

# Oakridge News

[www.oakridgena.org](http://www.oakridgena.org)



December 2010

Vol. 18, No. 12

## ONA Update

The ONA has been in somewhat of a transition this year but it finally looks to be on track. Jack Lang was voted in as President at the November General Membership. Larry Grisham was voted in as Vice President at the same meeting. The general membership meeting was held at the Achievement Center of Texas on Shiloh this side of Beltline because of the closure of the Oakridge Country Club.

We also had some transition with the Newsletter and missed the October and November newsletters. Jack appointed Keith Engler to take over the Newsletter and it is back on track now. Keith decided to change the format somewhat and he is

*(Continued on page 9)*

ONA General Membership Meetings:

March 2011; May 2011

### ONA OFFICERS

President	Jack Lang
Vice President	Larry Grisham
Secretary	Sylvia Rhode
Treasurer	Dave Morgan

### ONA DIRECTORS

District 1	Deb Pandak
District 2	open
District 3	Lori Oswald
District 4	Dan Nichols
District 5	Felix Rotello Jr.
District 6	Mark Edwards
District 7	David & Sharon Parrish

### ONA COMMITTEES

Membership	Cecile LaBossiere
Communications	Keith Engler
Environmental	Joe Fagan
Crime Prevention & Safety	Bill & Brenda Olive

## City Council *Rick Williams*

Normally when Code Compliance finds a home with high grass, a Notice of Violation (NOV) is sent which gives the resident 7 days to remedy the situation. Each time there is a violation at the same address, another NOV is generally sent giving another 7 days. I recently got an email from the Director of Code who said they have a new policy that has been very helpful, and he said it was implemented largely because of my encouragement for Code to increase their utilization of annual notices. Now, when property is issued a NOV for high grass, remains in violation and is subsequently mowed by a contract crew working for Garland, the home automatically receives an annual notice. After receiving an annual notice, if the house violates the high grass ordinance at any time during the next 12 months,

a NOV is not sent. Instead, the contract crew is sent to mow the grass, and the owner shortly thereafter receives a bill from the City for about \$175.00 (\$125.00 admin fee + \$50 mowing).

One of life's irritants is cars driving around with loud speakers blasting music or what passes for music these days. Call the police, and it is understandably a low priority item and if they do come, the noisy car is long gone. However, on October 29, the Garland Police Department implemented "Operation Silent Night" in which all the neighborhood police officers on that night specifically looked for vehicles violating the noise ordinance. They issued 133 citations. Will that rid the city of the problem? Not a chance, but

*(Continued on page 8)*

**Oakridge Country Club Update Keith Engler**

IRI Golf Group purchased Oakridge LP in late 2002 and it showed up on the Dallas Central Appraisal District in 2003. The chart below shows the Oakridge Country Club Market Values for 2003, 2006 & 2010 taken directly from the DCAD website. These three years were selected because the course was purchased by IRI in 2003, refinanced in 2006 and bankrupted in 2010.

Oakridge golf course increased in value between 2003 and 2006 and peaked out at \$4M. It is debatable what caused this increase in value. Some say that all real estate was increasing during that time frame and some feel that the dramatic spike in revenue was based on the sale of long term memberships. This revenue spike made Oakridge appear to be more prosperous than what it really was. Either way, Jeff Silverstein (IRI Owner) used this increase in value as collateral along with the perceived income to get Hillcrest bank to refinance the club for the full appraised value of \$4M.

From 2006 to 2010 Jeff Silverstein did not maintain the course and he could not maintain the same revenue numbers because he had already sold all the long term membership. Therefore, he

took a dramatic loss between 2006 to 2010 and the course lost almost a \$1M in value.

Per an Oakridge Country Club employee, there were 90 lifetime memberships sold between Oakridge and Los Rios which is 90 X \$20k = \$1.80M. There were probably even more 10 year memberships sold at \$16k each. This comes out to very close to \$3.5M.

Silverstein took the \$3.5M in long term memberships plus the \$4M in refinance money and now he is filing bankruptcy with the extra \$M's in his pocket. IRI Golf Group is not liable for any of this debt because they are just the management group totally independent from Oakridge LP.

The entities that are really impacted by this are the Dallas Appraisal District, the property owners in Oakridge and the long term membership owners. Hillcrest bank has since been taken over by the FDIC because they made other bad loans like this one.

The bankruptcy status has moved from chapter 11 to chapter 7 so the new owner of Hillcrest bank now owns Oakridge Country Club.

The following chart shows the Oakridge Country Club Market history in 2003, 2006 & 2010 per the [DCAD](#) IRI refinanced with Hillcrest Bank in 2006 for \$4M which are the amount & date on the [foreclosure document](#) Hillcrest bank apparently refinanced the golf course for 100% of its taxable value of ~\$4m in 2006

#	Property Address	City	Owner Name / Business Name	Market Value in 2003 Original Purchase	Market Value in 2006 Loan Origination Date On Foreclosure	Market Value in 2010
1	<a href="#">3100 N JUPITER RD</a>	GARLAND	OAKRIDGE GOLF CLUB LP	\$ 1,298,800.00	\$ 1,465,300.00	\$ 1,229,740.
2	<a href="#">2926 OAK POINT DR</a>	GARLAND	OAKRIDGE GOLF CLUB LP	\$ 20,210.00	\$ 20,210.00	\$ 20,210.00
3	<a href="#">2750 DIAMOND OAKS DR</a>	GARLAND	OAKRIDGE GOLF CLUB LP	\$ 1,671,890.00	\$ 1,814,780.00	\$ 988,580.00
4	<a href="#">2800 DIAMOND OAKS DR</a>	GARLAND	OAKRIDGE GOLF CLUB LP	\$ 123,560.00	\$ 123,560.00	\$ 123,560.00
5	<a href="#">2751 DIAMOND OAKS DR</a>	GARLAND	OAKRIDGE GOLF CLUB LP	\$ 18,710.00	\$ 18,710.00	\$ 18,710.00
6	<a href="#">2800 DIAMOND OAKS DR</a>	GARLAND	OAKRIDGE GOLF CLUB LP DBA: OAKRIDGE COUNTRY CLUB	\$ 480,110.00	\$ 521,170.00	\$ 605,730.00
<b>TOTALS</b>				\$ 3,613,280.00	<b>\$ 3,963,730.00*</b>	\$ 2,986,530.00
<b>Deltas</b>					\$350,450.00	-\$977,200.00

**Fireplace and chimney Maintenance Don Eberhardt of Groom & Sons**

The most recent statistics show that fireplace fires cause more than 68,000 home fires annually. Without proper maintenance and cleaning, your newspaper kindling could quickly turn into a disaster, causing thick black smoke and carbon monoxide (CO) to enter your home, endangering the lives of you and your loved ones.

**Call a Professional**

Have a professional chimney sweep inspect and clean your fireplace every year. It may not appear as though anything is wrong,. Visit the Chimney Safety Institute of America at [www.csia.org](http://www.csia.org) for information on contacting a chimney sweep professional in your area.

**Keep Critters Out**

Install a chimney cap to prevent animals and debris from getting in. Construction materials range from practical wire mesh to more elaborate and decorative brass and bronze. A brief consultation at your local Ace store will help you find one that meets your needs while keeping unwanted visitors at bay.

**A Flue that Works for You**

When lighting a fire, always be sure that the

flue has been opened properly, and likewise, make sure it closes tightly after the fire has been extinguished. If you can feel cool air coming into your chimney, your flue may require repair or replacement.

Chimney professionals will often recommend installing a damper on top of the chimney, which can be opened and closed from the inside.

**Groom & Sons' Hardware**

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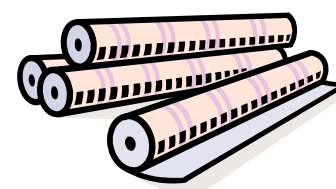
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**DRYWALL:** Repair, Replace, Textures, Skip Trowel, Acoustic Removal

**WALLPAPER:** Hanging and Removal

OAKRIDGE RESIDENT SINCE 1996  
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QUALITY WORK DONE BY THE OWNER

**INSURED**



**DayTimers Diane Winter**

The beautifully decorated home of gracious hostess, Betty Cosgray, displayed the perfect autumn setting for this November event on Tuesday, the 9<sup>th</sup>, 2011. Nell Burt greeted the Daytimers as they arrived and everyone visited until they were called for lunch. This was the first time the Daytimers have had a luncheon at Thanksgiving and it was quite an undertaking, but very well planned and executed. The hostesses, Ann Conrath, Mary Jensen, Shirley Mohler, Mary Pattie, Suzanne Snow and Sandra Stevens, along with Betty Cosgray had prepared a traditional Thanksgiving feast of turkey, dressing, sweet potatoes, potato casserole, corn casserole, cranberry jello salad, carrot salad and dessert.

Three of the highlights of the luncheon were the granddaughters of Betty: Rose, Grace and Maria. These young ladies served food and drinks and assisted the food hostesses in all facets of the meal and clean up. The Daytimers were so grateful for their presence and assistance.

After the meal was finished everyone gathered in the living room for a short meeting.

Suzanne Snow, president, opened the meeting with a prayer of gratitude and introduced the visitors: Linda Moore, Lori Oswald and new member, Ernie Gharis.

Group leaders gave the following information in their reports:

- Fun on the Run: Sharon Carlton and Shirley Mohler gave the details of a trip planned for November 18<sup>th</sup> to El Centro to enjoy a lunch prepared and served by the students of the Culinary Department.
- New location and date change (for this month only) Girls Night Out will be at Applebee's on November 18<sup>th</sup>.
- Becky Thomas informed everyone of the knee surgery that is scheduled for Dotty Moseley.
- Ruby Nell Ormon gave instructions for the next meeting of the Blackout Group
- Margaret Fowler encouraged everyone to come caroling on December 19<sup>th</sup>.

- Audrey King announced all of the November birthdays and Mary Pattie won the door prize – a beautiful mum.

The meeting was closed with a final touch of Thanksgiving – the group joined voices to sing Over the River and Through the Woods.


Everyone is looking forward to the next meeting December 13<sup>th</sup> at the home of Ann Conrath, 10 am. Bring a wrapped white elephant and be prepared for fun.

Daytimers is a social organization that requires residence in Oakridge and \$15.00 annual dues. Daytimers promote the Oakridge community and the Oakridge Neighborhood Association. Any questions should be directed to president, Suzanne Snow, 972-414-3747.

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**Crime Prevention & Safety *Bill Olive******Oakridge Country Club***

We know everyone is interested in what is happening with the club and how long it will take before we see positive movement. Since the last "siren" we have learned that the Golf Club at Twin Creek in Plano has been asked by the bankruptcy court to take care of the maintenance of Oakridge. This maintenance will be of a minimal amount like watering the grass and overseeing fairways and greens. This does not mean the course will be cut to golfing height.

The pool has been emptied, most items of value have been taken from the clubhouse, tennis courts locked, and "posted" and "no trespassing signs" place around the course. There should be no vehicles parked in the club parking lot and towing signs are in place should the "powers to be" want to enforce the no parking rules. Everything being done by the Twin Creek folks is for the liability factor and because of court order. So far the hope is golfers will not continue to play on the course, use the driving range, play tennis, etc. At some point in time enforcement may have to go beyond the point of just asking folks to stop. We have been in contact with the Twin Creek management and are helping by keeping watch. The Garland Police Dept. night shift captain has assured us he will ask his officers in this district to place the club under "extra patrol" when possible. The club is our neighbor so let's all be watching while we wait for the new owner. Even the most positive people seem to think it may take up to a year before we see this happen.

***Incidents From 10/16 ---- 11/14:***

- 2517 Richoak - Burglary Building 10/27
- 2713 Rolling Oak Criminal Mischief 11/4
- 2121 Rolling Oak - Burglary Habitation 11/7
- 2501 Creighton - Burglary Habitation 11/9

***Past Halloween***

After talking with several residents it seems that this past Halloween was one of the busiest Oakridge has seen in years. The Citizen's Patrol did help a resident on Stoneridge by closing traffic on that street from Meadowridge to Suncrest because of the "haunted house" and 100s of "goblins". Everything went well and all the "kids" (young and old) had a great and safe time. Other members of the Citizen's Patrol drove around the south side of the creek . Our thanks to patrollers Cass, Brenda, Joe, Debra, Paul, Mark, Pam, Keith, Bill, & Ken.

***Speeding and Stop Sign Violations***

Please observe the 30 mph limit on Oakridge streets and also the signs saying "stop" nor slow down. This week we talked with one of the Garland Police "traffic unit's" supervisors about sending someone out to enforce these laws. Stop sign "running" appears to be almost 50% and speed violation along Diamond Oaks near Buckingham at 30%. We were told an officer will be out during the first week in December----consider yourself warned!!!!

***Thanksgiving and Christmas Dinner for Fire Stations 3 & 11***

The ONA will be providing complete dinners to these fire stations at Thanksgiving and Christmas. Brenda and I have volunteered to do the cooking and delivery on Thanksgiving and Christmas Day. If anyone wishes to bake or add dessert(s) give us a call (972-495-3402). Brenda and I have come to know several of these firefighters and it is such a privilege to be able to help the ONA show Oakridge's appreciation to these great guys.

*(Continued on page 10)*

**Granville Arts Center Facilities**

300 N. Fifth Street, Garland  
972-205-2790

**Plaza Theatre**

521 W. State Street, Garland  
972-205-2782

Dec. 1-Dec. 7

Art Exhibit Featuring Works of Cliff Snell III  
Granville Arts Center Gallery

Dec. 11 7:00 pm "Christmas In Mexico"  
Granville Arts Center – Brownlee Auditorium

Dec. 3-4 "Man of La Mancha"  
Granville Arts Center – Small Theatre

Dec. 15&16 10:00 am Dec. 17&18 7:00 pm  
"It's a Wonderful Life" Plaza Theatre

Dec. 3-5 Dallas Ballet Company  
"The Nutcracker"  
Granville Arts Center – Brownlee Auditorium

Dec. 17 8:00 pm  
Garland Symphony Orchestra Concert  
Granville Arts Center – Brownlee Auditorium

Dec. 4 Epiphany Dance Arts presents  
"Celebrations!" 7:00 pm Plaza Theatre

Dec. 18 11:00am Dramapalooza  
Granville Arts Center – Small Theatre

Dec. 10 & 11 at 7:30pm  
Dec. 12 at 2:00 pm  
"Christmas Belles" Plaza Theatre

Dec. 27-Jan. 8 "The Pink Panther Strikes Again"  
Granville Arts Center – Small Theatre

Dec. 10-Jan. 31  
2010 Annual Garland ISD Art Faculty Art Show  
Granville Arts Center Gallery

*(Continued on page 7)*



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**Granville Arts Center Facilities**

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Jan. 3-31

2010 Annual Garland ISD Art Faculty Art Show  
Granville Arts Center Gallery

Jan. 4-8 "The Pink Panther Strikes Again"  
Granville Arts Center – Small Theatre

Jan. 7 Full Gospel Holy Temple Revival  
8:00 pm Plaza Theatre

Jan. 15 10:00 am  
Dr. Martin Luther King, Jr. Parade & March  
Granville Arts Center – Brownlee Auditorium

Jan. 16 4:00pm  
MLK Youth Extravaganza  
Granville Arts Center – Brownlee Auditorium  
Jan. 19 10:00 am & 11:45 am  
"It's Groovy Great to Educate Concert Tour"  
Granville Arts Center – Brownlee Auditorium

Jan. 21 8:00pm  
Garland Symphony Orchestra Concert  
Granville Arts Center – Brownlee Auditorium

Jan. 22 8:00pm  
The Rankin Brothers Classic Music Revue  
Granville Arts Center – Brownlee Auditorium

Jan. 27-Feb. 19  
"The Sugar Bean Sisters"  
Granville Arts Center – Small Theatre

Jan. 29 5:30pm  
North Dallas Co. Triplex Texas Plus America  
Pageant  
Plaza Theatre



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**Joe Wrinkle**

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**City Council *continued***

don't you just feel better knowing that 133 citations were issued.

I have written before about Garland's ISIGN (Illegal Signs In Garland – No!) program in the past, as it allows neighborhood groups to pick up illegal signs and the City will pay 50 cents for each. However, I received a complaint recently about the ISIGN program saying it “fosters at atmosphere” where even legal political signs and legal home builder directional signs (e.g., “This was to Pulte Homes”) are being picked up. Although I personally pick up more illegal signs than anyone in Garland, I was surprised to find out that the city does not pay the 50 cent bounty for political or directional home builder signs. Thus, there is no incentive to pick them up as was alleged.

The City of Garland now has a new web site devoted only to events, attractions, and facilities. You can see it at [www.visitgarlandtx.com](http://www.visitgarlandtx.com). This site can be used by Garland hotels, businesses, and other entities in Garland.

Cities like Garland borrow money by selling bonds. Just like individuals who refinance their homes when interest rates are low, the City Council recently authorized the refinancing of \$11.4 million of general obligation bonds. This will save tax payers about \$883,000 over the

next 5 years.

Garland's annual Christmas on the Square will be in downtown Garland on the evening of December 9 featuring photos with Santa, sleigh rides, tree lighting ceremony, food vendors, etc. Come on down and join in a “small town” Christmas celebration in Garland.

On November 19, there was a creditors meeting in the Dallas Federal building regarding the bankruptcy of the Oakridge club and golf course. Garland had a representative at this meeting since the city is owed about \$21,000 in taxes. I learned that the Chapter 11 bankruptcy was converted to a Chapter 7 which is basically a “belly up” status. Creditors, including the City of Garland, will be getting virtually nothing on what is owed. The Chapter 11 trustee will “abandon the property” to the note holder Hillcrest bank (or whatever their name is now since being seized by regulators). I'm told that all the paper work and processes needed to complete the Chapter 7 bankruptcy should take about 2 months. At that point, Hillcrest Bank will be the owner of the property, and what they plan to do with their property is up to them.

As always, if you have questions or concerns, feel free to call me (214 535-2648) or E-mail me at [rickwilli@gmail.com](mailto:rickwilli@gmail.com).



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**ONA Update *continued***

going to keep the number of pages at 12 pages. Any comments or suggestions are welcome by emailing Keith at [info@SirFixaLotLLC.com](mailto:info@SirFixaLotLLC.com)

A committee has been formed to modify the ONA Bylaws led by Larry Grisham. They had their first meeting on 11/16/2010 at Larry's house. There were four persons at the meeting. They were Bill Olive, Vickie and Lee Litton and Larry. They finished reviewing the by-laws and will have another meeting in January 2011. Vickie has already red-lined the existing Bylaws and sent them to the committee for review.

The closing of the Country Club has many neighbors worried which makes a cohesiveness of the ONA even more important at this time.

The ONA membership is down from last year mainly because the ONA Invoice was included in the newsletter and many people missed it. A mailer was sent out with a separate invoice and we have seen the membership grow again.

The ONA budget is in good shape. We are fortunate to have a CPA of Dave Morgan's stature monitoring our finances.

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**Crime Prevention & Safety *Bill Olive******Upcoming Events:***

The Garland Fire Club and its citizen's fire academy graduates along with The Kiwanis Club will be having "Pancakes with Santa on Dec 11 at the Central Fire Station (located at 1019 Austin St. in downtown Garland). The fee is \$5 per person (all you can eat) with one photo of a child with Santa. This is a worthy cause and always fun for kids and adults. We will send out a reminder.

***Siren Special***

During the first week of December we will be

sending out a special "siren" with tips on holiday shopping and home safety. We also will include some fire safety information

***Missing Cat***

One of our patrollers is asking for your help in finding his lost cat "Spencer" The runaway feline got out this morning and has not been seen since. He is a male "tabby" and is wearing a blue bandana. If anyone sees him please give me and Brenda a call (972-495-3402). Thanks



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**Environmental Joe Fagan**

Fall is looking good, not too dry, and not too hot. We have completed the fall planting of flowers, and have started on the pruning of trees and mulching, thank you Fred & Dianne, and of course, the dogs.

We have turned off the sprinkler system in order to conserve water and reduce expense, which will continue as long as Mother Nature cooperates.

All the plantings have done reasonably well considering the hot dry summer.

As always if you have any comments or concern's you are encouraged to submit those via email to [fagan1234@verizon.net](mailto:fagan1234@verizon.net).



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# Oakridge News

December 2010, Vol.18, No. 12

## Let Sue Do It

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*Kitty and Rover won't go to the kennel?*  
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Atmos Gas	1-800-460-3030
Rick Williams	214-535-2648
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