

# RICHLAND NEWS

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

## RHA OFFICER ELECTIONS, RHA GENERAL MEETING, NATIONAL NIGHT OUT, CARNI-FALL, CITY CHARTER AND 2015 BOND ELECTION



As you can see from the extended headline, there are a number of very important events upcoming in the next few weeks and months. Now is the time for you to participate!

It's that time of year for nominations and selections for the upcoming RHA HOA board and chair positions. Many are available this year. Now is the time for you to get involved with the neighborhood. It's only as vibrant as its participants. Plan on attending the **GENERAL MEETING** being held on November 10, 6:30 at Richland Elementary, located at Richland Park and Park Bend to cast your nominations for new Board members and Chairs, along with sub-committee positions.

In addition, **NATIONAL NIGHT OUT** is October 6th, being held at the Park at Park Bend and Lois Lane. Come out and show your support for our Crime Watch program, the police and meet your neighbors. Let the bad guys know we're taking back our neighborhoods.

On October 17th, we'll be having a spooky good time at this year's **CARNI-FALL!** Carni-fall is a neighborhood wide event with food, fun and fellowship. It's a great way to share a fall evening with your neighbors. The HOA has planned many events to make the evening memorable.

Lastly, this year Richardson is facing many changes to its City Charter with 83 proposed amendment changes along with the 2015 Bond Election. Make your voice is heard by getting out and voting. *Early voting lasts from October 19-30 with election day being November 3rd.*

### 2015 CALENDAR

#### OCTOBER

- 6 National Night Out
- 12 Columbus Day
- 17 Carni-Fall (RHA)
- 31 Halloween

#### NOVEMBER

- 3 Richardson Election
- 10 General Meeting
- 26 Thanksgiving

#### DECEMBER

- 24 Christmas Eve
- 25 Christmas Day

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### Please Support our Advertisers!

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

## RHA OFFICERS/BOARD

### 2015 OFFICERS

#### President

Curtis Dorian  
972.235.0230

#### Vice President

Traute Malhotra  
214.597.2962

#### Secretary

Margaret Watt  
972.783.7606

#### Treasurer

Valerie Standifer  
972.977.0162

### BOARD OF DIRECTORS Architecture/Beautification

Michael Bahr  
972.235.0230  
and

Millie Harrison  
972.231.2748

#### Crime Watch

Bob McClure  
972.699.7668

#### Newsletter

Open Position

#### Membership

Open Position  
membership@richlandhoa.com

#### Website Coordinator

Open Position

#### Database Coordinator

Open Position

#### Activities/Socials

David Kirkland  
mavais2003@yahoo.com

#### Advisory Members

D'Nelle Lyons  
972.238.8560  
and

Dave Harrison  
972.231.2748

#### Block Captains

Phil Cullens  
philip@philipnimmodesign.com  
and

Daniel Torres  
dtorres56@austin.rr.com



# PRESIDENT'S MESSAGE

Richland Homeowners Association  
Richland Park and Richland Oaks Community

Dear RHA Residents,

As some of you know, we have several annual events this fall. One of which is our Annual General Meeting (Tuesday, November 10th). If you have ever wanted to serve on the HOA board, either as a chair, co-chair, officer position or assist on a sub-committee, *now* is your time to step up. There are several expiring terms this year, 2015. The HOA Board has appointed a temporary nominating committee to assist with finding "new blood" for these positions. If you want to make a difference and have a desire to serve, please contact one of the committee members below.

#### *Temporary Nominating Committee for Officers and Chairs for 2016*

- Liz Wetherington: [lizly@att.net](mailto:lizly@att.net)
- D'Nelle Lyons: [dnelle.lyons@gmail.com](mailto:dnelle.lyons@gmail.com)
- Karla Weesner: [karla.weesner@sbcglobal.net](mailto:karla.weesner@sbcglobal.net)
- Yeni Guterrez: [yeni.gutierrez@coldwellbanker.com](mailto:yeni.gutierrez@coldwellbanker.com)

Open Officer and Chair positions: President, Vice President, Secretary, Beautification, Data, Membership, Newsletter

### UPCOMING EVENTS

- **National Night Out:** October 6th (in the park, corner of Lois Lane and Park Bend)
- **Fall Carni-Fall:** October 17th (in the parking lot of Richland Elementary at Richland Park Drive and Park Bend)
- **General Meeting:** November 10th (Richland Elementary Cafeteria)

On a personal note; This is my last term as HOA President. I have served two terms as president and served 10 years as A.L.B. Beautification Chair and Co-Chair. I can't begin to tell you how much I have learned about government and HOAs. It's been an honor to serve, I've had the opportunity to work beside some wonderful contributors that I now can call friends. Each provided a great deal of volunteered hours to help develop our neighborhood. During the last 10 years we proudly accomplished Architectural re-designs of entrances including the latest lighting install, redesign of Audelia screening wall, low maintenance drought-tolerant plants, sign-toppers, curb painting, matching fund programs, bond funded programs and mostly we improved the HOA relations with the City of Richardson. There is always work to be done and I encourage anyone to get involved and make a difference. Always remember, your greatest asset is your home.

Respectfully,  
Curtis Dorian, President, RHA



# CRIME WATCH REPORT

Richland Homeowners Association  
Richland Park and Richland Oaks Community

## NATIONAL NIGHT OUT

Tuesday, October 6th, is *National Night Out*. Join us in the park, located at Park Bend and Lois Lane, from 5:00 to 8:00 p.m., to show the bad guys we stand firm against crime and report everything we see that doesn't look right to the Richardson Police Department.

We will have a Bar-B-Q food truck on site. The HOA will provide water and ice cream. Please bring a couple of can goods for *Network Ministries* (please check the dates, we cannot accept out of date cans).

Richland Park and Oaks is also sponsoring *BACK THE BLUE*, so wear a blue shirt if you can or purchase a *BACK THE BLUE* shirt for \$7.04 at the park. Looking forward to seeing you there!

If you have moved into the neighborhood within the last two years and haven't joined the HOA we don't have your information for Crime Watch. The HOA is voluntary and is only \$40.00 a year which helps pay for entrance landscaping, Crime Watch supplies, 2 social events, etc. Even if you don't join the HOA, fill out the form and send it in. We don't want to have to knock on your door in the wee hours of the night if Crime Watch sees something suspicious (or if you leave your garage door open).

### *Stay safe out there!*

Bob McClure, Crime Watch Coordinator  
214.763.0589 • [crimewatchone@yahoo.com](mailto: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 Officer Coleman for:

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

**For Emergencies, continue to call 911.**

## 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.).

## IF YOU'VE EVER WANTED TO SERVE YOUR COMMUNITY AND MAKE YOUR NEIGHBORHOOD A BETTER PLACE, THEN NOW IS THE TIME TO GET INVOLVED WITH THE RICHLAND PARKS/OAKS HOMEOWNERS ASSOCIATION.

Now is the time to nominate your neighbor to serve in Richland HOA positions! Here are the officers and committee chairs that are now open. Attend the General Meeting to elect the board members. The meeting will be held November 10, 2015 at 6:30 p.m. at Richland Elementary School.

### RHA BOARD OF DIRECTORS JOB DESCRIPTIONS

*RHA Officers:*

#### **PRESIDENT**

- Call and preside at all meetings of the Board of Directors
- Call and preside at all general membership meetings
- Appoint an ad hoc parliamentarian and invoke "Robert's Rules of Order" for each meeting
- Perform such other duties as may be prescribed by the Board of Directors
- Be a regular member of the Board of Directors
- Be an ex officio member of all Permanent committees
- Have authority to represent the corporation in its relations with other persons and organizations

#### **VICE PRESIDENT**

- Monitor and take such action as may be necessary to enforce existing zoning and deed restrictions in the area
- Monitor and take action as may be necessary to eliminate traffic and other safety hazards
- Promote the beautification of the area
- Be a regular member of the Board of Directors
- Perform the duties of the President whenever the President is absent or unable to perform

#### **SECRETARY**

- Keep a record of corporate membership,
- Keep the minutes of all meetings of the Board of Directors
- Keep the minutes of all general membership meetings
- Be a regular member of the Board of Directors
- Maintain the HOA Handbook
- Coordinate Neighborhood Functions

*Committee Chairs:*

#### **BEAUTIFICATION CHAIR**

- Responsible for Architectural, Landscaping and Beautification
- Monitor the current landscaping
- Ensure the continued maintenance and beautification of all public areas within the subdivision
- Monitoring COR Community Criteria and Maintenance Programs and coordinating with the City Of Richardson (COR)
- Report monthly to the Board of Directors concerning the activities of the Committee
- Attend each Board of Directors meeting
- Be a member of the association
- Have a term of one year
- Be elected at the annual general membership meeting
- Be a regular member of the Board of Directors
- Perform such other duties as the Board of Directors may prescribe

#### **DATABASE COORDINATOR CHAIR**

- Maintain and update the membership database
- Familiar with SQL databases
- Have basic web maintenance experience
- Coordinate with the Webmaster
- Reports directly to the Membership chairperson

- Recommend changes to the membership database record format to improve efficiency and effectiveness
- Run reports and/or assist Board members in running reports to meet specific needs
- Perform such other duties as the Board of Directors may prescribe

**MEMBERSHIP CHAIR**

- Plan membership drives
- Develop ideas for generating more members
- Send out mailers and advertisements
- Attend the General Meetings
- Coordinate efforts for membership drive with Block Captain Coordinator, Database coordinator, and Treasurer
- Be available to answer questions relating to membership to residents
- Report monthly to the Board of Directors concerning the activities of the Committee
- Attend each Board of Directors meeting
- Be a member of the association,
- Have a term of one year
- Be elected at the annual general membership meeting
- Perform such other duties as the Board of Directors may prescribe

**NEWSLETTER CHAIR**

- Work with the HOA Board to determine publication dates for neighborhood newsletter. Usual number of publications per calendar year is five (5)
- Gather news from a variety of sources including the HOA

Board, neighbors, City of Richardson, and Richland Elementary School

- Take photographs of newsworthy activities for publication in the newsletter. NOTE: Keeps signed “permit to publish” slips for individuals who are photographed for publication. (Permits not needed for group shots at any public activity)
- Work with advertisers who wish to place ads in the HOA newsletter. *NOTE: This does not include designing the advertising to be used.* Advertisers must submit information either by e-mail or in hard copy that can be scanned into the computer
- Deliver the newsletter to a printer either electronically
- Coordinate delivery of newsletter
- Work with volunteer groups, block captains or others to deliver newsletters to neighborhood front porches
- Keep 6 copies for archives and delivers extra to HOA Board president and Block Captain coordinator
- Invoice advertisers once the publication is distributed Invoices may be sent electronically if possible. If advertisers are not in the neighborhood, mails a copy of the newsletter to them along with the invoice. Advertisers send payment to the newsletter chair who then delivers it to the HOA treasurer
- Report monthly to the Board of Directors concerning the activities of the Committee

- Mail additional newsletters to key officials in the City of Richardson and Richland Elementary
- Maintain a newsletter notebook with back-up information, invoices and a copy of each newsletter for archives
- Attend each Board of Directors meeting
- Be a member of the association
- Have a term of one year
- Be elected at the annual general membership meeting
- Be a regular member of the Board of Directors
- Perform such other duties as the Board of Directors may prescribe

**MARKETING CHAIR**

- Bringing in advertisers for newsletter and directories
- Report monthly to the Board of Directors concerning the activities of the Committee
- Attend each Board of Directors meeting
- Be a member of the association
- Have a term of one year
- Be elected at the annual general membership meeting
- Perform such other duties as the Board of Directors may prescribe

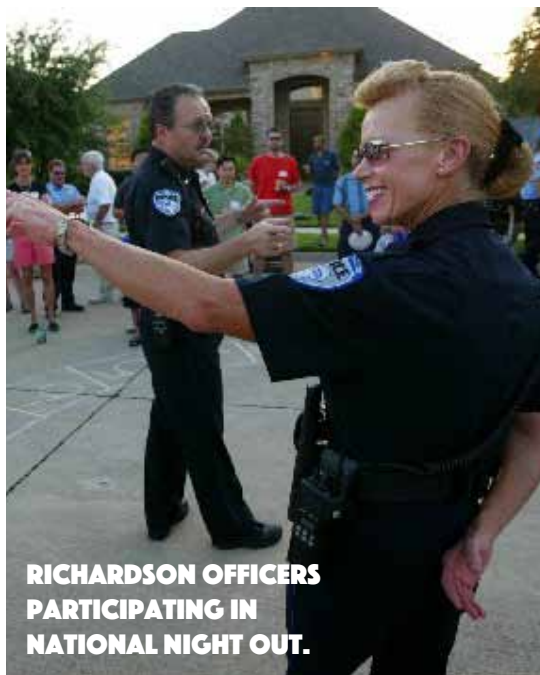




POLICE • COMMUNITY PARTNERSHIPS

## TUESDAY, OCTOBER 6 FROM 5:00 P.M. TO 8 P.M. RICHLAND PARK (NEXT TO RICHLAND PARK ELEMENTARY SCHOOL)

I want to remind everyone to join us in the park for **NATIONAL NIGHT OUT**, October 6th from 5 p.m. to 8 p.m. We are going to have a Food truck (takes credit cards) and live music for the event. Also, Richardson's **NATIONAL NIGHT OUT** will once again include a food drive for *NETWORK of Community Ministries*. Last year the food drive collected more than 7,700 pounds of food for the non-profit,



**RICHLANDSON OFFICERS  
PARTICIPATING IN  
NATIONAL NIGHT OUT.**

and organizers are hoping to top that amount this year. So, bring your non-expired canned goods and let's help our community top last year's donations.

**NATIONAL NIGHT OUT** is a year-long community building campaign, designed to: (1) Heighten crime prevention awareness; (2) Generate support for, and participation in, local anti-crime programs; (3) Strengthen neighborhood spirit and police-community partnerships; and (4) Send a message to criminals letting them know that neighborhoods are organized and fighting back.

Along with the traditional outside lights and front porch vigils, most cities celebrate with a variety of special events such as block parties, cookouts, parades, festivals, visits from local officials and law enforcement, safety fairs, and youth events.

The City of Richardson will compete in Category 2 (cities with pop. 100,000 - 299,000) for 1st place in the nation to highlight the great Police and community partnership in the fight against crime.

*David Kirkland  
Social Events and Activities Chair*

# CARJACKING SAFETY TIPS

We've discussed home safety and travel safety in previous *RichlandNEWS Newsletters*. Since most adult Americans own or have access to a car, it's important to know basic car safety, too!

Common **CARJACKING** ruses include: bumping the victim's vehicle from behind, and taking the car when the victim gets out of the vehicle to assess damage and exchange information; staging a fake car accident, sometimes with injuries, and stealing the vehicle of a good Samaritan who stops to assist; flashing lights or waving to get the victim's attention, indicating that there is a problem with the victim's car, and then taking the car once the victim pulls over; and following a victim home, blocking the victim's car in a driveway or in front of a gate.

When in your car, always keep the doors locked. Any time you drive through areas containing stoplights, stop signs, or anything that significantly reduces vehicular speed, keep your windows up.

Leave ample maneuvering space between your vehicle and the one in front of you. If you are approached by suspicious persons while you are stopped, do not roll down windows.

If you are being followed or harassed by another driver, find the nearest police station, hotel, or other public facility. Once you find a place of safety, park as close as you can, and get inside fast.

If another driver tries to force

you to pull over or to cut you off, keep driving and try to get away. Try to note the license plate number of the car and a description of the car and driver.

If you are being followed, never lead the person back to your home or stop and get out. Drive to the nearest police station, public facility.

If you are traveling alone and a car "bumps" into you, don't stop to exchange information. Go to the nearest service station or other public place to call the police.



Make sure it's the police. If you're driving alone at night and you see a blue light, keep driving until you find a gas station and pull over there. A real cop will understand – you can sign your intentions by pointing ahead.

*Never, ever pick up hitchhikers! It sounds harsh but the odds are always against you unless you are street savvy, immune to hardluck stories and physically able to protect yourself.*

*Remember two people means one behind you. That's placing yourself in harm's way.*

When you park, look for a spot that offers good lighting and is close to a location where there are people. Lock valuables in the trunk, and lock all doors.

Extra precautions are necessary when shopping. If you take packages out to lock them in your trunk, then plan to return to the stores to do more shopping, it may be a good idea to move your car to another section of the parking lot or street. By moving your car, you give the impression you're leaving. If you think you are being followed, do not go back to your car. Return to the safety of the occupied shopping area or office building and contact the authorities.

If you have car trouble on the road, raise your hood. When people stop to help, don't get out of the car unless you know them or it's the police. Ask the "Good Samaritan" to stop at the nearest service station, or call and report your problem.

If you are in a parking lot or parked on the street and have trouble, be wary of personal assistance from strangers. Go to the nearest telephone and call a repair service or friend for assistance. If you feel threatened by the presence of nearby strangers, lock yourself in your car and blow the horn to attract attention of others who are nearby who can help.

*Article submitted by guest contributor, Dr. Leonard Nijssen*

# FALL WORD SEARCH

created by Jay and Karla Weesner

**Instructions:** In our word search, words are placed horizontally, vertically and diagonally, both forward and backwards. There are also lots of overlaps between words so you will need a keen eye to spot all the words and solve the puzzle. Last issue's answers are located on page 22 in the advertising section. Enjoy!

G	N	I	V	I	G	S	K	N	A	H	T	H	N	K	I	P	S	S	P
S	I	C	O	R	N	Y	D	O	G	S	O	A	H	Y	G	R	E	F	I
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BIG TEX  
CHANGING LEAVES  
CIDER  
CORN Y DOGS  
COSTUME  
DRESSING  
FOOTBALL GAMES

FROST  
HALLOWEEN  
HOA ELECTIONS  
HOLIDAY SHOPPING  
HOMECOMING  
JACKETS  
MIDWAY RIDES

MUMS  
PILGRIMS  
PUMPKIN  
SCARECROW  
TEXAS STATE FAIR  
THANKSGIVING  
TURKEY



# CARNI-FALL

SATURDAY, OCTOBER 17, 5:00-8:00 P.M.

## MARK YOUR CALENDARS BECAUSE CARNI-FALL IS RIGHT AROUND THE CORNER!

This year, for the Carni-fall festival, we will have some city council members attending, a vintage car show, pumpkin carving, a fire truck and police car, a costume contest and music, with food catered by Urban Taste (Caribbean buffet), along with beer and wine. There will be three inflatables for the kids. Come out and meet your neighbors for an evening of fun, food and fellowship! (Sponsored in part by ACRI windows).



## BIG SPRINGS BAPTIST CHURCH OF GARLAND PRESENTS NATIVITY SCENE REENACTMENT

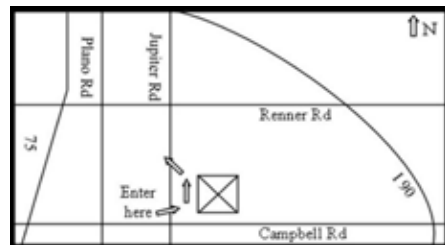


*A Free Drive Through As the True Christmas Story Comes To Life*

**F**rom Wednesday December 16 through Friday December 18, come see a free, live depiction of Mary, Joseph, the Angels, Shepherds and Kings as you drive through the Big Springs Baptist Church circular drive.

Entrance is a right turn for northbound Jupiter Road traffic, less than one block north of Campbell Road. Times are from 7 to 9 p.m. See brilliant costumes, hear lovely music and receive free candy and gifts!

We look forward to showing you the true meaning of Christmas with this re-enactment of our blessed Savior's birthday. We hope you can stop by on one of these dates and be reminded of the reason we celebrate this special time of year.



Big Springs Baptist Church  
Phone: 972-495-4575  
6538 N. Jupiter Road  
Garland TX 75044

*Submitted by Linda Gant*

# 10 LIFE-SAVING DEFENSES AGAINST PERSONAL ATTACK

Article submitted by guest contributor,  
Dr. Leonard Nijssen

**1** If a mugger demands your wallet or purse, don't hand it to him. Toss it away from you. Chances are that he is more interested in your wallet than you, and he will go for the wallet. Then run away in the other direction.

**2** Women tend to be more sympathetic. Ted Bundy, the serial killer, was a good-looking, well-educated man, who played on the sympathies of unsuspecting women. He walked with a cane, or a limp, and often asked 'for help' into his vehicle or with his vehicle.

**3** If you are ever thrown into the trunk of a car, kick out the back tail lights and stick your arm out the hole and start waving. The driver won't see you, but everybody behind you will, and hopefully a cop will pick up on the light being out.

**4** Women have a tendency to get into their cars after shopping, eating, working, etc., and just sit. At the very least, lock your doors as soon as you get in the vehicle. The predator will be watching you, and this is the perfect opportunity for him to get in on the passenger side, put a gun to your head, and tell you where to go. As soon as you get into your car, lock the door and leave. If someone is in your car and puts a

gun to your head don't drive off. Instead, surge and crash the car. Your airbag will save you. After the car crashes, bail out and run.

**5** A few notes about getting into your car in a parking lot, or parking garage:

- Be aware: Look around you, into your car, the passenger side floor, and in the back seat.
- If you are parked next to a big van, enter your car from the passenger door. Most serial killers attack their victims by pulling them into their vans while the women are attempting to get into their cars. *If you're being abducted, drop to the floor, you're way harder to maneuver and you may attract attention. Start yelling and shouting loudly!*
- Look at the car parked on the driver's side of your vehicle, and the passenger side. If a male is sitting alone in the seat nearest your car, you may want to walk back into the mall, or work, and get a guard/policeman to walk you back out.

**6** Always take the elevator instead of the stairs. Stairwells are horrible places to be alone and the perfect crime spot. This is especially true at night.

**7** If the predator has a handgun and you are not under his control, always run! Handguns are notoriously inaccurate in

an amateur's hands and they aren't good for a kill shot from a distance. So run. Preferably in a zig-zag pattern.

**8** Remember, the elbow is a super strong point on your body. If you are close enough to use it, do! The nose, throat and especially the ear are susceptible to an elbow blow, while you're kicking a shin, of course. An elbow in the kidney is also painful and effective.

**9** The crying baby scam: You think you hear a baby crying on the porch. Call the police but do not go outside to check. It's a ruse to coax women out of their homes thinking that someone dropped off a baby. What you are probably hearing is a tape. And if it's a real baby, you want the police to find it.

**10** The running water scam. If you wake up in the middle of the night to hear all your taps outside running or what you think is a burst pipe, don't immediately rush out to investigate. Home invaders can turn on all your outside taps full blast so that you will go out to investigate and then attack. Instead, check through windows to secure the perimeter. Fetch your gun or call the police and keep them on the line while you go to check.

# Nextdoor

**When neighbors start talking, good things happen.** Nextdoor makes it easy to communicate with your neighbors about the issues that matter most in your community.



Share recommendations about local services (e.g. babysitters, plumbers, dentists)



Organize neighborhood events (e.g. HOA, neighborhood watch, National Night Out)



Report suspicious activities, help prevent crime, and receive updates from local police



Connect with parents, pet owners, and other groups in your neighborhood



Get to know your fellow neighbors so you can finally call them by name



**Nextdoor protects you, your information, and your neighborhood.** More than 40,000 neighborhoods across the country trust Nextdoor to keep them safe.



### Neighbors only

Each Nextdoor website is password-protected and private to you and your neighbors. Members must verify that they live in the neighborhood before they can join a Nextdoor website.



### All your information is secure

Nextdoor takes your privacy seriously. None of the information you share on Nextdoor is available on search engines. And your personal information is never shared with advertisers or third parties.



### Make your neighborhood safer

When neighbors know each other, they look out for one another. Nextdoor makes it easy to come together to create watch groups, report suspicious activity, and prevent crime before it happens.



Join your Nextdoor neighborhood at:  
**nextdoor.com**

Featured in



# TEN WAYS TO IMMEDIATELY IMPROVE YOUR NEIGHBORHOOD

by Michael Bahr  
Architecture/Landscaping/Beautification Chair

- 1. Report crime as soon as possible.** Whether the issue is graffiti, petty vandalism or something much more serious, police cannot act without first hearing about the problem from you.
- 2. Report nuisances and other noncriminal problems promptly.** Examples of these items are junked cars on lawns and in the street, old mattresses left to rot in the backyard, broken furniture on porches, or garbage piling up. When you find yourself thinking, “Someone ought to do something about that” — *do something!*
- 3. Take away the opportunity for crime.** Think about your home, your car and even your lifestyle and ask what you could change to take away the opportunity for crime.
- 4. Introduce yourself to your neighbors.** Make a list of names and phone numbers of every neighbor on your block. Set a goal of at least 10 neighbor contacts.
- 5. Know the names of neighborhood kids and their friends.** This can make a profound difference should there be a need for adults and young people to talk to each other in cases of emergency.
- 6. Make a list of landlords in your area.** As owners of property in the community, landlords are responsible to the neighborhood and should be concerned with the health of that neighborhood. You can easily find out the name and address of the owner of the property by contacting your county assessor’s office, using the online property search tool.
- 7. Walk around the block.** Sounds simple, but it is a great way to meet neighbors, and get to know your neighborhood while getting a little exercise.
- 8. Drive slowly through your neighborhood.** Stop signs, lights and speed bumps can slow traffic down, but so can you. By regularly driving slowly on your neighborhood side streets, you encourage those in a hurry to find another rout, rather than getting stuck behind a slow poke.
- 9. Pick up litter near your home.** Even if you didn’t put it there. Most people are less likely to litter where they don’t see litter already. You can help stop littering in your neighborhood by taking away the litter that attracts it. Pet owners should make sure they pick up after their pets.
- 10. Join your neighborhood Support Groups, such as HOA and Crime Watch and pay your HOA dues!**

## DON'T STOP AT 10 TASKS...

There are many things you can do to make your neighborhood healthy, safe and clean.

- Turn on porch light at night
- Spend time in your front yard
- Stay in one place — long term residents create stability
- Offer assistance to a neighbor in need — offer help with yard work
- Ask neighborhood kids for help if you need it — they are always happy to earn a few dollars
- Be the kind of neighbor you want as a neighbor

# TRIPLE B AWARD WINNERS

**WOW!**

I am so pleased to announce the 600 Block of Birch was awarded the Best Block Beautification award for the “Summer” Contest.

As this is just one of numerous assets supported by your \$40.00 HOA annual contribution, the \$200.00 award, they have chosen to purchase Bulbs for planting, throughout their street, thus improving even more the aesthetics of their Block.

Cassie Campbell is the Block Captain and I am so proud of her efforts and the support she has obtained from her block residents!

There are some great things happening in Richland Park/Oaks not to mention, wonderful people!

## **HELPFUL PROPERTY PRESENTATION TIPS:**

- Keep yards, shrubs and trees mowed and trimmed
- Keep all debris off sidewalks and drives
- Group your plantings to give focus to your design, cluttered design is unruly
- Pop with color with floral and foliage plantings
- Park Automobiles in Garage or Back Drive

Thank You,  
Michael Bahr  
(Architecture/Landscape/  
Beautification Chair)






# Richland Homeowners Association 2015 Membership Registry

**Membership Dues for January 1<sup>st</sup> through December 31<sup>st</sup>, 2015**

## *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. New for this year you can now join online at [www.richlandhoa.com](http://www.richlandhoa.com) and use  PayPal to pay your dues.

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

- **Crime Watch Patrol** – by trained neighborhood volunteers
- **Beautification:**
  - ~ Matching Fund Projects
  - ~ Neighborhood Integrity Programs
  - ~ Replace Lighting with Architectural Enhancements (e.g., lighting, landscaping)
- **Social Activities for all ages:**
  - ~ Spring Fling Festival
  - ~ Carni-Fall Festival
  - ~ Flags for the 4<sup>th</sup> of July
  - ~ 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. The first two newsletters go to the entire neighborhood, but the last two are delivered **only** to RHA members (also available online)
- **Neighborhood Directory** (available **only** to association members)
- **Neighborhood Website** ([www.richlandhoa.com](http://www.richlandhoa.com)) – linked to <http://www.cor.net/>
- **RHA Social Networking Site** limited to residents only: <https://richlandhoa.nextdoor.com/>
- **We're also on Facebook**

**Please fill out the 2015 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 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 2015 Membership Registry

**(Please PRINT clearly or register online at [www.richlandhoa.com](http://www.richlandhoa.com))**

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 publication in the RHA Directory to be used by neighbors to contact you (not available to the public).*

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

3. *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 _____

4. *For communicating meetings, planned events, and alerts (will not be included in the directory).*

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

5. *Volunteer Interests (Check each one that interests you!) Best Time for Contact:* \_\_\_\_\_

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Crime Watch Patrol (min 2 hrs/month) | <input type="checkbox"/> 4 <sup>th</sup> of July Flags Distribution | <input type="checkbox"/> Membership Committee                |
| <input type="checkbox"/> Spring Fling Event Help              | <input type="checkbox"/> DATABASE Support                           | <input type="checkbox"/> Seasonal Yard/Block Award Judging   |
| <input type="checkbox"/> Carni-Fall Event Help                | <input type="checkbox"/> Newsletter Contributor                     | <input type="checkbox"/> Advertising Marketer for Newsletter |
| <input type="checkbox"/> Block Captain                        | <input type="checkbox"/> Social Media – Photography/Posting Events  | <input type="checkbox"/> Beautification Committee            |

**Comments or Suggestions:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Enclose Check or use PayPal at [www.richlandhoa.com](http://www.richlandhoa.com)**

Annual Dues	\$40.00
Additional Contribution (Tax Deductible)	_____
<b>Total</b>	<b>\$ _____</b>

Check enclosed     PayPal     Bank Payment Service

**Payable to RHA and mail with completed form to:**  
RHA, P.O.Box 852636, Richardson, TX 75085-2636

## 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**.



**CITY CHARTER AMENDMENT AND BOND PROGRAM ELECTION ELECTION DAY NOVEMBER 3 EARLY VOTING OCTOBER 19-30**

There are a number of critical issues facing the City of Richardson with its proposed 83 City Charter Amendment changes and its upcoming 2015 bond election. Make your voice heard by getting out and voting. The only way change is going to be instituted is by taking part in the process. You may not think your one vote counts, but your one vote, along with many others, amounts to a great deal. *Exercise your right as a Richardson citizen — VOTE!*




The City Charter Amendment election will have 83 amendments including changing the way a mayoral vacancy is filled. Currently, mayoral vacancies are filled by a City Council vote, while the Charter amendment will require vacancies to be filled in a citywide election. The Charter was last amended in 2012.

**Voting Information**  
 Dallas County  
 214-819-6389, www.DallasCountyVotes.com  
 Collin County  
 972-547-1990, www.co.collin.tx.us/elections  
 City of Richardson  
 972-744-4290, charterquestions@cor.gov  
 www.cor.net/charterelection

**IMPORTANT DATES**  
 Election Day Nov. 3  
 Voter Registration Deadline—Oct. 5  
 Early Voting Oct. 19-30

**Early Voting Dates and Times for Dallas and Collin counties**

DATE	DALLAS COUNTY	COLLIN COUNTY
Oct. 19-23	8 a.m.-5 p.m.	8 a.m.-5 p.m.
Oct. 24	8 a.m.-5 p.m.	7 a.m.-7 p.m.
Oct. 25	1-6 p.m.	1-6 p.m.
Oct. 26-28	8 a.m.-5 p.m.	7 a.m.-7 p.m.
Oct. 29-30	7 a.m.-7 p.m.	7 a.m.-7 p.m.



The 2015 bond program includes \$115 million in projects. If approved by voters, the bond package will not require an increase in the City's tax rate.

**Proposition 1 PUBLIC BUILDINGS - \$67M**  
 Includes various fire station renovations and updates to City Hall, the Public Safety Complex, the Animal Shelter and the Library

**Proposition 2 STREETS - \$38.6M**  
 Includes street and alley repairs, traffic signal rebuilds and traffic operational/efficiency projects

**Proposition 3 PARKS - \$7.2M**  
 Includes playground and trail redevelopments as well as renovations to the Senior Center

**Proposition 4 SIDEWALKS - \$2.2M**  
 Includes sidewalk repairs in the five areas of the city that have not been repaired over the past decade

**IMPORTANT DATES**  
 Election Day Nov. 3  
 Voter Registration Deadline—Oct. 5  
 Early Voting Oct. 19-30  
 bondquestions@cor.gov  
 www.cor.net/bondelection, 972-744-4280

**Early Voting Dates and Times for Dallas and Collin counties**

DATE	DALLAS COUNTY	COLLIN COUNTY
Oct. 19-23	8 a.m.-5 p.m.	8 a.m.-5 p.m.
Oct. 24	8 a.m.-5 p.m.	7 a.m.-7 p.m.
Oct. 25	1-6 p.m.	1-6 p.m.
Oct. 26-28	8 a.m.-5 p.m.	7 a.m.-7 p.m.
Oct. 29-30	7 a.m.-7 p.m.	7 a.m.-7 p.m.

**RICHLANDNEWS Advertising Rates**

The **RICHLANDNEWS** newsletter is published four-five 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](mailto: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 5/8" wide x 2 3/8" high	\$25.00
Quarter Page (Vertical only)	3 5/8" wide x 4 7/8" high	\$50.00
Half Page (Horizontal only)	7 1/2" wide x 4 3/4" high	\$75.00
Full Page	7 1/2" wide x 9 7/8" high	\$125.00

For additional information email: [news@richlandhoa.com](mailto:news@richlandhoa.com)



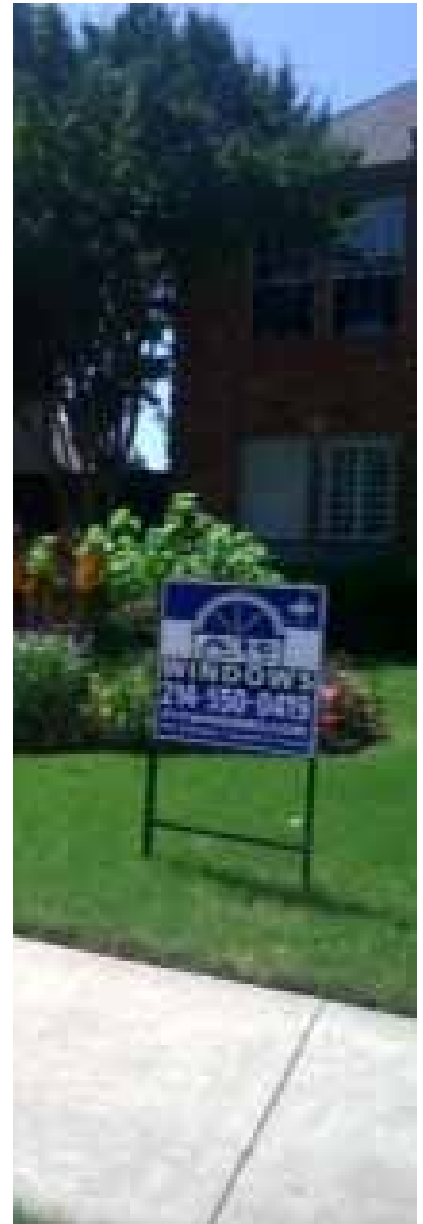
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# RIGHT-SIZING MADE EASY



As a professional dedicated to serving downsizing seniors at the highest level, it is my goal to insure that my clients are well-informed, prepared, and equipped to navigate the complexities of a downsizing move. By following the proven 5-step system for a successful move, we are able to accomplish just that.

This short article outlines the basic 5 easy steps that I guide my clients through as they begin the process of simplifying their lives. My senior clients receive a complimentary 40 page “Downsizing Made Easy” guide to assist them with answering the many questions related to downsizing move and completing the 5 East Steps outlined here. Contact me today to schedule your complimentary consultation and find out how I can help you go from overwhelmed to overjoyed as you consider a right-sizing move.

---

## 1. Create a plan that fits your lifestyle

The first phase of creating your own plan means doing some research. Consider your interests, financial situation, location of your friends and family, and how you envision living life to the fullest. Then choose a place that you think will best fit your lifestyle. Take some time with this step even if you haven't fully decided whether you intend to move.

## 2. Communicate with your family and friends

This doesn't mean asking for their permission or even their opinions. It is a good idea, however, and sometimes necessary, to keep family member and friends in the loop. If you need help or advice later, they're at least on the same page. You can share with them your thoughts about your plan and find out if they have any questions or concerns.

## 3. Surround yourself with highly qualified professionals

You will likely need the services of an estate liquidator, mover, REALTOR®, organizer, move manager, repair contractor, and others. Learn more about these professionals and their services by doing interviews and getting references. Successful downsizing moves require a team of qualified professionals with specialized expertise, experience, and knowledge.

## 4. Dealing with a house full of possessions

Sorting through personal property and household belongings is often the step that trips people up, leading to dread, as they anticipate moving. It can be the uncertainty of where to begin, reluctance to part with treasured possessions, or the physical work which creates the stumbling block. Focus on what you want to keep and let the professionals do the rest!

## 5. Celebrate your new lifestyle

This sounds like an easy step, but the impact of this type of transition is often underestimated. During the hustle and bustle of the moving process, emotions get placed on the back burner. Don't ignore your emotional well-being. Make sure you take stock of how you're feeling throughout the process, as well as how you might be feeling about your new lifestyle - simply being aware and prepared can make a big difference.

---

**ANGELA MCCANTS, ABR, CSA, CSHP**  
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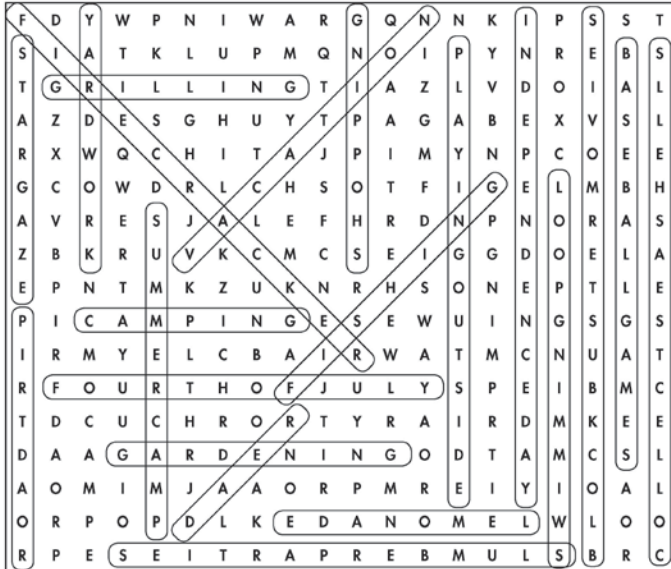
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# RICHLANDNEWS 2015 Summer Word Search Answers



- |                    |                  |                 |
|--------------------|------------------|-----------------|
| BASEBALL GAMES     | GARDENING        | SLUMBER PARTIES |
| BLOCKBUSTER MOVIES | GRILLING         | SHOPPING        |
| CAMPING            | INDEPENDENCE DAY | STARGAZE        |
| COLLECT SEASHELLS  | LEMONADE         | SUMMERCAMP      |
| FIRECRACKER        | PLAYING OUTSIDE  | SWIMMING POOL   |
| FISHING            | READ             | VACATION        |
| FOURTH OF JULY     | ROAD TRIP        | YARDWORK        |

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