

Oakridge News

August, 2014 Vol. 22, No. 8



Scatter Shooting with Mike Rose

This will begin to sound like a broken record – but here it goes. What is terribly wrong with this picture: there are 1,166 homes in **YOUR** Oakridge community and of that number there are 297 homes that have previously been a member of the Oakridge Neighborhood Association (ONA) but are not presently members! And these folks are still living in their Oakridge Community! One must wonder why these 297 residences thought it important to support the philosophy of this statement - “**The value of your home is reflected in the appearance of your neighborhood**” and now totally ignore that statement. It belies belief and certainly defies why being involved (even if only just a member of the ONA) once and now snubbing the community they still call home. What can be done to convince the wayward to once again support their community?

The ONA is responsible for the maintenance of approximately 35,000sq.ft. of landscaping (but you already know that) surrounding our community. Repairs must be made

and sorely needed improvements await. Your ONA Board has a target of 500 members and with that number much can be accomplished to improve the appearance of the community landscaping. Will you do your part and become a member. A second round of the ONA Invoice will appear in every home late this August. The Board apologizes to those who have joined but it has proven to be much more cost-effective to invoice this way than to individually mail to each home an invoice. See, the Board is watching how to affectively spend your membership dues.

SUPPORT your community and become a member – follow the instructions on the forthcoming invoice as to where to send your membership payment of \$60 and any additional beautification funds. Please complete and return the membership invoice so that we have your base information and whether you want to be in the ONA Membership Directory to be issued later this fall.

City of Garland District 7 Report—Scott LeMay

Council Updates-

In November 2013 Garland voters approved a 2 cent tax increase to raise additional funds dedicated solely to street and alley repair and replacement. Just to clarify this tax increase was not immediate to the voter approval and was not to be enacted until the fall of 2014 with the 2014-2015 city budget. This item came up after our budget considerations last year so it was not considered as a part of that but was discussed and the methods were reviewed. To further study this item the Mayor created an Ad Hoc Streets Improvement Committee with each councilmember appointing one person to serve. I was proud to appoint your Oakridge neighbor Keith Engler. This very dedicated group and staff met every Thursday evening through the spring. During that time they reviewed the financial challenges and the best methods for street repair. They presented their final report to the council at the end of June and we have by consensus vote approved their recommendations on practices and are still considering their recommendation of financing. Prior to the voter approval of the 2 cent tax increase the council also considered establishing a user fee instead. The exact amount of that fee was never determined. The committee has recommended not only that we follow through with the tax increase but also supplement that with a monthly user fee of \$4.00. As with any decision there are advantages and disadvantages. Considerable

thought must be given to the financial impacts on the city as well as the citizens. As you can imagine the council will give this all the due diligence it requires and your input will be greatly appreciated. We know we need to improve our streets but at the same time control expenses both short and long term.

Around The District-

Progress is continuing on the new charter high school as well as the new bank at the corner of Arapaho and Shiloh. I have spoken with the owner of the remaining property and he is actively working on finding buyers to continue the development in the area. You may have also noticed all the dirt being moved around at the Chamber Brothers property along Arapaho. There is no new development on this property planned at the moment. What you are seeing is the process of filling in the quarries that have been active on that land for decades. While not overly attractive it is a necessary part of a very long process to reclaim what has been removed.

I encourage you to use the city’s website for information about the city. When that doesn’t work you can always contact me. My direct cell phone number is (214) 794-8904 and my direct email is scottlemay7@gmail.com.

Scott LeMay- Garland City Council, District 7

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Introduction to our new Environmental Director

Tally Ho - My name is Dave Thomas. I recently started as the ONA Environmental Director, replacing Don Pattie. My wife & I have been Oakridge residents for over 22 years.

Don has been very generous with his time and knowledge during this transition. Don has done great work managing the landscape maintenance and arranging contracts with Qualicare Landscaping (No easy task). Don - Thank you for the excellent work managing the water systems during our drought requirements issued by the City of Garland. Don recently turned over his well organized files to me.

A Big THANK YOU and BEST WISHES are in order to Don Pattie!!

Our current landscape maintenance contractor, Qualicare Landscape, has been on the job for several years. The crew mows on Tuesday and is required to check for leaks and malfunctions each time they mow.

The ONA Board approved the installation of drip irrigation from spray irrigation at the July 24th Board Meeting. We will start installing drip irrigation at the Jupiter entrance to Ridge Oak in the coming month and proceed to the other major entrances in the next few months.

Please - Pay your ONA dues so we can continue improving our neighborhood common areas, as this helps promote your home values.

If you see a sprinkler "geyser" or anything pertaining to the common areas that's out of the ordinary, please call me at (cell) 214-629-1208 or my preferred contact method by email at dthomas848@aol.com.

Dave Thomas

Upcoming ONA General Meeting Dates

There are 2 upcoming general membership meeting dates scheduled for **Thursday September 18, 2014** and **Thursday February 12, 2015**. Both of these meetings will take place at the Achievement Center of Texas located at 2950 N Shiloh Rd, Garland, TX 75044 Social gathering to begin at 6:30PM with the meeting starting promptly at 7:00PM

Safety Report—Bill Olive

During the first six months of 2014 Oakridge experienced about 25 reported criminal incidents which represent a decrease of over 25% when compared to last year (2013). After going through each "complete" report provided by the police department's Records Department it's clear that more than half of these incidents appeared to be "minor" in nature. Some involved identity theft, a couple of family/friend issues, and thefts not thefts at all. Many times reports such as "burglary-habitation" involve a crime of opportunity like a set of golf clubs taken from a garage left open all night or a laptop computer left on the front seat of an unlocked vehicle overnight. Oakridge did have a few incidents of vehicle break-ins, stolen wheels, home break-ins, and criminal mischief. The best way to combat any criminal activity is for us all to be vigilant and calling police when we see/hear something suspicious.

Good News: Officer Tommy Barnes continues to recover from his injury this past Spring. He is home and receiving rehab on his broken leg. Tommy sent me an email expressing his thanks to his "Oakridge Family" for the many cards, letters, and prayers. I'm sure he wouldn't mind getting some more. Send to: Officer Tommy Barnes c/o Garland Police Dept. 1891 Forest Ln. Garland, TX 75042

"In Balance" with Dave Morgan, CPA, Real Estate Broker, ONA Board Treasurer and Sales Manager

No numbers are presented this month as we are early into the year, and any kind of analysis is, thus, not very meaningful now. We are focused on getting members for this fiscal year (June 01, 2014 through May 31, 2015), and we need you to be a part of the ONA this year! District Directors and volunteers will be making courtesy calls to ask you, as our fellow neighbors, to join us as members. We have all but abandoned the "house address specific" invoice mailings to just non-members because the dollar cost plus the cost of time for volunteers to do the work just far exceeds the cost to send the new special edition membership invoicing to all Oakridge residents. Therefore, another invoice edition mailing is coming your way in the near future whether you have joined OR not. If you paid but did not use this "format" to make your membership payment these past few months, please verify that your check cleared your bank in June, July, or here early in August to make sure your membership is in good order. Thanks to those of you joining us already!

As you will read elsewhere, the major entrance infrastructure improvements have already started with the entrance sign lighting and the other lighting will be done soon. The drip irrigation and landscaping will be done in stages to make sure that we do things with proper results and all within budget. Once a full stage is successfully in place, we can roll out the others quickly if we have the budgeted membership and other funding we expect.

COMING SOON, we are issuing an ONA membership card to **MEMBERS ONLY** that will be accepted at participating merchants and businesses in the surrounding area. These folks will provide ONA members with discounts and specials on merchandise and services. Once in place, you will be able to see the currently available retailer specials for the month on the ONA website once the program is operational. You will know it is operational when your ONA membership cards are delivered to you.

Oakridge Neighborhood Association



Membership Discount Card

Membership Year 06/01/2014 to 05/31/2015

DIRECTIONS

1. Go to "www.OakridgeONA.org to find the monthly specials from our participating merchants.
2. Go fulfill your purchasing needs with them.
3. Tell other local merchants to contact ONA to participate.
4. Respect.

CONFUSION!!!

There has long been confusion here in Oakridge as to who has to (a) fix damages to the perimeter walls, (b) maintain trees that are planted inside of those walls that droop over those walls, and (c) upkeep the alleys inside those perimeter walls. Per the City of Garland Planning Department, the developer of Oakridge constructed the screening walls "on private property which would make maintenance and/or replacement cost of the screening wall the responsibility of the property owner for the portion of the screening wall constructed on the homeowner's lot. After examining the various plats for this subdivision, there is an alley easement at the rear of the lot with the wall being constructed in the alley easement. The alley easement is on the homeowner's private property." **Any wall or alley repairs, City trimming of trees growing in the alley easement area, and so on are the responsibility of the homeowners to pay.** These homeowners must pay from their homeowner's insurance proceeds and/or personal funds. The ONA will help (where possible) the homeowner with the sourcing of repair materials so as to keep the wall repairs looking like a patchwork quilt.

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Water restrictions continue throughout the City of Garland, We are **ONLY** to water on our scheduled **RECYCLING** days **AND** we **MUST NOT** water between the hours of 10AM to 6PM

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Duck Creek Golf Update—Mike Ussery

It has been great to get some welcome summer rainfall and less than totally scorching temperatures. The golf course turfgrass, which was planted last summer, continues to mature and is now filling in around the areas where winter overseed is now gone. We are extremely pleased with the condition of our greens which are now some of the best in the area.

then replace through pumpage from our underground well. Over the course of a year, we replenish all water used from the creek with water from the well. Thus the golf course does not use potable water and as such is not subject to City of Garland watering restrictions.

Over the next few weeks we will be adding a few areas of new sod to take care of spots that have not yet covered. We expect to see our best conditions yet by around September 1. As most of you are aware, the golf course is irrigated with water from Duck Creek which we

We hope you have had a chance to get out on the course. In addition to daily fee rates we offer attractive annual membership programs and golf instruction. The Duck Creek Grill serves a menu of sandwiches and snacks as well as an assortment of canned and draft beers. Support from our Oakridge neighbors is especially appreciated.

ONA General Membership Meeting Minutes—July 2014

At the July 24, 2014 Board of Directors meeting, there was considerable discussion on efforts to increase membership. We have returned to using Membership flags (bright orange this time). These will be displayed at the homes of members of the ONA. District Directors are reaching out to former members, in the hope that they will renew their membership. We also have a new program, merchant cards for ONA member households. These cards may be used at local vendors for discounts or additional services.

We are installing a pilot/test drip irrigation retrofit at the Ridge Oak and Jupiter entrance. The system will be evaluated for effectiveness in keeping plantings healthy, but minimizing the cost of water.

We are excited about these new endeavors and hope you will be as well. Please support your ONA.

*Rover won't go to the kennel?
The repairman is coming?
If the dilemmas get endless...*

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