

# Oakridge News



October 2013 Vol. 21, No. 10

## **Scatter Shooting with Mike Rose**

As my wife and I have been walking in our community, we try and **wave** to all passing walkers and drivers as they cross our path. **To wave** - "an instance of moving the hand or arm as a signal or greeting". Some folks respond with a wave while others go past us with a "stone faced look". Which one are you? A simple wave of your hand in reply may just well add to the friendliness reputation Oakridge enjoys. Will you contribute to the growth of the Oakridge story?

I have been writing about our Oakridge community for some time now and how your Board is working on strengthening your neighborhood. **YOU** must do your part. You must contribute - "to give something such as money or time, especially to a common fund or for a specific purpose" - and if you have your ONA gives you a **big thank you**. And if you have not **WHY NOT** ?

As you have read in earlier issues of this newsletter, your Board has gotten a handle on the cost to produce and distribute this communication device. But much work needs to be done to enhance the appearance of your neighborhood entrances. We have four entrances with illuminated signs and five additional entrances **all** of which are (or should be) inviting. Yes the weather has played its part in causing these entrances to deteriorate but they must not continue to look the way they presently appear. Your participation is being requested by your fellow Oakridge residents.

## **Funding not keeping pace with street deterioration by Bryan Bradford Assistant City Manager**

On November 5, 2013, Garland voters will have the opportunity to vote "yes" or "no" for a referendum that would increase the property tax rate by 2 cents with those funds being used exclusively for street refurbishments. The impact of the 2 cent increase for a home valued at \$100,000 would be \$1.53 a month (\$18.40 a year). For seniors, the increase would amount to 68 cents a month (\$8.20 a year).

The City invests a significant amount of funds each year in repairing and replacing streets and alleys. When the amount of deterioration exceeds the investment in maintenance, however, the overall condition of the roadway network begins to decline. Over the past five years, the equivalent dollar amount of deterioration has exceeded repair and construction expenditures by an average of \$4.5 million a year. At the current rate of deterioration verses spending, roadway conditions can be expected to get worse over time.

*(Continued on page 3)*

## **District 7 City Council Scott LeMay**

**Council Updates-** At our first meeting in September we approved the 2013-2014 budget as scheduled. At our September 3<sup>rd</sup> meeting we did approve the zoning change request for the Merriwood Ranch property by a vote of 5 to 4. The property will be redeveloped with approximately 40 single family lots. I voted against the change in zoning due to the flood plain concerns around the property as well as some ongoing erosion issues along that section of Spring Creek. The developer is committed to making the project work. Another ongoing concern has been the traffic and parking issues associated with the new charter school. I and the city staff including GPD are continuing to work with them to resolve these issues.

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

## **Daytimers by Diane Winter**

Back from the summer break, about three dozen Daytimers met at the home of Betty Prickett on Tuesday, September 10<sup>th</sup>, to begin a new year of fun and fellowship.

New members are greatly appreciated. Those who joined were Kathy Arden, Jan Reed, Suzie Gentry, Joan Canby and Linda Tucker.

Many thanks go to the food hostesses who provided the refreshments. They were Lillian Dalton, Robbie Lang, Dottie Moseley and Lori Oswald.

After everyone spent some time visiting, Chris Beyers, president, introduced the officers and group leaders and then led the members through announcements, information and discussion.

Many of these volunteers have already planned a great year for the Daytimers. Margaret Fowler has recruited food and home hostesses for the meetings and Ann Conrath and Sharon Carlton have planned very interesting programs. Be ready for some great surprises.

The guest speaker for the meeting was City Councilman for District 7, Scott LeMay. Scott informed everyone of the changes occurring in the area, discussed water restrictions and answered questions.

If you missed this meeting be sure to attend the next one on Tuesday, October 8<sup>th</sup>, 10:00 am at the home of Chris Beyers, 2205 Fulton.

The Daytimers are going to celebrate your birthday!

**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, Chris Beyers - 972 530 8292.**

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## Treasurers Report by Dave Morgan CPA

ONA needs funding to properly accomplish our stated missions. We currently have just over 300 members, and we need at least 450 to 500 members to meet our budget as you can see from the chart:

### Comparative Financial Numbers as of September 23, 2013

	Current Year	Budget	Prior Year
Membership Due Revenues	19,080.00	29,280.00	25,578.00
Beautification Revenues	3,446.00	4,000.00	3,680.00
Advertising Revenues	1,850.00	2,120.00	0
Interest Income	2.83	6.25	6.47
<b>Total Income</b>	<b>24,378.83</b>	<b>35,406.25</b>	<b>29,264.47</b>
Landscaping & Maintenance	6,531.41	6,705.99	6,960.22
Repairs	427	1,600.00	-160
Membership Costs	520.03	1,210.46	1,031.06
Newsletter Costs (3 editions)	1,657.97	1,610.64	2,880.72
Other	309.79	386.3	304.32
<b>Total Expenses</b>	<b>9,446.20</b>	<b>11,513.39</b>	<b>11,016.32</b>
<b>Net Income</b>	<b>\$ 14,932.63</b>	<b>\$ 23,892.86</b>	<b>\$ 18,248.15</b>

This is a voluntary – not a mandatory – neighborhood association, and your financial help is appreciated as opposed to expected. As a Real Estate Broker as well, trust me when I say that first opinions are not only important when someone arrives at the front of your home that you have for sale, it is especially true when they turn into the entry of your neighborhood. Please reach out to a few of your neighbors to join us all with what amounts to a five dollar a month investment. Thanks so much in advance for your help!

## The Good, the Bad & the Ugly by Angela Greenwald

Since the title calls for it, let's start with the good news first. We've had 21 new members and 300 renewing members join the Oakridge Neighborhood Association for the 2013-2014 year. We would like to welcome all the new members to the ONA and thank the renewing members for their continued support! Moving on to the bad news, our current membership stands at only 321. That means 161 members from the prior year have yet to renew. Now here's the ugly part. There are 1163 homes in Oakridge. That means only 28% of those residences are members. It gets worse. If we do not have an increase in membership, there will need to be some tough decisions made with regard to services the ONA provides. These services affect the aesthetic quality of our neighborhood such as lawn maintenance, landscaping, watering, and electrical service for the common areas and entrances.

Please help us to understand why the 161 members from last year have not joined. Since the newsletter is funded entirely by the advertisers, it has to go to every Oakridge home. Therefore, we were wondering if prior members think they paid since they are getting a newsletter. This is a plea for everyone to verify they paid and to urge your neighbors to become a member. We are considering other reminder methods but they all cost money which takes away from our intended purpose. Please be proactive and help us help you. Thank you in advance for your support of the ONA.



**Environmental Update by Don Pattie**

Summer in Garland Texas is supposed to be over in September but the weather in Texas rarely does what it's supposed to and this year is no exception. What that means for the ONA is another \$600 water bill. The severe heat coupled with watering restricted to one day a week has made it necessary to run the sprinklers 3 times on watering day. This just keeps the grass and plants from burning up until the next watering day.

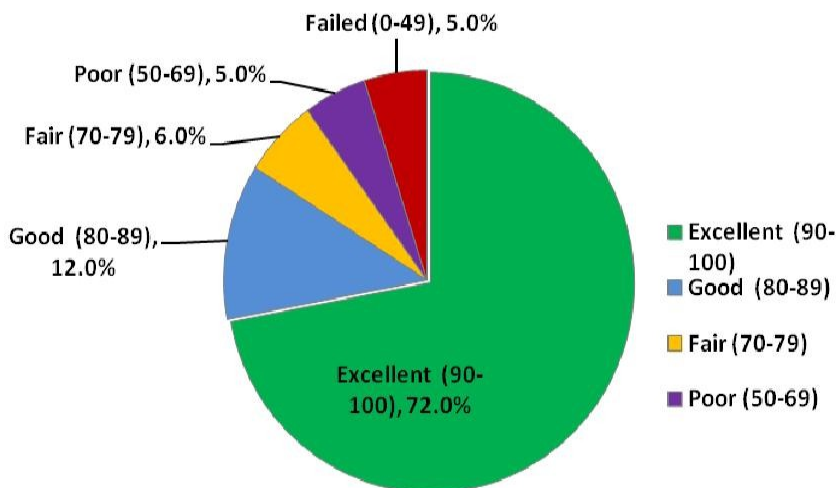
We would really like to redo the entrance planting beds with more heat resistant and less water demanding plants but unfortunately we simply do not have the funds to do this. With less than half of the people in Oakridge contributing to the ONA it's a challenge. A big THANK YOU to those who think that the voluntary sixty dollars a year ONA dues is a small price to pay for keeping Oakridge the greatest neighborhood in Garland to live in.

**Funding not keeping pace (cont.) by Bryan Bradford**

*(Continued from page 1)*

The City maintains a Pavement Condition Index (PCI) for each street and alley segment in the city. The PCI is essentially a measure of the percent of the street without failures. Garland's current average PCI is 89 for streets and 83 for alleys. Any street or alley with a PCI below 70 is considered to be deteriorated beyond the point for isolated repairs and instead must be completely rebuilt.

**Street Conditions Measured by PCI**



It is important to note that the deferral of roadway refurbishment comes with a high cost. When maintenance is not performed in a timely manner, infrastructure deteriorates quicker and can reach a point where the only feasible method of repair is to completely rebuild the street at significant costs.

Garland has faced challenges the past few years related to sustainable street funding. The largest source of funds for maintenance has historically been the City's tax supported General Fund. The lack of growth in General Fund revenues has made it difficult for infrastructure funding to keep pace with inflation and purchasing power.

The Garland community will be able to voice their wishes regarding addressing this need on the November 5, 2013 ballot. Early voting runs from October 21<sup>st</sup> – November 1<sup>st</sup> at the Richland College – Garland Campus. Monitor the City of Garland website at [GarlandTx.gov](http://GarlandTx.gov) for additional information.

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**Important Dates:**  
**Membership Meetings**  
 February 27, 2014  
 May 22, 2014

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**Golf Course Revival by Mike Ussery** [www.duckcreekgc.com](http://www.duckcreekgc.com)

Sprigged fairways areas are growing in nicely and are being supplemented with additional sodding in some areas. The greens which were sodded around September 1 are doing great and should provide nice putting surfaces when the course reopens. A major project is almost complete to remove dead trees and to trim canopies on many others. Some trees have been trimmed up to allow cart traffic underneath them, while others have been thinned to facilitate sunlight to greens and other turf areas. Tee boxes will soon be overseeded with a perennial rye grass blend to enhance playing surfaces through the winter.

The irrigation system continues to be the biggest challenge as we deal with a steady dose of leaks, valve failures and replacement of irrigation heads. There is steady progress in getting the irrigation system to the point where it is fully reliable and that work will continue through the winter once the early fall Bermuda grass growing season stops.

Work on the clubhouse is nearing completion to prepare it for reopening. The golf pro shop, bathrooms and casual grill areas will be in operation initially. Efforts continue to identify a group interested in leasing the large kitchen and banquet space portion of the clubhouse. Those areas are not being renovated at this time. The entrance to the clubhouse will on the side of the building, near the pro shop.

Most golf course maintenance equipment is already in use with a few items yet to come and our golf cart fleet will be delivered in mid-October. We expect to have the golf course open for play the last week of October. General Manager and PGA Head Golf Professional, James Roberts, is on site daily overseeing operations and readying things for reopening. James is also fielding inquiries from individuals who may be seeking employment opportunities at the new Duck Creek Golf Club. You may send employment inquiries to [duckcreekgolf@oncoursestrategies.com](mailto:duckcreekgolf@oncoursestrategies.com).



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