

Oakridge News

oakridgena.org

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Neighborhood Update with ONA President Dwight Davis

by Dwight Davis
ONA President

- Tommy Barnes, our Neighborhood Garland Police Officer dwight@dwightdavis.org or 972-675-9195.

We are having a membership meeting. Normally, the meeting would be the last Thursday in February, but that is the night the City of Garland is holding a meeting at the Downtown Library to discuss the upcoming plans for the renovation of the Downtown Garland Square. Some of our members and most of our planned speakers will be attending that meeting.

Plan now to be at our next ONA Membership Meeting:

Thursday, March 9, 2017
Achievement Center of Texas
2950 N. Shiloh Road
Garland, TX 75044

The following presenters/speakers are scheduled to attend:

- Scott LeMay, our Garland District 7 City Councilman
- Laura Castillo, with Garland Neighborhood Vitality Department

Social time begins at 6:30 P.M. with the meeting starting promptly at 7:00 P.M. Come early because parking around the Achievement Center of Texas is limited. Additional parking is located around the corner on the other side of the Shell Service Station at Children's Dental Care of Garland (closes at 5:00 P.M.) 2426 Belt Line Rd. Garland, TX 75044.

POSITIONS on ONA BOARD AVAILABLE and NEEDED for 2017-2018

We are looking for an ONA Treasurer and two directors for next years' officers.

Also if someone would like to also be of service on the ONA board in other positions, or either of the two positions above, please contact Keta Woods, our Nominating Committee chair at kwoods@airmail.net or myself at

ONA Considering Outside Perimeter Brick Wall Maintenance Project

The ONA Board has been discussing the outside perimeter brick wall, which after 32 years is collapsing in the center of each section in various degrees at the bottom. The mortar is cracking and weakening with lack of bottom support. There are several ideas and approaches we are considering, as well as getting permission from the homeowners, as well as getting estimates from brick layers.

This will be a project that will have to be taken in several phases over several years, while considering maintenance in priority based on the worst cases of degradation completed first and down the list for several years. Please provide any thoughts or ideas you have.



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Deed Restrictions for Single Family Residences of the Oakridge Neighborhood

by Dwight Davis, ONA President

I have received a number of calls and e-mails about the uses of single-family homes with multi-family usages, as well as multiple signs posted in the yards of the Oakridge Neighborhood. Most have been "unfavorable." Since a number have asked about allowed or disallowed property usages, I wanted you to have the best and correct information per the Oakridge Deed Restrictions that cover eleven sections of limitations of lot usage in Oakridge. Below is direct information from the Oakridge Deed Restrictions.

The Oakridge Development Company and the Murray Development Company were responsible for all the homes built in the Oakridge Neighborhood. It was required by local municipalities that a Deed "Declaration of Covenants and Restrictions" be filed with the County of Dallas in the State of Texas for each and every lot in Oakridge that covers all limitations for tract uses within the entire Oakridge, less the Golf Course flood plain area. The sections of these deed restrictions, cover land use, structures built and purposes, garages, fences, signs, temporary structures and vehicles, garbage and trash collection, offensive activities, exterior surfaces, and general provisions.

For example, lots contained in the Plat of Oakridge No. 9 contain deed restrictions filed in Volume 84185 on page 4143 through page 4149 as notarized and filed with the County of Dallas and The State of Texas on September 1984. Lots on other plats contain similar deed restrictions recorded with the County. The deed restrictions for those lots in Oakridge No. 9 read as follows:

"Section 1. Residential Lots. All lots within the Properties shall be used, known and described as residential lots. No building or structure shall be erected, altered, placed or permitted to remain on any residential lot other than one single-family dwelling..."

"Section 2. Minimum Floor Space. Each dwelling constructed on any lot shall contain a minimum of seventeen hundred (1,700) square feet of air-conditioned floor area on the ground floor..."

“Section 3. Garages ...No garage shall open onto a street in this Addition...”

“Section 4. Fences ...No fence, wall or hedge in excess of six (6) feet shall be erected, placed or altered on any residential lot...No wire or chain link fences of any type shall be constructed, erected, placed or altered on any residential lot.”

“Section 5. Signs. No sign or signs shall be displayed to the public view on any residential lot except (1) any builder, during the applicable initial construction and sales period may utilize one professional sign of not more than twenty (20) square foot in size for the identification of model home locations or other advertising and sales purposes. During such construction period also on professional sign per lot not to exceed ten (10) square feet in size may be utilized for advertising and sales purposes. All such signs and use must comply with the specifications, rules and regulations as published by the Architectural Control Committee...”

“Section 6. Temporary Structures and Vehicles” and “Section 7. Garbage and Trash Collection” are then listed with their restrictions.

“Section 8. Offensive Activities. No noxious or offensive activity shall be conducted on any portion of the Properties that will adversely affect the peace, quiet,

comfort or serenity of fifty percent (50%) or more Owners of lots within two hundred feet (200') of such activity...”

“Section 11. General Provision. (e) If any person or persons shall violate, or attempt to violate the covenants herein, it shall be lawful for any other person or persons owning any real property situated in the Addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate such covenants, and either to prevent him or them from so doing or to recover damages or other dues for such violations.”

There are a number of violations within Oakridge. It is clear that Oakridge property owners have rights to request the city to enforce these Deed Restrictions, which were timely executed and filed for all Oakridge homeowners to be legally bound to for total compliance. According to Section 11, all homeowner(s) have a right to sue any person or persons violating any legal deed covenant restrictions.



If you have a community event you would like your Oakridge neighbors to know about or would like to be featured in the Meet Your ONA Neighbors section, please contact the ONA Communications Director Dylan Hedrick at dylan.hedrick@gmail.com.

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Oakridge Daytimers Meet Celebrity

by Dianne Winter
ONA Daytimers

What do you get when you mix February 14th, the lovely home of Shirley Heald and three dozen Oakridge neighborhood women? Daytimers all dressed in Valentine red, visiting and laughing. Add delicious food from hostesses that marked the holiday with hearts galore and that is the formula for a great meeting that was held to celebrate the friendship of these ladies. There also were Valentine favors from president, Gloria Turner, and hostess, Shirley Heald.

A secret was unveiled at this meeting - president, Gloria Turner, can whistle and that is what she has to do to gain the attention of these ladies when they get started. Another bit of news is that Suzie Gentry is taking tap and jazz lessons. Who knew? Maybe a recital is in the future. There is great potential in this group of ladies.

Birthdays and interest group announcements were made and hostesses were recognized and thanked. Betty Cosgray won the door prize.

Then the special guest, Elizabeth Taylor, was introduced. Who better to entertain you on Valentines' Day than a lady who

was loved enough that she was married eight times? Just think of the flowers, jewelry and candy! Janie from Tribute Masters came with a touch of glamour that exuded star power. Janie is one of the premier Elizabeth Taylor impersonators in the country. She was so Taylor knowledgeable and delivered the humor and life story about Elizabeth with such ease that it was difficult to remember that you weren't looking at the real thing.



She graciously had her picture—jewels, dimples and all— taken with many members. Thank you to Suzanne Snow who served as photographer.

Looking forward to March the Daytimers will be ready for a "Spring Fling", so please bring a neighbor and meet others at the home of Jan Perry Loyd on Tuesday, March 12th, at 10am. The home is at 2929 Oak Point. Maybe Gloria will whistle!

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 to president, Gloria Turner, 972-530-0082.

Editors note: Unconfirmed sources report the picture above being taken at the Daytimers meeting. ;)

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