted connection to Richardson is along Brand Road, connecting to the trail in Breckinridge Park. Another future possible linkage which would require drainage and street improvements is connecting to Richardson's Duck Creek trail at Jupiter Road via a bike route along Beltline Road.

Garland Parks & Recreation provides input and coordinates trail efforts with Dallas County and contributes to updates of the [Dallas County Trail Plan](#), a planning tool used by Garland and other surrounding cities and which identifies the three funded trail projects which are currently under design.

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The North Central Texas Council of Governments is currently collecting input for the update of its Mobility 2035 document, which will focus on bicycle and pedestrian planning efforts among the member cities. This is another regional planning tool which incorporates proposed trails from surrounding city and county trail plans.

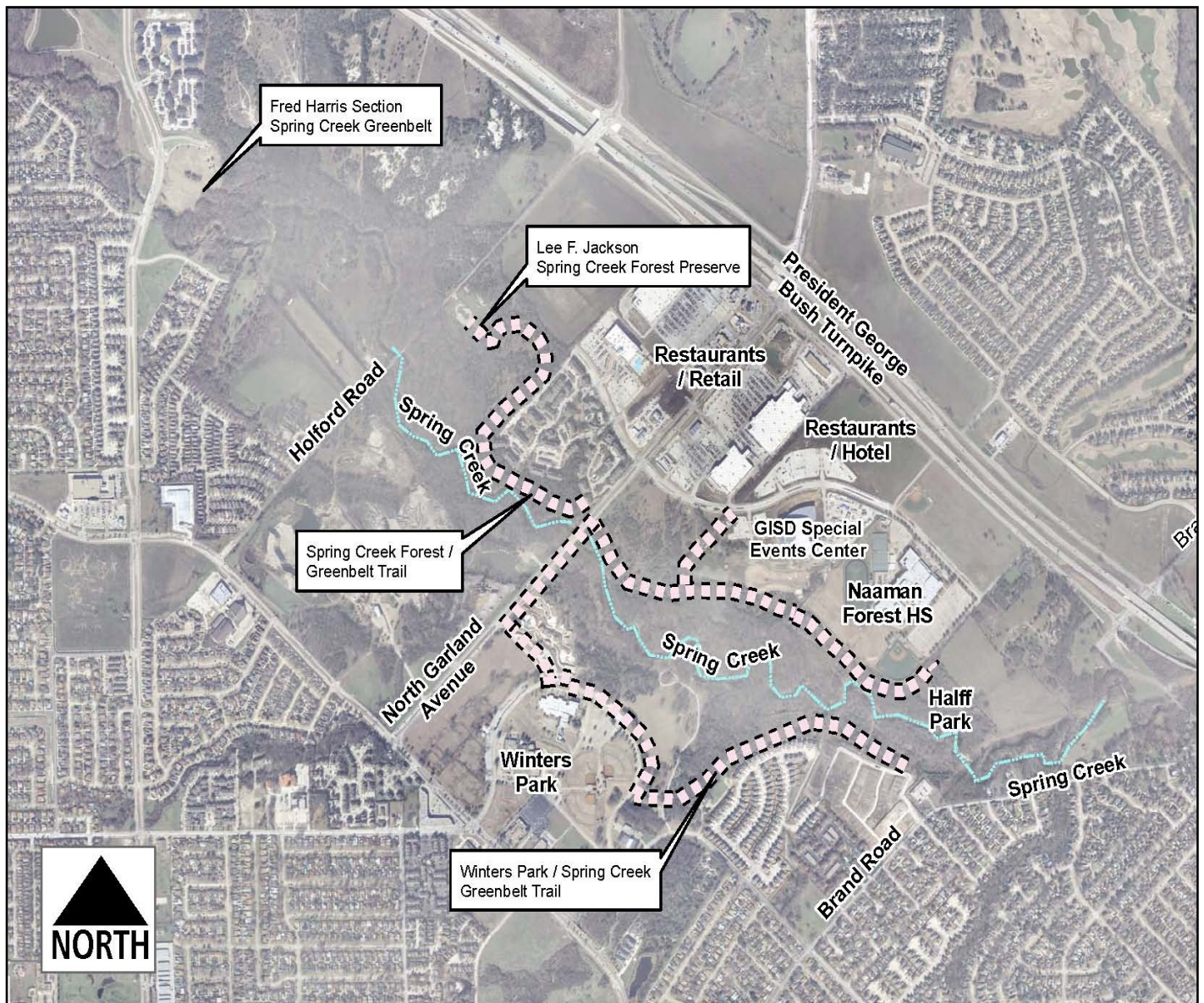
Garland Parks is also interested in the outcome of the update to the Dallas Bike Plan not only for bike facilities, but also specifically for areas where trail or bike route connections might be coordinated or included at city limit areas in future funded projects.

On a more local grassroots level, Parks & Recreation has made an effort to incorporate looped walking trails in park development projects city-wide. It's an opportunity to provide access to a walking path in neighborhood parks that are distributed throughout the City. Past patron surveys and public input meetings listed trails as the number one ranked recreational facility that citizens most desire and enjoy.

A listing of these trail locations can be found by clicking on Parks and Facilities in the blue menu to the right of the page at www.garlandparks.org. These walking trails are largely popular with all age groups who tend to be more physically active as a result of having access to these facilities.

The added benefit is more people into the park system to participate in other activities at the adjacent recreation centers, playgrounds, picnic facilities and open space that may not have previously noticed or enjoyed these facilities.

Nationally, focus is being placed on legislation and funding that supports resources that encourage people to get outdoors and reconnect to the land. Culturally, the Parks & Recreation Department has seen an increase in public use of park facilities not only for active recreational pursuits, but because they find quality green spaces that are close to home. In these economic conditions, the Parks & Recreation Department continues to pursue appropriate and available grant funding for park development. When completed, the three trail grants mentioned above will add another total 4.5 miles of paved trail to Garland's trail inventory. Additional information regarding the Garland Parks and Recreation programs and facilities can be found at www.garlandparks.org.



Treasurer's Corner – May 2010 ©

by Dave Morgan – Treasurer – Oakridge Neighborhood Association

As mentioned last month, the summary financial results for the ONA fiscal year for the twelve months ended May 31, 2010 were promised for this edition. Please note that we were not able to invest monies into budgeted beautification expenditures, and we still ended up with an excess of expenditures over revenues for the fiscal year. But it was not as much as budgeted, obviously, to reduce our unappropriated retained earnings closer to zero that we targeted as a not-for-profit entity.

Revenues:

| | |
|-------------|-----------------|
| Membership | \$31,300.00 |
| Advertising | 3,065.00 |
| Other | <u>2,302.53</u> |
| Total | \$36,667.53 |

Expenditures:

| | |
|---------------------------|------------------|
| Landscaping & Maintenance | 29,955.06 |
| Membership | 2,498.00 |
| Neighborhood Events | 4,232.06 |
| Newsletter | 7,947.28 |
| Other | <u>1,366.05</u> |
| Total | <u>45,988.45</u> |

Excess of Expenditures Over Revenues \$(9,330.92)

The unapproved budget for this current ONA fiscal year will again have us with an excess of expenditures over revenues to complete projects we wanted to do earlier, but could not get done.

Be advised that our 2009-2010 fiscal year federal income tax return has already been completed and filed. Also, our Texas exemption from sales tax was also a dual exemption from the Texas Franchise Tax.

Things Financial and Personal – July 2010 ©

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.

Let's talk about your 2010 tax return right here just halfway through 2010. You say "NO", but we really need to do this. You need to first and foremost consult with your tax and/or personal financial advisor about the following that may apply to your personal situation. You (a) need to really plan your financial future with more focus than you ever have, and (b) temper that planning with tax implication planning. The increase that is coming in taxes starting in 2011 and yet again in the next few years as things stand now will likely have a crushing impact on your tax payment outflows. You need to "run the numbers" to see where you will be if you stay where you are versus where you will be if you react.

Some of my clients started this process earlier, and last year we had great (and quite legal) results. The end goal of the process is to take as much income into taxable income NOW as you can UNTIL the tax burden on that income is no longer an acceptable benefit. In other words, if it makes sense first as a sound financial decision to sell or otherwise create 2010 taxable income versus income after 2010 expires, run the tax impact to see if and how much of it to do. There are several cases where this will not make sense to do.

My first example last year (and it is being repeated again this year) is where stocks

that would only be sold at a loss for the foreseeable future were sold, and stocks that had a lot of built-in profit up to a certain amount. The net profit of over \$40,000 when added to this person's other taxable transactions (everyone's situation is different – you have to run projections) yielded a TOTAL tax bill of around \$400. We have stock that we have sold this year, and the tax will be more. However, if sold after 2010, the tax will be SUBSTANTIALLY less than when the Bush tax cuts expire at the end of 2010.

My second example last year (and it is being repeated again this year) is where stocks that were inside an IRA were sold, distributed (this person was old enough where the 10% early distribution penalty did not apply), and the stock was repurchased within the person's normal brokerage account. The stock sale/repurchase was, in essence, a paper transfer from the IRA tax deferred account to the normal investment account containing previously taxed dollars. This distribution caused taxable income to be created but, due again to that person's other taxable transactions, there was NO tax liability at all.

Since we've talked taxes, let's talk about its companion. In a prior issue several years ago, I discussed the need for a will and that it needed to be kept current, and it should be available for easy access upon your death. Even if some form of trust is being used, a will is still needed to some degree. And, for those of you like the most of us that do not plan on dying and do not feel the need to prepare a will, get over it and get one done. Be a grown-up and be responsible. Do you want the State of Texas managing your affairs?

While in this arena, there are four documents that are needed by each person regardless of age but especially as you get older. These are (1) a Durable Power of Attorney that will appoint someone of your choice to manage your financial affairs should you become incapacitated, (2) a Medical Power of Attorney that will appoint someone of your choice to manage your medical affairs should you become incapacitated, (3) a Physicians Directive that will provide for your wishes as guided by the recommendations of two independent physicians should you reach the point of being kept alive only by medical life support equipment, and (4) a Guardianship Directive that will provide for your personal care wishes should you reach the point of being unable to care for yourself.

I would be remiss in also not mentioning that there is an insurance product you need to consider because it saved my Aunt and Uncle from losing their entire life's savings while providing the best care for my Aunt. At a relatively young point in her life, she became afflicted with a condition that stole her ability to care for herself. She was a working mind trapped in a body that no longer functioned. **Buy long-term care coverage insurance.** It's way more inexpensive the earlier in your life you obtain it.

Death and incapacity are really tough to ponder, and planning for them can be hard to do. But, do that planning so that your loved ones you can be focused on your memory when your time on this earth is over – not a focus on the mess you could leave behind for them to clean up because this planning is difficult.

Speaking of cleaning up, is there any interest on a community-wide scale to have an electronics round-up? We are not supposed to toss our old electronics out for the fabulous City trash collectors who promptly dispose of anything.

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continued from page 4 Things Financial and Personal

Perhaps a truck could be rented by ONA, and these old electronics could be recycled as required. Please give me some feedback. There may be some "legal" difficulties in this pursuit, but your interest would be appreciated.

Let's talk about cleaning up a little more. "It is prohibited by City Ordinance to blow, sweep, hose, or rake clippings and/or leaves into the street. This is important since yard waste that gets into our storm drains and waterways can cause problems such as depleting oxygen in the water." Let's all be good neighbors and individually (that includes residential and commercial lawn services) keep in compliance.



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A Note from the General Manager Oakridge Country Club - Jerry Cryer

May brought many positive changes to Oakridge. Mark Combs joined us as the Director of Membership and has brought several new members into the Oakridge family. Jason Bottoms is our new course Superintendent. Hopefully you've noticed the improvements on the course, including the more effective use of our irrigation system, defined tee boxes, and improving greens just to name a few.

In keeping with our commitment to make the golf course our highest priority, we made the decision to close the pool this season. We apologize for the inconvenience this may have caused some of our members and we will review the status for next season.

I need to ask each of you to help with abiding the Texas Alcohol and Beverage Commission (TABC) laws, that forbid anyone to bring alcohol onto the property. If we are audited or observed breaking this law, the club can have its' alcohol license suspended. We offer a full selection of alcoholic beverages in *The Grille* and on the golf cart. Please be responsible and follow the law.

Don't forget to look for your membership number in the newsletter and win a free dinner! Call me if the number is yours!

I'd like to wish all of the fathers at Oakridge a very happy Father's Day and thank you for all of your continued support of our events.

Regards,
Jerry

IMPORTANT PHONE NUMBERS

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



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How to Build a Raised-Bed Garden – July 2010 ©

by Michael LaBelle – President - MightyGrow, Inc.

I define “work” as something you have to do but don’t want to do. Gardening is NOT work for some of us, yet it is “hell on earth” for those who can’t stand it. The idea behind the type of gardening outlined here is to get everything in order in the beginning so that you can reap the rewards of your labor later.

Now what is it about gardening that people don’t like? Okay, okay, calm down! One at a time:

- All the digging and constant work
- The expenses – every year
- Having to start over EVERY spring
- WEEDS and GRASS

What if I could show you a gardening method that addresses ALL these issues while at the same time improving (not guaranteeing – we went over that earlier) the outcome of your efforts? In other words, you have a MUCH better chance of growing what you want – tasty veggies, while not growing what you DON’T want – weeds and grass.

Okay, let the lesson begin. What I am talking about goes by several names and, as with most things in gardening, there are no hard and fast rules. The *phrase de jour* is permaculture, which, as the name implies, is permanent agriculture. The idea is to mimic as closely as possible the forces that Nature employs in her natural gardens.

This list details what Nature does NOT do to grow her gardens:

- No artificial tilling – natural tilling is performed by worms, bugs, beetles and roots
- Little or no fertilizing – only what grows on the site and what the plants take out of the air
- Little or no weeds – think of a permanent landscape, such as an old growth forest – no weeds!
- Minimal failures – Nature makes a crop every year. Some years are better, but there is *always* a crop.

Now how do you do all these wonderful things? I have to warn you that while I promised less work than conventional gardening, the first time will probably be more work. But you can rest assured that NEXT year your garden will be better than this year and will take a LOT less work. The idea is for you to look forward to springtime so you can garden, rather than dreading the very thought of gardening.

Ideally, you should get your soil tested, but most county extension agents can give you an idea of what “most” soils in your area need. For example, in the Dallas area with the very heavy black clay and the high pH, you need LOTS of compost tilled into your soil, along with gypsum (to supply calcium without raising the pH) along with sulfur flowers (to lower the pH). Other areas might need high calcium lime, Epsom Salts (magnesium sulfate) and/or boron (from 20 Mule Team Borax).

Let’s build a raised bed garden. With a raised bed, the objective is to deepen the good soil we have to work with so we can control the outcome of our planting and growing. You do not have to build sides to hold the soil in place, but it is a good idea for those planting areas you plan to use for growing typical garden veggies as opposed to “field” veggies. What you would typically plant in raised beds are early spring crops such as lettuce, spinach, herbs, tomatoes, potatoes, squash, cucumbers, etc. I put peas, beans, and corn into the “field veggie” category. It is just too much work to have that many raised beds.

Choose a suitable location for your raised bed. If possible, orient the bed to run east and west. Make your bed as long as you’d like, but no wider than 4’. This lets you reach in from both sides without stepping in the bed.

Scatter a thin layer of manure or natural fertilizer. I recommend MightyGrow Organic Fertilizer with Trace Minerals (sorry for the shameless plug) or some other good quality fertilizer.

Till the area both where the bed will be, and about three feet past the perimeter. This will provide most of the soil you’ll need to build your raised planting bed with. You can build a raised bed using wood or brick, back filling with the tilled soil from around the bed, OR you can simply mound up the soil. This practice is called HUGELKULTUR, which is German for “mound culture.” I find it interesting that the Germans have a NAME for something like that! After the soil is added to the beds, spread a thin layer of organic fertilizer on top of the ground. This will serve as a nitrogen source for the bacteria that will break down your mulch. This stops the soil from “locking up” the nitrogen, which inhibits current plant growth.

Now comes the *piece de resistance* – 8 – 12” of OLD hay, straw, stable bedding, leaves or other mulching material. If you are using hard-wood sawdust/chips, 4 - 6” is recommended. A good source of material for this layer can be found out in the country. Keep on the lookout for old round bales of hay that have no feed value. Tree companies will sometimes deliver loads of chipped limbs for FREE right to your door. By the way, that is actually just a FIGURE OF SPEECH. Put them as close to your garden as possible, not by the front door.



On top of the bulky mulching material, apply a 1 – 2” layer of good compost. If you have a compost pile, go ahead and raid it, since from this point forward you can do most of your composting IN the garden rather than composting somewhere else and taking it TO the garden.

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GIVE YOUR HOME A FACELIFT BY ENHANCING YOUR FRONT ENTRANCE

by Don Eberhardt – Garland Store Manager – Groom and Sons' Hardware

If you long to give your home that sought-after "curb appeal," consider starting with your front entrance. Your front entrance is so important when making that "first impression," because it's really the 'face' of your home. So try following these 10 easy improvements to help give your home a facelift:

1. Repair the Walkway:

Patch cracks and replace loose bricks and pavers. Rent a power washer or purchase a chemical treatment to clean up embedded stains in concrete, stone or asphalt.

2. Illuminate the Path:

Lighting helps ensure guests arrive safely and also acts as a theft deterrent. Clean light fixtures and replace burnt-out bulbs with energy-saving CFL bulbs, replace outdated fixtures and add landscape lighting to brighten walkways and shrubbery.

3. Use Foliage and Shrubby:

Strategically-placed plants can conceal any unattractive aspects of your house or surroundings. Place large pots or hanging baskets around the stoop or porch. Bushes or hedges hide air conditioning units or propane tanks, and flower beds and window boxes will stylize a stark facade.

4. Prune and Mulch:

Prune dead branches, trim back overgrown shrubbery or remove obstructive plantings. Spread mulch or bark around trees, shrubs and flowers for a weed-free, well-kept look.

5. Decorate Your Door:

Restore the luster of your door by polishing the hinges and knobs. Paint or stain the door with a color that stands out, yet complements, the trim and siding. Hang a pretty wreath to finish the look. If your front door is weak or unattractive, invest in a replacement door or storm door for security and energy efficiency. Update hardware to current finishes.

6. Focus on Windows:

Fix broken windows and torn screens and paint sashes, trim and shutters in a neutral color. Add window treatments and keep the glass crystal clear.

7. Accessorize:

Choose a few lawn and garden ornaments. Match a decorative handle, door knocker or kickplate with shiny new house numbers and a mailbox.

8. Feature Furniture:

Spray a fresh coat of paint on furniture and replace the cushions. Fill an empty spot on the porch or stoop with a quaint bench or porch swing.

9. Keep it Clean:

Sweep the sidewalk and stoop, clear away cobwebs, tighten wobbly railings and repaint posts and supports.

10. The Finishing Touch:

Put out a clean, new welcome mat and make sure the doorbell works because you're sure to attract more visitors now!


By following these 10 simple steps, your front entrance will be beautiful, well-maintained, and most of all, welcoming

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"Fixing broken relationships between you and your home"

continued from page 6 *How to Build a Raised –Bed Garden*

In dry climates, lay out a soaker hose before mulching.

Finally, put 2" of sawdust or straw (not pine straw – use wheat straw or some other weed less material) on top of the compost. Don't forget the areas between the rows. This keeps the weeds under control and also makes your garden look neat and tidy.

Now that the "work" is done, we get to the fun part...planting! For plant sets, like tomatoes and herbs, simply pull your mulch aside, dig a small hole, put the plant in and pull the soil around it. Close the mulch layer back around the new set and water. To plant seeds, prepare the area by pulling back the mulch and adding some potting soil. Plant the seeds according to the packet directions and wait until the plant is about 2" high before replacing the mulch.

That's it! Now you just need to monitor the moisture level in your bed. Stand back and watch things grow. This is especially important if you have planted any climbing vegetables like cucumbers or beans. People have been known to turn up missing and are only found when the foliage drops in the fall.

Read more at my blog at www.wordpress.michaellabelle.com. If you have specific questions about gardening, you can email Michael at research@plusminerals.com. For general questions, like "what is the meaning of life?" just ask in the comment section.

Around the Course - Jason Bottoms , Oakridge's new Course Superintendent

Hopefully you've noticed a lot of improvements around the course in the last month. We still have a ways to go but we now have some things in place that should continue to make Oakridge a great place to play golf!

The irrigation system has been the biggest challenge and is now fully working. This has enabled us to have a regular schedule for watering, resulting in grassier greens and fairways. The greens have been punched, we've sprayed for weed control and all greens, tees and fairways have been fertilized. We've also set standard mowing times for all areas of the course, which gives consistency.

Jason joined the staff at Oakridge as our Course Superintendent. He received a degree in Specialized Agronomy/Golf Course and Sports Turf Management from Mississippi State University and been in the golf Business for 17 years.

Garland Arts resources

- www.GarlandArts.com
- www.garlandcivictheatre.org
- www.corptheatre.com
- www.garlandsymphony.org
- www.GarlandTexasOpry.com

More Art Information:

972-205-2782

More GSO Information:

972-926-0611



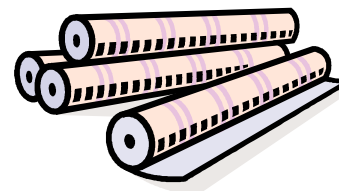
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continued from page 1, Councilman William's comments

Have you ever got a packing box full of those fluffy foam peanuts, and really felt guilty about putting them in your green trash can just knowing these things may be in the landfill for no telling how many years. I recently discovered that PakMail, 2334 W. Buckingham #230 will gladly take these, and I brought them a large box full. They are located on the SE corner of Buckingham and Shiloh.

As always, if you have questions or concerns, feel free to call me (214 535-2648) or E-mail me at

rickwilli@gmail.com



Granville Arts Center Facilities

The Theatres At The Granville Arts Center - 300 N. Fifth Street, Garland
The Atrium At The Granville Arts Center
300 N. Fifth Street, Garland
Rental 972-205-2780
Box Office 972-205-2790
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ONA Member

The Green Thumb Doctor – July 2010 ©

by Michael LaBelle – President, MightyGrow, Inc.

FALL INTO SPRING INTO SUMMER INTO FALL!

Fall was the time to prepare for your Spring and Summer gardening

- Mulch all leaves into your grass (do NOT mulch pine straw).
- Save the leaves and mulch your garden (4"+) (See below).
- Have your soil tested and add lime/manure/compost as needed.

But, you say, "I didn't know to do that. It's not my fault!" It's okay. Just perform the previous tasks as soon as you can, then proceed to building your raised beds.

Prepare/Build Raised Beds for Spring Planting in Late Winter/Early Spring

- Raised beds are easier to maintain and grow more produce per foot.
- Beds do not have to have a border around them, but it can be easier.
- Mix compost/manure/gypsum into the soil before it is mounded up.
- Cover beds with leaves/compost/straw (wheat – not pine). This time of year you can often find old hay that farmers are not going to feed.

In the spring when you plant your raised beds, simply move the cover back enough to allow for planting and move it back around your plants. There will be some weeds the first year, simply pull up and lay back down as mulch. Next fall, rather than pulling up your old plants, cut them off at the top of the ground and lay the remainder of the plant on top of the ground. That way soil life can feed off the roots by releasing the nutrients so they are available next spring.

Weeds are your friend

Weeds serve three primary purposes:

They are pioneer plants that are used by nature to break up compacted/dead soil and prepare the soil for other plants to follow

They are indicators of problems in the soil – for example, dandelions are indicative of low Calcium

They are mineral concentrators – dandelions concentrate calcium from deep in the soil and move it to the surface. When calcium levels rise to a given point, dandelions no longer will germinate

Hint: What do you do if you have low calcium levels in your soil? First thing is NOT to panic. I am a professional and I am here to help you. Take a seat, take a drink of ice tea, and relax. Better? Great! Now even though the Dallas area is sitting on a huge shelf of limestone (calcium rock), this typically means that the soil is alkaline and, strangely, this soil is usually deficient in calcium. The best calcium source that will not raise the pH of the soil is gypsum or calcium sulfate. Any good nursery will have this in a powder form.

First rule of gardening – NEVER put ANYTHING on your soil that will kill an earthworm.

Feed the soil – NOT the plant

Life in the soil (worms, nematodes, fungi (mycelium), mycorrhizae, bacteria, ants, etc.) will prepare both the soil and nutrients for your plants. Most fertilizers (chemical) and minerals must be broken down by the life in the soil before your plants can use them.

continued on page 12



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| 3.87% Water Insoluble Nitrogen | |
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| Available Phosphate (P₂O₅) | 5.00% |
| Soluble Potash (K₂O) | 5.00% |
| Calcium (Ca) | 4.00% |
| Magnesium (Mg) | 0.90% |
| Sulphur (S) | 1.00% |
| Copper (Cu) | 500ppm |
| Iron (Fe) | 375ppm |
| Zinc (Z) | 400ppm |

APPLICATION RATES

| | |
|-------------------------------|---------------------------------------|
| Lawns: | 40 Pounds / 1500 sq. ft. 2x/yr |
| New Sod / Turf: | 40 Pounds / 1000 sq. ft. |
| Potting: | 1/2 Cup / Pound of Soil |
| Gardens -Top Dressing: | 40 Pounds / 1000 sq. ft. 3x/yr |
| Trees: | 2 Cups per Caliper inch |

CONTENTS: Processed poultry litter, trace minerals

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Oakridge is a fairly private neighborhood with limited access and homes built closely together. That being said, we have to see each other every day, why can't we be a little more neighborly?

- When someone waves at you, smile and waive back.
- Take it easy on the gas pedal, please keep it under 30MPH.

Calendar of Upcoming Events Granville Arts Center Facilities

July 5-Aug. 30 "Young at Heart" Photo Exhibit Granville Arts Center Gallery Tuesday, July 6 from 4:30 to 6:30 p.m.

July 9 & 10 "Disney's Beauty and the Beast Jr." 7:30 pm Plaza Theatre Tickets are \$8 Students/Seniors and \$10 Adults. www.thedramaqueens.com

July 16-25 GSM Presents "42nd Street" Granville Arts Center – Main Auditorium Performances are July 16, 17, 23 and 24 at 8pm and July 18 and 25 at 2:30pm. Tickets are available at the Granville Arts Center or by calling 972-205-2790.

July 16 CFC-YFL Annual Talent Show 6:00 pm Plaza Theatre Couples for Christ – Youth for Family and Life present "Live On Broadway!" Tickets \$10 – preordered and \$12 at the door. Call at 214-546-7223 to reserve tickets. (Screening of talent by appointment June 28-July 3 by emailing kim.poquiz@gmail.com.)

July 17 "Straight Outta Garland: Dos!" 8:00 pm Plaza Theatre Tickets are \$15 in advance by contacting Bart McMurry at 214-535-9439 www.cobaltcomedy.com.

July 22-Aug. 1 "Joseph and the Amazing Technicolor Dreamcoat" Granville Arts Center – Small Theatre Performances are July 22, 23, 24, 29, 30, 31 at 7:30pm, with matinees on July 24, 25, 31 and Aug. 1 at 2:30pm. Tickets go on sale June 7 call 972-205-2790. www.garlandcivictheatre.org.

July 25 Gary Nicholson In Concert 2:00 pm Plaza Theatre Ticket Price: \$50.00 for Gold Circle attendees. General Admission tickets are \$15.00. Visit <http://www.garynicholson.com>.

July 31 "Scorned" 7:00 pm Plaza Theatre For tickets visit us at www.tylerproductions gospelstageplays.org and purchase tickets for \$20, or call 214-722-7566 for groups and information. Doors open at 6:30 p.m. Regular tickets are \$22 presale - \$25 general audience.



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continued from page10, The Green Thumb Doctor

Mycorrhizae inoculation on the roots of your transplants will increase growth and production by increasing the nutrients made available to the plant through the root system. Mycorrhizae inoculation can increase the root area 1000X when compared to non-inoculated plants. The key here is to get the inoculant in touch with the roots, because the mycorrhizae spores actually "infect" the roots, taking sugar from the roots and in return supplying minerals and water back to the plant.

So, the two ways to use mycorrhizae is to either put a small handful under the root ball of any plants or shrubs you are setting out or, if you are planting seeds, put a teaspoon around the seeds when you put them in the ground. That way the mycorrhizae will "wake up" when the new root contact them so that they can get to work on improving the growth and outcome of your planting. Hint: If you have milk that has either gone bad or you want to give you soil biology a boost, mix it with warm water and drench the soil around your plants with it.

Organic Fertilizer: There is much debate over the type of fertilizer to use. Organic only enthusiasts insist that synthetic chemical fertilizers are poisons that destroy the earth. Conventional farmers insist that you can't grow veggies with the very low nutrient amounts found in typical organic fertilizers. Who's right? Well, in a manner they both are. Let me explain. It is true that chemical fertilizers can harm the soil, especially the delicate microbial life that your plants depend on. On the other hand, most organic fertilizer is pretty anemic. So, what is a home gardener to do? If you insist on using chemical fertilizers, you can take them and either dissolve them in water or mix them into a high-carbon organic fertilizer to get the best of both words. This is just between you and me, but don't tell the

the organic police. I'm in enough trouble already.

My company produces MightyGrow Organic Fertilizers and they are formulated to feed the soil's microbial communities while at the same time providing enough bio-available nutrients for the vibrant growth you are looking for from your garden and lawn and landscape plantings. If you want to get in contact with me for more information, please call Dave Morgan and he can put us in touch.

Being Friendly *by Mike Rose*

Do you love to walk or jog throughout the Oakridge Community? Early in the morning or early in the evening one will see scores of folks out making use of our beautifully landscaped neighborhood. Many take along their pets. Do you know that Garland has a leash law? All pets must be on a leash when being walked. And it is a common courtesy to take along a plastic bag in order to pick up after your dog. Let's all help to continue to improve the appearance and friendliness of our community.


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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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*Cool*Thursdays
CONCERT SERIES

- | | |
|-----------------------------------|---|
| June 10 - Blaze of Glory | Sep 16 - Beatlegras |
| June 17 - Kraig Parker | Sep 23 - Briefcase Blues |
| June 24 - The Project | Sep 30 - Dallas Unlimited |
| July 1 - Le Freak | Oct 7 - Cuvee |
| July 8 - Key west The Band | Oct 14 - Petty Theft |
| July 15 - Professor D | Oct 21 - Micky and the Motorcars |
| July 22 - 4 Way Street | Oct 28 - M80s |
| July 29 - Fast Lane | |

Concerts at the Dallas Arboretum have become a long-standing tradition that feature the best of Dallas/Fort Worth Music. Cool Thursdays feature a wide assortment of music from Country to Rock and Roll. Cool Thursdays (Spring/Summer) begin April 15 - July 29. Cool Thursdays (Fall) begin September 16 - October 28.

Individual tickets are not shipped. The \$2 shipping fee is actually a processing fee. Your email confirmation acts as your ticket.
 **Night of Show ... \$2 ticket price increase at the ticket booth on the night of the concert.

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RCD Luxury Homes is now working exclusively with DFW Stoneworks to provide your luxury granite countertops at **WHOLESALE** prices. The big box stores will end up costing you an extra \$1,000 plus depending on your project. In fact, I just worked to get granite kitchen countertops installed for an area manager that works for one of those big box stores, and he is having me also quote other remodeling projects for his home. Others that may get near to being price competitive typically have little to no design expertise, and their workmanship leaves much to be desired.

Visit www.DFWStoneworks.com, and go to "Projects" tab to see a small sampling of their wonderful finished projects. As you will see in the "Pricing and Styles" tab, the pricing starts at \$29.95 per square foot for one grade, but it realistically starts at \$34.95 per square foot for the better grades that are actually sold. Large, but not too large, orders have a lot of items and services tossed in at no charge – ask me about that. Remember, there are no hidden charges that the others tack onto your final bill – we disclose everything up front!

Call Dave at 972-824-7499 for more information and to schedule a free, fast, no obligation consultation. Shop the other first, and then call us to discover the truly outstanding investment value plus superior workmanship and design at no additional cost.

Of course, RCD Luxury Homes will continue to do all the projects we have detailed in the past. Please call us for any of your needs, and we'll handle it!

Build your dreams with RCD Luxury Homes!

Crime/Safety

Incidents from May 22 through June 22, 2010

Early in the morning on June 22 at least two Oakridge residents had outdoor locked sheds broken into and substantial amounts of high price equipment taken. Since this happened only a few hours of this writing, the Garland Police Department has not yet made the addresses public. We were called by the two victims. Both victims have dogs in the houses and neither animal barked to alert the homeowner. If you have a shed and store important equipment, take every precaution to secure the items. Get the serial numbers off items, place your drivers license number on equipment, or install an inexpensive motion detector (see Radio Shack or other stores for this item). If you are looking for a vast range of security items you might want to go to "smart home" web-site.

Vehicle Burglary at 2800 Diamond Oaks on June 15 (this address is the country club)

Theft between \$1500 and \$20000 at 1917 Willow Ridge on June 16

Stolen Vehicle at 2800 Diamond Oaks on June 1 (this address is the country club)

Drug Busts

We normally do not report on this type of incident but since these two were rather visible and many folks had questions we decided to give some information.

Both busts happened in the early days of June, one over on Meadowridge and the other on Laurel Oaks. These investigations are ongoing so little has been made available.

We can tell you that in one case, police got information from Oakridge residents. We are pretty sure that both of these raided homes were being rented.

NPO on vacation:

Officer John Capers has taken some well deserved time off and will return from Disney World on June 28th. He will still be in touch with us should we need something (John reads his email daily and when not here he asks one of his NPO partners to take care of anything that needs immediate attention. This officer is NPO R. Duncan).

K-9 video:

If anyone would like to see your Garland K-9 in action just go to "you tube" and click on Garland K-9 police chase to see a chase by GPD and other agencies a few years ago. The subject was "captured" by one of Garland's K-9 officers (I think the dog's name is Czar).

Czar and his handler have since moved to Heath where both are semi-retired but work for the city as "first responders".

Asst. Chief to go to FBI Academy:

Assistant Police Chief Charles Rene has been honored by being invited to attend this years FBI Academy. This is quite an honor for Charles and our GPD. He will be in VA from July 6th through mid September. A/C Rene is presently head of the GPD Criminal Investigations Unit and upon return from VA will bring a wealth of information to our community. Not just "anyone" gets this invitation, only the best of the best. We all wish Charles a safe trip and speedy return (he will be driving round trip).

Again we want to thank all Oakridge-ites for contacting us about suspicious activity and other questionable items. I think we will hold off on inviting a "traffic" officer to monitor stop sign running until it "cools" down a bit. This will be up to one of traffic's supervisors. Make sure you **stop** at stop signs. Being a member of the ONA and getting this notice may save you from getting a ticket.

Bill Olive, Citizen's Patrol Coordinator 972-495-3402 in-dexva@verizon.net

Officer John Capers, District Neighborhood Police Officer 972-205 2740 capersj@ci.garland

Did you know — it is a State of Texas law that one must not park ones car any closer than 20ft. of an intersection?

Did you know — that one must not park ones car any closer than 30ft. from a stop sign?

And finally — one must park ones car at least 15ft. away from any fire hydrant?



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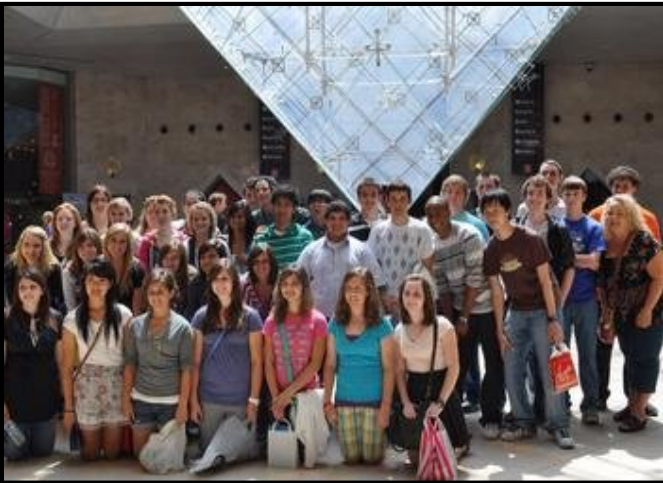
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[Photos from Garland HS choir's Paris trip](#)7:29 PM Mon, Jun 21, 2010 | [Permalink](#)Karel Holloway/Reporter | [E-mail](#) | [News tips](#)

A parent in France with the Garland High School A cappella choir's trip to France kindly sent along some photos. About 50 students and chaperones are visiting Paris and the Normandy, including Omaha Beach. Three concerts are scheduled for the trip that ends June 25. Here the choir sings at Notre Dame Cathedral in the center of Paris.



The group also visited the Louvre, posing by the glass pyramid that extends into the museum lobby



The entry "Photos from Garland HS choir's Paris trip" has no entry tags.

[Progress report: Jupiter Road at Arapaho Road](#)2:42 PM Wed, Jun 09, 2010 | [Permalink](#)Ray Leszcynski/Reporter | [Bio](#) | [E-mail](#) | [News tips](#)

In his monthly report to homeowners associations in District 7, Garland Council Member Rick Williams reports that one of the proposed components of the rapidly redeveloping northeast corner of Jupiter and Arapaho roads is off the board. *continued below editor's note*

[Garland Special Events Center snags major basketball tournament](#)12:55 PM Tue, Jun 22, 2010 | [Permalink](#)Karel Holloway/Reporter | [E-mail](#) | [News tips](#)

The Southwestern Athletic Conference will come to the Garland school district's Special Events Center for its 2011, 2012 and 2013 men's and women's basketball tournaments. The announcement was made today in Birmingham, Ala. "We look forward to working with the Special Events Center in Garland over the next three years to develop the SWAC basketball tournament into more than just a basketball tournament, but a total entertainment and destination event," SWAC commissioner Duer Sharp told the *Shreveport Times*. "The league is thankful to the cities that submitted bids and optimistic about the growing relationship between the league office and the Special Events Center, the Garland Independent School District, the city of Garland, and surrounding cities." I don't have details from the school district, yet. But it's a big deal. Superintendent Curtis Culwell missed a board meeting -- only the second time he's done that -- to personally make a presentation to the SWAC board last month. The conference has 10 schools, including Prairie View A&M University and Texas Southern University. While the district regularly uses the center for its own events, the district has been working to attract additional outside activities to help pay the expenses.

**Editor's Note—these articles are from the DMN
Garland Blog**

"I know most of you have seen that the construction of the new QuikTrip at Arapaho and Jupiter has started, and the old, empty Minyard's building has been razed," Williams writes. "I have also reported in previous articles that the Appleseed Corporation was going to build a work club and neighborhood friendly, upscale car wash basically where the Minyard's was located.

"However, I have learned recently that Appleseed has pulled out of that deal with QT. So, both the Garland Chamber of Commerce and QT are looking for a new business for that area. QT is very interested in finding a business, since they have no need for the back half of the property they bought from Minyard's, and the property was expensive. However, even without an immediate business, the area is going to look much better without an empty Minyard's."

Today, Williams told me that rather than repave the back of the lot, QuikTrip is going to cover it with grass.

He also said that construction on the intersection itself will lead to two left-turn lanes and a right turn lane -- much like the current reworking a mile south at Jupiter and Belt Line Road. Those intersections will also feature flashing yellow arrows for the turn lanes. If you haven't seen the one near Baylor Medical Center at Garland, [we wrote about them here](#).

Williams said the [Oakridge Neighborhood Association](#) is usually the first among his audience to publish and that's where I noticed the item, so credit goes to them for breaking the news.

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Oakridge News

July 2010, Vol.18, No. 7

Published by the Oakridge Neighborhood Association.

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ONA General Membership Meetings - mark your calendars:

September 2010; March 2011; May 2011

Check the ONA web site for current information

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