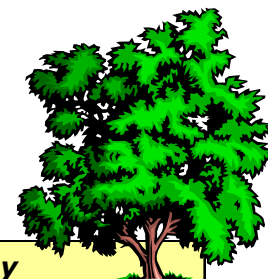


# Oakridge News



September 2013 Vol. 21, No. 09

## Scatter Shooting with Mike Rose

### “Your neighborhood influences your home value”

Your ONA Board has been working diligently to create an atmosphere in our community to enhance the value of **YOUR** home. Have you taken the time to read the various articles in the July and August newsletters? Several deal with your involvement within the ONA. Your involvement can be as simple as joining the Association to volunteering for a position on future ONA Boards. But **Please** get involved – as your involvement will influence the value of your home. As you can see as stated in our By Laws, “1.2 Purposes: The purposes of the Association are to assure the beauty, safety and stability of the area and the surrounding community, and to promote neighborliness and pride among the residents.” The ONA Board cannot do this alone it needs the help of all residents of our community. As you walk within your community and see things that may affect our home values, take the time to note that instance and let someone know, who then may assist in resolving that which may be affecting the value of your home. We all must work together to maintain the greatest value of our homes.

Mark your calendar – **SEPTEMBER 26<sup>th</sup> at 6:30pm our General Meeting** will be held. The location is the same as the past few years – The Achievement Center of Texas on Shiloh Road. Mayor Douglas Athas has agreed to come and speak with us regarding the state of the City. Come and support your ONA.

## June Minutes Summary by Sharon Parrish

The Oakridge Neighborhood Association board members for the June 2013-May 2014 fiscal year held its third meeting at the home of David and Sharon Parrish. The contents of a Board Policy Manual were discussed in detail. The Board plans to develop a manual that will cover such items as the ONA history, the bylaws, responsibilities of the board members and the Citizens on Patrol program. The Board also plans to develop a Facebook page that provides general information about the Neighborhood Association.

The first General Meeting for the fiscal year will be held at the Achievement Center of Texas on Thursday, September 26, 2013. Watch for signs at the major neighborhood entrances. There will be a sign in table with sign in/ name tags, the agenda for the meeting, the May 2013 General Meeting minutes and applications to become members of the ONA. Please come and hear from our elected officials and the board members.

## District 7 City Council Scott LeMay

As the summer comes to an end it signals the beginning of our annual budget cycle. Over the next several weeks we will be reviewing the 2013-2014 budget that has been prepared by our excellent city management staff. Overall the economic outlook for Garland is good and the basic indicators are pointing in the right direction. Our focus on the council is to begin to move the city forward again and I believe Mayor Athas will keep us headed in the right direction and certainly at a brisk pace.

**Council Updates-** Over the next several weeks we will be conducting work sessions and public hearings concerning the 2013-2014 budget. Here are the highlights. We will maintain our current tax and service levels while providing a 1% pay raise to all city staff. We will also be able to mitigate the healthcare cost increases for all employees. You will see an increase in water and sewer rates while on average there will be a decrease in your overall city property taxes.

Another funding issue that we will be working on is our ongoing shortfall in street and alley repairs. Our street and alley repair needs exceed the budgeted amount by about \$4.5 million annually. Due to declining property values we have not been able to increase that funding. Overall city street conditions on average are good. Unfortunately the bad streets only get worse when we can't fund all repairs properly. We will be discussing some funding options that could possibly increase our tax rate to generate additional funding or implementing a transportation user fee. Maybe even a combination of both. Either way we need to act on this by August 20<sup>th</sup>. Not to get the repair funding started but to possibly place this on the ballot for a voter referendum. I feel strongly at this point that the voters should take part in this solution and know what to expect.

**Around The District-** At our August 6<sup>th</sup> meeting we did approve the zoning request for the charter high school at Arapaho & Shiloh. They will begin construction soon with plans to be ready by the next school year. In the mean time they will hold classes at Arapaho Road Baptist Church. The charter campus for K-8 at Shiloh & Beltline will be ready for classes starting August 26<sup>th</sup>. The zoning request for the Merriwood Ranch property has been postponed until September 3<sup>rd</sup>.

My direct cell phone number is (214) 794-8904 and my direct email is [scottlemayd7@gmail.com](mailto:scottlemayd7@gmail.com).


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**Treasurers Report by Dave Morgan CPA**

Blah, blah, blah! Boring, boring, boring! OCD on steroids! As a former Controller and Tax Director for Fossil Watches, I had the “pleasure” to document in meticulous detail the policies and procedures for the entire Tax Department at the federal, state, local, and international levels for income taxes, sales and use taxes, property taxes, payroll taxes, expatriate tax issues, value added taxes, local licensing, Form 1099 and W-2 reporting, transfer pricing for each country, escheat reporting, electronic payment of taxes, stock option reporting, accounting for income taxes and reporting thereon for our SEC audited financials, and so on. Further policies and procedures were developed for 401(k) accounting, fixed asset accounting (income tax basis, property tax basis, and Generally Accepted Accounting Principles basis), and for Customs and our US Foreign Trade Zone.

Still with me? All of the above was then tested by our independent auditors for Sarbanes-Oxley (SOX) compliance. SOX was the pendulum response by Congress to make sure that Enron (by the way, Enron was the world’s largest wind charger owner-operators at the time, and GE bought most of Enron equipment after their demise) never happened again (curious players and a curious industry huh?). I digress. Spending the time to understand and then properly document how things should operationally be done is a good thing as Martha Stewart would say. I digress again.

Your ONA Board is in the process of preparing a Board Policy Manual (BPM) for ONA. As the current Treasurer for the North Texas Latin American Physicians Association, I have prepared the same for that non-profit entity, and that blueprint will be used for ONA’s BPM. There are some who have served in ONA in the past that have prepared what is a partial BPM for ONA as Sharon Parrish demonstrated by presenting a notebook at our last Board meeting that she had updated of such prior Board BPM work. Several Board members also submitted their version of their position’s policies and procedures. I have also started the overall formatting and drafting of our BPM.

OK, what is a BPM and what good will it do? A BPM puts the “meat on the bone” for our governing documents – the Articles of Incorporation and the By-laws. At the end of my prior Treasurer term, I championed putting in “BPM-lite” wording into our revision of the By-laws so that future Board members (especially the Treasurer) would know exactly what they were expected to do BEFORE accepting the honor of performing that office. The BPM simply puts in writing what every Board member is expected to do. It, as a document, is in a binder that also has all the governing documents, material contracts in place, the history of ONA, the prior minutes of ONA, Robert’s Rules of Order, and the legal (federal and state) fiduciary responsibilities and exposures of Board members.

So, the Board nominating committee will have a definite knowledge of how to select the right person after making those nominees aware of what their expectations are. There will also be performance evaluation markers for the Board and Members to evaluate the Board’s performance. Finally, it will help the Board to maintain their mandated focus.

**Please JOIN the ONA for \$60 per year.**  
**All dues go back into the neighborhood.**  
**ONA is not affiliated with the golf course.**  
**All work is done by volunteers.**  
[www.oakridgena.org](http://www.oakridgena.org)

**Environmental Update by Don Pattie**

The summer heat and watering restrictions continue. We recently discovered that the sprinkler controls at the Jupiter/Ridge Oak entrance are not wired correctly and while one zone gets watered twice another zone doesn't get watered at all. This will be fixed.

Also, the Oakridge Sign lights at both Beltline/Laurel Oaks and Shiloh/Big Oaks are not working. It appears that when the beautification landscaping was done the underground wiring to the lights was cut. As soon as weather permits this will be fixed.

Meanwhile, the Crepe Myrtle bushes along Buckingham have been trimmed away from the sidewalk per City Code.

If anyone notices a sprinkler "geyser", a wall that has been hit, or anything else pertaining to the common areas that's out of the ordinary, please call me at (home) 972-496-6486 or (cell) 972-768-3039, or email me at [xracer541@tx.rr.com](mailto:xracer541@tx.rr.com).

**Membership by Angela Greenwald**

Last month, I briefly touched on the importance of joining the Oakridge Neighborhood Association and I wanted to further expand on the subject. Neighborhood associations are a vital part of creating and maintaining a viable community. They are a valuable tool in helping bring residents together to preserve and enhance the vitality of a neighborhood. Associations provide a forum for discussing local and citywide issues. Neighborhood associations can also help maintain neighborhood standards through code enforcement and help residents stay informed on city policies and procedures.

Some advantages of the ONA include but are not limited to the following: building relationships among neighbors, creating a unified voice (a collective voice is a *stronger* voice), providing an effective communication link with the City of Garland, strengthening communication within the neighborhood, resolving neighborhood issues together, creating a sense of community among residents, keeping informed of news that affects the neighborhood, and increasing awareness of decisions that impact the neighborhood.

Please consider these benefits and come see what we are all about at the general meeting in September. Thank you for your time and consideration. Hope to see you all at the meeting.

**"Your neighborhood influences your home value"**

**Texas' night out to fight crime by Bill Olive**

On October 1<sup>st</sup> Oakridge will be celebrating Texas' National Night Out. Please turn on your front porch light, come outside, meet neighbors, and watch for the "parade" of vehicles". We hope to have representatives from our City Council, Fire Department, Police Department and State of Texas Representative, Citizen Patrol vehicle(s), Dallas Constable, Garland Emergency Corps, etc. The caravan will start at about 6:45 pm from the club area and proceed through Oakridge along streets where the fire truck can easily maneuver. You WILL hear us coming!!!

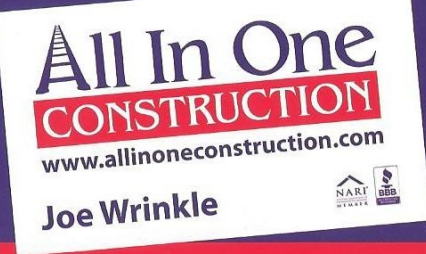
Officers observed three subjects attempting to steal tires off a vehicle from a residence on Diamond Oaks. When the suspects noticed the officers they took off in their car. A chase ensued where the suspects ditched their car and ran off. A warrant will be issued for the owner of the vehicle. The officers returned the one stolen tire to the residence. This happened at 5:00am so it is encouraging to know that the police are keeping a very close watch on Oakridge.



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**Important Dates:**

**Membership Meetings**  
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 February 27, 2014  
 May 22, 2014

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**Texas' night out: October 1**

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### Golf Course Revival by Mike Ussery

Progress continues with the project to revive the former Oakridge Country Club golf course. Duck Creek Golf, LP, who purchased the property in October 2012, is investing the substantial capital necessary to bring the course back to life. A key element of the project has been renovation of the irrigation system to facilitate reestablishment of turf. While an ongoing challenge this aspect is now substantially complete.

Much of the fairway bermuda grass turf has bounced back nicely, while weaker fairway areas have been replanted as have areas where dirt work occurred to remove or reshape bunkers. The greens were originally sprigged for regrowth, but due to seedbed contamination, that process was abandoned in favor of sodding the greens with Emerald Dwarf Bermuda turf to facilitate a faster grow in.

Additionally, tree, bridge, bunker and cart path work will continue on the course in September as the turf is reestablished.

Clubhouse repairs and renovations are also moving along well with many areas nearing completion. James Roberts, an experienced PGA Golf Professional has been hired as General Manager / Head Professional and begins his duties on September 1, which will include hiring clubhouse staff.

All aspects of the business startup are in motion with a targeted opening the first weekend in October. Duck Creek Golf Club will be a daily fee golf course operation with daily fee rates and annual memberships available. Ongoing updates and information may be found at

[www.duckcreekgc.com](http://www.duckcreekgc.com)

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