

Oakridge News

oakridgena.org

September 2018, Vol. 26, No. 9



Neighborhood Update with ONA President Dylan Hedrick

by Dylan Hedrick
ONA President

Thank you so much to our new board members who stepped up to serve their neighborhood. Oakridge truly is a great place to live because of all the people who volunteer their time to support their local neighborhood association.

I encourage all Oakridge residents to come out and meet the new and current board members at the next **Oakridge Neighborhood Association General Membership Meeting** September 27 at 7:00 P.M. at Duck Creek Golf Club.

Garland Mayor Lori Barnett Dodson is scheduled to speak about the recent city budget and the upcoming proposed bond election. There will be a question and answer period following her talk.



Garland Mayor Lori Barnett Dodson
(Photo courtesy of the City of Garland)

Our **ONA Community Yard Sale** will be the Saturday after our General Meeting on September 29. See the helpful article on page 6 for tips on how to have a successful sale.

After the success of our spring neighborhood gathering in May, the ONA Board is throwing a fall-themed **Corn Fest** October 13 at 2:00 P.M. in the parking lot of Duck Creek Golf Club.

There will be corn on the cob to eat, corn hole games, bobbing for apples and other fall activities. Garland's K9 police unit will be there as well. Come out and meet your neighbors in this free family-fun event.

As always we need your continued support to make Oakridge the best neighborhood in Garland. Thank you to all who have responded to our latest door-to-door membership campaign. It is not too late to join and we still need your help! Please contact myself or your District Director (contact information on page 6) or visit our website oakridgena.org.

The Future of the Neighborhood Depends on Your Support

by Keith Engler
ONA Treasurer

In the late 1980's a group of neighbors started mowing the perimeter of the neighborhood because the developers failed to form a mandatory association. A longtime resident of Oakridge told me one day that he was cleaning his attic and found a box of old ONA newsletters. He gave me the box, and it was like discovering the long-lost history of Oakridge.

You can go back and read these arti-

cles because I scanned each one and put them on the ONA website. The earliest report I found in this box started in July 1991, as an Oakridge neighborhood crime watch report. The first published by-laws were August 12, 1992, and the first Oakridge Newsletter as a corporation was October 1992. Scott Youza was the first President, and the first-year dues were \$25 per year.

The ONA has evolved over the years, and there are now multiple committees, but in my opinion, their primary goal is to

keep up the entrances and the perimeter. The neighbors are no longer required to do the mowing since it is now contracted out to a bonded and insured mowing service. The entrance and perimeter is expensive because it consists of:

- 6,000 linear feet of fully irrigated landscaping.
- Nine landscaped and lighted entrances.
- Trees along the perimeter that need pruning and feeding.

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34% of Oakridge as Members Needed to Meet ONA Budget

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Our annual budget currently anticipates 400 members. With annual dues at \$60, the annual budget not counting beautification is \$24,000. Roughly 70% of these funds are used for landscaping and utilities. The remaining funds are used for the newsletter, necessary repairs and neighborhood social events.

By my last count, there are 1167 homes in Oakridge, but only 273 have joined the ONA. That is an all-time low since I moved here in 2002.

Here are some of the excuses that I have heard and my heartfelt response to those excuses in **bold**:

1. I do not like one of the members of the ONA board. **The Board is made up of volunteers who are passionate about our neighborhood. Please support the ONA for the good of the entire community. Do not base your decision on a single Board member.**
2. The entrances look terrible, so I am not giving my money until I see results. **There will be minimum results without people giving first.**
3. I do not play golf, so I am not going to give to the ONA. **The golf course is a separate private entity from the ONA. No ONA dues go to golfing.**
4. I have had a bad experience with HOAs in the past, so I will not ever give to one. **A homeowners association (HOA) is mandatory, and a Neighborhood Association (NA) is just neighbors volunteering. It is**

powerful for Oakridge to have a unified voice within the city, so please do not consider the ONA against you, but do believe the ONA is in favor of keeping Oakridge vibrant.

5. I cannot afford \$60 per year. **We budgeted at least \$60 per household estimating 400 members, but please give whatever you can afford because every little bit helps.**

What if all 1167 homes joined the ONA? Then, each family would only need to pay \$21 per year to meet the minimum \$24,000 budget. Of course, \$24,000 is bare bones minimum, so it makes sense to do more for the neighborhood than the cut the dues.

Imagine if every home gave \$60 per year what we could accomplish with over \$70,000 annually. That is a what-if problem we would like to deal with because the reality is that we are currently at 23% membership which is \$7,620 short of budget, so we either have to raise the dues or severely cut the budget. I have summarized other what-if scenarios based on a percentage of membership in the table below.

I must admit that I have not been to a meeting in years, but I have always paid my \$60 per year dues. A few years ago I was committed to the neighborhood by serving on the ONA board and giving extra for beautification.

Currently, the membership is down and the landscaping is not pristine, but I fear that the ONA will fail and nobody will maintain the common areas such as the entrances and the lawns. Without the ONA, the entrances and the perimeter

outside of the walls will dry up, and Oakridge will look like a ghost town.

I decided to get committed to the neighborhood again by taking a position on the ONA Board as the Treasurer. I attended my first meeting, and I know for a fact that we cannot meet the budgetary requirements with only 23% membership.

The ONA Board has to decide to either raise dues or severely cut the budget. I hope others decide to join me by at least paying their annual dues. It is not fair for 23% of the population to maintain 100% of the neighborhood; the Pareto Principle should not apply here.

I just earned an MBA this past May, and the majority of my coursework was on managing people, and only a portion of the classes was on financial budgets. I learned that a significant part of making a business work is in recognizing the diversity within. I walk my dog, Ringo, twice a day in Oakridge and we meet people from all walks of life. Ringo and I believe that if the ONA Board more closely parallels the diversity of the neighborhood, then we will get new perspectives on how to handle our budget issue.

The ONA Board has open positions so please consider filling our diversity gap and find more ingenious ways to increase membership.



Join the ONA today at oakridgena.org!

What-if % Membership	What-if # Membership	What-if Dues	Required Revenue	Comments
100%	1167	\$ 21	\$ 24,000	The dues could be \$21 if everybody joined.
75%	876	\$ 27	\$ 24,000	The dues could be \$27 if 75% joined.
50%	584	\$ 41	\$ 24,000	The dues could be \$41 if 50% joined.
34%	400	\$ 60	\$ 24,000	We need 34% participation to meet budget.
23%	273	\$ 88	\$ 24,000	Dues need to be \$88 with only 273 members.
Current Membership	Number of Homes	Annual Dues	Current Revenue	Comment
23%	273	\$ 60	\$ 16,380	Revenue Deficiency w/ 273 members = \$7620

Oakridge Resident Contracts West Nile Virus

by Dylan Hedrick
ONA President

On August 30, the Garland Health Department (GHD) confirmed the first human case of West Nile Virus (WNV) in Garland in 2018. The victim was an Oakridge resident living in the 3200 block of Bending Oaks Trail. The resident was diagnosed with West Nile neuroinvasive disease, which is the most severe form.

According to the World Health Organization, 80% of people infected with WNV will show no symptoms, while 20% of infected people will develop West Nile fever. Symptoms of West Nile fever include fever, head and body aches, nausea, vomiting and occasionally a skin rash.

Approximately 1 in 150 will develop the more severe neuroinvasive disease in which the virus gets into the brain (encephalitis) or the spinal cord (meningitis). Symptoms include the above as well as neck stiffness, stupor, disorientation, coma, tremors, convulsions, muscle weakness, and paralysis.

The incubation period for WNV is three to 14 days, and no human vaccine exists for WNV. The infection is carried in nature by birds and is transmitted to humans when a mosquito bites an infected bird, then bites a human.

The Centers for Disease Control and Prevention has documented human cases of WNV in 41 states thus far in 2018. Dallas County has recorded eight human WNV cases this year.

Oakridge is in WNV Disease Surveillance and Abatement Mosquito Management Area GA13 which includes all of Oakridge and extends north to approximately Apollo Road. Garland Health Department workers have documented positive trap results in GA13 on August 3, 10 and 17. Garland has received positive results in 25 mosquito traps this season.

"The Oakridge area has been especially active this season in terms of West Nile Virus," Mandy Phippen, Field Supervisor for the GHD, said. "The stationary trap for the neighborhood, located on the 3100 block of Big Oaks Drive, has tested positive four times."

The GHD commenced mosquito spray-



A Garland Health Department worker spreads larvicide in standing water. (Photo courtesy of Garland Health Department.)

ing operations the nights of September 7 and 8 to minimize the risk of human infection.

"In accordance with CDC guidelines, the Garland Health Department applied mosquito adulticide in two separate, consecutive applications to the entire neighborhood on each occurrence," Phippen said. "Environmental Health Specialists have visited the area multiple times in search of breeding sources. Recently, some isolated wet areas along the golf path were found to have mosquito larvae and were treated with a larvicide. The Health Department's new truck-mounted larviciding equipment, the Buffalo Turbine, was also used to apply larvicide over larger areas."

To reduce the likelihood of being bitten by mosquitoes, the GHD urges residents to limit outdoor activity near dawn

and dusk; wear long pants and long sleeve, loose-fitting shirts; and treat exposed skin with a repellent that contains the active ingredient DEET.

"It remains important for residents to wear insect repellent and drain any standing water around their own homes," Phippen said.

This includes birdbaths (clean them twice per week), pet water dishes, clogged rain gutters, tire piles, and buckets. Containers that can hold an inch or two of water can breed mosquitoes.

Residents can report any standing water that they are not able to eliminate themselves to the GHD. If you have questions or would like to report dead birds or standing water, please call the Garland Health Department Mosquito Hotline at 972-205-3720.

Meet Your Neighbors: James and Gwendoline Aaron

by James and Gwendoline Aaron
District 6 Director

In 2008 we were expecting our first child and still living in a “starter home” near Shiloh and Apollo Roads. We had lived near that same corner, a short drive from James’ engineering job at Rockwell Collins, since 1997, starting with an apartment and later moving to the small two-bedroom house. Now we had some real motivation to find a larger place!

We had been somewhat casually looking for another house on and off for years, but we had never found a place that was just right. Many of our colleagues were moving farther north to new subdivisions, but we didn’t want to move farther away from Gwen’s job teaching French at SMU. Besides, we had lived in Garland for more than 10 years and were happy with the direction the city was moving in.

After making offers that eventually fell through on at least two other houses, we decided to drive through Oakridge for the first time and found this very attractive house for sale in a great neighborhood. It turns out we were lucky that our previous contracts on the other houses had not gone to closing! God really does watch out for his children.

We learned a lot about our house from talking to neighbors and also to previous owners who still occasionally re-

ceived important mail at this address. We kept the same yard crew who had worked for the previous two owners.



James and Gwendoline Aaron with their daughter Petula, 9, and son Gilbert, 7.

In the ONA Newsletter we found a painter who had done some work in the house before it was ours. Also in the newsletter we found a handyman, then a tax preparer. It was a great way to get to know our neighbors. Soon, with little ones about, this house felt like a home, much more so than our previous house ever did.

By now our daughter, who is nine, and our son, who is almost eight, have explored all the streets in our part of Oakridge by baby stroller, red wagon, various bikes or yellow school bus. Oakridge is part of our family identity, and some of our family traditions started here. Every fall, we can’t wait to walk to the highly decorated, spooky “Halloween house” on Stoneridge. Every winter, the kids help decorate our neighborhood entrance on Richland Drive for Christmas. Every spring, we look out for bunnies when walking the dog, and we know summer is almost here when the annual ONA picnic is held on the golf course parking lot.

As of this coming December we will have lived in Oakridge for ten years, and we’re still working on improving our home and making some required major repairs. There’s a lot left to do, but we believe in this neighborhood and feel we’re making a good investment. We’ve also invested our time and effort by volunteering with the ONA. If you haven’t already, we kindly invite you to join the ONA – it’s a great investment in your own neighborhood.

We are always looking for neighbors to share their Oakridge stories. If you would like to share yours, please email dylan.hedrick@gmail.com

Support the Oakridge Crime Watch

by Joan Nichols
Oakridge Safety Director

We are all the eyes and ears of this community.

We are happy to be your Oakridge Crime Watch & Safety Coordinators. Our goal is to have every single one of our ~1200 residents sign-up and support our Oakridge Crime Watch. We hope you will join us and our Neighborhood Police Officer Barnes to make our neighborhood the safest in Texas!

Please let us know the best way to contact you and how you would like to be involved:

- Be an Oakridge Crime Watch Supporter
- Receive Siren Alerts
- Provide security camera footage if you or your neighbor are a crime victim
- Participate on the Safety Committee (e.g. Citizens on Patrol)

Oakridge prides itself on a long history of active involvement of its members in watching out for one another. The Oakridge Neighborhood Association (ONA) through its Crime Prevention and Safety Committee serves the ONA’s mission to improve and maintain the quality of life in Oakridge.

For More Information:

- Sign-up on Oakridge Neighborhood Website at: <http://www.oakridgena.org/page/42848~913815/Join-Today>
- Get the Nextdoor app to see the latest on everything including Crime & Safety posts.
- Contact us at safety@oakridgena.org to get involved.

We look forward to working with each of you to make our neighborhood the safest in Texas.

Oakridge Recipe Corner

One Dish Pork Chops

Submitted by Mary VanPelt—District 1 Director

6 pork chops (6-8 thin, boneless)
1 tsp. salt
½ tsp. pepper
1 ½ Cup sliced carrots
6 small potatoes
3 medium onions
½ Cup water
1 tsp. salt
½ tsp. pepper

Brown chops in shortening, adding first salt and pepper when chops are turned. Add vegetables, water and remaining salt and pepper. Cover and continue cooking over low heat about one hour or until meat is fork tender.

After browning the pork chops I like to put them interspersed with 1/2 the onions in a crock pot then add everything remaining on top. Then cook on low during the day or high until meat is fork tender. Enjoy!

If you have a recipe you would like to share, please email dylan.hedrick@gmail.com. Feel free to share the story behind the recipe as well!



Upcoming Oakridge Events

September 27—General Membership Meeting—7:00 PM
Duck Creek Golf Clubhouse
Mayor Lori Barnett Dodson to speak

September 29—Oakridge Yard Sale—8:00 A.M.—4:00 P.M.
Contact Sherri Rutherford at 972-496-5454 or srutherford2313@yahoo.com to participate.

October 13—Corn Fest—2:00 P.M. Duck Creek Parking Lot
Food, games, and fellow Oakridge friends!

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Ron Thomas, Senior Pastor

OUR SERVICE SCHEDULE

Sunday School 9:15 A.M.

Morning Worship 10:30 A.M.

Evening Worship 6:00 P.M.

Wednesday Service 7:00 P.M.

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Tips for a Successful Yard Sale

by Sherri Rutherford

Hopefully you are busy cleaning out those closets, attics and garages and can't wait until the Oakridge Community Yard Sale on Saturday, September 29, from 8:00 am to 4:00 pm. Below are some tips to make your sale more successful.

Be Neighborly – Please direct all your lookers and buyers to park in the street in front of your house. It is illegal to park/block the alleys. Our neighborhood officer has been contacted about our sale and will be help keep things moving. I also ask potential buyer to park in front if I see they are going to stop in my alley.

Sort Your Stuff – Most buyers want to go through your stuff and move on to the next sale to scoop up those bargains. Make it easy on them by sorting your items by category. Sort clothes by men,

women and children and hanging up if possible. Sort household items, from toys and books etc.

Price Your Items – The last thing I want to do is to price every single item in my sale. So you can purchase garage sale stickers or just color dots and put on your items. Then have a cardboard sign hung in a very visible area of your sale so your buyers know what you are asking for an item. Sometimes with miscellaneous items you can have a \$.025, \$.050, or \$1 box marked with those prices but again you don't want buyers spending their time going through boxes.

Position Your Chair - Make sure you greet your buyers. It will make them more comfortable about being in your yard, driveway and garage and make them aware who you are. They will have questions about items and you certainly want

them to know to give you the money for their purchases.

Do You Have Change? – Most important item for a successful sale is to have change. I can't believe the number of garage sales I have been to and they forgot change. You want to be prepared with enough \$10's, \$5's and especially \$1's.

Don't forget the coin change either. Twenty dollars in coin change especially quarters will save you lots of time. Also, keep your money in a secure location. A fanny pack around your waist is a great place. Be sure to periodically run twenty dollar bills to a secure place in your house. You don't want to make the wrong change and give away your profits.

Please be sure to call me or email me with any questions about the sale. Sherri Rutherford at 972-496-5454 or email me at srutherford2313@yahoo.com.

ONA Leadership Contact Information

ONA Officers

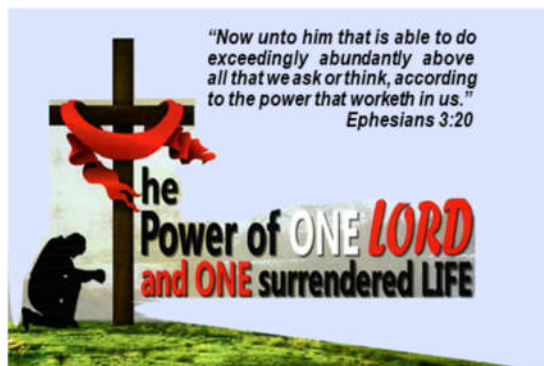
President—Dylan Hedrick—713-677-4999
VP—Mark Edwards—972-414-8525
Secretary—Sharon Parrish—972-530-3351
Treasurer—Keith Engler—972-834-0096
Asst. Treasurer - Dwight Davis -
972-675-9195

ONA District Directors

District 1—Mary Van Pelt—972-496-1744
District 2—Dwight Davis -972-675-9195
District 3—Dwight Davis - 972-675-9195
District 4—Keta Woods - 469-877-7099
District 5—Open
District 6—James Aaron - 972-530-8148
District 7—Barbara Mairs - 972-414-2623

ONA Committee Chairs

Mbrship.—Jane Mayers - 972-530-1538
Commun.—Ken Weidaw - 713-677-4999
Marketing—Shine Macy - 469-231-8534
Environ.—David Parrish - 972-530-3351
Safety—Joan & Dan Nichols -
214-543-2546
Social—Johanna Weidaw - 646-420-8334



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Garland, TX 75040

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Ron Thomas
Senior Pastor

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Sunday School 9:15 A.M.
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Evening Worship 6:00 P.M.
Wednesday Service 7:00 P.M.
Nursery provided for all services