

# RICHLANDNEWS

Richland Homeowners Association Newsletter • P.O. Box 852636, Richardson, Texas 75085-2636 • [www.richlandhoa.com](http://www.richlandhoa.com)

## BECOME A MEMBER OF RHA IN 2017!

Thank you Richland Homeowners Association (RHA) members for making our neighborhood a wonderful place to live! Wouldn't it be nice if all the neighbors in Richland Park and Richland Oaks joined our voluntary homeowner's association (HOA)?

This is your neighborhood. You chose it out of all other neighborhoods as a place to live, invest in property and call it home. You're surrounded by great landscape, schools, jobs, stores, places of worship, hospitals, transportation and friendly folks. So, why not join the RHA for just \$40 per year to help keep this a wonderful place to live?

Your house is where your friends and family come to visit and the place you get to prop your feet up at the end of the day to enjoy your well-deserved investment. Don't believe the outsiders who grumble that HOA's are just a few board members getting together to fuss and argue and dictate how every neighbor's house should look – not so.

First of all, our RHA is voluntary, and it's only \$40 per year! The folks serving on the board discuss projects, whether beautification efforts or fun events like the *Spring Fling* for the whole neighborhood to enjoy! Also, as a member, you are welcome anytime to attend our RHA monthly meetings to see how ideas are presented and how the planning takes place. The key to a cohesive association is communication and participation.

In this winter edition, you will see articles about *Nextdoor*, an application that is free and can help us communicate with our neighbors on topics of interest, such as rezoning and crime watch. So, get a jump on belonging to a fantastic neighborhood by joining RHA now for 2017! *It's your home and your neighborhood; now make it your RHA!*



### 2017 CALENDAR

#### JANUARY

- 1 New Years Day
- 16 Martin Luther King Day
- 24 Belly Laugh Day

#### FEBRUARY

- 2 Groundhog Day
- 12 Lincoln's Birthday
- 14 Valentine's Day
- 20 President's Day
- 28 Mardi Gras Carnival

#### MARCH

- 12 Daylight Savings
- 17 St. Patrick's 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 17-25.

## RHA OFFICERS/CHAIRS

### 2016 OFFICERS

#### President

Becky Jones  
President@richlandhoa.com

#### Vice President

Valerie Standifer  
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#### Secretary

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#### Treasurer

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Millie Harrison (Co-chair)

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Karla and Jay Weesner



## PRESIDENT'S MESSAGE

Richland Homeowners Association  
Richland Park and Richland Oaks Community

### DEAR RICHLAND HOMEOWNERS ASSOCIATION MEMBERS,

As we near the end of 2016, I want to take this opportunity to thank the RHA officers, chairs and members at large for their dedication to serving all of the residents of Richland Park and Richland Oaks. Each have spent countless hours dedicated to making Richland Park and Richland Oaks the best we can be. Please continue to personally thank and acknowledge their work as you see them in the neighborhood.

It has been an honor serving as your president this year. At our November 10 General Meeting, D'Nelle Lyons was elected president for 2017 along with the other officers and board members. RHA is in good hands! I encourage each of you to find an area to volunteer. We also need more residents to join our association. The \$40 annual dues support neighborhood activities and beautification projects. The membership dues may be paid online using PayPal which makes it easy to join.

Thank you again for your support this year. Wishing you a season of peace and joy as we look forward to 2017!

Respectfully,  
Becky Jones, President, RHA  
[President@richlandhoa.com](mailto:President@richlandhoa.com)

### Incoming 2017 Richland HOA Board Officers and Chairs include:

D'Nelle Lyons, (President), Carolyn Sherman (Secretary), Sharon Miller (Treasurer) and Phil Cullens (Membership Chair). Continuing in their roles will be Val Standifer (Vice President), Linda Brollier and Millie Harrison (Architecture/Beautification Co-Chairs), David Kirkland (Activities/Socials Chair), Karla Weesner (Newsletter Chair), Bob McClure (Crime Watch Coordinator), Khalid Hussain (Database Coordinator), Barry Propes (Website Coordinator) along with Dave Harrison and Curtis Dorian serving as Advisory Members.



Be sure and follow us on:

- **Twitter:** @RichlandHOA
- **Facebook:** <https://m.facebook.com/RichlandHOA>
- **Website:** [www.richlandhoa.com](http://www.richlandhoa.com) or scan the QR Code with your QR code reader to the left to take you there!



## CRIME WATCH REPORT

Richland Homeowners Association  
Richland Park and Richland Oaks Community

### HELLO NEIGHBORS!

This has been a great year in our neighborhood. Crime has been at its lowest for home burglaries. Wish I could say the same for our cars. Folks you must take everything out of your vehicles. Thieves walk our streets and alleys looking for unlocked cars and trucks, so if you want to keep it, take it out of your car and lock it.

Our big problem right now is package theft from our porches. If you can't be home for delivery make arrangements with a neighbor or have them delivered to the UPS store by Kroger on Centennial. I had a meeting with RPD last night (December 6th) and with all the activity on Nextdoor about the package thefts, not one report was taken by RPD.

As you know the squeaky wheel gets the grease, so call those thefts in to RPD no matter how small it may be. The more calls, the more patrols we get from RPD.

Remember not to advertise your Christmas gifts. Cut and bag the boxes your gifts came in before you put them in the trash. Be extra careful out shopping and try not to go alone.

**Crime Watch needs your help on patrol.** It takes a lot of people to make it work (see sidebar this page). Can you spare a couple of hours every two weeks? All you have to do is drive around and be seen. The crooks see our signs and go somewhere else. It's that easy. Give me a call (214-763-0589) and I will tell how to get started.

Happy Holidays!

Bob McClure, Crime Watch Coordinator  
214.763.0589 • [crimewatchchone@yahoo.com](mailto:crimewatchchone@yahoo.com)

### RECYCLE HOLIDAY CARDBOARD BOXES

The City of Richardson Public Services Department and the Richardson Police Department have teamed up to help fight crime and recycle at the same time. Instead of putting your new computer or flat screen TV box out for pick-up, recycle and prevent crime. Temporary recycle locations will be established by December 23 and removed January 5, 2016.

If you prefer to throw the boxes away, place them inside a black bag so you do not advertise that you have a new computer or TV in your home. For more information about preventing crime or to make your home and neighborhood safer, please contact the RPD at 972-744-4955.

#### Temporary Recycling Locations

Locations listed are for flattened cardboard items ONLY:

- Custer Park, 700 W. Renner Rd. (near the tennis courts)
- Recycle Center, 102 N. Cottonwood Dr.
- 1500 Apollo Rd., (near the Huffhines Tennis Center courts)
- Breckinridge Park, 5200 Park Vista Rd. (near the baseball complex)

## 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.).

## TIPS TO FIGHT PACKAGE PIRATES THIS HOLIDAY SEASON FROM NEXTDOOR

This year the United States Postal Service is expecting to deliver over 600 million packages between Thanksgiving and New Year's Day. Neighbors everywhere are on high alert to make sure their packages are safe this holiday season.

**And with good reason:** in a recent survey of neighbors in the United States, we found that forty-two percent of neighbors have experienced a package theft, and nearly half of those neighbors have had multiple packages stolen.

**Unease is on the rise, as well:** more than sixty percent of neighbors report that they've decided to not have a package delivered to their home in fear of it being stolen. And with the majority of neighbors – seventy-eight percent – reporting that they expect to receive more packages this time of year than any other, keeping valuables safe is top of mind for the holidays.



With sixty-seven percent of neighbors reporting that they would ask a neighbor for help receiving a package if they weren't home, and a whopping 80 percent saying that they would ask a neighbor for help if they had an easy way to do so, Nextdoor can clearly help. Read on for our tips on how to use technology to keep packages safe this holiday season.

- **Join a virtual neighborhood watch.**

If you catch a package thief on surveillance video, you can quickly upload the footage to your Nextdoor website to alert your neighbors. During the holiday season when porch pirates strike, neighbors everywhere are using Nextdoor for everything from asking their neighbor to pick up a package for them to warning the community of packages being stolen, with a simple click of the mouse.

- **Install a security camera.** Security cameras are proven to deter burglars and help keep your packages safe. Nest Cam Indoor, and the new Nest Cam Outdoor, provide real-time video surveillance of a home and property. Nest Cam Outdoor sends out alerts when there is activity at the door and can talk and listen to anyone nearby from a smartphone, straight to the camera. Neighbors across the country use Nest Cam, as well as the Ring doorbell, to monitor their home while they're away.

- **Upgrade to concierge shipping services.** With services like Shyp and UPS My Choice, there are a growing number of options for advanced tracking and shipping services. These services allow you to easily redirect a package, receive detailed updates on estimated delivery time, and can even send an email or text once your package is delivered.

*From all of us at Nextdoor, we hope you have a happy holiday season – and that your packages make it home safely!*

## New Feature Allows Neighbors to Forward Crime and Safety Information Directly to Our Police Department on Nextdoor

Over the past four years, Nextdoor partnered with more than 1,800 public agencies to help them better connect and communicate with the residents they serve.

Police departments across the country have partnered with Nextdoor to improve citywide communication and to enhance community policing efforts. Using Nextdoor, police have sent targeted, hyperlocal information to neighborhoods across their jurisdiction, opening a line of communication between them and their neighborhoods.

Nextdoor is excited to announce that they are taking police and neighbor-to-neighbor communications to the next level with Nextdoor's newest feature for public agencies: **Forward to Police**.

This feature will allow neighbors to forward their own Crime & Safety posts and Urgent Alerts on Nextdoor directly to their local police department with the click

of a button.

It's important to note that **Forward to Police** is not an emergency reporting system, but a new way for residents to share safety concerns



and content they are posting on Nextdoor with their local public safety agency. Nextdoor always encourage residents to call 911 in the case of an emergency.

Over the last several months, more than 200 of Nextdoor's local public safety partners have turned on **Forward to Police** during their

pilot period, receiving messages from residents on everything from package thefts, vandalism, traffic complaints, and car break-ins in the neighborhood.

In Norfolk, VA, **Forward to Police** has, not only alerted the Norfolk Police Department to crimes in their jurisdiction, but also served as a valuable educational tool for the department. "We found that residents underestimated incidents in their area, assuming that they weren't important enough to file a formal report," says Daniel Hudson, Public Information Officer with the Norfolk Police Department. "Now, we hear about these incidents and follow up with residents to ensure they report it. It's really allowed us to come full circle in our communications with neighbors across Norfolk."

Nextdoor is proud to partner with agencies who work every day to build even stronger and safer neighborhoods across the country, and they are pleased to offer them a new feature that will make it even easier to connect with their residents about crime and safety concerns.

# Communicating a crime or possible criminal activity to your neighbors

**NEXTDOOR** is a powerful platform that allows you to communicate with your neighbors to make your neighborhood stronger and safer.

**BE SAFE**

Don't put yourself in harm's way or engage a suspect to gather more details about the situation. Your safety is paramount.

**CALL 911**

If you think that a crime may be occurring, or that the safety of you or your neighbors may be at risk, don't hesitate to call 911. Keep in mind that calls to 911 will be prioritized and triaged based on availability of law enforcement, so you shouldn't worry that you may be using up valuable resources. Even if you are unsure as to what is going on, the best thing to do is to let the police investigate. When the police catch someone in the act of breaking into a home, or stealing something, it is not unusual that one person is responsible for multiple other crimes in a neighborhood, and once caught, crime will decrease.

**WHEN TO USE AN URGENT ALERT VS. A REGULAR POST**

Post an *Urgent Alert* if someone's safety or property is at risk and if the issue has occurred within the last 10 minutes. If you

just witnessed the behavior, call 911. Then post an *Urgent Alert* so that your neighbors will be notified of the situation by both email and text message. Remember that *Urgent Alerts* are limited to 110 characters, so you'll need to be descriptive, yet concise. (You can add more details later by replying to the *Urgent Alert*, if needed.) Here's an example of an *Urgent Alert* that communicates suspicious behavior in a concise way: Man on Main trying to break into car. Wh/male bl/pants rd/shirt, Nikes, scar on cheek - See him, call 911.



If it has been more than 10 minutes, post your report as a message in the *Crime & Safety* category.

**HOW TO POST YOUR CRIME & SAFETY MESSAGE TO HELP EVERYONE IN YOUR NEIGHBORHOOD STAY SAFE**

**What** — focus on the behavior that raised your suspicion. Describe the potentially criminal or dangerous activity you observed or experienced; what the person was doing, what they said (if they spoke to you). Include the direction they were last headed. **Who** — give as full a description as possible of the person, people, or vehicles involved. Include as many details as possible - age, height, weight, hair, clothing, and identifiable marks, not just sex and race. For vehicles, make, model, plate, and direction of travel are helpful. **Where** — location matters. Provide specific streets or intersections whenever possible. If

the location is in a large area such as a park, provide a landmark within that location where the

...continued on page 7.

...continued from page 6.

incident occurred (e.g. "at Rogers Park, next to the restrooms").

**WHAT BEHAVIORS DO POLICE CONSIDER TO BE SUSPICIOUS?**

**Please note:** While the below behaviors have been known to be consistent with criminal activity, it is entirely possible that there is a simple explanation for what you are seeing. For example, a person observed trying the handles of vehicles may be misinformed as to which car belongs to a friend or family member; a person observed loitering within a park may be a neighbor's relative making a phone call before heading inside.

**Consider the context.** Take, for example, a person sitting in a parked car across the street. During the day, someone might pull over to make a phone call or send a text message and then drive away. At night, the context has changed, especially if the lights in the vehicle are off in a residential neighborhood.



**POLICE ASSOCIATE THESE BEHAVIORS WITH POTENTIAL CRIMINAL ACTIVITY:**

- Someone walking down the street looking into multiple vehicles and/or trying door handles to see if the doors will open.
- Someone walking up to and stepping onto your or your neighbors' porches and/or taking a package.
- A person who is not your neighbor walking about your neighbor's home and looking into windows, or trying to gain access by forcing open a window or door.
- A person knocking on your door and asking to speak with someone who does not live there and who may also go to other homes knocking on doors. This is a tactic used by people with the intent to burglarize to see if people are home.
- Someone claiming to represent a utility company who is either not wearing a uniform or does not produce identification upon request.
- Someone using binoculars to look into your or neighbors' homes.
- At night, a person sitting inside a vehicle that you do not recognize with the lights off for more than a few minutes.
- A pushy salesperson offering a deal too good to be true, asking to come into your home, or not producing identification upon request.
- A vehicle you do not recognize that is circling multiple times around the neighborhood.
- A constant flow of people coming and going from a particular home and visiting for just a couple of minutes.
- If you feel you are being followed when walking home or to a neighbor's home, and you cross the street to the other side and back again and the person(s) following cross along with you.
- "Sales crews" selling products door-to-door saying they need to make a quota, but the criminal activity is not what you might think and are often victims of labor traffickers and can be reported to the National Human Trafficking Resource Center: 1-888-373-7888.

Are you getting too much email on Nextdoor?

Well, here’s how you can change your email settings. Nextdoor gives you quick and easy control over which email notifications you receive about your neighborhood’s activity. You can opt to receive all updates, some, none, or you can choose the specific types of posts you want to be notified about. You can also receive a daily digest summarizing all of the recent activity from your Nextdoor neighborhood.



TO CHANGE IT FROM YOUR COMPUTER.

1. Sign in to your Nextdoor account.
2. Click the down-arrow next to your profile photo in the top right corner of the page.
3. Select Settings.
4. Select your desired email notification settings:
  - Selecting All means you want to receive all of the posts in your own neighborhood as immediate emails.
  - Selecting Some means that you’ll immediately receive some posts from your neighborhood and the rest will be included in the daily digest. This is the default setting.
  - Clicking Custom allows you to control exactly which categories of email you want to receive from your neighborhood and nearby neighborhoods as immediate updates.
  - If you select None we won’t send you any immediate emails from your neighborhood. You will still get a daily digest unless you uncheck the “Daily digest” box on your settings page.
  - Other emails:
    - *Daily Digest:* Checking this box means you’ll receive a daily summary of all the recent activity in your neighborhood and nearby neighborhoods. The digest is the same for all neighbors, and is not customizable.
    - *Activity that involves you:* This allows you to fine tune immediate emails for any updates to posts you’ve interacted with.
    - *Local agencies and organizations:* If local agencies have partnered with Nextdoor in your area, you can choose to receive email notifications for their posts.
    - *Nextdoor announcements:* Check this box if you’d like to receive occasional emails about product updates, new features, and more.

TO CHANGE IT FROM YOUR IPHONE OR IPAD.

1. Tap the More menu icon in the bottom right corner.
  2. Tap Settings.
  3. Select Email Settings.
  4. Select the type of activity you’d like to receive emails for by tapping the radio button to the right.
    - Selecting All means you want to receive all of the posts in your own neighborhood as immediate emails.
    - Selecting Some means that you’ll immediately receive some posts from your neighborhood and the rest will be included in the daily digest. This is the default setting.
    - Clicking Custom allows you to control exactly which categories of email you want to receive from your neighborhood and nearby neighborhoods as immediate updates.
    - If you select None we won’t send you any immediate emails from your neighborhood. You will still get a daily digest unless you uncheck the “Daily digest” box on your settings page.
    - Other emails:
      - *Daily Digest:* Selecting this option means you’ll receive a daily summary of all the recent activity in your neighborhood and nearby neighborhoods.
      - *Activity that involves you:* This allows you to fine tune immediate emails for any updates to posts you’ve interacted with.
      - *Agency Updates:* If local agencies have partnered with Nextdoor in your area, you can choose to receive email notifications for their posts.
      - *Nextdoor announcements:* Select this if you’d like to receive occasional emails about product updates, new features, and more
- Any change you make to your email settings will update automatically.



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 today!  
It's free.

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

Vice President’s Report  
of Public Hearing  
for Zoning Request  
for Buckingham and  
Abrams Road

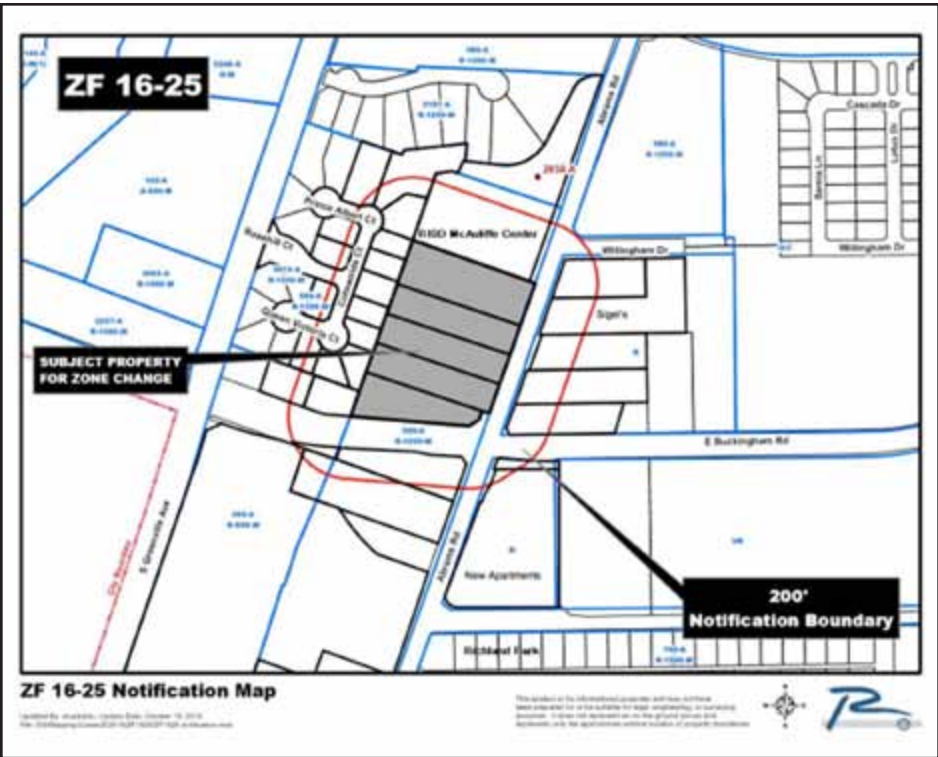
Recently a discussion was raised on Nextdoor, inquiring into the nature of a zoning change proposal for the northeast quadrant of Buckingham and Abrams Road.

On Tuesday November 15th, I joined several Richland Homeowners Association (RHA) members who attended the City Plan Commission meeting which “ZF 16-25 Jasmine Hill Planned Development” was discussed at length and ultimately approved.

Following is a report of the presentation and discussion, which I share with you as my duty as the RHA Vice President.

1 Developers and Architect are Richardson residents. No national or “big name” developers are involved. Two of the developers are current landowners within the site.

2 The site is 5.5 acres, bordered on the north by the Christa McAuliffe RISD building and reaching south to Buckingham. It backs up to the upscale Rose Hill residential development that faces Greenville Avenue. The property does not include the three existing small homes that face Buckingham Road.



3 Entrances: Both entrances will be gated. The resident entrance will be on Buckingham Road. A service entrance will be on Abrams Road at its north end, which will remain gated and locked to residents and the public.

4 Building type will be 35 two-story patio homes with garages.

5 Lot sizes will range from 35 to 40 feet wide and 60 feet deep. The plan also calls for several landscaped community green areas.

6 Building size will range from 3600 sq ft and up, the average being 4000 sq ft.

7 Building prices will exceed \$500,000 per house.

8 Architectural styles will vary. Architecture includes contemporary, transitional and Texan facades. Initial buyers will choose the style, before it is built. The developers do not plan to build first and sell later.

9 Fencing: The land facing Abrams Road will have a 6 foot brick fence with landscaping. The north and south borders will have 6 foot cedar fences. At the request of the Rose Hill neighborhood, several of whom have 8 foot fences, the entire west fence will be 8 feet tall, and also made of cedar. All fencing will be maintained by the Jasmine Hill Homeowners Association.

Respectfully submitted,  
Valerie Standifer  
Vice President, RHA

TRASH MAKE UP FOR THE HOLIDAYS

Recycle Collection Make-Up Days for Holidays

The City of Richardson provides to its residents holiday make-up days for recycling collection. **Note:** This is for recycling only (no holiday make-up day is provided for regular trash collection or BABIC collection). See the chart below for the recycle make-up day:

Christmas Day — December 25, 2016  
(City will observe the holiday on December 23rd and December 26th)

HOLIDAY	MAKE-UP DAY
Thursday, December 22nd *	Wednesday, December 21st
Friday, December 23rd	Thursday, December 22nd
Monday, December 26th	Tuesday, December 27th
Tuesday, December 27th*	Wednesday, December 28th

\* December 22nd and December 27th are not holidays; however, due to the adjusted Christmas collection schedule, recycling collections for these days have been adjusted.

New Year’s Day — January 1st, 2017  
(City will observe the holiday on January 2nd)

HOLIDAY	MAKE-UP DAY
Monday, January 2nd	Tuesday, January 3rd
Tuesday, January 3rd *	Wednesday, January 4th

\*January 3rd is not a holiday; however, due to the adjusted New Year’s Day collection schedule, January 3rd recyclables will be collected on January 4th.



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, or cars on the street.

For Emergencies, continue to call 911.



The **MYRICHARDSON APP** makes connecting with the City of Richardson easier than ever.

You can report issues directly to City staff and track the progress of your issue to completion. You can also keep up to date on City news and events.

Here’s how it works:

1. See something in Richardson that needs to be fixed? (A pothole, high weeds/grass, missed trash/recycling collection, graffiti, watering violations, etc.)
2. Submit a request through the app. You can attach a photo and pinpoint the location using your phone.
3. City staff receives the request and resolves the issue.

You can submit issues anonymously or provide your contact information to receive updates when your request is completed. Using the **MYRICHARDSON APP**, you are also able to track the status of your request.

## National Night Out

On Tuesday, October 4, neighbors gathered for National Night Out taking the opportunity to strengthen our community through partnership with local RPD officers.



## CARING FOR GRASSES

### Turf Grass

In general, native grass lawns don't require much care and maintenance. That is one of the things that makes them great. If you plant the right species, you don't have to fall into the endless cycle of fertilizing, watering, and mowing. The best turf grass for this area is Buffalograss (*Buchloe dactyloides*). It is native to North Texas, therefore it is perfectly adapted and requires little to no care once it is established. Fertilizer is generally unnecessary with this species. Should you decide you want to give this grass a boost, a thin layer (a half inch) of compost spread lightly across the yard in the Spring should do the trick.

Once established (six to eight weeks), Buffalograss lawns require little to no supplemental watering. This grass is adapted to the natural rainfall patterns found here in North Texas. Buffalograss roots penetrate several feet into the soil, enabling it to thrive in our harsh conditions. It will remain green on as little as 1.5 inches of rain a month. Should you decide to add supplemental water, water deeply and infrequently. Two or three soakings a summer should be plenty for this turf.

The frequency with which you mow this grass is dependent upon the variety you choose and your

desired aesthetic effect.

First, there are several varieties of Buffalograss on the market. The "609" variety is the most popular for lawns. It may need to be mowed a couple of times a summer to keep it looking "trimmed". The "Stampede" variety never needs to be mowed. It grows to 4 inches and stops. Currently, "Stampede" is not as widely available as "609", but hopefully it will become more so in the near future. The variety "Turfalloy" was bred for the conditions of the West Texas area and stays greener on less water. It can be mowed a couple of times during the summer to keep it looking trimmed as well.

You will find others in the metroplex recommending turf grasses such as Bermudagrass and/or St. Augustine. We do not recommend Bermudagrass because it is so aggressive. Bermudagrass will vigorously invade planting beds. Buffalograss is not nearly as invasive, so you will not be constantly fighting it to keep it out of your planting beds. Some will argue that you may as well plant Bermudagrass since Buffalograss will be overrun by Bermudagrass from neighboring lawns. This should not happen if you are properly watering your Buffalograss lawn. If watered as we have recommended, an

established Buffalograss lawn can stand its ground against Bermudagrass.

We do not recommend St. Augustine because it requires too much water and fertilizer to survive our climate. SmartScape is designed to offer you landscape choices that do not require such pampering.

### Ornamental Grass

Native ornamental grasses (or "bunch" grasses) require even less maintenance than turf grass. Use the same procedure as described for Buffalograss should you decide to water or fertilize these species.

If you have ornamental grasses as accent specimens in your landscape, simply cut them back to a 6 to 8 inch mound in February. The ends of the stalks you remove will contain seeds. Scatter these seed heads wherever you'd like to encourage more of that species. You can use the remaining portions of the stalks as mulch, or compost them.



Source: <http://www.txsmartscape.com/care/grass.asp>





From December 23 to January 31, Richardson residents may “tree cycle” in two ways:

- Drop trees off at the Municipal Service Center, 1260 Columbia Dr. The site is open 24 hours, seven days a week.
- Call 972-744-4111 and request a Brush and Bulky Item Collection (BABIC), then set the tree out at the front curb for collection. Make sure to request that the tree be collected for composting.

#### Tree Cycling Guidelines

- Trees must be natural (not artificial) and unflocked.
- All ornaments, tinsel, tree stands, nails, lights, etc., must be removed.
- Calls for Brush and Bulky Item Collection (BABIC) must be received before the designated collection day. (Your BABIC day is the same as your recycling day).

## TEXAS PURE PARTNERSHIP

The City of Richardson has a partnership with Texas Pure to provide regional mulch and compost for purchase to residents at a very reasonable price. Texas Pure Products can also be ordered in person or over the phone at:

#### CUSTER ROAD FACILITY

9901 Custer Road (at Ridgeview)  
Plano, TX 75025  
972-769-4150  
Monday-Saturday, 8 a.m.-4:30 p.m.

#### REGIONAL COMPOSTING FACILITY

5304 Highway 545  
Melissa, TX 75454  
972-769-4150  
8 a.m.-5 p.m. weekdays (ONLY as weather permits.)

For more information, please contact Taylor Lough.  
972-744-4208 | [Taylor.Lough@cor.gov](mailto:Taylor.Lough@cor.gov)



## MAKE MULCH, NOT TRASH

Mulching and composting provide nutrients needed for a healthy lawn. You'll save time and money by reducing fertilizer use in your yard and not need to buy bags to dispose of the trimmings.

- Grass clippings can be left on your lawn (they'll break down quickly).
- Leaves can be shredded (with a mulching lawnmower or your regular lawnmower) and mulched.
- If you have a compost pile or bin, grass and leaves can be added to help your whole garden.

## BAG THEM UP

Brush and yard trimmings can also be turned into mulch and compost through Richardson's Brush and Bulky Item Collection (BABIC) program.

Schedule a BABIC pickup.\* Be sure to mention you have yard trimmings for compost. Your BABIC pickup day is the same as your recycle day.

Put leaves and grass into a compostable bag and leave them by the street in front of your home. (Compostable paper bags may be purchased at local home improvement stores.)

#### Be Sure To...

- Use a compostable bag
- Separate brush from bulky items (appliances, furniture, etc.) if you are having both picked up.

\*Call 972-744-4111 to schedule a pickup, or visit [cor.net/Recycling](http://cor.net/Recycling) or use the MyRichardson App (download at [cor.net/MyRichardson](http://cor.net/MyRichardson)). For more information, visit [cor.net/Recycling](http://cor.net/Recycling) or [cor.net/BABIC](http://cor.net/BABIC).

## Going Green

*Here are some suggestions from our neighbors on what to do to save landfill space and help others at the same time with discarded bedding and furniture.*

#### MATTRESSES ON CURBS

I have noticed a few mattresses set out for trash pickup over the last several weeks. If you find yourself with new bedding and need to get rid of the old, please consider a charitable donation to “BedStart”. It is a joint effort by a Plano church and Plano Head Start to provide bedding and other furniture to needy people. Their website is: <http://bedstart.org>.



I recently purchased a new bed and didn't want the old mattress and box springs to end up in a landfill, so looked around for someone that might take it and put it to good use (of course, most furniture stores will haul away your old set, but most simply send them to the dump). My own was old but still in decent enough shape to be used. The BedStart

people sent a crew to pick it up in a timely fashion, and they seemed most appreciative to be getting it.

#### RECYCLING OLD FURNISHINGS

When remodeling your home and before requesting trash pick-up you may consider donating any usable items to someplace like the Habitat for Humanity Re-Store (there's one in southeast Plano and another between Crist and Buckingham and Hwy 78 in Garland). They use them either to help furnish their constructions or to re-sell to help pay for their missions. Only downside is, you have to bring it to them. I don't think they pick up.

*Connie McClung from Richland  
Vicky Hamilton from Richland*



For 25 years, Santa's Village has delighted children of all ages as they travel from one tiny dwelling to another to experience holiday crafts, treats and activities, culminating with a visit with St. Nick himself. The tiny town has become an annual tradition for families from across the region, and many people who visited Santa's Village in its earliest days

are now bringing their own children to experience the holiday magic.

When Santa's Village first came to life in 1989, it consisted of a continuous display of dwellings laid out in an L-shape. In 1996, Alcatel committed \$125,000 to improve the village over five years. That donation led to the construction of 16 larger stand-alone dwellings that are still used

today. The City also added fencing and holiday lighting to enhance the tiny town.

Every year, Santa's Village relies on hundreds of volunteers who commit nearly 2,000 hours to bring the event to life. About 25,000 people are expected to visit Santa's Village.

Santa's Village is located on the north side of City Hall at 411 West Arapaho Road.

# Richland Homeowners Association 2017 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) \_\_\_\_\_

Total \$ \_\_\_\_\_

☐ Check enclosed ☐ PayPal ☐ Bank Payment Service

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

## 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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While many real estate agents are qualified to help you buy or sell a home, most are not equipped to see the entire process through the eyes of someone 55 or older. The dreams you have, the challenges you face, the realities of it all – you need a specialist who has been trained to help any transitions you make be as smooth and positive as possible. I am that specialist!

Many people make the mistake of beginning to right-size without having first done their homework. A vital first step in the process of rightsizing, relocating, or making a move to a new location is meeting with a qualified professional to determine the most effective and efficient course of action. Making the mistake of skipping this step can cost you valuable dollars and cause you and your family undue stress.

Do your homework and talk to a professional Realtor who specializes in working with "senior adults on the move!" Get those questions answered.

Questions like:

What is my home is worth?

What will it take to sell my home?

What do I do with all the 'stuff'?

Who can I trust to make repairs and move my things?

Can someone help me coordinate all these details? (Hint: Yes, me!)

As an agent specializing in seniors, I look forward to putting my years of experience and the professional training outlined above to work for you and your family. Insist on working with a **CSA (Certified Senior Advisor)** and a **CSHP (Certified Senior Housing Professional)** – work with a real estate agent who wants to work with you!



Contact me for a **free consultation\*** regarding the value of your home and your rightsizing needs, as well as a copy of *Downsizing Made Easy* or *Moving Mom and Dad!*

*\*Your consultation does not translate to a commitment, just an appointment!*

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