

Richland News



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

Website: www.richlandhoa.com

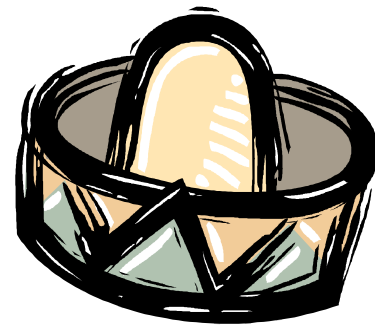
Calendar

Sept. 3	Labor Day
Sept. 9	Grandparents Day RHA Board Meeting
Sept. 13	Rosh Hashanah begins
Sept. 15	Richland Park/Oaks <i>Fall Fiesta</i>
Sept. 22	Yom Kippur
Oct. 8	RISD Fair Day
Oct. 17	November newsletter deadline
Oct. 21	RHA Board Meeting
Nov. 15	Richland Park/ Oaks General Home-

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Fall Fiesta!



A mucho fun Fall Festival
for kids of all ages!

Catered by Pancho's & Lefty's
(Water, Juice, Sodas, Beer, Wine provided)

September 15, 5:30 to 9 p.m.
West Lot, Richland Elementary

Sponsored by your homeowner's association.

*** Parade * Karaoke * Bounce Houses *
Jousting Arena * Face Painter * Door Prizes
* Balloon Artist * Mini Hoop Shots * Rock
Wall Climbing * Fabuloso Food * More ***

Advance tickets available from Block Captains.

On-site tickets available at the fiesta.

Adults \$5.00

Seniors \$3.00

Kids age 3—8 \$2.00

Infant to age 2 Free

See page three for details.

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

Susan Mather (Interim)
972-690-4123

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!

Prepare yourselves for a hot, stressful few weeks of September! The Abrams road work is going to be in full swing, and coupled with school back in session and the associated mayhem of that traffic...please drive friendly, and be considerate of the other bloke behind the wheel. Consider taking a *siesta* if you have an option around 3 p.m....when Richland Elementary is letting out.

Everyone should have already received a letter of explanation from the City of Richardson (COR) regarding the schedule, and there is more info. in this newsletter as well.

National Night Out on August 7 was great fun and it was great to see so many folks wander down to the park and enjoy the nice breeze and ice cream! I think next year we should spice up the event with awards going to the neighbor who has the longest tenure in Richland Park/Oaks...and one for the newest *bambino*. I thoroughly enjoyed seeing everyone who came out. We also gathered lots of cans of food for the Richardson Network of Ministries food bank...thanks!!! It also sounds like there was a lot of interest in forming a "Mom's group," so look for more info. in our newsletters if that might appeal to some of you.

If you are wondering if I am suffering from heat induced language schizophrenia...I'm not; I have much larger . . . "issues" (those of you who know me realize this already). One of them is the Fall Festival, which is right around the corner on September 15! In case you haven't figured this out already, the theme this year revolves around "*Mexican Fiesta*"...be sure to attend and don't forget your *sombrero*! Look for further info. from Ken Schuman on these pages.

Also, please take note of the landscaping work being done! Curtis and his group are "gettin' after it," and we hope to start on some of the bond money features later this year!

I would also remind you that it is NEVER too late to join the RHA...and neighborhood directories are going out in a couple of months. So, if you haven't joined...what the heck are you waiting for? Send a check ASAP to Angela McCants, c/o Richland Homeowner's Association, P.O. Box 852636 Richardson, TX 75085-2636. Be sure to note on your check that it's for 2007 RHA membership! (I think I've mentioned this before.)

Please come and join us at the Fall Festival! There is no telling what might happen.!

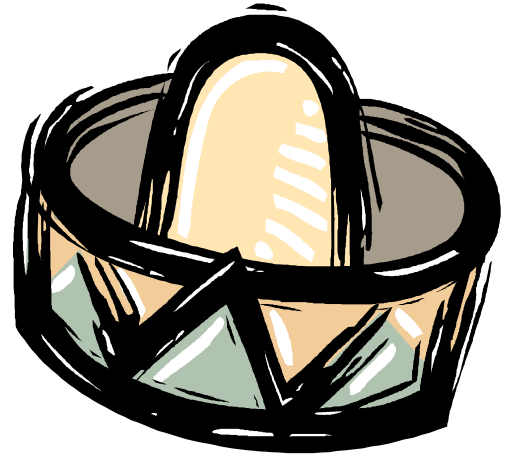
Until then...*Buenos tardes!*

Yours in service,

Charlie Patchen

Fall Fiesta!

A ***mucho*** fun fall festival
for kids of all ages!



Saturday, September 15 * 5:30 to 9:00 p.m.

Richland Elementary parking lot.

Hosted by your Richland Park/Oaks Neighborhood Association

Catered by Pancho's and Lefty's.

Beverages will be provided

(Water, Juice, Sodas, Beer, Wine)

For the kids: Decorate yourself, your wagon, your wheels and join the neighborhood parade at 5:30 p.m. Parade starts at Richland Park and Birch Streets. **There'll be prizes for best costumes!**

For fun: Face Painting, Balloon Artistry, Rock Wall Climbing, Buccaneer Combo, Chuggy Choo Choo Bounce, Tiger Belly Bounce, Jousting for Fun Area, Mini Hoop Shot area, karaoke, door prizes.

For food: ***Muy fabuloso*** fajitas plus water, sodas, juice, beer and wine.

Tickets available at the festival!!

Advance tickets available from Block Captains (listed on pg. 4)

Adults: \$5

Seniors: \$3

Children age 3-8 \$2

Tots 2 & younger Free

Meet your Board members



Jim & Valenda Archer
Neighborhood newsletter
"Richland News"

How long in Richland Park?

Nine years, three months.

Children?

Two, Lisa Robin Coppinger and Mary Kathryn Kirby. We also have three grandchildren—three-year old twins, Michael & Christopher and three-week-old Kathryn Bailey Coppinger.

Why work with the homeowner's association?

Valenda: I had done newsletters in my former job and thought this would be a way to contribute to my neighborhood.

Jim: To keep crime down in the neighborhood, get to know some of my neighbors and keep Richland Park a desirable place to live.

Served on any neighborhood committees?

Valenda: Block Captains, Easter Egg Hunt, Fall Festival

Jim: Crime Watch, Easter Egg Hunt, Fall Festival, Block Captains

What's your top goal for the neighborhood?

Valenda: Safety, aesthetics and maintaining a friendly "small town" atmosphere.

Jim: I want this to be a safe, friendly neighborhood. I love to see our neighbors when I'm out walking and want people to continue to feel safe doing that.

Last book read?

Valenda: "Lisey's Story," Stephen King

Jim: All of my reading is done on-line—everything from genealogy to technology to "How to Hack Your Honda"

In the changer?

Valenda: Eric Clapton, Elton John, Doobie Brothers, Stevie Ray Vaughn, Huey Lewis & the News, Loggins & Messina

Jim: Lyle Lovett, LJ Booth, Linda Ronstadt, Emmy Lou Harris,

Favorite Meal?

Valenda: Anything Tex-Mex

Jim: Roast Beef, Roasted Potatoes, Carrots, Green Beans, and Apple Pie a la mode.

Fantasy Party Dinner Guests:

Valenda: Eleanor Roosevelt, Tina Turner, Ernest Hemingway, Sally Ride, Robin Williams, Amy Tan, Gabriel Garcia Marquez

Jim: Albert Einstein, Carl Sagan, Walter Cronkite, Benjamin Franklin, my Great-Great Grandfathers and Grandmothers.

Home prices dip slightly

Below are some of the recent Richland Park/Oaks home sale listings. Square foot prices range from \$73.37 to \$81.67.

Richland Park

300 block of Birch	\$168,500
500 block of Birch	\$199,500
500 block of Birch	\$207,500
400 block of Fieldwood	\$179,900
500 block of Goodwin	\$229,500
500 block of Goodwin	\$187,555
500 block of Goodwin	\$194,555
400 block of Harvest Glen	\$219,500
400 block of Harvest Glen	\$155,000
400 block of Harvest Glen	\$214,000
500 block of Harvest Glen	\$199,900
400 block of Park Bend	\$174,900
400 block of Park Bend	\$184,900
400 block of Sheffield	\$214,555
400 block of Sheffield	\$229,777
500 block of Sheffield	\$184,900
500 block of Sheffield	\$230,000
500 block of Stillmeadow	\$158,000
500 block of Tiffany Tr.	\$206,300
600 block of Tiffany Tr.	\$182,500
600 block of Tiffany Tr.	\$173,473

Richland Oaks

400 block of Country Side	\$188,750
400 block of River Oaks	\$159,950
1100 block of Whispering Oaks	\$189,900
1200 block of Whispering Oaks	\$179,900

Complaints continue about uninvited, straying pets

The "Richland News" has been asked once again to publish a plea from neighborhood homeowners about local pets—especially cats—entering yards in which they don't belong.

They reportedly pick on homeowners' pets, destroy vegetation and generally make a nuisance of themselves.

Neighbors are asked to **please keep pets humanely confined.**

The News has also been asked to remind pet owners that not cleaning up after their pets during walks in the neighborhood or in the park/playground area is against the law in Richardson.

The city has provided containers of plastic "poop" bags at several locations in the park. Please use them.



Happy Anniversary! Woody (L) and Brad Wilson, 520 Stillmeadow, celebrated 65 years of marriage Aug. 1. The Wilsons have lived in Richland Park for 32 years. They bought while the neighborhood was still under construction and say they still love living here.

Abrams Road improvements to cause lane shut downs

All residents should have received a letter from the City of Richardson with projected dates for closing north and southbound Abrams Road for two or three days at a time.

Detours to Greenville, Tiffany, Sheffield, Birch, Fieldwood and Park Bend have been mapped and signage created to help drivers negotiate the lane closings. Work will be done from 7 a.m. to 7 p.m. to accelerate the paving operation and reduce the number of necessary detour days.

The City of Richardson is also working with Richland Elementary to minimize any student-related traffic issues.

The Abrams Road project is expected to be completed by early 2008.

For more information, contact the Construction Inspector, Gene Jackson, 972-744-4454 or Construction Manager, Jodie Pennington, 972-744-4456. You can also e-mail Project Engineer, Henry Drexel at henry.drexel@cor.gov.

New information update about area solid waste drop-offs

Residents can drop off waste materials including rugs, tile and furniture twice a month at all three transfer stations. Stations are located at 1601 E. Lookout, Richardson; 4030 W. Plano Pkwy, Plano & 9901 Custer Rd., Plano.

Effective Aug. 1, brush and untreated/unpainted wood or fence panels are accepted only at the Custer Road transfer station.

Richardson residents must provide a driver's license and a current or prior month water bill to use transfer station services. For questions, call 972-442-5405.

Brush and bulky items can also be disposed of by placing them on the front curb after calling for a special pick-up. Call 972-744-4111 or request pick-up via the city's web site at www.cor.net. These items will be collected on the next recycling day after the request is made.

Time-of-day watering info. causes confusion

All water restrictions have now been lifted for City of Richardson residents including what time of day you may water.

Assistant City Manager, David Morgan, reports some confusion about keeping the "no watering between 10 a.m. and 6 p.m." restriction in place.

This restriction is being considered by the Richardson City Council but no action has been taken to reinstate it at this time. If it is reinstated, Morgan says, it is likely to be part of an ongoing water conservation plan.

Common sense measures should continue like: turning sprinklers off in periods of sufficient rain; avoiding watering during the heat of the day when evaporation reduces its effectiveness; and being aware when your water is running wastefully down the street or alley.



If it's spring it must be time to hatch and this mom selected Curtis Dorian's back yard for egg laying and his pool for swimming lessons. Baby ducks took over the pool for several days herded by a ever-watchful mother. When they were ready, Curtis says, Mom left and took her babies with her.

Home repair scams can cost you thousands

"Richardson Today" reports that home repair scammers, the professional con artists who specialize in cheating elderly homeowners, should be reported to the police.

Scammers find victims by driving the neighborhoods or knocking on doors offering things like driveway paving/repair, roof/chimney repair, fixes for foundations, waterproofing, tree pruning, disease and pest control and more at a "special" price.

The job is finished quickly but often costs much more money than the agreed upon price. Checks are cashed long before the homeowner realizes that the "repair" is only cosmetic and completely substandard.

The City of Richardson requires all solicitors to obtain and display a city permit. This is the homeowner's first line of defense against home repair scammers.

Scam Tip-offs:

You are approached in your yard or at your door.

You are offered a "great deal," a special price or told that it "won't cost much."

They say they have leftover materials from a previous job, a special spray sealant for your roof, or a machine to drive out rodents.

No contract is furnished; no written estimate or itemized bill is provided.

Receipts are hand-written with no company logo visible.

They drive unmarked pick-up trucks with no markings or signage.

They may have women and children with them to ease suspicion.

Call 9-1-1 or 972-744-4800 to report a scam to the Richardson Police Department.

Letters

My family moved to Richardson in July 2005 after 19 years in Mesquite. Our experience in Richardson has not been dull by any stretch of the imagination. We love living in Richardson—it is so centrally located to anything one would need and yet has a "small town" feel. It's the experience with the oddities in our neighborhood that we find amusing.

*In the two years we have lived in Richardson, we have called the police five times. Once we called because our neighbors had left their garage door open in the dark of night. We didn't know much about them other than they had a baby. After we noticed the garage door opened for over an hour, and that the door leading from the garage to the house was also opened, and not knowing what we might find inside if we had gone in, and taking the risk that we might make enemies of these neighbors, we called the police to investigate. We have since traded phone numbers and although we laugh about it now, at the time it was very scary for the wife. **But, they appreciated our attentiveness.***

*Then we called the police because we were victims of identity theft. You know, those pesky credit card companies that send out convenience checks with their bills without your knowledge. Well, they were stolen from our mailbox and two of them used. Several months later we thought we heard a gunshot and called the police only to learn that a nearby transformer had blown. This year, near the end of winter, we heard what we thought was a bomb. We immediately went outside and found that our neighbor's car had been hit. The driver did not stop. The car belonged to their daughter who had the car for only six months. **They, too, were appreciative of our attentiveness.***

None of these incidents tops what happened Aug. 6. My husband was out volunteering. Our doorbell rang at sunset. I answered with my daughter behind me. She was holding our dog who was absolutely crazy barking. The man at the door explained that his wife had a wreck about a mile away and he needed \$2 to \$3 for gas money. I wondered what having a wreck had to do with needing gas money. He was very out of breath and said several neighbors had already helped him. He even offered identification but that did not reassure me. I was so taken aback about having a panhandler at my door that I told him we didn't have anything, closed the door and called the Richardson police who responded, as they have at other times, quickly and professionally. As I watched the man go down the street, he did not go to my next door neighbors who are elderly; he went to the house next to them. I believe he had gone to at least six or eight neighbors before arriving at our door. When I couldn't go to sleep that night because the evening's events, I began to wonder why none of my neighbors before our house had called the police. I shudder to think what would have happened if the man had actually gone to my elderly neighbors' door. Would he have overpowered them and harmed them in some way? Was this man scoping out houses to break into? Maybe it was as innocent as getting money for groceries, or alcohol or whatever, but how many people does it take to believe that this man's actions were innocent?

Neighborhood. What does that mean? To me, it means paying attention to your surroundings. One does not need to become best friends with their neighbors, but we at least owe each other a safe place to live. We have a responsive police force in Richardson and our neighborhood crime watch group is very active. But they cannot do it all. **If something out of the ordinary arises, pay attention and take action. You might be saving someone's property. You might be saving someone's life!**

Valerie Albach

Letters can e-mailed to vk_archer@sbcglobal.net or mailed to 500 Stillmeadow Drive. They will be published as space is available.

Keep your eyes wide open

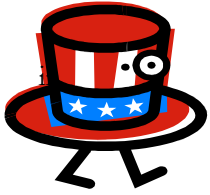
School has started; more people are in the neighborhood. If it doesn't look right, **report it!** If it seems out of place, **report it!** If it sounds "funny," **report it!** If you're worried about it, **report it!**



The Richardson Police want to hear from you.

Stopping crime is everybody's business!

Thanks volunteers!



If you enjoyed the patriotic flag array in our neighborhood this past 4th of July, there are a few people who deserve our thanks for being brave enough to walk our neighborhood on a very warm, sunny—well sweltering—morning to place more than 900 flags in every yard in Richland Parks and Richland Oaks.

Huge thanks go to Gary and D’Nelle Lyons for organizing and hosting the event AND feeding volunteers a sumptuous breakfast. Thanks also to flag bearers: Gary and D’Nelle, Susan Mather, Bill Greenhaw, Nay & Jessica Harrison, Pat Peveto, Jim & Valenda Archer, and Treva & Jerry Smutz.

Welcome new neighbors!

If you haven’t met these latest additions to Richland Park, make a point to seek them out and welcome them to our neighborhood.

Mike & Sherri Hinke, 463 Harvest Glen

Mike and Sherri moved here from Las Vegas. Son, Colton and Mom, Anna Palmi complete the family here.

Dee Jacobs, 624 Wentworth

John Alder, 643 Wentworth

To welcome *your* new neighbor in the “Richland News” send details to vk_archer@sbcglobal.net.



Enjoying refreshments at a volunteer gathering to plan ticket sales for the upcoming Fall Fiesta were (from left) Millie Harrison, Pamela Tharp, Valenda Archer, Nichelle Tuman, Beverly Peavy, Charles Peavy, and (back to camera) new volunteer Kelly Wickersham. Hosts were Susan Mather and Curtis Doran. For more photos, visit www.richlandhoa.com

2007 Block Captains

Birch

- 400 Carol Levy 972-234-8069
- 500 Joseph & Anne Brophy 972-690-0195
- 600 Cassie McCampbell 972-235-1166

Country Side

- 400 Marshall & Lucy Bateman 972-889-2922

Fieldwood

- 400 Pam & Daryl Crum 972-690-6091

Fieldwood Circle

- 600 Janet Kurka 972-699-0913

Goodwin

- 400 Jim & Valenda Archer 972-238-9434
- 500 **Open**
- 600 Vinod & Traute Malhotra 972-669-1970

Harvest Glen

- 400 Jim & Valenda Archer 972-238-9434
- 500 Susan Mather 972-690-4123
- 600 David & Faye Galvan 972-680-8759

Hilton

- 1100 Judy Blome 972-783-7069

Park Bend

- 400 Pam Crum 972-690-6091
- 600 Gwen Turner 972-235-2152

Richland Oaks

- 1100 & 1200 Blocks **Open**

Richland Park

- 1200 Jim & Valenda Archer 972-238-9434

River Oaks

- 400 Alice & Jamie Kelly 972-437-9053

Sheffield

- 400 James & Juanell Teague 972-238-5863,
Janet Maher 972-680-2512, Karen
Atkinson 972-480-8712
- 500 Ron Coyne 972-690-5397
- 600 Dewayne Mosley 972-437-1211

South Lois Lane

- 1000 Janet Kurka 972-699-0913

Stillmeadow

- 400 Jim & Valenda Archer 972-238-9434
- 500 Gary & D’Nelle Lyons 972-238-8560
- 600 Dorthy & George McKearin 972-238-9308

Tall Oaks

- 400 Carolyn & Ed Murphy 972-234-6043

Tiffany Trail

- 400 Susan Mather 972-690-4123
- 500 Barbara & Russel Reed 972-234-1726
- 600 Pamela & Robert Tharp 972-690-0931

Wentworth

- 500 Deborah Jennings 972-699-1754
- 600 Millie & Dave Harrison 972-231-2748

Whispering Oaks

- 1100 & 1200 Blocks **Open**

Winding Brook

- 400 **Open**

To volunteer as a Block Captain, call Susan Mather, 972-690-4123.

Richland Park and Richland Oaks

Architectural ▫ Landscaping ▫ Beautification

A.L.B.

Contacts: Curtis Dorian 972.235.0230 Susan Mather 972.690.4123



Entrance Project Phase I Construction and Landscaping, continues...

Hello Neighbors,

Walnut Street Entrances:

As you can see, we continue with our Richland Park/Oaks Entrance project (PHASE 1).

Let me update you on the progress! And what's to come.

We are starting the Landscaping and Lighting Installation at each main entryway. The next part of PHASE 1 will be landscaping and constructing the medians at both entrances.

Note: Pre-construction and Landscape planning consisted of Tree Trimming and Irrigation.

July's weather conditions and torrential rains delayed our construction and landscaping schedule. Fortunately we fell only 1-week behind on "Project Stonework" construction.

Planting will begin the first week of September with hardy-evergreen and decorative foliage. Seasonal color will be planted at the end of September/early October. We are also adding sectioned-off beds for planting and River Stone. We are adding a 1" steel border around the outside edges of each entrance bed allowing minimal dirt overflow while providing architectural detailing. Wall coping will added to the tops of the concrete wall. SOLAR Lighting Bollards and Down-lights are on order and will be installed at each entrance. All three entrances have been properly irrigated and the COR has increased the watering time to 30 minutes, 3-times a week, (Sun., Tues. and Thurs. nights about 11 p.m. for 30 minutes. per station)

Additional landscaping will include shaping the existing foliage on the medians and re-shaping the beds along Walnut.

Walnut Street Entrances Center Medians begin:

PHASE 1 Continues...

Architectural, Landscaping & Beautification Projects continued on the following page



Richland Park and Richland Oaks

Architectural ▫ Landscaping ▫ Beautification

A.L.B.

Contacts: Curtis Dorian 972.235.0230 Susan Mather 972.690.4123



Entrance Project Phase I Construction and Landscaping, continues...

Audelia Street Entrances:

The entrances on Audelia are placed temporarily on hold until third quarter (October). The importance lies in finishing the entrance projects on Walnut. We are working on fabricating a design that will accommodate the smaller bedding areas and the closing of entrances.



Sidewalks and Streets:

Sidewalks are continuing to be fixed. The City has a program called "TRIP Fund.." This fund allows budgeting for sidewalks and streets. They are in the process of finalizing the construction package. Once the bids are in from various contractors, the awarded team will have approximately six months to finish these modifications.

Update on Entrance Screening Walls (Phase 2)

COR Vitality Program:

The City of Richardson continues to work on several vitality programs. Before they begin on our Entrance Screening Walls, several of their current projects need to progress further. The wall on Belt Line is moving along and should be complete within the next few months. They are also finalizing construction drawings on two other projects and will move forward to the bidding phase shortly. We are ahead of the game with a lot of the preliminary design work already completed. The city plans to move forward with to the Richland Park/Oaks project and a few others that are at a similar stage. The city staff will meet in the coming weeks and we'll attempt to settle on a timeline. A set timeline is difficult due to a lot of variables in the planning, design and construction process .

Architectural, Landscaping & Beautification Projects continued on the following page

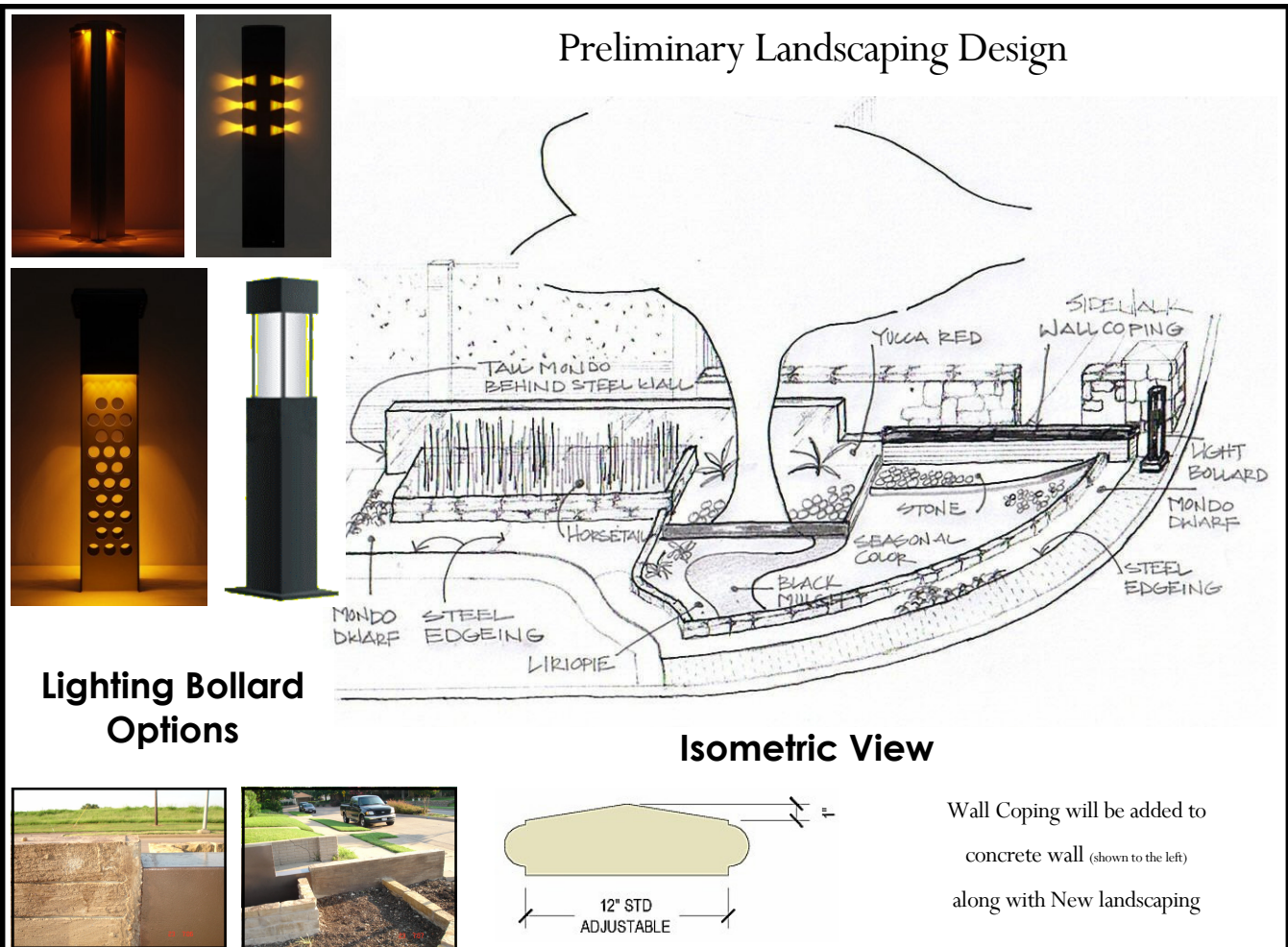


Architectural ▫ Landscaping ▫ Beautification

A.L.B.

Contacts: Curtis Dorian 972.235.0230 Susan Mather 972.690.4123

Entrance Project - Phase I Construction and Landscaping



Proposed Plant Specifications

All plant specs, lighting specs and design is subject to change or modification during implementation.

Tall Mondo Grass

Dwarf Mondo Grass

Horsetail

Variegated Liriope

Yucca Red

Indian Hawthorne

Mexican River Stone

Seasonal Color

Richland Park & Richland Oaks Project - Phase I

Richland Park and Richland Oaks

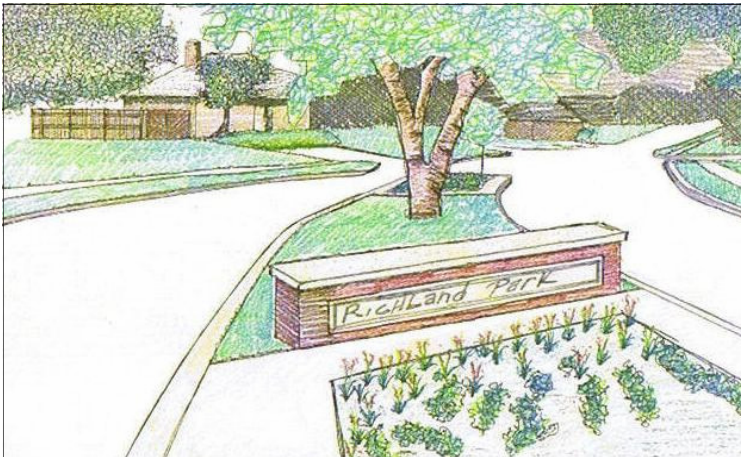
Architectural ▫ Landscaping ▫ Beautification

A.L.B.

Contacts: Curtis Dorian 972.235.0230 Susan Mather 972.690.4123

Capitol Funds Project Update: Screening Walls and Signage

Preliminary “Screening Wall and Median” Design



These are the Original Preliminary Designs for both entrances and medians.

As I mentioned in previous newsletters, these prelims are being revised to accommodate stonework, additional landscaping and a possible water feature.

The Design Process will be completed in September and construction should start within the 4th quarter.

Note: New Lettering will be provided within the new screening wall design.

Watch for good things to come.

Original Drawings to be modified in the next Design Stage

Richland Park & Richland Oaks Project - Phase I

Richland Park and Richland Oaks

Architectural ▫ Landscaping ▫ Beautification

A.L.B.

Contacts: Curtis Dorian 972.235.0230 Susan Mather 972.690.4123

WE NEED Volunteers

If you are ever interested in volunteering a small amount of your time, the **A.L.B** could use your assistance with the items below. By choosing only one task, you could greatly enhance our programs and speed things along. **Contact Curtis Dorian or Susan Mather.**

If you have an interest in any other areas, i.e.: block captains, social, crime, etc., contact a board member by phone or email.

- **Monitoring Landscaping & Landscaping Projects**
- **Y.O.M. & Special Awards (Special awards Oct-Nov-Dec)**
- **Community Criteria & Maintenance Programs**
- **Trash Pickup Program**
- **Adopting an Entrance Program**
- **And more...**

TRASH PICKUP DAY

This is a new volunteer program created by the A.L.B./RHA.

Volunteers will meet at Richland Park on the Lois Lane street side, **The First Saturday of each month at 8:00 a.m. sharp.**

“LOOK FOR THE YELLOW SIGNS”

We will furnish a **blue recycle bag** to discard all trash.

This process takes 30 min. to **1-Hour.**

We cover Audelia and Walnut. Bring a pair of gloves and a small rake.

Resident Cars on Street

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: There is an increase in vehicles parked throughout the Richland Park/Oaks community. Please try to keep our streets clear of vehicles for long periods of time. Our homes are unique and viewing the **Architecture and Landscaping** is more appealing than dodging vehicles. The aesthetic value of our homes is vital for a beautiful community. Parking in your driveways and/or garages allows our community to have better **drive by appeal** and keeps our streets and community well groomed.

Richland Park and Richland Oaks

Architectural ▫ Landscaping ▫ Beautification

A.L.B.

Contacts: Curtis Dorian 972.235.0230 Susan Mather 972.690.4123

June 07

Yard of the Month

Richland Park: Y.O.M. goes to **GINNY & KENNETH LILLY** at **400 Birch.**



Comment from Curtis,

This property is always maintained, clean and well groomed, making it a good representation for the Richland Park Community.

Building a Beautiful and
Successful
Neighborhood



June 07

Yard of the Month

Richland Park: Y.O.M. goes to **KAREN & BILL BURR** at **624 Birch.**



Comment from Curtis,

This property has a clean, simple balance and contoured beds, making it a good representation for the Richland Park Community.

Building a Beautiful and
Successful
Neighborhood



Richland Park and Richland Oaks

Architectural ▫ Landscaping ▫ Beautification

A.L.B.

Contacts: Curtis Dorian 972.235.0230 Susan Mather 972.690.4123

July 07

Yard of the Month

Richland Park: Y.O.M. goes to Shirley & Waylon Pierce at 641 Tiffany Trail.



Comment from Curtis,

Architecturally stunning and landscape beautifully done with hints of detailing, makes this property a good representation for the Richland Park Community.

Building a Beautiful and
Successful
Neighborhood



July 07

Yard of the Month

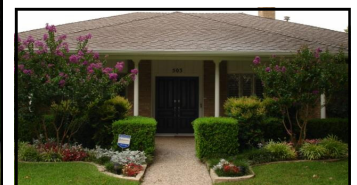
Richland Park: Y.O.M. goes to Stefani & Vladimir Bulatovic at 503 Wentworth.



Comment from Curtis,

Nice walk up and drive by appeal with soft balanced beds, makes this property a good representation for the Richland Park Community.

Building a Beautiful and
Successful
Neighborhood



Richland Park and Richland Oaks

Architectural ▫ Landscaping ▫ Beautification

A.L.B.

Contacts: Curtis Dorian 972.235.0230 Susan Mather 972.690.4123

August 07

Yard of the Month

Richland Park: Y.O.M. goes to **Robert & Mary Walls** at **524 Harvest Glen.**



Comment from Curtis,

Exceptionally well manicured with structured beds and stone detailing, make this property a good representation for the Richland Park Community.

Building a Beautiful and
Successful
Neighborhood



August 07

Yard of the Month

Richland Park: Y.O.M. goes to **Robert & Pamela Thard** at **639 Tiffany Trail .**



Comment from Curtis,

The softscape is designed for stability and elegance. The screening wall with the subtle touch of final details , makes this property a good representation for the Richland Park Community.

Building a Beautiful and
Successful
Neighborhood



Richland Park and Richland Oaks

Architectural ▫ Landscaping ▫ Beautification

A.L.B.

Contacts: Curtis Dorian 972.235.0230 Susan Mather 972.690.4123

June 07

Yard of the Month

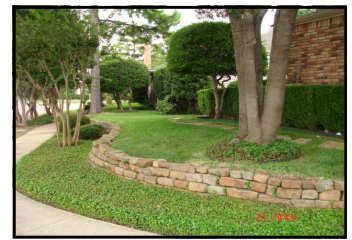
Richland OAKS: Y.O.M. goes to Joyce L. Carroll at 1224 Richland Oaks .



Comment from Curtis,

This property is architecturally stunning and always well maintained, making it a good representation for the Richland Oaks Community.

Building a Beautiful and
Successful
Neighborhood



July 07

Yard of the Month

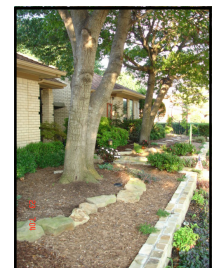
Richland OAKS: Y.O.M. goes to Larry Lozon & Scott Grant at 424 River Oaks Lane.



Comment from Curtis,

With its multi-level landscaping, attention to details and great drive by appeal, this property is a good representation for the Richland Oaks Community.

Building a Beautiful and
Successful
Neighborhood



Richland Park and Richland Oaks

Architectural ▫ Landscaping ▫ Beautification

A.L.B.

Contacts: Curtis Dorian 972.235.0230 Susan Mather 972.690.4123

August 07

Yard of the Month

Richland OAKS: Y.O.M. goes to Jim & Susan Craver at 435 Winding Brook Lane.



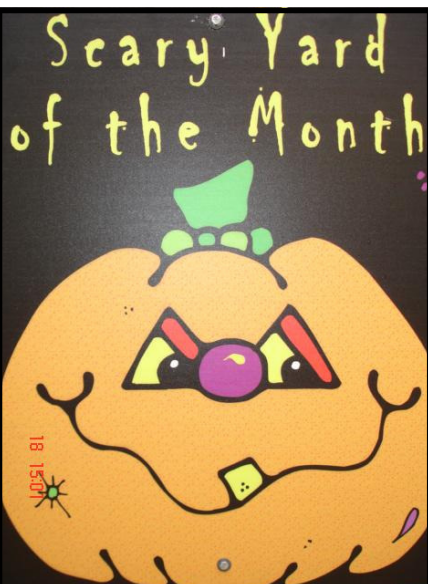
Comment from Curtis,

This property has simple but elegant curves and well designed beds and an unique structure, it a good representation for the Richland Oaks Community.

Building a Beautiful and
Successful
Neighborhood



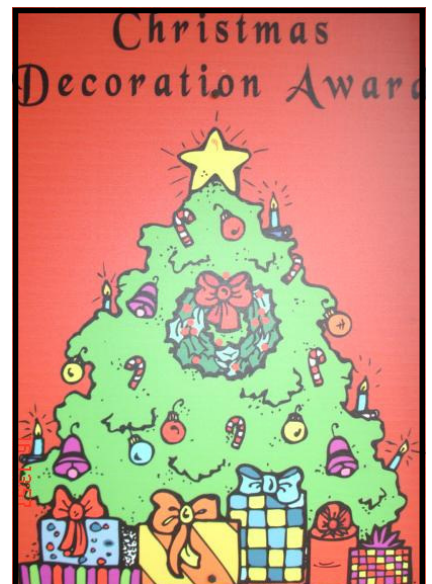
Special YOM Awards start soon.



Scary YOM



Autumn YOM



Christmas YOM