

Oakridge News

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Neighborhood Maintenance and Homes for Sale — Neil Leitereg
Bảo Trì Khu Phố và Quản Cáo Bán Nhà - một bài viết của Neil Leitereg

Try to get a feel for the economic direction of the neighborhood by examining the area's real estate market. Well-maintained homes with nicely kept landscaping, fresh paint and modern cars in the driveway signify economic well-being. Untidy homes with junk littering the lawns indicate a lower quality of life. Look out for "home for sale" signs. A glut of houses for sale or declining home values could indicate a neighborhood that is going south. It's impossible to ignore the ever-present real estate and rental mantra of "location, location, location." No matter how nice a house looks and how beautifully it suits your needs, it cannot compensate for a bad neighborhood. Inspect the neighborhood carefully to make sure that you buy a house in a neighborhood where you will feel happy and safe.

* Mowing, edging, trimming, trash pickup, water, and electric for sprinkler systems at each of our nine Oakridge entrances and over 6,000 linear feet, or 35,000 SF of perimeter grass, shrubs, and trees surrounding Oakridge is overwhelmingly our primary expenditure.

City of Garland has not, does not, and will not mow or maintain ONA common areas, sprinklers, lighting, electricity, etc. It is up to our membership dues to keep care of these areas

Quý vị có thể suy đoán được sự tiến triển về kinh tế của khu phố bằng cách kiểm tra thị trường bất động sản của khu vực. Nhà cửa gọn gàng, sung quanh sạch sẽ và mới mẻ từ se cộ cho đến lớp sơn trên tường nhà tượng trưng cho căn nhà khá giả. Nhà cửa bừa bộn với những bãi cỏ bù xù và rài rác cho thấy một khu vực nghèo nàn. Khu phố nào mà có nhiều ngôi nhà đang bán tự nhiên giá trị nhà cửa ở khu đó sẽ bị hạ xuống. Đó cũng là một biểu hiện về an ninh và cuộc sống của khu phố càng ngày càng suy sụp. Quý vị cũng biết là giá cả của bất động sản dựa vào "địa điểm, địa điểm, địa điểm." Giá trị căn nhà của quý vị không chỉ là vật liệu và cách trưng bày của nó mà gồm cả những căn nhà khác ở trong xóm. Khi mua nhà, quý vị cũng sẽ kiểm tra kỹ lưỡng khu vực lân cận của căn nhà muốn mua để bảo đảm rằng mình sẽ mua một ngôi nhà trong một khu phố nơi mình sẽ cảm thấy hạnh phúc và an toàn.

* Trăm sóc vườn cây kể cả hệ thống phun nước cho chín lối vào Oakridge là chi phí lớn nhất của chúng ta. Khu vực này tổng cộng là hơn 35.000 feet vuông.

** Thành phố Garland không có phụ trách và duy trì những lối vào Oakridge. Bởi vì vậy xin quý vị đóng góp hội phí để chúng tôi có thể tiếp tục chăm sóc các khu vực này **

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

Membership numbers still are my preoccupation since the financials are heavily dependent on solid Membership numbers. With that in mind, here is a recap of where we stand as of September 23, 2014:

District	Homes		Paid Percent of Total	Unpaid Homes From:		Total "Low Hanging Fruit"	Unpaid "Low Hanging" Percent of Total	Projected Percent With "Low Hanging Fruit" Added
	Paid	Total		2013/14	2012/13			
1	56	185	30.27%	15	11	26	14.05%	44.32%
2	63	154	40.91%	15	8	23	14.94%	55.85%
3	22	141	15.60%	9	2	11	7.80%	23.40%
4	61	151	40.40%	15	1	16	10.60%	51.00%
5	42	190	22.11%	8	6	14	7.37%	29.48%
6	37	181	20.44%	11	3	14	7.73%	28.17%
7	46	164	28.05%	9	10	19	11.59%	39.64%
Totals	327	1,166	28.04%	82	41	123	10.55%	38.59%

Potential Revenue at \$60 per Home \$4,920.00 \$2,460.00 \$7,380.00

Goal Recap:

Total 2014/2015 Goal	500
Total Homes	1,166
Goal as a Percent of Total	<u>42.88%</u>
Total 2014/2015 Goal	500
Paid Homes as of 09/23/2014	327
Deficit From Goal	173
Total "Low Hanging Fruit" Available	123
Challenging Membership Signings to Reach Goal	50

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Scatter Shooting with Mike Rose

It is time to advise **ALL** that as the autumn season swings into play many activities involving kiddos will also be front and center. Kids will be out and about because of a more friendly temperature; there are scheduled days off from school; of course we have several holidays approaching and the sun will be setting earlier – so be cautious and mindful of **YOUR** car speed as you traverse your Oakridge community.

You will note from your ONA Board secretary's article that we had an informative meeting on September 18. It was a well-attended meeting with many good questions directed towards each of the speakers. We hope to see you at the February 12, 2015 meeting. Your Board intends to continue to provide educational meetings for ONA members. At our February general meeting we will be electing a nominating committee whose task will be to present a new slate of officers at our annual meeting in May.

Daytimers Update—Dianne Winter

Within the Oakridge community there is an organization that endeavors to raise the quality of life of women residents who are looking for neighborhood acquaintances, friendship and information concerning the community. That organization is the Daytimers who meet every second Tuesday of the months September through May at 10 am. The yearly events for this group include Book Club, Canasta, Bridge, Mah Jongg, special activities, speakers and small group gatherings.

Forty of these women, including several guests, gathered on September 9th, at the home of Betty Prickett to begin a great year. There were introductions, food, conversations and a meeting led by co-presidents Ann Conrath and Mary Jensen.

The next meeting is October 14th, 10 am, at the home of Sally Weiss, 2733 Big Oaks. Bring a friend and enjoy the lively presentation of Susan Loving from Roach Feed and Seed on how to prepare lawns and plants for the coming months.

Daytimers is a social organization that requires residence in Oakridge and \$20.00 annual dues. Daytimers promote the Oakridge community and the Oakridge Neighborhood Association. Any questions should be directed Ann Conrath, 972 346 8167 or Mary Jensen, 972 414 1458.

"In Balance"—cont. from pg. 1 —Dave Morgan

We thank all sending in Membership Invoices and payments thus far for this fiscal year (6/1/14-5/31/15). Your support is paramount to your ONA Board! It funds the neighborhood tasks we, as your volunteer Board, normally perform, plus funds special projects making a noteworthy difference now and in the future. If you have not joined, please take a few minutes to complete the Membership Invoice (mailed as a Special Edition printing a few weeks ago OR download one from the website at <http://OakridgeNA.org/join.htm> OR contact us for a paper invoice) and return with your payment. We will be printing our Membership Directory for distribution. To be in the Directory, you must be a Member. Please ask your neighbors to join as well if you do not see the orange Member flag in their yard!

To get your ONA Membership Discount Card you must be a current member. Check the website often to see the specials offered to ONA Members by local participating retailers and restaurants once your cards are delivered. Let your ONA Board know if you have NOT received your orange Membership flag and/or your orange ONA Membership Discount Card.

Lastly, as a non-mandatory neighborhood association, we have absolutely **NO POWER** to enforce alleged code violations. Contact Code Compliance at the City of Garland with your request if you cannot resolve the matter with your neighbor. Being part of the solution rather than an anonymous enforcer is the neighborly thing to do. Be diplomatic - not confrontational. Please feel free to contact us at any time via e-mail.

Garland City Council—District 7 Report—Scott LeMay

It is always my pleasure to meet and talk with the folks in District 7. Thank you to the ONA Board for the invitation to the September General Meeting. Unfortunately I had to cut it short to get to another meeting that night. We had a brief discussion on utility fees and tax rates. For the benefit of those who were not at the meeting, here is a brief recap of how we allocated the surplus funds of a little over \$3 million dollars...

We allocated approximately \$1.8 million to fund the replacement of necessary equipment for Fire, Parks and Transportation. We also funded \$100K for the purchase of an additional CASA weather radar unit and replacement of the animal shelter floor. These items will help improve the safety of our residents and the safety of the two and four-legged visitors to our animal shelter. Again all of the above were necessary to maintain a wide variety of service levels across the city. The funding allocation that I am most pleased about is the increase to street and alley repairs. This item has had lots of discussion over the last year. I thank the voters who got out in November to give us their opinion on raising our tax rate to fund this. I also applaud the work of the Citizens Street Committee and their recommendations to not only enact the tax increase but to also supplement that with a monthly user fee for all residents and businesses. These were difficult decisions and certainly reinforced our need for more street improvements. Ultimately the council did not approve the tax increase or a user fee. We instead opted to use the remaining portion of the surplus funds for streets. We were able to increase our street funding to just under \$12 million. This is a 22% increase that does not include almost \$850K in new equipment. This is certainly not all we need but it's a solid start that I hope we will be able to repeat next year. I will always prefer to use money in hand rather than more from your pocket. It may not always be achievable but it is worth the effort.

As always 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 scottle-mayd7@gmail.com.

Scott LeMay- Garland City Council, District 7

Safety Report –Bill Olive

SIREN is a way Oakridge Citizens on Patrol communicates important information to Oakridge residents regarding crime in our area. It gives residents an opportunity to be aware of potential criminal activity so they can take appropriate actions to prevent in Oakridge. We also receive information from surrounding neighborhoods to share trends in those areas with our residents too. Criminals have a habit of moving through one neighborhood and then on to nearby areas. So, SIREN allows neighbors to help neighbors! If there's a missing person in our area or from a surrounding area, we can get the Amber or Silver Alert out quickly. If police are searching for a particular person or vehicle, we can get that info out--in other words, it gives our residents info in a timely manner. We provide a monthly report of criminal incidents in Oakridge and as well as a year over year analysis. We also advise of health alerts and scams. Recently we used it to give a heads up about the change in lawn watering restrictions. **How do you join this FREE service?** Simply send an email to indexva@verizon.net. There is no specific time or day Siren is sent out, just when we feel folks need a quick alert. Not only does the SIREN allow us to get info out, it also provides a way for residents to advise us of possible criminal activity or other concerns. Initially we started with about 10 members, now we have over 160 members. Simply send us a request to be placed on the SIREN email list with your name and email address. You can also add address and phone number to be reached in an emergency, however these are not "mandatory". Call or email me or my wife Brenda with questions, at [972-495-3402](tel:972-495-3402) indexva@verizon.net. All information will be **kept strictly confidential**, we do not share infor-



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Watering Restrictions!!!

Once a week lawn watering through 10/2014, same day as their garbage day. Not allowed 10 a.m.-6 p.m. Watering foundations, shrubs & trees with a hand / soaker hose or drip irrigation is allowed at any time.

See <http://www.ci.garland.tx.us/gov/rz/utilities/water/> for more.

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Environmental Update—Dave Thomas

Hello Neighbors! A quick landscaping status update - 1. Qualicare has installed drip irrigation at the corners of the Ridge Oak / Jupiter location. 2. Keith Engler has repaired and installed lighting in the median of Ridge Oak & the median of Laurel Oaks. If you notice any issues with the watering or lighting - Please let me know. 3. Met with Robby Sutton from Qualicare. He is preparing landscaping quotes for the median at Ridge Oak & the median at Laurel Oaks. We plan to have drip irrigation installed at the median of Laurel Oaks once a design has been approved.

Please let me know if you have any questions @ dthomas848@aol.com.

Duck Creek Golf Update—Mike Ussery

We are excited! The second phase of the course renovation work is complete and conditions are getting really good. As part of our plan to re-introduce the course to local golfers we are offering special pricing to local community residents. Seniors (age 60 & older) can play w/ cart included on weekdays for \$19 and non-seniors play for just \$25. The rates include complimentary coffee station in the morning and choice of a draft beer or fountain drink during the day.

You can always find additional rates and annual membership information at duckcreekgc.com. Our staff has been working very hard for over a year now to create a well-conditioned course and quality operation. We hope the Oakridge community takes pride in having a beautiful active golf course as the centerpiece of your community again. We look forward to seeing you at the Club soon! Please let your friends know that Duck Creek is the place to play. You can count on a great experience.

ONA General Membership Meeting Minutes—September 18, 2014

The September 18, 2014 ONA General Membership Meeting opened with presentations from our Councilman, Scott LeMay, GISD Board member, Steve Knagg, and Garland's Environmental Waste Services Program Manager, Glenna Brown. Among the many programs Councilman LeMay discussed, were the improvements and repairs the City was going to fund on our roads. He also noted that our economy continues to improve. Mr. Knagg talked about his family's history in attending GISD schools and the upcoming bond election. He noted that school security and accommodations for physically challenged students are top priorities. GISD is also introducing Mandarin Chinese and re-introducing soccer and arts programs. Ms. Brown spoke about the many recycling opportunities that the City offered and put special emphasis on the September 27, Healthy Living Expo.

One of the highlights of our regular business was what we have accomplished in new lighting at our entrances and continued installation of drip irrigation and future plantings. Many more activities are underway – stay tuned!

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