

Richland News



Richland Park, Richland Oaks Homeowners Association Newsletter
P. O. Box 852636, Richardson, TX 75085-2636 April 2007

Website: www.richlandhoa.com

Calendar

April 8	Easter Sunday & Egg Hunt
April 22	ROA Board Meeting
May 6	ROA Board Meeting
May 13	Mother's Day
May 17	* Spring General Homeowners Meeting
May 19	Bike Rodeo Armed Forces Day
May 28	Memorial Day
May 23	Deadline for articles & ads for June newsletter.
June 9	"Richland News" delivered to homes.

* The Richland Park/Oaks Board has voted to have a Spring General Membership May 17. Mark your calendars NOW!

Inside

Presidents Message	2
Bike Rodeo	3
Meet the Board Members	4
Spring General Meeting	4
New Crime Stats	4
Architectural/Beautification Project Information	5—10
Advertisers	11—16

Easter Egg Hunt



**Sunday, April 8
3 to 5 p.m.**

Hunt starts at 3:30 p.m.

Richland Park

(Park Bend at Lois)

Meet the Easter Bunny

Bring your basket

Find LOTS of eggs

- * Games
- * Prizes
- * Refreshments
- * Fun for all

**Brought to you by your
Richland Park/Oaks
Homeowner's
Association.
Thanks to our wonderful
volunteers!!**



Homeowners Association 2007

Officers

President

Charlie Patchen
972-690-5817

Vice President

Ken Schuman
972-889-9436

Secretary

Karen Sandlin
972-669-1778

Treasurer

Bill Greenhaw
972-644-2204

Board of Directors Architectural/Beautification

Curtis Dorian
972-235-0230
Susan Mather
972-690-4123

Block Captains

Cassie McCampbell
214-621-5586

Crime Watch Coordinator

John Estridge
214-675-0444
Bob McClure
972-699-7668

Database Coordinator

Open

Membership

Angela McCants
214-207-4218

Newsletter

Jim & Valenda Archer
972-238-9434

Activities/Social

Open

Website Coordinator

Brian Smith
972-235-2324

Board Members at Large

Tony Calderone
972-480-8468
Gary & D'Nelle Lyons
972-238-8560
Dave Peters
972-231-7909



Charlie Patchen

President's Public Service Announcement

Howdy Neighbor,

It has been a busy couple of months. The City Manager's office and Neighborhood Vitality Department made their formal recommendations to City Council for use of the bond money allocated to neighborhoods for architectural improvements and Richland Parks/Oaks has received a large portion of that money for entryway improvements at six locations. Curtis Dorian and his team have done a fantastic job and deserve many thanks! The fact is, many people on the board have been developing this for a couple of years (Ken Schuman, Susan Mather, and others) and all have had an impact...job well done!

In case you haven't heard, COR has been taken to court by Zone de Erotica, a Colorado-based business that has cleverly represented itself as NON "sexually oriented" and as such not subject to policies that our city has used in the past to discourage entry. It is a first amendment fight, not a statutory issue. The media has sensationalized the story, but certainly raised the issue into the limelight. If you have questions or want updates, I recommend the COR website (<http://www.cor.net/>). I think it is important that we understand the city DOES NOT want this kind of business operated here, and is being very proactive in defending its position.

I don't want to get too editorial on this subject but I do want to share with you some insight because many of you have expressed interest and concern regarding the city's actions on this matter. The city has extended a moratorium until May 13 (as long as courts would give, and this is a second extension) to pursue options, and as such they have been expediting processes and communications. I believe all COR parties involved have genuinely been interested in only serving the citizen's best interests, though given the emotional component of the issue they needed to communicate better. You should all have received a letter from the mayor and the website is updated daily with developments. As citizens, it is a time to rally together and support this good effort.

Get ready for the Easter Egg Hunt...details are in this edition so look for them. Also, put the bike rodeo on your calendars...that is coming up in May!

Finally, please plan to attend the **May 17 general membership** meeting! We have never (to my knowledge) done this before but felt like it was an important thing to do, given several things that are being discussed for our neighborhood. I was ecstatic to see that the push in membership in our crime watch last summer has made such a positive impact in our crime stats (being republished in this issue) and am really excited about the upcoming entryway improvements and beautification. The board would like your feedback so please plan on heading up to Richland Elementary May 17!

And, if you haven't joined the RHA...what are you waiting for?

Yours in service,

Charlie Patchen

Your neighborhood needs you!

**Have you joined the
Richland Park/Oaks
Neighborhood Association?**

Your expertise and new ideas are important to keep our neighborhood vital.

Dues help provide seasonal events for your family, maintenance of entry landscaping, crime watch, newsletters and directories, yard awards and more.

Need a membership form? Call your block captain.

Don't know your block captain?

Call any board member. Numbers are on page two of this publication.

What are you waiting for?

Richland Elementary News

We cannot believe the year is more than half over. It has really flown by. Below are a few of the end of the year happenings at Richland Elementary.

• **Kindergarten Round-Up** for Richland Elementary is April 2 from 6 to 7 p.m. in the school Library. If you have a child that will be age 5 by Sept. 1, they are eligible for public kindergarten. Parents should bring a copy of their residency (copy of your lease or a copy of a current utility bill for your home). No telephone bills will be accepted. Parents also need to bring the student's birth certificate, social security card and immunization record when you come to enroll.

Talent Show Tryouts are April 4.

Talent Show is Thursday, April 12.

TAKS Testing dates are April 17, 18, and 19.

Muffins for Mom, hosted by the Richland Elementary PTA is Friday, May 11, in the school Library.

Last day of school is May 24!!



Wanted!



Kids on Bicycles! Why?

Richland Bike Rodeo

Bring your bike to school and:

- * **Learn valuable bike safety**
- * **Have your bike inspected; adjust brakes, tire pressure, chains, seats and more.**
- * **Learn and master riding techniques on the skills course**

There will also be free engraving offered along with refreshments and prizes!!

Saturday, May 19

9 to 11 a.m.

**Richland Elementary
(West Lot)**



Co-sponsored by the Richland Homeowners Association, Richland Elementary PTA and Richardson Bike Mart.

Meet your Board members



Curtis Dorian,
Architectural, Landscaping,
Beautification

How long in Richland Park?

Two years, 609 Stillmeadow

Children?

A daughter, Heather, 22

Why work with RHA?

The same thing that drew me to this community; to make a difference in our ever-changing environment while providing a sound and beautiful community packaged for present and future residents.

Top goal for the neighborhood?

To enhance its design profile and image by encouraging involvement and respect for building and re-building a fine upstanding community, *full of life*.

Last book read?

"The Secret"

In the changer?

A Ski Trip or Lay like Broccoli on a deserted beach.

Favorite meal?

Salad: Romaine, arugula & purple cabbage w/baby tomatoes, artichokes palm, gorgonzola cheese & water chestnuts sprinkled with walnuts, basil & a light & tangy dressing. Main Course: Fried chicken, mashed potatoes/gravy, asparagus, steamed squash, carrots and garlic bread to boot! Dessert: Coconut cream pie.

Five Dinner Guests?

My mother, Brenda, my great-great grandmother, Blanch or Nana, my dog, Brandon, and, by all means, my best friend Michael, plus a very good comedian or well-traveled expert.



John Estridge,
Crime Watch
Coordinator

How long in Richland Park?

Nine years, 610 Birch

Children?

Kendall, 6 and Jordan, 4 (in photo)

Why work with RHA?

Wanted to keep this a great neighborhood.

Top goal for the neighborhood?

To make this the safest neighborhood to live in.

Last book read?

Suzanne Somers—"Ageless"

In the changer?

1. RJ's Rockin' "Songs from Suburbia"
2. Andy Timmons "That was Then, This is Now"
3. Saraya—"Saraya"
4. King's X "Gretchen Goes to Nebraska"
5. Glengarry Boys "Mill Sessions"
6. Yngwie Malmsteen "Marching Out"

Favorite Meal?

Indian or Italian

Five Dinner Guests?

Steve Vai, Andy Timmons, David Lee Roth, Bill Gates, President Bush

Each edition of the 2007 "Richland News" will feature information about those who serve on the Richland HOA Board.

Recalculated data indicates decrease in crime incidents

Further study of neighborhood crime stat comparisons from 2005 to 2006 has revealed a data error which caused a false report indicating a **17 percent increase** in crime from 2005 to 2006.

New figures indicate that there has, in fact, been a significant **decrease (7.5%)** in crime for 2006.

The cumulative total of incidents in 2005 was 93 rather than 66 that was reported in the February edition of the "Richland News."

Congratulations to our Crime Watch volunteers for the hours they donate to patrol the neighborhood.

Patrols are scheduled morning, afternoon, night and deep night with many slots still open—especially the early morning hours (deep night).

At the May General Homeowners meeting you will be provided with information about possible supplemental crime watch services and will have an opportunity to provide the Board with your ideas and concerns.

If you would like information about the neighborhood Crime Watch program, contact John Estridge, 214-675-0444.

Here kitty, kitty or where is your cat?

Several residents are having trouble keeping neighborhood cats out of their vegetable and flower gardens. Seems that the cats—all well groomed and with collars—enjoy using the gardens as litter boxes.

If you are a cat owner/lover please try to keep your cat at home.

Here's a tip for gardeners from another neighbor. If you have a Sweet Gum tree or know of one, collect the spiny seed pods (now all over the ground) and spread them heavily in flower and vegetable beds.

The spiny pods irritate cat paws causing them to avoid those areas.

Mark May 17 for RHA Spring Meeting

Plan now to join your neighbors Thursday, May 17, for the first Spring General Membership meeting at 7 p.m. (refreshments at 6:30 p.m.) at Richland Elementary School.

The preliminary agenda includes:

- * Kim Schofield, Extension Service Specialist, with a free fire ant control program.
- * updates from City Council Members (the election will be over).
- * updates from RHA board members—topics include: entryway architectural improvements, crime watch, more feedback on potential street closures as well as a possible late night crime watch supplement.

There will be refreshments, opportunities to volunteer for committees and opportunities to meet your neighbors.

See you there!

Richland Park and Richland Oaks

Architectural ▫ Landscaping ▫ Beautification

A.L.B.

Contacts: Curtis Dorian 972.235.0230 Susan Mather 972.690.4123



Architectural & Beautification Projects/Awards & Cost

Hello Neighbors,

I would like to take the time update you on the Neighborhood Vitality Program and the scope for Projects.

Let me start by explaining the difference between Architectural Funding and Beautification and Landscape Funding:

Architectural funding is created from Bond money awarded to the C.O.R. and then allocated for city projects and neighborhood improvements.

Beautification funding is created through a matching fund program awarded for the neighborhoods and funding from contributions of our HOA revenues for landscaping and maintenance.

A City Council Meeting was held on February 12th to discuss the next phase and proposed outcome of our request for improvements.

Although our original application with request for improvements covered a larger scope of projects and required an estimated cost of \$3,437,359.00, the city is recommending the following disbursement of \$240,120.00 for Richland Park/Oaks.

The main Project on the table is to enhance our Entries at 6 locations:

- 1. Park Bend @Abrams**
- 2. Richland Oaks Drive @Walnut**
- 3. Richland Park @Walnut**
- 4. Wentworth @Walnut**
- 5. Stillmeadow @Walnut**
- 6. Tiffany Trail @Walnut**

The estimated cost of this project is approx. \$237,000.00.

The city is amenable to using matching funds for additional projects and improvements within our community, such as:

- 1. Adding additional landscaping along the screening walls at the locations men-**

**tioned
above.**

Architectural & Beautification Projects/Awards and Cost continued on the following page



Richland Park and Richland Oaks

Architectural ▫ Landscaping ▫ Beautification

A.L.B.

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Architectural & Beautification Projects/Awards & Cost

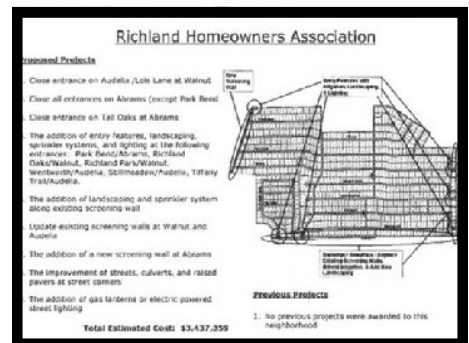
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I have provided the original application request and scope of projects gathered from our community's efforts and the preliminary schematic designs for our entries for your view.

If you are interested in receiving a copy via email of the outline from the meeting, feel free to contact me by phone or email at
curtis@dorianbahr.com or architectural@richlandhoa.com

Susan and I are here to serve your needs.

Respectfully, Curtis Dorian
Chairman of RHA/ALB



Description of "Original" Proposed Projects

This proposal is inclusive for both the Richland Park and Richland Oaks Community.

Closure of entrances into Richland Park and Richland Oaks:

- Closure of entrances on Audelia and Lois Lane at Walnut.
- Closure of entrances on Abrams leaving Park Bend open, providing access for the Elementary School and the Park.
 - Closure of entrance on Tall Oaks from Abrams, leading into Richland Oaks.

Thus leaving a total of 3 entrances open into Richland Park and 1 into Richland Oaks.

Entry Designs and Screening wall designs:

- Provide Main Entrance Designs including water features, landscaping, sprinkler modification and lighting.
 - Provide Extended Sprinkler System along Screening wall and additional landscaping.
- Provide or Modify/Re-Design existing Screening walls at Abrams, Walnut and Audelia.

Richland Park and Richland Oaks

Architectural ▫ Landscaping ▫ Beautification

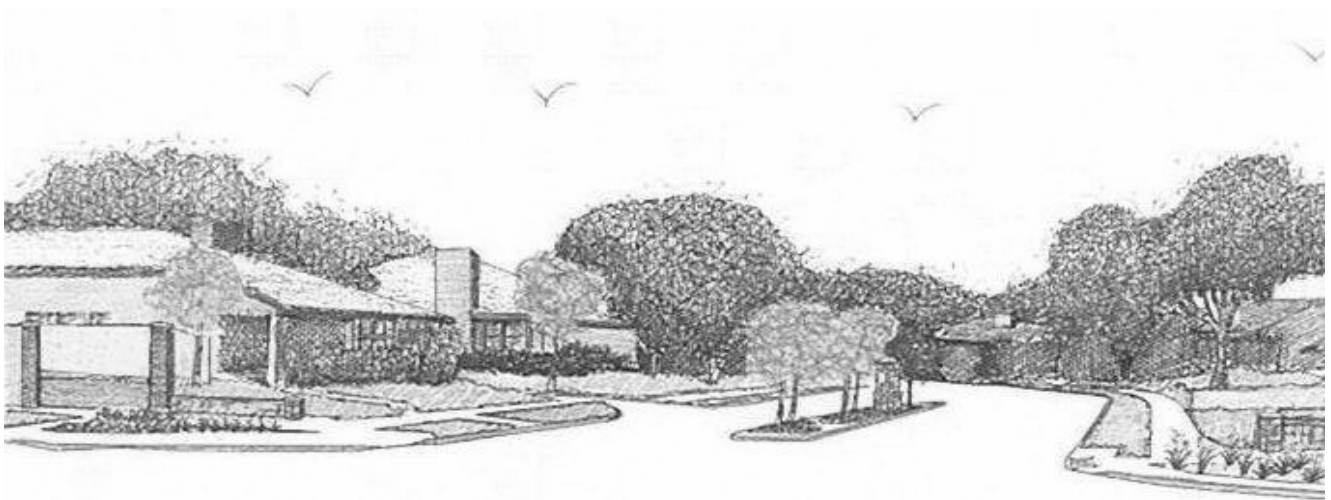
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Architectural & Beautification Projects/Awards & Cost

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Preliminary Schematic Designs



Richland Oaks Entry Feature



Richland Park Entry Feature



Richland Park and Richland Oaks

Architectural ▫ Landscaping ▫ Beautification

A.L.B.

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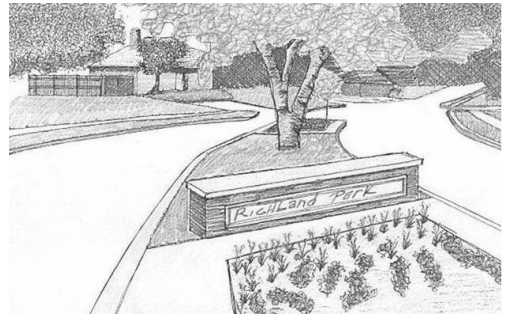
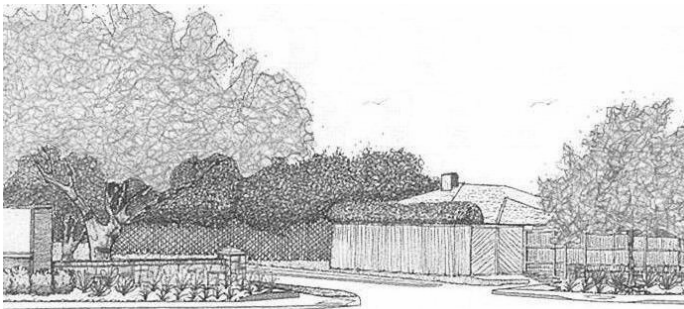
Architectural & Beautification Projects/Awards & Cost

continued,

Preliminary Schematic Designs



Richland Park at Park Bend and Abrams Entry Feature



Richland Park/Audelia at Stillmeadow/Tiffany & Wentworth Entry Feature



Richland Park and Richland Oaks

Architectural ▫ Landscaping ▫ Beautification

A.L.B.

Contacts: Curtis Dorian 972.235.0230 Susan Mather 972.690.4123

V.B.C.

“Volunteer Beautification Committee”

•WE NEED Volunteers•

The individuals listed below are volunteers providing additional assistance over and above general duties performed by Richland Homeowners Association's - A.L.B., in monitoring **Landscaping, Park Control, Special Awards, Community Criteria-Maintenance and Elderly Assistance**. Our meeting is once a quarter. Feel free to join us at any time by contacting a **Volunteer Member** below or email your concerns.

Thank you, Curtis Dorian, RHA-A.L.B.

Note: If you would like to be notified on VBC meeting times, *send me your email address.*

REQUESTS from Residents of Richland Park/Oaks

Sidewalks and Streets

SIDEWALKS: Please take the time to maintain the over run of soil and debris that gathers weekly along our running and walking paths. We can all appreciate a nice walk or stroll in a clean environment.

STREETS: We have noticed an increase in vehicles parked throughout the Richland Park/Oaks community. Please try to keep the streets clear of vehicles for long periods of time. Our homes are unique and viewing structures is more appealing than dodging cars and trucks, not to mention the aesthetic value you convey to new families shopping for a home in a beautiful community. Keep our streets and community well groomed by parking in your driveway or garage and allowing our community to have better *drive by appeal*.

V.B.C. - Volunteer Beautification Committee for RHA/A.L.B.

Kelly & Mark Wickersham	Special Yard Awards
kelljkit@swbell.net	Community Criteria
214.692.0607	(Fences, Sidewalks and Hardscape)
John Estridge	Community Criteria
972.699.3839	(Fences, Sidewalks and Hardscape, Streets)
johnestridge@sbcglobal.net	
Michael Brown	Y.O.M. Maintenance Control
972.437.1211	(Lawn Clarity, Tree Trimming and Softscape)
michaelbrown7898@sbcglobal.net	
Millie & Dave Harrison	Monitoring Entrances, Assisting
972.231.2748	with Entrance Landscaping and
millecxc@aol.com	Litter Control
Angela McCants	Special Assistance for the Elderly
972.680.1533	
a.mccants@tx.rr.com	

Richland Park and Richland Oaks

Architectural ▫ Landscaping ▫ Beautification

A.L.B.

Contacts: Curtis Dorian 972.235.0230 Susan Mather 972-690-4123

Its Time for Spring and...

Y.O.M

Yard of the Month

Get those yards in shape...



Starting MAY... Judging will begin.

We will be scouting around the neighborhood looking for the perfect Yards to Crown with our new and improved Y.O.M. signs.

YARD OF THE MONTH will run from **May through September 2007.**

There will be 4 Yards chosen each month for Richland Park and 2 Yards chosen for Richland Oaks.

Criteria and Judging Requirements:

- Maintenance
- Design and Shape of Beds
- Shrubbery Form
- Color or Not
- Architectural Elements used to enhance design, including Form, Lawn Clarity, Uniformity and most all - Sophistication



Note: HOA dues must be current to be awarded Y.O.M. If you need information on contributing \$40.00 toward our HOA, contact Angela McCants or email her at membership@richlandhoa.com