

RICHLAND NEWS

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

Richardson Alters Irrigation Schedule

Change allows every other week watering from twice per month and provides extra weekend for outdoor irrigation.

News Release

For Release: July 15, 2014

CONTACT: Rick McGarry, Communications Department Manager, 972-744-4106

(Richardson, TX) – The City of Richardson is altering its irrigation schedule effective July 19, 2014. The change allows for an every other week watering schedule instead of two times per month and allows an extra weekend of outdoor irrigation.

The City had allowed both odd and even addresses to water on the first and third weekend of the month. Even addresses were allowed to water every first and third Saturday while odd addresses were assigned every first and third Sunday. To alleviate possible strains on its water distribution system, the City is changing its outdoor irrigation schedule to every other week until further notice beginning July 19. To allow for the transition, July 26 and 27 are also being added to the schedule for even and odd addresses respectively.

The altered schedule meets guidelines set by the North Texas Municipal Water District (NTMWD) that allows every other week watering.



2014 CALENDAR

- July 27 Parent's Day
- Aug 19 Aviation Day
- Aug 21 Senior Citizens Day
- Aug 27 LBJ Day (Texas)
- Sept 1 Labor Day
- Sept 7 Grandparent's Day
- Sept 17 Constitution Day
- Sept 19 POW/MIA Day
- Sept 23 Equinox
- Sept 25 Rosh Hashana

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

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President's Message

Richland Homeowners Association
Richland Park and Richland Oaks Community

Dear residents of Richland Park/Oaks,

Some of you may already know, Richland HOA has a Website, Facebook and Nextdoor site. Thanks to the research done by Valerie Standifer (RHA Treasurer), the HOA retained a firm that specializes in HOA's websites and social media platforms to assist in further developing our communication sites. We encourage everyone to use these social media sites for posting positive and important information of events and activities. As we further our development, all residents will be notified by E-Blast. Several requests have been made to add in groups and other useful tools. If you have any suggestions, please email webmaster@richlandhoa.com. We encourage suggestions!

Special Note: Please use these social media platforms to post useful, positive and ethical information. We ask that you refrain from posting private and personal information. These sites are to be used for necessary public communication, useful and educational tools for our neighborhood and others that are viewing and following our HOA. Thank you in advance.

A number of inquiries and conversations are developing through Nextdoor. I hope the following will assist in answering some of them.

1. Land Development in Buckingham/Richardson Texas

Bob Townsend was very helpful to provide some background information. First a little history, in 1983, developers began purchasing the homes of the sixty-four families that lived in the town of Buckingham, intending to convert the area to apartments, condos, and businesses. By 1985 most of the property in the community belonged to the Buckingham Development Venture. Before the residents moved away they cooperated with the developers to pass a liquor ordinance that made Buckingham a wet community in the middle of dry Richardson and a form of cumulative zoning where a retail zoning also allowed for single-family and multi-family units to be built. They also capped the number of multi-family units at 1500. When Richardson annexed the Town of Buckingham in April, 1996, the zoning ordinances legally had to remain the same.

The zoning for the Buckingham Flats multi-family at 951 Abrams Road just north of Park Bend is retail so the developers did not have to come to the Plan Commission or the City Council for approval of the project; they could develop it "By right" under the Buckingham ordinances. That is the reason that no notice was sent to the nearby residents. In fact, the City Council was not aware until the development was underway.

The development is an 82-unit multi-family (not townhouses) complex featuring one three-story building, three four-story buildings and a two-story clubhouse. There is one entry onto Abrams and the entire complex is fenced. A copy of the development's plan is attached.

The 82 multi-family units completes the 1500 units allocated in the Buckingham ordinances.

There has also been some correspondence that mentioned townhouses on Whitehall between Centennial and Buckingham. The "Towns of Buckingham" is being developed under the same zoning ordinances. It is an 81 townhomes gated development. And again, neither Plan Commission nor City Council approval was required.

2. Group Housing

As you may know, we have several group homes in our neighborhood, two of which are for persons with autism. They're sponsored by a local non-profit for autism and their membership dues were paid on both houses this year. We have addressed these on many other occasions and it seems to be an on-going discussion. Though some are not comfortable with this arrangement, it is perfectly legal. NOW, If someone is not taking care of a property or causing an ongoing disturbance, please report this first to City of Richardson (community services) and copy the HOA so we can investigate the cause. More importantly, we should not single out, shut out, or scrutinize handicapped people where it is neither merited nor deserving.

3. POOLS: Water restrictions for Pool Repairs and Protocol & Health Hazards

The City's Stage 3 Water Restrictions do permit draining and filling of pools for repairs only.

Discounts or no-charges are not applicable to refilling a pool subsequent to a resurfacing. That incentive is only available when a pool is drained to repair a leak. To qualify, you must provide the Water Department with an estimate from a plumber that is licensed with the City prior to work starting; then an invoice and approved city inspection tag demonstrating that the work was permitted and approved. If you have further questions, please contact 972-744-4126

4. Abandoned Pools & Health Hazards

The Health Department inspects and enforces ordinances regarding swimming pools and often they are unaware of an issue until they receive a complaint. Please feel free to contact the Health Department at 972-744-4080 with any specific complaints.

5. Investigations/Citations/Enforcement/Action

You're probably aware of the city email update program where they send via email a bimonthly report detailing code enforcement activity in our neighborhood. The city has a mobile app that citizens can download that makes submitting complaints quick and easy. Once complaints are addressed the user receives an email describing the resolution.

If anyone is interested in

signing up for the email update or have questions or require any additional information as we work through the enforcement process, please do not hesitate to contact:

Richard Daniel
Code Enforcement Officer
Community Services
City of Richardson
972-744-4180 or 972-744-4176 or Richard.Daniel@cor.gov

Remaining HOA annual events for 2014: NNO (National Night Out) – October & Fall Event.
New Projects: Implementing new entrance lighting at Richland Park.

6. Volunteer Assistance Program

I have supplied a link to our Volunteer Assistance Program for your convenience. If you have any questions after reviewing the information, please do not hesitate to contact City or Richardson-Stephanie Pennington at 972-744-4197. Stephanie manages the program and would be happy to connect you with a homeowner in need or facilitate a project for your group.
<http://www.cor.net/index.aspx?page=431>

As always we are here to serve you and our neighborhood. Feel free to contact anyone on the HOA board, your Block Captain or I can always be reached at president@richlandhoa.com or curtis@dorianbahr.com. Home: 972.235.0230 or Office: 214.698.9936

Have a safe and pleasant summer. I look forward to seeing you at our annual fall events.

Respectfully,
Curtis Dorian, President, RHA

CRIME WATCH VOLUNTEERS NEEDED

The Richland Park/Oaks Crime Watch needs more volunteers to help patrol our neighborhood. We have fairly good coverage during the daytime, but are in need of help for nighttime. Unfortunately, late night is when we experience most of our problems. Therefore, we need more volunteers at night, every day of the week. This is a great way to get out, meet new people, learn new things and experience something different in life.

In order to join the Crime Watch Patrol, you will need to fill out an *application form* which we submit to the Richardson Police Department. The police will run a criminal background check on each applicant. Once all the paperwork has been cleared, the applicant will receive about six hours of training. All new applicants will also be assigned a patrol partner.

Crime Watch Patrols are extremely effective because criminals do not want to get caught by anyone, police or otherwise. So when you put those reflective signs on your cars and patrol the neighborhood, the bad guys tend to go some place else. The problem is we need to maintain these patrols at all hours in order to keep crime away.

Each shift usually consists of one and half hours of patrol time every other week (total of 3 hours per month.) The two shifts where we need the most help are evenings (7 p.m. to midnight) and deep nights (midnight to 6:00 a.m.).



Crime Watch Report

Richland Homeowners Association
Richland Park and Richland Oaks Community

Hi all, so far it's been a cool summer with no 100 degree days, but that is sure to change. Crime has been quiet except for CAR BURGLARIES. The crooks are hitting our area hard because they know they will find UNLOCKED cars with great stuff left in them. What is it going to take to get some of you to take what you want to keep out of your car and LOCK it. WE are having too many of these break-ins. The police did catch a young teen the week of June 24th, but that could have all been avoided by doing what? Yep. So just do it.

Crime Watch needs your help, and we need it now. I need people to patrol. It only takes a few hours a month and you can record you favorite show and watch it later. Call or email me to get started.

Stay safe out there!

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



Everyone is going to be receiving Silver Richland Park/Oaks car window stickers to help identify cars that belong to people who live in the neighborhood. Please place the sticker in the lower left of the rear window to help the police and neighbors identify your vehicles.

Richland Park and Richland Meadow's Personal Officer

Ed Coleman [214.282.0843]

Provided by our COR for our protection.

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

Call Officer Coleman for:

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

For Emergencies, continue to call 911.



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](#).

RESIDENTIAL CODE

The following is a list of current events that were presented at the Richardson City Council Homeowners Association Meeting.

Presentations

»» CityLine Update – Raytheon

- Wednesday March 26 Raytheon Company announced plans to move 1,700 employees from Garland to a new state-of-the-art office complex to be built at the CityLine development at the end of 2015, depending on the construction schedule
- Raytheon will occupy 489,000 square feet near the intersection of President George Bush Turnpike and North Central Expressway
- At full build-out, CityLine will contain approximately six million square feet of office space, two hotels, 3,925 multi-family residential units, 300,000 square feet of grocery, restaurant, entertainment and retail space, and three parks
- KDC has already begun the initial phase of the 2.3 million-square-foot CityLine mixed-use development with completion scheduled for 2015

»» Moody's and Standard & Poor's AAA Rating

- For the fifth year in a row, both the Moody's and Standard and Poor's credit rating agencies have reaffirmed Richardson's "Triple A" status
- Richardson has held AAA status from Standard and Poor's for seven years, and this is the fifth year in a row the City has received a AAA rating from Moody's
- Richardson is one of only six communities in Texas to hold "Triple A" ratings from both agencies

»» Richardson Cultural Arts Website

- The City launched a new website, ArtsinRichardson.com to serve as a one-stop shop for information about local arts groups and events
- The site features calendar listings, links to local arts groups, the option to search for particular types of events, and information about Richardson ISD, Plano ISD, and UT Dallas

»» Richardson Reads One Book

- Richardson Reads One Book will celebrate its tenth year of community book discussions by reading *Mr. Penumbra's 24-Hour Bookstore* by Robin Sloan. The author will present a free public lecture at Richardson High School on September 23 at 7:30 p.m.
- The mission of the Richardson Reads One Book program is to promote and support reading, and to develop aesthetic, cultural, educational, and related activities for the benefit of participating residents of the Richardson/RISD area.
- Copies of *Mr. Penumbra's 24-Hour Bookstore* can be picked up at Half Price Books Richardson

»» Methodist Richardson Medical Center Grand Opening

- Methodist Richardson Medical Center (MRMC) celebrated the grand opening of its expansion at its Bush/Renner campus
- Mayor Laura Maczka joined hospital officials cutting the ceremonial ribbon alongside the da Vinci® surgical robot
- The 266,250-square-foot facility began serving patients on Monday April 14 and features a women's pavilion, advanced neurosciences program, outpatient surgical services, advanced cardiac care and many other services
- The hospital has 125 beds on four floors and will employ about 900 professionals

»» Central Trail Opening

- Ribbon cutting will be held on June 2 to celebrate the opening of the 1.9 mile southern expansion to the multiuse trail from the Arapaho Road DART Station to Richardson's southern city limit
- The \$4.5 million project is funded through Dallas County, \$1.4 million from Richardson's 2010 Bond Program and Regional Tollway Revenue funds
- The City is also working to expand the trail to the northern city limit with the CityLine Development

Richland Park & Richland Oaks Architecture • Landscaping • Beautification

Contact: Michael Bahr 972.235.0230 or architectural@richlandhoa.com

After a cooler spring season and some much needed rain, we are entering early summer. We should have our yards at their peak.



Richland Oaks/Park is excited the City of Richardson has done an excellent job of repairing sidewalks and access curb ramps, paid by our past Bond Election approval.

However, throughout the neighborhood, we have been receiving numerous Code Violation complaints on properties needing attention.

Here are some guidelines that are to be followed; to not only meet Richland Standards but Code Enforcement by the City of Richardson. This is for all homes including "Rental Properties".

If you see something in question, please contact the City of Richardson Code Enforcement Division at 972.744.4180 and leave an request for inspection by the assigned City Inspector.

Richard Daniel
Code Enforcement Officer
Community Services
City of Richardson
Richard.Daniel@cor.gov

- Yards should be kept cut, edged and weed free.
- Flower beds should be kept weed/grass free and maintained with a positive aesthetic presentation.
- Yard ornamentation are to be limited to a respectful and pleasing presentation.
- All Brick, Wood and Window trimming is to be properly maintained.
- All fences are to be maintained, treated and not leaning more than 15 degrees.
- All Pools are to be kept in working order and or drained of all water, if not in working order.

The Screening Wall project on Audelia is now complete. As soon as the City of Richardson has additional Bond Funds, we have concluded an agreement with the City to have Walnut Street Screening Walls detailed to match.

The HOA Board is diligently working on several projects to further enhance the neighborhood. One being LED Lighting at the main Entrances. We hope to have the first phase complete by Fall.

Remember this is all funded by your Volunteer HOA fees. \$40.00 a year is a small amount to pay to benefit from all the Volunteer HOA Board creates during the year. Any additional donations are always greatly appreciated and a "Big" thank you for those that have contributed up and above the \$40.00 suggested yearly due fee!

Most Sincerely,
(ALB)Architectural /Landscaping and Beautification Chair, Richland HOA Board
Michael Bahr

**DROUGHT TOLERANT PLANTS
FOR THE RICHARDSON LANDSCAPE**

grow and bloom over the spring and summer, die back every autumn and winter, and then return in the spring from their root-stock

PERENNIALS



American Beautyberry



Evening Primrose



Mexican Mint Marigold



Blackfoot Daisy



Giant Turk's Cap



Passionflowers



Blue Plumbago



Lanceleaf Coreopsis



Plains Coreopsis



Coralberry



Lantana



Rockrose



Dwarf Pomegranate



Mexican Hat



Stonecrop Sedum



AMERICAN BEAUTYBERRY

Callicarpa americana
Water: Low
Heat Tolerance: High
Size: 4-6 feet
Flowers: White-Pink, Purple-Pink
Bloom Period: Summer, Fall



BLACKFOOT DAISY

Melampodium leucanthum
Water: Low
Heat Tolerance: High
Size: 6-12 inches
Flowers: White, Yellow
Bloom Period: Spring, Summer, Fall

PERENNIALS



BLUE PLUMBAGO

Plumbago auriculata
Water: Medium
Heat Tolerance: High
Size: 2-4 feet
Flowers: Light Blue
Bloom Period: Spring, Summer, Fall



DWARF POMEGRANATE

Punica granatum
Water: Low
Heat Tolerance: High
Size: 2-3 feet
Flowers: Red-Orange
Bloom Period: Spring, Summer, Fall

CORALBERRY *Symphoricarpos orbiculatus*
Water: Low
Heat Tolerance: High
Size: 2-4 feet
Flowers: Coral-Pink, Purple-Pink
Bloom Period: Summer



EVENING PRIMROSE

Oenothera speciosa
Water: Low
Heat Tolerance: High
Size: 12-18 inches
Flowers: Pale Pink, Dark Pink
Bloom Period: Spring

GIANT TURK'S CAP

Malvaviscus aboreus
Water: Low
Heat Tolerance: High
Size: 7-9 feet
Flowers: Red, White
Bloom Period: Spring, Summer, Fall



PERENNIALS



MEXICAN HAT

Ratibida columnaris
Water: Low
Heat Tolerance: High
Size: 18-36 inches
Flowers: Yellow, Red
Bloom Period: Spring, Summer, Fall



LANTANA

Lantana spp.
Water: Low
Heat Tolerance: High
Size: 1-6 feet
Flowers: White, Purple, Orange, Yellow, Pink, Red
Bloom Period: Spring, Summer, Fall

LANCELEAF COREOPSIS *Coreopsis lanceolata*
Water: Low
Heat Tolerance: High
Size: 1-3 feet
Flowers: Yellow
Bloom Period: Spring, Summer



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

Dorothy 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
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Mike and Jennifer DuBois
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Brandon and Ivis Howard
Carl and Nancy Wenholz
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



Home Staging Curb Appeal Tips

Maintain regular watering, mowing, edging and weeding schedule.

Remove any dead plants and replace with seasonal colorful plants when appropriate.

Add fresh mulch to all beds.

Remove lawn décor & equipment.

Make sure front porch/entry way is clean and inviting.



**Curb appeal is the first
"Drive up"- impression for buyers.**

More Home Staging Curb Appeal Tips

- Make sure trees or bushes don't touch people as they walk up to the front door.
- Make sure sprinklers are working.
- Repaint front door, if needed.
- Power-wash the outside of the house.
- Make sure the porch lighting is working and free of cob webs and spiders.
- Use outdoor furniture to create inviting spaces.
- Same rules apply to back yard.

To Find a Home Stager Visit:
www.RealEstateStagingAssociation.com



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 13 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 Homeowners Association 2014 Membership Application

Membership Dues for January 1st through December 31st, 2014

Dear Neighbors:

We are fortunate to have a long-running Richland Park/Oaks Homeowners Association (RHA), established in 1976. RHA provides many services to keep our neighborhood beautiful, safe, and friendly. It's a voluntary organization, open to home owners and tenants alike. **But it only works with your support!** Please be a part by contributing your dues and time.

Membership dues are only **\$40 a year** and provide the following valuable services:

- ▶ **Crime Watch Patrol** – by trained neighborhood volunteers
- ▶ **Beautification:**
 - ~ Entry landscaping and maintenance
 - ~ Joint matching projects with City of Richardson
 - ~ Seasonal Yard Awards (to RHA members only)
 - ~ Curb painting
 - ~ Seasonal decoration of entrances
 - ~ Lighting enhancements
- ▶ **Social Activities for all ages:**
 - ~ Spring Fling Festival
 - ~ Flags for the 4th of July
 - ~ Carni-Fall Festival
 - ~ National Night Out
- ▶ **Representation at City of Richardson** meetings and coordination of matching projects.
- ▶ **Interaction with RISD** (local elementary school), **Richardson Police and Fire Departments**
- ▶ **Richland News** neighborhood newsletter.
- ▶ **Neighborhood Directory** (available *only* to association members)
- ▶ **Neighborhood Website** (www.richlandhoa.com) – linked to <http://www.cor.net/>
- ▶ **RHA Social Networking Site** limited to residents only: <https://richlandhoa.nextdoor.com/>

Please fill out the 2014 membership form, even if you're:

- 1) A member who has completed a form in the past, or
- 2) Unable to join at this time, since:

We'll use the information to compile an accurate list for Crime Watch Patrol contact information, the Neighborhood Directory, and develop email communication lists. We never share this information with outside parties – it's just for the neighbors and the neighborhood.

Thanks for your support!

Richland Homeowners Association 2014 Membership Application

(Please PRINT clearly)

1. Name and Address (Owner or Tenant):

First Name	Last Name	First Name	Last Name
House Number and Street Name			
Profession (not published)		Profession (not published)	

2. For use with RHA Newsletter Congratulations Pages (Will not be included in directory!)

Birth Date: _____	Birth Date: _____
Month/Day	Month/Day
Wedding Anniversary (if applicable): _____/_____/_____ (year optional)	

3. For Publication in RHA Directory to be used by neighbors to contact you!

Primary Phone _____	Primary Phone _____
---------------------	---------------------

4. 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 _____

5. For communicating meetings, planned events, and alerts (Will not be included in directory!)

E-mail address _____	E-mail address _____
----------------------	----------------------

6. Volunteer Interests: (Check each one that interests you!) Best Time for Contact: _____

- | | | |
|---|--|---|
| <input type="checkbox"/> Crime Watch Patrol (a little or a lot) | <input type="checkbox"/> 4 th of July Flags Help | <input type="checkbox"/> Membership Committee |
| <input type="checkbox"/> Spring Fling Event Help | <input type="checkbox"/> Database Support | <input type="checkbox"/> Seasonal Yard Awards |
| <input type="checkbox"/> Carni-Fall Event Help | <input type="checkbox"/> Newsletter Contributor | <input type="checkbox"/> Web Support |
| <input type="checkbox"/> Block Captain (We need you!) | <input type="checkbox"/> Put out signs for Neighborhood Events | <input type="checkbox"/> Solicit Advertisers and Donors |
| <input type="checkbox"/> Beautification Committee | | |

Comments or Suggestions:

Enclosed: Annual Dues	\$40.00
Additional Contribution (Tax Deductible)	_____
Total	\$ _____
<i>Payable to RHA and mail with completed form to:</i>	
RHA, P.O. Box 852636, Richardson, TX 75085-2636	

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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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)

Licensed Child Care
Infants and Toddlers

Katya Gordon
Provider and Owner

La Petite Ecole

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