

RICHLANDNEWS

Richland Homeowner's Association Newsletter • P.O. Box 852636, Richardson, Texas 75085-2636 • www.richlandhoa.com

SPRING FLING! A HUGE SUCCESS!

On April 27, 2013, the RHA hosted a Spring Fling! neighborhood party at Richland Park Elementary. Festivities included fun, food and fellowship. There were close to 250 attendees and it was great to see all of the folks enjoying themselves. The BBQ was delicious, the music was jumping and the magician was spectacular. It was a nice chance for people to get together in an informal setting and really get to know each other.

To build on the momentum of the event, this fall the RHA Board Members want to continue the excitement with a *Carni-Fall*. Watch for announcements in this newsletter and on the RHA website: www.Richlandhoa.com.



2013 CALENDAR

*June is national rose month
and national dairy month*
Jun 28 Paul Bunyan day

*July is national parks and
recreation month*
Jul 4 Independence Day
Jul 28 Parents Day

*August is home business and
back-to-school month*
Aug 1 Air Force Day
Aug 4 Friendship Day
Aug 26 Women's Equality Day

Follow us on Twitter at:
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and like us on Facebook:
Facebook.com/RichlandHOA



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Please Support our Advertisers!

Most are Richland Park or
Richland Oaks residents.
Their support of the news-
letter pays for printing and
distribution. See pages 18-24.

RHA OFFICERS/BOARD

2013 OFFICERS

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972.235.0230

Vice President

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Secretary

Margaret Watt
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Membership

Position Available

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D'Nelle Lyons
972.238.8560
and
Dave Harrison
972.231.2748



President's Message

Richland Homeowner's Association
Richland Park and Richland Oaks Community

Dear Residents of Richland Park and Richland Oaks,
I want to thank all that attended our *Spring Fling!* event. It was one of the best turnouts we've had in quite some time. I want to thank all our vendors and mostly I want to thank our Board for committing to long hours making this event appear seamless.



ALB-Beautification: You may have noticed our New Beautification Chair, Michael Bahr has been busy at work. We can thank him for the enhancements to the Audelia screening walls and the improved Landscaping. You can read more about the improvements in the ALB section of this newsletter (see page 10). This goes to show you how we can stretch your HOA dollars.

Coyotes: There has been a concern about Coyotes in Richland Park and Richland Oaks. These coyotes have dens at Restland, and I suspect at Richland college, as well as, the grassy trees next to Richland. If you see a coyote call Richardson Animal control. They howl and are very sneaky, so watch your animals and be careful not to have them run astray.

RISD: Many of you are aware that Richland Elementary will be expanding for the 2014-2015 school year. To ensure traffic flow is enhanced to accommodate increased enrollment, a traffic committee has been established. Members of the committee represent the City of Richardson, RISD, and Richland Park HOA. *The members are RP/RO; Officer Ed Coleman, COR-Traffic Dept; Steve Shultz, RHA President; Curtis Dorian, RHA VP; Andrea Hills, PTA President; Liz Wetherington, Richland Principal; Greg Gaston, Richland Park; D'Nelle Lyons, RHA Crimewatch; Bob McClure.* At the first committee meeting, held June 5, information was gathered from all members. As plans continue to be developed, we will keep you informed. Additionally, RISD plans to hold a public meeting at the school for homeowners. A letter sent home to current Richland Elementary students was shared at the Richland Park HOA board meeting on April 18, 2013 (See page 3). ***Have a safe and pleasant Summer!***

As always, I am here to serve you and our community. Do not hesitate to contact me or any board member.

Respectfully,
Curtis Dorian, President, RHA



RICHLAND ELEMENTARY

RICHARDSON INDEPENDENT SCHOOL DISTRICT

Unlock Potential • Provide Opportunities • Enable Dreams

March 27, 2013

Dear Richland Families,

Over the past few years, the enrollment at Richland Elementary has been growing. In fact, we have seen so much growth that some families in our attendance area are unable to send their children to Richland because there is no space. An updated demographic study projects that the increased enrollment trend will continue. While this is still a projection, Richardson ISD continues to support the concept of neighborhood schools. We want families and students to build community within their neighborhood, and the elementary school is a vital component of community development.

Over the past several months, the RISD school board has been discussing the updated demographic study and enrollment needs of Richland Elementary. In order to accommodate students within the Richland Elementary attendance area, the RISD school board and RISD officials will move forward with a plan to add new classrooms to our existing building. This is excellent news! The additional classrooms will allow our school to expand as the number of children in our neighborhood continues to grow.

Construction is scheduled to be completed for the start of the 2014-2015 school year. I am thrilled that our current and future students will be able to become a part of our Richland community.

Richardson ISD officials will now begin to design a plan that will meet the needs of our students and community. Throughout the process, I will keep you informed of progress and decisions. The new classrooms are a welcome addition to our school and will help us to continue to provide an exceptional education for our students. If you have any questions, please do not hesitate to contact me at 469-593-4650 or greg.gaston@risd.org.

Sincerely,

Greg Gaston
Richland Elementary Principal

P: 469.593.4650 ~ F: 469.593.4654 ~ 550 Park Bend Drive ~ Richardson, Texas 75081
www.risd.org

PHONE FRAUD A NEW SCAM

Below is yet another, in a long list of scams, that criminals are using to bilk the elderly out of thousands of dollars. The Richardson Police Department requested that the following information be passed along to our readers.

“Resident X (*name withheld for privacy*) advised around 10:00 a.m. on 06-04-2013, he received a phone call from a male claiming to be his grandson. The male said he was involved in an accident and he needed some money. He also claimed he was in Manila, Philippines. He initially asked for \$2,400.00, which Resident X sent via Western Union. Then the male called back claiming he could not leave the country unless all debts are paid. He said he needed an additional \$2500.00 to pay for the car repairs, which Resident X also sent via Western Union.

On 06-05-2013, Resident X received another call from the male, this time stating he needed another \$2,400.00 for the labor costs. Resident X again wired the money and when “his grandson” called again, he asked the male to tell him the name of his brother, Resident X’s other grandson. The male answered incorrectly and that is when Resident X realized he had been scammed out of \$7,300.00.

Jack McQuarry
Sgt. Major Crimes
Richardson Police Department
972-744-4846



Crime Watch Report

Richland Homeowner’s Association
Richland Park and Richland Oaks Community

Having a garage sale this summer? Remember you now have to have a city permit for garage sales. They are free but you still have to have one. You can get them online on the city website, print it off and tape it to the front of your house. You can have three a year, no longer than 72 hours each. For more info check the city website at www.cor.gov. (*Be sure and check out the crime prevention tips for garage sales on page 5.*)

Do you travel and leave your car at the airport? Be sure and take everything out of the glove box that has your address on it. Should the crooks break into your car they can’t rob your home. They know you’re gone so don’t give them an opportunity to take everything you have.

Do you have a GPS on your dash? Chances are you have put in your work address, stores, offices, and other places you frequent. Did you also put in your HOME address? If you did, take it out and title it something else. That way if someone takes your GPS, or if it is built into the dash on your car, the crooks won’t know where you live. Everyday these items are stolen just to follow the directions to someone’s home because they know you are not there.

Stay safe out there!

Bob McClure, Crime Watch Coordinator
214.763.0589 • crimewatchone@yahoo.com



Richland Park and Richland Meadow’s Personal Officer

Ed Coleman [214.282.0843]

Provided by the COR for our protection.

This dedicated police presence helps residents by deterring crime and providing another way to watch over the neighborhood.

Call Ed for:

- General Assistance
- To report Minor or Unusual Activities
- Cars on the Street

For Emergencies, continue to call 911.

Crime Prevention Tips for Garage Sales

- Obtain a City of Richardson Garage Sale Permit at www.cor.net from the Community Services, Code Enforcement link.
- Have two or more people working the sale. Be aware that criminals may work in teams in an attempt to distract you or overwhelm you with customers, to commit a crime.
- Keep your cellphone with you at all times for emergencies. Remember to use your camera phone to capture license plates or suspect information if needed.
- Place smaller, more expensive items next to your checkout table.
- Place large items around the perimeter of the sale so that you can easily see the sale area and there are no concealment opportunities.
- Have a discussion with your family, including children about vehicle safety due to increased traffic around the neighborhood.
- Communicate to your neighbors that you will be having a sale. Encourage neighbors to close their garage doors to reduce the chance of a criminal taking advantage of an open door opportunity. Also remind them to report suspicious activity to 911.
- Watch for customers blocking alleys with their vehicles, post signs asking visitors to not block the alley or driveways. Politely remind them or contact police for assistance. Blocking an alley is a safety concern for first responders in the event of an emergency.
- Cover items or remove them from your garage if they are valuable or not for sale. It's better to hold your sale outside of the garage to keep strangers from entering your home or having access to an interior door.
- Keep pets secure.
- Never leave your sale unattended.
- Consider purchasing a counterfeit bill detector pen from an office supply store.
- Keep a minimal amount of cash on hand. Avoid having a cashbox visible and never make change with a customer next to you so they can see the amount of cash you have collected. Only keep enough change for \$20.00. For larger transactions consider telling the person you will hold the item until they can return with the correct amount. Take large bills or collected amounts of money to a secure location inside your home while another person attends your sale. Avoid taking personal checks.



- Avoid talking with customers about personal information or questions about your schedule, living situation, or what's in your house.
- Keep doors and windows locked during your sale, do not let people use your house for any reason, including trying on clothes, testing a small appliance to see if it works, using the bathroom.
- Keep gates locked that lead into your backyard.
- Good customer services is also a great crime prevention technique, greet all customers, so they know they have been seen.
- Take down your signs around the neighborhood after the sale.

Tips on Protecting Yourself

HOW TO PREPARE BEFORE A TORNADO

- To begin preparing, you should build an emergency kit and make a family communications plan.
- Listen to NOAA Weather Radio or to commercial radio or television newscasts for the latest information. In any emergency, always listen to the instructions given by local emergency management officials.
- Be alert to changing weather conditions.
- Look for approaching storms.
- Look for the following danger signs:
 - Dark, often greenish sky
 - Large hail
 - A large, dark, low-lying cloud (particularly if rotating)
 - Loud roar, similar to a freight train
 - If you see approaching storms or any of the danger signs, be prepared to take shelter immediately

IF YOU ARE IN A STRUCTURE,

(e.g. residence, small building, school, nursing home, hospital, factory, shopping center, high-rise building), **THEN** go to a pre-designated shelter area such as a safe room, basement, storm cellar, or the lowest building level. If there is no basement, go to the center of an interior room on the lowest level (closet, interior hallway) away from corners, windows, doors, and outside walls. Put as many walls as possible between you and the outside. Get under a sturdy table and use your arms to protect your head and neck. In a high-rise building, go to a small interior room or hallway on the lowest floor possible. Put on sturdy shoes and do not open windows.

IF YOU ARE OUTSIDE WITH NO SHELTER,

immediately get into a vehicle, buckle your seat belt and try to drive to the closest sturdy shelter. If your vehicle is hit by flying debris while you are driving, pull over and park. Stay in the car with the seat belt on. Put your head down below the windows; cover your head with your hands and a blan-



ket, coat or other cushion if possible. If you can safely get noticeably lower than the level of the roadway, leave your car and lie in that area, covering your head with your hands. Do not get under an overpass or bridge. You are safer in a low, flat location. Never try to outrun a tornado in urban or congested areas in a car or truck. Instead, leave the vehicle immediately for safe shelter. Watch out for flying debris. Flying debris from tornadoes causes most fatalities and injuries.

WHAT TO DO AFTER A TORNADO

Injury may result from the direct impact of a tornado or it may occur afterward when people walk among debris and enter damaged buildings. A study of injuries after a tornado in Marion, Illinois, showed that 50 percent of the tornado-related injuries were suffered during rescue attempts, cleanup and other post-tornado activities. Nearly a third of the injuries resulted from stepping on nails. Because tornadoes often damage power lines, gas lines or electrical systems, there is a risk of fire, electrocution or an explosion. Protecting yourself and your family requires promptly treating any injuries suffered during the storm and using extreme care to avoid further hazards.

INJURIES

Check for injuries. Do not attempt to move seriously injured people unless they are in immediate danger of further injury. Get medical assistance immediately. If someone has

(continued on next page)

Before, During & After a Tornado

stopped breathing, begin CPR if you are trained to do so. Stop a bleeding injury by applying direct pressure to the wound. Have any puncture wound evaluated by a physician. If you are trapped, try to attract attention to your location.

INSPECTING THE DAMAGE

- After a tornado, be aware of possible structural, electrical or gas-leak hazards in your home. Contact your local city or county building inspectors for information on structural safety codes and standards. They may also offer suggestions on finding a qualified contractor to do work for you.
- In general, if you suspect any damage to your home, shut off electrical power, natural gas and propane tanks to avoid fire, electrocution or explosions.
- If it is dark when you are inspecting your home, use a flashlight rather than a candle or torch to avoid the risk of fire or explosion in a damaged home.
- If you see frayed wiring or sparks, or if there is an odor of something burning, you should immediately shut off the electrical system at the main circuit breaker if you have not done so already.
- If you smell gas or suspect a leak, turn off the main gas valve, open all windows and leave the house immediately. Notify the gas company, the police or fire departments, or State Fire Marshal's office and do not turn on the lights, light matches, smoke or do anything that could cause a spark. Do not return to your house until you are told it is safe to do so.

SAFETY DURING CLEAN UP

- Wear sturdy shoes or boots, long sleeves and gloves.
 - Learn proper safety procedures and operating instructions before operating any gas-powered or electric-powered saws or tools.
 - Clean up spilled medicines, drugs, flammable liquids and other hazardous materials.
- (Information provided by www.ready.gov)

GENERAL SAFETY PRECAUTIONS

Here are some safety precautions that could help you avoid injury after a tornado:

- Continue to monitor your battery-powered radio or television for emergency information.
- Be careful when entering any structure that has been damaged.
- Wear sturdy shoes or boots, long sleeves and gloves when handling or walking on or near debris.
- Be aware of hazards from exposed nails and broken glass.
- Do not touch downed power lines or objects in contact with downed lines. Report electrical hazards to the police and the utility company.
- Use battery-powered lanterns, if possible, rather than candles to light homes without electrical power. If you use candles, make sure they are in safe holders away from curtains, paper, wood or other flammable items. Never leave a candle burning when you are out of the room.
- Never use generators, pressure washers, grills, camp stoves or other gasoline, propane, natural gas or charcoal-burning devices inside your home, basement, garage or camper - or even outside near an open window, door or vent. Carbon monoxide (CO) - an odorless, colorless gas that can cause sudden illness and death if you breathe it - from these sources can build up in your home, garage or camper and poison the people and animals inside. Seek prompt medical attention if you suspect CO poisoning and are feeling dizzy, light-headed or nauseated.
- Hang up displaced telephone receivers that may have been knocked off by the tornado, but stay off the telephone, except to report an emergency.
- Cooperate fully with public safety officials.
- Respond to requests for volunteer assistance by police, fire fighters, emergency management and relief organizations, but do not go into damaged areas unless assistance has been requested. Your presence could hamper relief efforts and you could endanger yourself.

8 DANGER ZONES THAT COULD THREATEN YOUR HOME

Tornadoes, hurricanes, and floods grab all the headlines, but your home is way more vulnerable to house fires (which occur in the U.S. every 82 seconds) and water damage. Of course, if you live in a hurricane, flood, or tornado prone area, do take special precautions. But here are 8 areas everyone should look at to avoid serious damage from fire and water.

1. GUTTERS.



Clogged gutters can cause major water damage when they overflow, letting water pool around the foundation.

2. WASHING MACHINE.

A burst inlet hose will send water gushing into your laundry room. Use braided steel hoses, instead of rubber ones, and inspect regularly for leaks and loose connections.

3. GAS GRILL.

Fires can start from a leaky gas supply hose, or if a grill is placed in an enclosed porch or too close to the home's siding. Check the supply hose regularly for cracks and replace when worn. Locate your grill at least 10 feet away from the house in an area with no overhead obstructions.



4. WIRING.

Fires can start when bad wires short out. Symptoms include: frequent blowing of fuses or tripping of circuit

breakers; flickering lights; and a tingling feeling when you touch a wall switch or appliance. Think about replacing wiring more than 40 years old. Take out old fuses and circuit breakers and install arc-fault circuit interrupters that cut off the electricity when there's trouble.

5. COOKTOP.

Around 40% of home fires start in the kitchen and cooktops are the number one cause.



Don't leave burners unattended when on and store anything that can burn, such as pot holders and paper towels, a good distance away.

6. FIREPLACE.



Most chimney fires are caused by creosote buildup, so have your chimney swept once a year. Sparks can also fly beyond the hearth and ignite furniture or rugs, so always keep the screen closed when using your fireplace.

7. DRYER.

Lint can build up inside the cabinet and create a fire hazard near the heating element. Every few months, brush out or vacuum any buildup around the lint filter. Hire a pro to clean out the cabinet every other year.

8. SMOKE DETECTORS.

At least once a year, change the batteries and replace units more than 10 years old.



(Thanks to Jim Shaughnessy from Prime Lending for the tips in this article.)

Stage 3 Water Restrictions

Stage 3 outdoor irrigation schedule (once a week until further notice)
No lawn watering between the hours of 10 a.m. and 6 p.m.

Last digit of address	Allowed landscape watering days
2, 4, 6, 8, 0 (even)	Saturday
1, 3, 5, 7, 9 (odd)	Sunday

The City of Richardson has implemented its Stage 3 water restriction measures effective June 1. The implementation of Stage 3 comes at the request of the North Texas Municipal Water District (NTMWD), which is facing critical shortages in its water supply.

Irrigation Schedule

Lawn irrigation is permitted once a week under Stage 3 water restrictions.

Additional restrictions

- No outdoor watering is allowed between 10 a.m. and 6 p.m. or during periods of precipitation (rain, snow, sleet, etc.).
- Excessive water runoff from any landscaped area onto any impervious surfaces is prohibited.

Exemptions

- Use of drip irrigation systems and soaker hoses to protect foundations is allowed. Recommended maximum 2 hours when needed and not during periods of precipitation.
- Hand watering of ornamental flower beds and other ornamental landscaping is allowed; hand watering of lawns is prohibited.
- Variances are available for watering of existing newly installed landscaping until vegetative roots are established. Any variance approved for watering new landscaping will

expire 30 days after becoming effective.

- Public athletic fields may be watered up to twice a week.
- The operation of ornamental fountains is permitted.
- Washing of vehicles, boats, trailers, etc. is permitted.
- Newly constructed swimming pools, Jacuzzis and spas may be filled.
- Pools may be drained and refilled for repairs as needed (must follow proper water disposal methods).
- Existing swimming pools, Jacuzzis, and spas may be replenished to maintain operational levels.
- Commercial full-service or self-service car wash facilities, including those at service stations and automobile dealership facilities is permitted.
- Washing or hosing down of sidewalks, driveways, patios, porches, parking areas or other similar paved surfaces is permitted.
- Activities utilizing other sources of water (wastewater, effluent, natural water springs, ponds or deep water wells) are permitted.
- Golf courses may water greens and tee boxes as needed.
- Smart irrigation and drip irrigation systems, provided irrigation does not occur more than once every seven days.
- Hydroseeding, hydromulching and sprigging is permitted.

NEED FOR STAGE 3 RESTRICTIONS

The North Texas Municipal Water District (NTMWD) Board of Directors voted to implement Stage 3 of the NTMWD Water Conservation and Drought Contingency and Water Emergency Response Plan on April 25, 2013. The board vote was prompted by the adverse impact on the NTMWD's raw water supplies due to below average rainfall and the loss of 28 percent of NTMWD's total raw water supply from Lake Texoma.

"Our primary water supplies are below normal levels due to less than average rainfall, and projections indicate we will not get the rainfall we need going into this summer," said Jim Parks, Executive Director of NTMWD. "We need to conserve the supplies we have and reduce our water use by at least 10 percent," Parks added.

Both Lavon Lake and Chapman Lake, two key NTMWD reservoirs, are down almost eight feet below normal conservation levels. In addition, the district still cannot draw water from Lake Texoma because of a zebra mussel infestation.

Construction continues on a pipeline from Lake Texoma to the NTMWD water treatment plant in Wylie that will allow the district to resume pumping water from Texoma. However, the first phase of that project will not be completed until January 2014.

Stage 3 restrictions will remain in effect until further notice, however, the NTMWD Board of Directors could reconsider Stage 3 conservation measures if weather patterns change and the Lavon Lake watershed receives significant rainfall.

REPORTING WATER ABUSE

Residents are encouraged to report violations via the MyRichardson mobile application, online at www.cor.net, or by calling 972- 744-4111.

Richland Park & Richland Oaks

Architecture Landscaping Beautification

architectural@richlandhoa.com

Architectural Notes (ALB):

News • Education Center

Architectural, Landscaping and Design

"Your HOA dues at work"

We are so pleased to be concluding our first phase of Architectural Detailing of our Screening Walls on Audelia Street. I worked several months with the City of Richardson for approval along with the Contracting firm to create the desired results. The Mayor and assistant City Manager inspected the project and were more than pleased with the results.

Though we would have loved to cover the entire wall or even replace the walls, our budget was limited, thus we went with the best enhancement with the maximum results. The goal was to better marriage our new Entrance feature walls, with existing walls!

For those who have not paid your HOA dues please do so, or if you would like to contribute additional funds, it would be much appreciated. We will begin Phase Two (Walnut Street) when funds are available.

We have hired a new firm, JS Service, to maintain our Entrance landscaping. Our objective over the past year is to create exceptional landscaping that is easily maintained with the majority of perennial plantings to obtain lower costs.

The City of Richardson is working diligently with our HOA / ALB committee, with possible lighting enhancement for our Entrances. This will also be completed in phases as funds are available.

Further enhancements are also in works to detail existing areas in partnership with your Richland HOA and the City of Richardson.

**Most Sincerely,
Michael Bahr**





The Millshop
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+
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Drawer
&
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Curtis Dorian, RID
Richardson Resident

RESIDENTIAL CODE

RESIDENTIAL CODE ENFORCEMENT

The Residential Inspection Program was established to compliment residents' efforts to maintain neighborhood desirability and encourage reinvestment. By working together we can keep Richardson an attractive, healthy, and safe place to live! Over the years, minimum property maintenance standards have been established to help realize this goal. Below are some of the issues our code enforcement staff address on a daily basis:

Address Numbers

To enable the Police and Fire Departments to respond quickly to emergency calls, address numbers must be posted so that they are clearly visible from the street and alley. Numbers must be posted on the curb or curbside mailbox and on the front and back of a residence on the home, garage, fence, or other structure between 3 and 10 feet off the ground. Address numbers must be a minimum of 3 inches high so that they are easily seen.

High Grass and Weeds

Residents are responsible for maintaining the grass and weeds at their property, including all adjacent parkways and alley easements. Grass and weeds are in violation when they reach a height of 12 inches.

Vegetation

Trees, bushes and other vegetation must be kept trimmed 7 feet above sidewalks, 14 feet above streets and alleys, and 1 foot back from the alley pavement. All vegetation should also be kept trimmed so that it does not obstruct the view of motorists or pedestrians using public streets and alleys.

Fences

Residents are responsible for maintaining the fence around their property. Fences should be maintained so that they do not lean severely and are not missing slats or sections. New fences or significant replacement of existing fences require a permit. Call the Building Inspection Department at 972-744-4180 for more information.

Open Storage

Open storage is defined as the placement of an item that is not customarily used or stored outside, or that is made of a material that is not weather resistant in an unenclosed outdoor area for more than 24 continuous hours. Open storage is prohibited in the front yard, on a front porch, under a carport, or any other unenclosed area. All items stored outdoors must be screened from adjacent properties, streets and alleys by a 6-foot, solid wooden fence. Outside storage is limited to one percent of a residential lot.

Trash and Debris

Residents are responsible for ensuring their property, including all adjacent parkways and alley easements, is free of litter and debris. This includes not placing trash out for collection on non-collection days. To ensure timely collection, trash should be placed out before 7:00 am on collection days only.

Brush And Bulky Item Collection

Brush and Bulky Item Collection (BABIC) is a free service offered to Richardson residents. The service is designed to help residents dispose of large amounts of brush and oversized items like unwanted appliances and furniture that cannot be placed out for regular trash collection. Residents must request BABIC service prior to placing an item on the parkway for collection. Requests for brush or bulky item collection service can be made 24-hours a day, 7-days a week by leaving a voice-mail message at (972) 744-4111 or by completing an [on-line request form](#). If you wish to dispose of (rather than recycle) small bundles of branches, they should be cut to 3-foot lengths and placed out for regular trash collection.

Minimum Property Standards

Residents are responsible for maintaining homes and businesses by keeping the exterior (brick, wood, siding, roof, windows, doors, etc.) free of holes and other defects. All wood surfaces must be painted and in good condition.

Home Occupations/Garage Sales

Home businesses are permitted in Richardson so long as they are incidental to the primary use of the premises. If you want to operate a business from your home, please contact Community Services to ensure your business does not violate the home occupation ordinance. A residence may conduct up to three garage sales per year. Each sale may last no longer than three consecutive days.

Yard Parking

Residents may not park vehicles on grass between a front building wall and the street, or between a side building wall and the street on corner lots. In addition, vehicles may not be parked on vacant or unimproved lots.

Junk Vehicles

Junked vehicles, which are vehicles that are wrecked, dismantled or inoperable and do not have a current registration or safety inspection sticker, cannot be parked in public view. For a brief overview of the ordinances residential code enforcement officers enforce, please visit our [Residential Quick Code Page](#).



RHA Membership

We encourage all residents in our community to participate in RHA. To join, please complete the form that was mailed out recently or use the one that is included on page 15 of this newsletter and return it to: RHA, PO Box 852636, Richardson, Texas, 75085-2636.

Our year is based on a calendar year and your dues will be for the current year.

Our membership dues of only \$40.00 are a small investment in the community. Your dues help The Neighborhood Association provide many benefits, such as:

- Crime Watch Patrol (all patrol members are trained volunteers)
- Maintenance & updating of entry landscaping
- Social activities for all ages
- Representation at City of Richardson meetings
- Interaction with RISD, Richardson Police and Fire Departments
- Seasonal yard awards
- The "Richland News" neighborhood newsletter
- Neighborhood Directory (available only to association members)
- Neighborhood Website

Thank you,
RHA Membership Committee



MEMBERSHIP IN RHA

Richland Neighborhood Association 2013 Membership Application

Membership Dues for January 1st through December 31st, 2013

Dear Neighbors:

It's time for our 2013 Membership Drive! The Richland Park & Oaks Homeowners' Association (HOA) is a voluntary organization. Membership is open to home owners and tenants. ***It only works if you choose to support it by sending your membership dues and volunteering your time.*** Membership dues are **ONLY** \$40 a year and provide the following valuable services for our neighborhood:

- Crime Watch Patrol—all patrol members are trained volunteers
- Beautification—Maintenance & updating of entry landscaping, walls surrounding our neighborhood & curb painting.
- Social Activities (for all ages)—Normally three events per year (Spring, 4th of July, and Fall)
- Representation at City of Richardson meetings and matching projects coordination
- Interaction with RISD (local elementary school), Richardson Police and Fire Departments
- Seasonal Yard Awards (available **only** to association members)
- "The Richland News" neighborhood newsletter—The first two newsletters go out to the entire neighborhood, but the last two newsletters are delivered **only** to association members.
- Neighborhood Directory (available **only** to association members)
- Neighborhood Website: (www.richlandhoa.com)—linked to <http://www.cor.net/>
- Email Distribution Lists for residents & board members (use managed by HOA webmaster)
- Free Social Networking Site limited to residents only: <https://richlandhoa.nextdoor.com/>

Volunteers are always needed to support these activities. Please consider serving in one or more of the following areas. Descriptions of responsibilities can be found on the HOA website. Project duties include research on products and obtaining bids from vendors to meet a certain need, like wall improvements or lighting enhancements for our neighborhood:

- Crime Watch Patrol
- Block Captain
- Newsletter (articles and advertising)
- Projects (20-40 hours over 1-2 months)
- Beautification
- Events & Activities
- 4th of July Flags
- Computer Support (Web & database)

Please fill out the "new" 2013 membership application form that is included even if you are a current member or unable to join. Return it to us so we can insure our database has accurate information for our Crime Watch patrol and Neighborhood Directory. Also include a phone number (Primary Phone) to be published in our HOA directory so that your neighbors can use it to contact you about suspicious activity.

Return the membership application form with your \$40 check made payable to RHA.

Mail to: RHA, P.O. Box 852636, Richardson, Texas 75085-2636. For questions or comments please contact membership@richlandhoa.com.

Richland Neighborhood Association 2013 Membership Application

(Please PRINT clearly to prevent mistakes)

Address: (House Number & Street Name Only) _____

☐ Owner or ☐ Tenant

☐ Owner or ☐ Tenant

First Name

Last Name

First Name

Last Name

Profession (not published)

Profession (not published)

For use with HOA Newsletter Congratulations Pages (Not included in directory!)

Birth Date: _____
Month/Day

Birth Date: _____
Month/Day

Wedding Anniversary (if applicable): _____/_____/_____ (year optional)

For Publication in HOA Directory to be used by neighbors to contact you!

Primary Phone _____

Primary Phone _____

For Emergency Use Only by Crime Watch Patrol (garage or entry doors open, or fire):

Home Phone _____

Home Phone _____

Cell Phone _____

Cell Phone _____

Work Phone _____

Work Phone _____

For communicating meetings, planned events, and alerts (Not included in directory!):

E-mail address _____

E-mail address _____

Volunteer Interests: (Check each one that interests you!):

☐ Crime Watch Patrol

☐ Newsletter

☐ Beautification

☐ Block Captain

☐ Events & Activities

☐ 4th of July Flags

☐ Projects (Type: _____)

☐ Computer Support (Web & Database)

Best method and time to contact you: _____

Comments or Suggestions: _____

Please complete the information and return this entire page with your \$40 check!

Make the check payable to RHA and mail to: RHA, P.O. Box 852636, Richardson, Texas 75085-2636

E-mail addresses are only to be used to contact members for meetings, planned events etc...they will NOT be published in the neighborhood directory.

BIRTHDAY CELEBRATIONS

JUNE

Marc Hagmeier
Mindy Dennis
Cyndy Metcalf
Kathleen Schafer
Lionel W. Alexander
Loweda Tunnell
Linda Gay
Charlotte Gatlin
Lynn Montgomery
Barbara Crockett
Charlie Patchen
Shane Williams
Suhair Saleh
Elizabeth Wetherington
Tony Pirro
Justin Shaw
Kathy Jaeckle
Marcelle Shea
Bob Edington
Diane Shrull
Gene Koloc
Jewel Click
John Danna
Kathryn Mrazik
Bill Gatlin
Lindy Jo Crutchfield
Steve Page
Leslie Philbin
Bonnie Dieckmann
Charles Jackson
Dale Lenhert
Lisa Su
Brandon Yarbrough
John Mathis
Susan Fischer
Dave Harrison
Drake Radford
Jerry Smutz
Lynn Bond
Pam Crum
Amy Strow
Barry Propes
Lori Baker
Marilyn Friedmann
Anne Brophy
Johnny Moffitt
Tracy Watkins
Glenda Frizzell
Tracy Card
Coy (Spike) Huddleston
Toni McTygue
Valdie (Bud) Carr
Francisco Santiago
Judith Rome
Lee Smalley

Rebekah McDermott
Gerry Perkus
Nora Goodrum
Richard Mercer
Hazel Merz
Candace Nelson
Susan Browne
Susie Taylor

JULY

Alanna Arenivas
Christopher Dennis
Mabel Okechukwu
Val Harter
Betancourt Jessica
Fred Rich
Bob Castleman
Linda Page



Sylvia Hernandez
E-der Yen
Eric Nelson
Ruth Schuman
Cindy Montgomery
Margaret J. Stedwell
Wafa Al Asadd
Alan Fischer
Paulette Kennedy
Twyla Hall
Hazel Bailey
Gaitha Castleman
Randy Beall
Elaine Weiner
Ernest Mansfield
Mirjan Laci
Barbara F. Colvin
Ed Listol
Robert (Larry) Jay
Shawna Bush
Vladimir Bulatovic
Weston Rogers
Mabel Duong
William Ransone
Joseph Brophy
Andrea Mitchell
Louise Metcalf

Jeff Farmer
Perry Martin
Kristen Wells
Deborah Keys
Charles Slaughter
Susan Bishop
Alec Kettle
Sue Edington
Mike Steele
Shelley Lancaster
Chris Bovenkamp
Judy Mathis
Lynn Humphries
Rudy Hale
Bonnie Roth
Kathryn Levitre
Luchia Weldeab
Susan Ransone

Jennifer Hsiao
Joan Burns
Dee Jacobs
Eric Ferrell
Janice Scheer
Shelly Henderson
Polly Weidenkopf
Susan Covington

AUGUST

Jean Wood
Marshall Bateman
Andrea Pickens
Brad Holder
Chris Mansfield
David Livingston
Edward Mrazik
Steven Cotter
Ahsan Mohammed
Renee Steele
George Christ
Janice Howard
John Wilson
Bobby Recer
John Barnes
Michael Horak
Robert Hernandez

Dorthy McKearin
Valenda Archer
Van Smalley
Julia Holcomb
Mark Hall
Angela Watkins
Jason Yoder
Kay Forbes
Nathan Wells
Suzanne Martin
Joan Rutherford
John Hedl
Beverly Lyster
Charles Peavy
Greg Steagall
Ruth Jones
J.M. Slaughter
Larry Baker
Mahshid Kaboli
Steve Schneider
Victor Culver
Amanda Pritchard
Gerry Broome
Hamp McCary
Khadize Syed
Patricia Peveto
Cassie McCampbell
Jeana Dickerson
Louis Cole
Vic Owen
Ed Tavares
Jon Bailey
Sung Young Chong
Bob McClure
Kurt Schweitzer
Ivis Howard
Leo Dalton
Mary Ellyn Jamrok
Ted Weeks
Lynn Evans
Joena Shipley
Coleta Weathersbee
Lauren Roffino
James Teague
Eddie Bush
Mary Wylie
Cynthia B. Gutekunst
Judy Zurlis
Debbie Humphries
Mary Walls
Jimmy Ward
Lester Smith
Margarita Pirro
Marjorie Bert
Victor Lyster

JUNE

Hamp and Kim McCary
Phillip and Kay Forbes
Charles and Beverly Peavy
Rick and Dyana McIntire
Don and Manefwan Morris
Ernest and Diana McAfee
Jon and Hazel Bailey
Steve and Diane Shrull
Jim and Lana Hartley
Lynn and Cindy Montgomery
Roy and Janice McClellan
Hysni and Lindita Memko
Jim and Kris Kennedy
Paul and Mickie Brabham
Derrick and Keysha McCloud
Kip and Shawna Bush
Courtney Snow and Jeff Farmer
Frank and Pat Alexander
George Rutherford Jr and Joan Rutherford
Bill and Charlotte Gatlin
Bob and Sue Edington
Charles and Josephine Bradley
Gary and D'Nelle Lyons
Barney and Nelle Olive
Alan and Susan Fischer
Jim and Judy Zurlis
Lance and Kathy Williamson
Harry and Jean Wood
Shawn and Judy Sutherland
Robert (Larry) and Janis Jay
Robert and Pamela Tharp
Cecil and Barbara Slattum
Chuck Lee and Jackye Lee
Richard and Judith Rome
Tom and Dee Blair
Randy and Jeannie Mayeux
Caleb and Lindy Jo Crutchfield
John E. and Patsy McAdam
David and Karen Sandlin
Arthur and Sue Wagner
Bob and Janet Bryant
Marc and Nickie Hagmeier

JULY

Joseph and Anne Brophy
Terry and Carol Baughn
Robert and Mary Walls
Ken and Mary Frei
Michael and Linda Pinto
Henry and Sarah Kang
Roy and Gwendolyn Turner
Steven and Andrea Hills
J. Van and Gwyne Stockton
Louis and Pam Cole
Larry and Barbara Finnigan
Burl and Carol Luscombe
Oraldo (Buddy) and Donna Saucedo
Albert and Kay Wynn



Kirk and Tracey Klatt
Jim and Lynn Evans
Fred and Bonnie Dieckmann
Gezim and Mirjan Laci

AUGUST

Brad and Linda Wilson
Charlie and Michelle Patchen
Steven and Julie Cotter
John and Beverly Moser
Chris and Julie Bovenkamp
John and Sandy Jones
Bill and Ruth Jones
Leandro (Lee) Salazar and Nancy Steele
Smith and Janice Howard
Fred and Georgene Rich
John and Susie Khoury
Michel and Barbara Morrison
Bob and Donnie Little
Jay and Scottie James
Damon and Sandra Dobson
John and Penny Stapp
Larry and Lyn Baker
Mike and Woodlyn Jorgensen
A.J. and Lesa Howard
Jeremiah and Petrella Booker
Mike and Jennifer DuBois
Scott Geddie and Amanda Pritchard
Bill and Ann Medley
Brandon and Ivis Howard
Carl and Nancy Wenholtz
Conley and Nora Goodrum
David and Laurie Kemerling
Gil and Jan Abbott
Michael and Beverly Bell
Dwayne and Karen Rockwell
Neill and Carol Clayton
Malik and Wafa Al Asadd
Victor and Beverly Lyster

HAPPY ANNIVERSARY!

Richland News Advertising Rates

The "Richland News" is published four times a year and delivered to HOA Members in the Richland Park and Richland Oaks neighborhood. Advertisements must be camera-ready and can be sent via U.S. Mail to "Richland News," P. O. Box 852636, Richardson, Texas 75085-2636 or sent electronically as a High-resolution (300 dpi) jpeg or PDF to news@richlandhoa.com. The type, size and costs are listed below. RHA Members receive a 10% discount on all ads. Payment for advertisements must be paid in advance, *before* newsletters go to print. Cost is per issue.



Type	Size	Cost
Business Card	3 1/2" wide x 2 1/8" deep (max)	\$25.00
Quarter Page (Vertical only)	3 1/2" x 4 1/2" deep	\$50.00
Half Page (Horizontal only)	7 1/2" x 4 1/2" deep	\$75.00
Full Page	7 1/2" x 9 1/2" deep	\$125.00

For additional information email: news@richlandhoa.com

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Richland Park & Richland Oaks

Real Estate Activity

Market Activity from 4/15/2013 to 6/15/2013 - Richland Park

	MLS No.		Address	Sq.Ft.	BR	Bth	Acre	PI	Price
1	11959958	Active	423 Fieldwood Drive	2,445	3	3 / 0	0.2152	N	\$179,900
2	11955402	Active	649 Sheffield Drive	2,206	4	2 / 1	0.2066	N	\$179,900
3	11928616	Active	510 Tiffany Trail	2,300	4	2 / 0	0.2095	Y	\$183,900
4	11943092	Active	527 Wentworth Drive	2,711	3	3 / 0	0.2152	N	\$189,500
5	11931826	Active	627 Goodwin Drive	2,934	4	3 / 0	0.2066	N	\$215,000
6	11924470	CON	508 Wentworth Drive	2,511	4	3 / 0	0.207	N	\$194,900
7	11961075	Option	424 Sheffield Drive	2,880	4	2 / 1	0.2066	Y	\$194,900
8	11966147	Pending	418 Fieldwood Drive	2,595	4	3 / 0	0.2152	N	\$155,000
9	11919512	Sold	600 Block of Goodwin	2,676	4	3 / 0		Y	\$105,299
10	11935772	Sold	600 Block of Birch Lane	2,585	4	3 / 0	0.2066	N	\$185,000
11	11939889	Sold	600 Block of Wentworth Drive	3,096	4	3 / 0		N	\$190,000
12	11920440	Sold	500 Block of Tiffany Trail	2,277	3	3 / 0	0.2066	N	\$194,000
13	11933331	Sold	500 Block of Goodwin Drive	2,700	4	3 / 0	0.2152	Y	\$225,000
14	11949170	Sold	400 Block of Harvest Glen Drive	3,361	3	2 / 1	0.229	N	\$260,000

Market Activity from 4/15/2013 to 6/15/2013 - Richland Oaks

	MLS No.		Address	Sq.Ft.	BR	Bth	Acre	PI	Price
1	11937961	Pending	436 Country Side Lane	1,832	2	2 / 0		N	\$175,500
2	11934832	Sold	400 Block of Tall Oaks Lane	1,845	3	2 / 0	0.1043	N	\$157,900
3	11924971	Sold	400 Block of Tall Oaks Lane	1,780	3	2 / 0		N	\$167,000

We are here to help! Contact me with all your real estate questions!



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Richland Park Bridge Club

Richland Park is forming a Bridge Club for singles and couples. If interested, contact Bob Bailey at 430 Birch, or call 972.987.9436.

Meeting monthly on a Saturday night.



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Richland Park resident for more than 35 years.

Richland Park Moms (RPM)



Our neighborhood group of moms is alive and well! **Richland Park Moms (RPM)** is always welcoming neighborhood mommies! To join the group, friend Liz Wetherington on Facebook or email her at lizly@att.net. She'll add you to the group distribution list, so you know when and where to go for Mom's Night Outs!

COLOR

is so much better!

To view the **RICHLANDNEWS** in color, visit our HOA Website:

www.richlandhoa.com

Another benefit from our HOA dues paying members!

Volunteers Needed

Please consider serving in one or more of the following areas. Descriptions can be found on the HOA website.

- Crime Watch Patrol
- Block Captain
- Newsletter (articles and advertising)
- Projects (20-40 hours over 1-2 months)
- Beautification
- Events & Activities
- 4th of July Flags
- Computer Support (Web & database)

The *RHA Membership Drive* is under way: Thanks for keeping our neighborhood strong!



Special Thanks to Members who included extra **contributions** on their checks to the RHA!

EBBY HALLIDAY
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Neighborhood Specialist

Arden Fitzgerald

gives **YOU** a competitive advantage!



**Arden brings a comprehensive knowledge of
Richland Park and Richland Oaks.**

Her effective marketing of our neighborhood combines her intimate knowledge of the community with dedication, determination and rapid responses to client needs. Let Arden's proven market strategy go to work for YOU!



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Arden Fitzgerald

214.392.4585

afitzgerald@virginiacook.com