

RICHLAND NEWS

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



You're invited
to the Richland HOA

Spring Fling! taking place on
April 23rd from 5 to 8 p.m. at the west parking lot of
Richland Elementary School. It's a great time to get
out, enjoy the beautiful weather and have the chance
to meet your neighbors, RHA Board Members and City
Council Members.

This year's entertainment will include vintage cars, an inflatable
bounce house, live music, a balloon artist, face painter, a petting zoo, the
City of Richardson animal shelter pet adoption, firetruck and police car.

For food we will have beef and chicken fajitas with all the fixin's (\$5.00
for adults; \$3.00 for children). As usual, beer and wine provided for
adults at no charge. In addition to the fun activities we have planned,
we'll also will be giving out door prizes during the event. This is a
family-friendly evening of fun so come on out and join us.

This year's event is being sponsored in part by Acri Windows.



2016 CALENDAR

MARCH

- 17 St. Patrick's Day
- 24 **RHA Open Meeting**
- 25 Good Friday
- 27 Easter

APRIL

- 1 April Fool's Day
- 15 Tax Day
- 22 Earth Day
- 23 **RHA Spring Fling!**

MAY

- 8 Mother's Day
- 30 Memorial Day

WHAT'S INSIDE

[Spring 2016 Issue]

President's Message	2
Crime Watch Report	3
Neighborhood News	4-10
RHA Membership	11-13
Richardson Residential Code	16
Advertisers	18-24

Please Support our Advertisers!

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

**RHA
OFFICERS/CHAIRS**

2016 OFFICERS

President

Becky Jones
President@richlandhoa.com

Vice President

Valerie Standifer
VP@richlandhoa.com

Secretary

Anne Marie Sager
Secretary@richlandhoa.com

Treasurer

Suki Kirkland
Treasurer@richlandhoa.com

COMMITTEE CHAIRS

Architecture/Beautification

Michael Bahr (Chair)
Beautification@richlandhoa.com

Linda Brollier (Co-chair)
Millie Harrison (Co-chair)

Activities/Socials

David Kirkland (Chair)
Activities@richlandhoa.com

Block Captains

Jeana Dickerson (Chair)
Captains@richlandhoa.com

Membership

Nancy Holt (Chair)
Membership@richlandhoa.com

Carolee Clifford (Co-chair)

Newsletter

Karla Weesner (Chair)
News@richlandhoa.com

Crime Watch Coordinator

Bob McClure
Crimewatchone@yahoo.com

Database Coordinator

Khalid Hussain
Database@richlandhoa.com

Website Coordinator

Barry Propes
Webmaster@richlandhoa.com

Advisory Members

D'Nelle Lyons
Dave Harrison
Curtis Dorian



**PRESIDENT'S
MESSAGE**

Richland Homeowners Association
Richland Park and Richland Oaks Community

DEAR RICHLAND HOMEOWNERS ASSOCIATION MEMBERS:

Your 2016 Richland Homeowners Association officers and board of directors are currently working on plans to make this a productive, exciting and fun year to live in our beautiful Richland Park/Oaks neighborhood. I would like to personally thank each of them for the commitment they bring to the work we have planned this year.

Our annual membership drive is in process. Joining the Richland Homeowners Association is \$40 per year; this is the main source of revenue to support the RHA work and activities throughout the year. If you have not joined in the past, please consider doing so this year. Encourage your neighbors, especially if they are new, to join as well. You can join and pay online (<http://richlandhoa.com/Membership/MembershipForm.htm>) or complete the paper form and mail your check. Full details are available on our web site (<http://richlandhoa.com>).

On Thursday, March 24, we will have our first Open Meeting this year. It will be held at Richland Elementary School starting at 6:30. During the meeting, each of the Committee Chairs will be available to discuss what their committee does throughout the year and encourage those who would like to volunteer to join their team. Our first big event this year is the *Spring Fling!* on Saturday, April 23. We can always use more volunteers for big events. My goal in holding quarterly Open Meetings is to build a stronger, more unified neighborhood, inform residents and share ideas, address concerns and make new friends. Please mark your calendars and join us.

As a Richland Park resident since 1979, I love our neighborhood and the many friends I have made over the years. I can't think of another place I would rather live. I hope you will join us in our work to make our neighborhood even better in 2016!

Respectfully,
Becky Jones, President, RHA
President@richlandhoa.com

CIRCLE THESE DATES!

<p>MARCH 24</p> <p>RHA Open Meeting Richland Elementary School 6:30 p.m.</p>	<p>APRIL 23</p> <p><i>Spring Fling!</i> Richland Elementary School Parking Lot 5:00 - 8:00 p.m.</p>
---	--



**CRIME WATCH
REPORT**

Richland Homeowners Association
Richland Park and Richland Oaks Community

HELLO NEIGHBORS!

I just wanted to let you know we are once again at our lowest in reported crime in our neighborhood in about 32 years that I have lived here. That doesn't mean that crime in our neighborhood is nonexistent, but Crime Watch Patrols work. It's you who make the difference, being seen and being the eyes and ears for the police as to what goes on in our neighborhood is a big help. Our late night patrols are finding very few open garage doors and that says a lot about your habits for checking them. *Keep up the good work.*

Our mild winter is just about over, and crime always seems to pick up around spring as our days become longer and the weather becomes warmer. If you see something that doesn't seem right, call it in to 911.

TIPS TO REMEMBER:

- Park your vehicle inside your garage if possible.
- Remove items from your vehicle when you are away for any reason!
- If you cannot take your items out, place them in the trunk.
- If you have a removable faceplate on your car stereo, take it with you.
- Remove your garage door opener as well.
- Park your vehicle in a lighted area, or in the drive way with security lights that are not easily reached.

Stay safe out there!

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



**Richland Park and
Richland Meadow's
Personal Officer**

Ed Coleman [214.282.0843]

Provided by the COR for our protection.

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

Call Officer Coleman for:

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

For Emergencies, continue to call 911.

**CRIME WATCH
VOLUNTEERS NEEDED**

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

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

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

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

DINING

A World of Food is Right Around the Corner

Diners in the Richardson area will find a variety of choices from American cuisine to international delicacies. Most of Richardson's restaurants are local independents or Texas-based chains.

One of DFW's most notable steakhouses, The Silver Fox, is located in Richardson at The Shire. Other eateries located at this location are The Ye Shire Tavern, Main Street Bistro & Bakery, and Casa ChaCha ("Rough Tex-Mex") and noted restaurateur Dale Wamstad's venue, Texas.

Some of the more recognizable regional and national chain names include: Chili's, Texas Land & Cattle Steak House, Pappadeaux's Seafood Kitchen, Pappasito's, Pappacito's Cantina; La Madeleine, Jason's Deli, Mi Cocina, Chipotle Mexican Grill and Starbucks.

For Barbeque lovers, Richardson has many of the regions best, including the new TEN50 Barbecue from Larry Lavine, the founder of Chili's, Dickey's Barbecue Pit, Sonny Bryan's Smokehouse, Spring Creek BBQ, and Texas Smokehouse BBQ. Some local favorites for Italian include Aboca's Italian Grill, Apollonia's Italian Kitchen, Cappuccino's

Italian Bistro, and Cafe Amore. If it's Mexican food you crave, try the crowd-pleasing Mena's Tex-Mex Grill, Amigos, Frankie's, Casa Milagro, or Holy Frijoles Tex-Mex.

If only a burger will satisfy, you can't go wrong with Olive Burger, Burger Island, Liberty Burger, Del's Charcoal Burgers, Shady's Burger Joint, Twisted Root Burger Co., Haystack Burgers & Barley, LA Burger or JC's Burger House. If it's a sub you're sure to find a favorite in a Great Outdoors, Jersey Mikes, Jimmy Johns, Potbelly, Quizno's, Schlotzsky's, Subway or a Which Wich sandwich.

Richardson also has some fine ethnic dining venues including Afrah and Ali Baba's (Mediterranean), Kasra's Persian Cuisine, Café Brazil, Kiren Court (best Chinese food) and

Sushi Sake, with outstanding Asian fusion cuisine. Don't miss a visit to Richardson's unique Chinatown with 11 Asian restaurants. Other local favorites include Café Max (lunch only), Big Shucks, The String Bean and a wide-variety of others. *Whatever your taste-buds desire, you will find it here.*



DINE SMART, DINE LOCAL!

The Dine Smart/Dine Local program is a joint initiative between the Richardson Chamber of Commerce and the Richardson Convention and Visitors Bureau to increase local and regional awareness while driving a new and loyal customer base to Richardson restaurants by offering money saving discounts and offers to Richardson's residents, corporate residents and visitors alike.

You can have Restaurant of the Week discounts and offers sent directly to you via weekly emails or visit the Dine Smart Dine Local site (www.cor.net/dsdl) for year round offers from participating establishments.



NEIGHBORHOOD RESTAURANTS REVIEWED BY YOUR NEIGHBORS!

THE DINNER TABLE

» We had lunch today at The Dinner Table and it was excellent! Jim said the chicken fried steak was great and I had a chicken salad sandwich with the best spinach salad. Can't wait to try their Sunday brunch! I love our local restaurants. – *Nancy Holt*

Located at:

580 W Arapaho Rd, Ste 130
Phone number (469) 779-2670

DEL'S CHARCOAL BURGERS

» Owned and operated by one of our neighbors right here in Richardson Park. Since 1957, this is hands down the best little hamburger joint in the area. Love the fresh homemade root beer in a frozen glass mug! – *Kevin Acosta*

Located at:

110 S. McKinney St.
972-235-9191

delsburgers.com

TUSCANY ITALIAN BISTRO

» The food is excellent as the service. We go about once a week. – *Pam Haigwood*

» We love Tuscany! The stuffed mushrooms are my fave & chicken is always cooked to perfection. – *Jana Andrews*

» The salads were good and we found a good pizza place at last. We really need to support the place because they have really good food and we were treated well by an attentive host. Plus the nicely done decorations and music made you feel like you were in Old Italy. We'll be back soon.

See you there! – *Vern Ruuska*

» We tried Tuscany's on Friday night with our new neighbors, and all 4 of us were pleased. We all had 4 different dishes and 2 appetizers and found no fault in anything. We all plan to go back again and again. May be the neighborhood "meet" Place in the future! – *Beverly LaVecchio*

Located at:

743 Brick Row Dr Ste 400,
(972) 907-8000

tuscanyitalianrichardson.com

FRANKIE'S MEXICAN CUISINE

» Frankie's Tex-Mex restaurant recently opened in the old Dairy Queen at the SE corner of Buckingham and Plano Rd. Excellent food and wonderful service. My wife and I highly recommend it. – *Mike Jorgensen*

» I have been there three times already! The brisket enchiladas are awesome and so are the brisket tacos! We loved the "white" cheese queso as well. – *Lisa Johnson*

» Finally made it last night. Food was wonderful, service incredible and once you get through the concrete sun baked entrance, I was impressed what they did with the decor for it once being our Dairy Queen. So glad to have them so close!

– *Michael Bahr*

» Love Frankie's!

– *Carolee Clifford*

Located at:

2701 Custer Pkwy
(972) 231-8667

Frankiesmexicancuisine.com

SECURITY NEWS

Article submitted by guest contributor,
Dr. Leonard Nijssen

5 Tips to Avoid Smart Chip Credit Card Scams

HAVE YOU RECEIVED YOUR NEW EMV "SMART CHIP" CREDIT CARD(S)? FRAUD EXPERT SID KIRCHEIMER WARNS OF IMPOSTER SCAMS CAPITALIZING ON THIS CHANGE

Millions of EMV cards (short for Europay, MasterCard and Visa) have been issued. There's now a big push to quickly deliver the remaining plastic imbedded with a small computer chip; it's that small, metallic square on the front of EMV cards that creates a unique transaction code that cannot be used again, unlike magnetic-stripe cards that store unchanging account details that aid fraudsters.

Expect bogus emails allegedly sent by card issuers, PayPal or other businesses that supposedly provide details about your account with more secure, chip-imbedded cards. It's a new incentive for old tricks to install computer malware and/or phish for account information and log-in credentials.

Here's what you should know:

1 Legitimate emails from card issuers should be short, to-the-point notifications that your new EMV card is being mailed, perhaps with an "expect within 10 days" timeframe. They should not include links or attachments promising details or urging action to "update your account" or the like; that's the calling card of scammers. As a general rule, don't trust links in emails — and before clicking, always hover your computer mouse over the link; if it doesn't

display the sender's company name, assume the worst. It's also safer to access any business website by typing its URL yourself, not via provided links. Or call the phone number listed on your card, not provided in emails.

2 Bogus PayPal emails are making the rounds, with malware-laden "Update Your Account" attachments. Legit PayPal emails never include attachments.

3 Authentic emails from card issuers will address you by name and include some specific reference to your credit card, such as the last four digits of your account number. Those from PayPal, eBay or other businesses will also include your name. Emails vaguely addressed to Dear "Cardholder," "Customer" or "Account Holder" are often scams.

4 Even if the email includes your name, don't trust it unless you previously provided your email address to that business (for instance, when you enrolled in online banking). Email mailing lists — with account holder names — can be purchased by scammers.

5 Be suspicious of phone calls or text messages supposedly from card issuers about EMV cards. These could be "vishing" (for voice phishing) or "smishing" (named after SMS technology that sends text messages) attempts aiming to glean account and personal information.

INCOME-DRIVEN REPAYMENT PLANS FOR FEDERAL STUDENT LOANS



If your federal student loan payments are high compared to your income, you may want to repay your loans under an income-driven repayment plan. You can learn more about this at studentaid.ed.gov/sa/repay-loans.

WHAT IS AN INCOME-DRIVEN REPAYMENT PLAN?

An income-driven repayment plan is a repayment plan that sets your monthly student loan payment at an amount that is intended to be affordable based on your income and family size. The U.S. Department of Education offers four income-driven repayment plans: Revised Pay As You Earn Repayment Plan (REPAYE Plan), Pay As You Earn Repayment Plan (PAYE Plan), Income-Based Repayment Plan (IBR Plan), and Income-Contingent Repayment Plan (ICR Plan). Most federal student loans are eligible for at least one income-driven repayment plan.

HOW ARE MONTHLY PAYMENT AMOUNTS DETERMINED UNDER INCOME-DRIVEN REPAYMENT PLANS?

Depending on your income and family size, you may have no monthly payment at all. You can estimate your payments under these plans using the Repayment Estimator at StudentAid.gov/repayment-estimator.



BLOCK CAPTAINS NEEDED!

Block Captains help keep neighbors connected and are a great way to serve your community. Volunteering as a Block Captain doesn't take much time but is a great way to meet your neighbors and stay in touch. Each Block Captain (or Block Team) takes care of their block or a block they've volunteered to adopt. Block Captains help with the following tasks:

- Ensuring that every home in the neighborhood has the opportunity to be in the RHA Directory
- Welcoming new residents – dropping off a pre-assembled bag to the new neighbor
- Informing the Block Captain Chair of residents moving into or out of the neighborhood
- Occasionally delivering flyers to your assigned block(s) – This does not include the quarterly newsletter
- Delivering the RHA directory to RHA members in your assigned block(s)
- The opportunity to volunteer at other RHA events such as *Spring Fling!*
- If interested in volunteering as a Block Captain or would like more information please contact Jeana Dickerson at Captains@richlandhoa.com

SPRING LAWN CARE GUIDE

Michael Bahr – Beautification Chair

As the world outside finally begins to turn green after a long winter, it's time once again to pay attention to your lawn. Spring is a sensitive time for your yard – the soil is spongy, the plants are tender, and the weather is unpredictable. Your lawn will thank you for being gentle this time of year, but it will also thank you for addressing a few important spring tasks. Here's how to go about taking care of your lawn in the spring.

TYPES OF GRASS

Spring lawn care depends on the type of grass you are growing:

Cool-season grasses include fescue, bluegrass, and rye. They have two growth spurts – a moderate one in the spring, and a big one in the fall. They go dormant and can struggle in hot summer months, so the focus of spring care is strengthening the plants for summer.

Warm-season grasses such as Zoysia, St. Augustine, centipede, and Bermuda—thrive in the heat and go dormant during winter. They begin growing after the last spring frost and really get going by midsummer.



Understanding the type of grass you have and its peak growing season will help you address lawn care tasks at the correct time.



CLEAN UP – GENTLY!

Avoid heavy yard work in the spring until the soil dries out – foot traffic and hard raking can compact or disturb soggy soil and damage tender, new grass shoots. Once the soil is good and dry, give your lawn a good spring cleaning to encourage grass growth and discourage pests and diseases. Remove leaves and fallen debris, and gently rake to fluff up and separate the grass shoots.



CONTROLLING WEEDS

Spring is the best time to prevent weeds by using pre-emergent weed control, which work by preventing weed seeds from germinating. Your first application of a pre-emergent herbicide should occur just as the forsythia bushes finish blooming in spring – that should stop crabgrass and other weeds before they have a chance to grow.

Both cool-season and warm-season lawns benefit from weed prevention in the spring. Pre-emergent herbicides work for three months, so plan on a second application during the summer.

FERTILIZING

The type of grass you have also influences when and how you should fertilize your lawn:

Cool-season grasses: Resist the urge to heavily fertilize your lawn in the spring. Spring feeding encourages rapid tender growth that will struggle to survive the heat of summer, particularly in drought-prone areas. If your lawn is in bad shape, fertilize lightly in spring with a balanced, slow-



...continued from page 8.

release fertilizer. Save the heavier feedings for fall, when cool-season grasses are at their growing peak.

Warm-season grasses: Fertilize in late spring as soon as the lawn “greens up” and begins actively growing. This is usually in April or May, after the last frost.

OTHER SPRING LAWN TASKS

Aeration: for warm-season grasses, early to mid-summer. For cool-season grasses, aeration is best saved for fall but can be repeated in spring if the soil is extremely compacted. Wait until your lawn has been mowed 2-3 times in the season, so you'll be sure it is growing fast enough to recover from the aeration.

Dethatching: also best done during peak growing season, right before aerating.

Mowing: Begin mowing as soon as your lawn needs it – grass blades do best when you cut no more than a third of the blade's length at a time.

Watering: Once your grass starts growing, you'll need to make sure your lawn gets at least 1" of water per week. Until then, you can water less frequently but remember that cold air is very drying to plants and lawns.

Insect control: Spring is a good time to address problems with fire ants. Many other insects, such as grubs and mole crickets, may also cause damage to your lawn in spring but are more effectively controlled later in the summer.

Lawn Equipment: Sharpen the blade and tune up your lawn mower to make summer mowing a breeze!

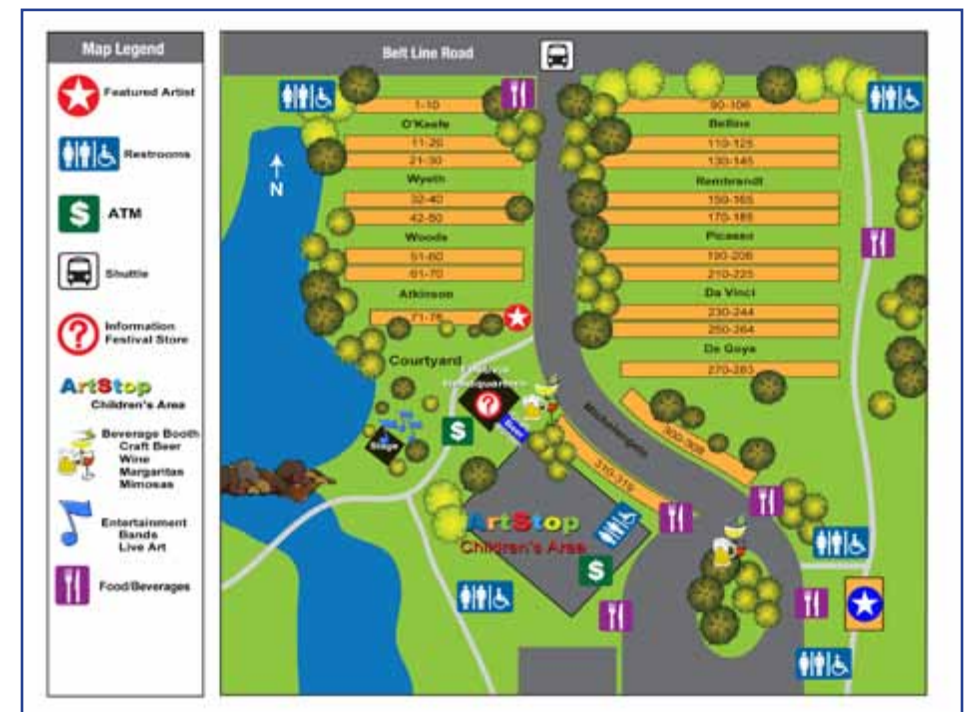


The festival is Saturday, May 7, 10 AM to 7 PM, and Sunday, May 8, 10 AM to 5 PM. Cottonwood Park is located at 1321 W. Belt Line Road, one block east of Coit Road in Richardson, TX. Parking and admission are free. The artists' works are available for purchase, as are food and beverages, and some children's events require a fee.

Now in its 47th year, the semi-annual Cottonwood Art Festival is a juried show. Jurors have selected over 240 artists from 800 submissions to exhibit their museum-quality work at the festival. The artists compete in 14 categories: 2D Mixed Media, 3D Mixed Media, Ceramics, Digital, Drawings/Pastels, Fiber, Glass, Jewelry, Leather, Metalwork, Painting, Photography, Sculpture and Wood. Rated as one of the top art festivals in the United States, the show is the premier fine art event in North Texas.

Cottonwood Art Festival is more than just the art. The festival also features top local bands performing the best in rock, country, jazz, blues, swing and folk. Check out the courtyard, sit in the shade by the lake, relax and enjoy the music. Spirits are also available in the courtyard.

The City of Richardson strives to make sure that Cottonwood Art Festival is an accessible event. Accommodation requests for persons with disabilities should be made at least 14 days in advanced of the festival by contacting Taylor Lough, ADA Coordinator, via phone at 972 744-4208, via email at ADACoordinator@cor.gov, or by appointment at 411 W Arapaho Road, Richardson, TX 75082. To schedule assistance with DART Paratransit, please contact DART directly at 214-515-7272.





The Wildflower! Arts & Music Festival began in 1993 as a small community event held in Breckinridge Park in northeast Richardson, Texas. In 23 years the festival has grown to become the area's most recognized and anticipated musical event.

What began as a springtime community event to celebrate the wild flowers planted throughout the city quickly "blossomed."

The festival routinely draws 70,000 fans annually and now boasts six performance stages, four outdoor and two inside the Eisemann Center.

The Wildflower! Arts & Music Festival got its name from the March through April season when wildflowers blossom throughout Richardson. Growing indigenously in fields and in undeveloped land, Richardson also plants over 100 acres of the tiny brightly colored florals at City Hall, in medians and in city parks.

The name Wildflower!, when referring to the festival, is always spelled with an exclamation point after it to signify that it's much more than a small beacon of color. At any one time and at any one place inside the festival you can be exposed to multiple elements of culture, music, food, and the arts.

The Wildflower! Arts & Music Festival is being held May 20-22 at Galatyn Park. Check out their website at <http://www.wildflowerfestival.com> for up-to-date ticket prices and information.

CHOOSING YOUR ELECTRICITY

PowerToChoose.Org

Did you know you can go to powertochoose.org to research and compare electric plans? Since 2002, many Texans have had options when choosing an electric company. Companies offer a variety of plans, so you may be able to save money or find a plan with a consistent cost each month. You may also find a plan that includes energy generated from renewable resources. Some plans have other value-added services or promotions, such as air conditioning maintenance, rewards programs, or other customer service benefits.

You may not want to change if you are happy with your current plan and provider or are under a long-term contract, as there may be penalties if you break an existing contract with your current electric company. Review your Terms of Service agreement for details on your plan.

SAVE MONEY AND STAY COMFORTABLE DURING PEAK TIME

- Turn down your heat 1-2° or as low as is comfortable — save even more when you use a programmable thermostat.
- Set or program your heat to 55° when you're gone for more than 4 hours.
- Between 6 and 9 p.m. and 4 and 8 p.m., turn your heat down 1-2 degrees. Try to keep it at 68° or lower.
- When you are asleep or out of the house, turning your thermostat back 10° to 15° for eight hours can save you up to 10% on your heating bills.
- Run your washer, dryer, or dishwasher after 8 p.m.
- Save up to 10 watts of energy for every device you unplug. Unplugging just 6 devices that you normally leave plugged in can save up to \$40 a year.
- All electrical devices use some power when they're turned off but still plugged in.
- Turn off and unplug appliances and cable boxes when not in use.
- Unplug your phone charger and similar devices when charging is complete.
- Use a timer to turn off lights and appliances when you're away.
- Set your pool pump to run early in the morning or overnight.

See more at: <http://www.powertosavetexas.org>



RHA MEMBERSHIP

My name is Nancy Holt and I'm the Membership Chair for 2016. I've owned homes in both Richland Oaks and Richland Park for twenty years. *Needless to say I love our little slice of Richardson!*

We are fortunate to have a long running Richland Parks/Oaks Homeowners Association (RHA). RHA provides many services to keep our neighborhood beautiful, safe and friendly. It's a voluntary group and only works with your support. Please be a part of our neighborhood by contributing your dues and time.

Membership dues are only \$40.00 a year and provides the following services:

- Crime Watch Patrol by trained neighborhood volunteers
- Beautification of our neighborhood by maintaining and updating of entry landscaping, seasonal yard awards and City of Richardson integrity programs to maintain our neighborhood
- Social Activities for all ages including *Spring Fling!* Festival, Flags for July 4th, Carni-Fall Festival and National Night Out
- The HOA Board appears at City of Richardson meetings, provides interaction with (RISD), especially with our local Richland Park Elementary School
- Maintains communication with Richardson Police and Fire Departments
- *RichlandNEWS* Newsletter (published quarterly and delivered to 968 homes in the Richland Park/Oaks neighborhoods)
- Neighborhood website: www.richlandhoa.com
- RHA social networking limited to residents only <https://richlandhoa.nextdoor.com>

Please fill out the 2016 membership form (on page 13) even if you are a member who has completed a form in the past or unable to join at this time. We use this information to compile an accurate list for Crime Watch Patrol, develop email communication lists and create a Neighborhood Directory.

Yes! You heard me correctly – my goal this year is to create an updated Neighborhood Directory but I need your help. Please pay your dues and complete your application. If you know a neighbor has recently moved in or out, let us know so we can have this updated information.

Thank you for your support!
Nancy Holt, Membership Chair, RHA
membership@richlandhoa.com





Richland Homeowners Association 2016 Membership Registry

Membership Dues for January 1st through December 31st, 2016

Dear Neighbors:

We are fortunate to have a long-running Richland Park/Oaks Homeowners Association (RHA), established in 1976. RHA provides many services to keep our neighborhood beautiful, safe, and friendly. It's a voluntary organization, open to home owners and tenants alike. **But it only works with your support!** Please be a part by contributing your dues and time. New for this year you can now join online at www.richlandhoa.com and use to pay your dues.

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

- **Crime Watch Patrol** – by trained neighborhood volunteers
- **Beautification:**
 - ~ Matching Fund Projects
 - ~ Neighborhood Integrity Programs
 - ~ Replace Lighting with Architectural Enhancements (e.g., lighting, landscaping)
- **Social Activities for all ages:**
 - ~ *Spring Fling!* Festival
 - ~ Carni-Fall Festival
 - ~ Flags for the 4th of July
 - ~ National Night Out
- **Representation at City of Richardson** meetings and coordination of matching projects
- **Interaction with RISD** (local elementary school), **Richardson Police and Fire Departments**
- **Richland News** neighborhood newsletter. The first two newsletters go to the entire neighborhood, but the last two are delivered **only** to RHA members (also available online)
- **Neighborhood Directory** (available **only** to association members)
- **Neighborhood Website** (www.richlandhoa.com) – linked to <http://www.cor.net/>
- **RHA Social Networking Site** limited to residents only: <https://richlandhoa.nextdoor.com/>
- **We're also on Facebook**

Please fill out the 2016 membership form, even if you're:

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

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

Thanks for your support!

Richland Homeowners Association 2016 Membership Registry

(Please PRINT clearly or register online at 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 th of July Flags Distribution | <input type="checkbox"/> Membership Committee |
| <input type="checkbox"/> <i>Spring Fling!</i> 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

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

TEN WAYS TO IMMEDIATELY IMPROVE YOUR NEIGHBORHOOD

by Michael Bahr
Architecture/Landscaping/Beautification Chair

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

DON'T STOP AT 10 TASKS...
There are many things you can do to make your neighborhood healthy, safe and clean.

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



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

Featured in



RESIDENTIAL CODE ENFORCEMENT

The Residential Inspection Program was established to compliment residents' efforts to maintain neighborhood desirability and encourage reinvestment. By working together we can keep Richardson an attractive, healthy, and safe place to live! Over the years, minimum property maintenance standards have been established to help realize this goal. Below are some of the issues our code enforcement staff address on a daily basis:

Address Numbers

To enable the Police and Fire Departments to respond quickly to emergency calls, address numbers must be posted so that they are clearly visible from the street and alley. Numbers must be posted on the curb or curbside mailbox and on the front and back of a residence on the home, garage, fence, or other structure between 3 and 10 feet off the ground. Address numbers must be a minimum of 3 inches high so that they are easily seen.

High Grass and Weeds

Residents are responsible for maintaining the grass and weeds at their property, including all adjacent parkways and alley easements. Grass and weeds are in violation when they reach a height of 12 inches.

Vegetation

Trees, bushes and other vegetation must be kept trimmed 7 feet above sidewalks, 14 feet above streets and alleys, and 1 foot back from the alley pavement. All vegetation should also be kept trimmed so that it does not obstruct the view of motorists or pedestrians using public streets and alleys.

Fences

Residents are responsible for maintaining the fence around their property. Fences should be maintained so that they do not lean severely and are not missing slats or sections. New fences or significant replacement of existing fences require a permit. Call the Building Inspection Department at 972-744-4180 for more information.

Open Storage

Open storage is defined as the placement of an item that is not customarily used or stored outside, or that is made of a material that is not weather resistant in an unenclosed outdoor area for more than 24 continuous hours. Open storage is prohibited in the front yard, on a front porch, under a carport, or any other unenclosed area. All items stored outdoors must be screened from adjacent properties, streets and alleys by a 6-foot, solid wooden fence. Outside storage is limited to one percent of a residential lot.

Trash and Debris

Residents are responsible for ensuring their property, including all adjacent parkways and alley easements, is free of litter and debris. This includes not placing trash out for collection on non-collection days. To ensure timely collection, trash should be placed out before 7:00 am on collection days only.

Brush And Bulky Item Collection

Brush and Bulky Item Collection (BABIC) is a free service offered to Richardson residents. The service is designed to help residents dispose of large amounts of brush and oversized items like unwanted appliances and furniture that cannot be placed out for regular trash collection. Residents must request BABIC service prior to placing an item on the parkway for collection. Requests for brush or bulky item collection service can be made 24-hours a day, 7-days a week by leaving a voice-mail message at (972) 744-4111 or by completing an **on-line request form**. If you wish to dispose of (rather than recycle) small bundles of branches, they should be cut to 3-foot lengths and placed out for regular trash collection.

Minimum Property Standards

Residents are responsible for maintaining homes and businesses by keeping the exterior (brick, wood, siding, roof, windows, doors, etc.) free of holes and other defects. All wood surfaces must be painted and in good condition.

Home Occupations/Garage Sales

Home businesses are permitted in Richardson so long as they are incidental to the primary use of the premises. If you want to operate a business from your home, please contact Community Services to ensure your business does not violate the home occupation ordinance. A residence may conduct up to three garage sales per year. Each sale may last no longer than three consecutive days.

Yard Parking

Residents may not park vehicles on grass between a front building wall and the street, or between a side building wall and the street on corner lots. In addition, vehicles may not be parked on vacant or unimproved lots.

Junk Vehicles

Junked vehicles, which are vehicles that are wrecked, dismantled or inoperable and do not have a current registration or safety inspection sticker, cannot be parked in public view. For a brief overview of the ordinances residential code enforcement officers enforce, please visit our **Residential Quick Code Page**.

BRUSH AND BULKY ITEM COLLECTION (BABIC)

is a service offered to Richardson residents at no additional charge. The service is designed to help residents dispose of large amounts of brush or oversized items like unwanted appliances or furniture that cannot be placed out for regular trash collection.

City code requires residents to request brush or bulky item collection service prior to placing an item on the parkway for collection. Call the Response Center line (972) 744-4111 or fill out online request at <http://cor.net>.

Residents are required to set out brush or bulky items for collection in the front on the grassy area between the sidewalk and the street. If it is a corner house, you may set the items out on the grassy area (the parkway) on the side street. If you are on a corner house, please ensure you make it known what street you are leaving the debris on and keep it clear for our trucks to access.

SET OUT TIME

In order to help keep neighborhood streets attractive and to significantly reduce the amount of time brush and bulky items remain on our parkways; City code requires residents to request brush or bulky item collection service prior to placing an item on the parkway for collection. **The request MUST be made by midnight the night before the designated collection day. Our neighborhood collection day is on Monday. Call (972) 744-4111 for bulky item pick up.**



Items that CAN be collected as BABIC

- Brush, Tree Trunk, and other Green Waste up to 6 feet long and 2 feet in diameter
- Carpet/Furniture/Door
- Toilet/Bathtub
- Garage Cleanups
- Wood Fences (without concrete or hardware including nails)
- Washer/Dryers
- Refrigerators/Freezers
- Mattress and Box Spring
- Ovens/Stoves/Hot Water Heaters
- Television & Computer Monitors
- Lawn Mowers (without fuel)
- Cacti (must be boxed - up to 25lbs. per box)
- Scrap Metal (bicycles, swing set, etc. — when separated from brush pile)



Items that CANNOT be collected as BABIC

- Building Attachments
- Concrete/Rocks/Bricks/Railroad ties
- Concrete on Fence Poles
- Construction Debris (including interior/exterior demolition)
- Glass/Mirror
- Compress Gas/Air Cylinders
- Vehicle Parts
- Any Type of Remodeling to a House (sheet rock, cabinets of any kind, bath tile, ceramic tile)
- Wood or Asphalt Roof Shingle
- Window or Window Frame
- Hazardous Waste Like Paint, Oil, Pesticides, Solvents, Liquids
- Flooring/Insulation
- Tires (most tire stores will dispose of tires for a small fee)

The items above cannot be collected by City crews, and should be taken to the North Texas Municipal Water District Landfill, 121 Regional Disposal Facility at 3820 Sam Rayburn Highway, Melissa, Texas 75454 (972) 442-5405 — ask to be transferred to the Melissa Landfill.

Hazardous Waste (paint, oil, pesticides, solvents, liquids) must be taken to the Home Chemical Collection Center at 11234 N. Plano Road, Dallas, Texas, 75243 Phone: (214)-553-1765).

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. 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

Your Neighbor – Your Realtor®

Richland Park Resident Since 1977.



Melinda Knecht, GRI, TRLP, AHHS
 Phone/Fax/Voicemail: 214-520-4401
mknecht@virginiacook.com
www.SoldOnMelinda.com

GLOBAL Referral Network



When selling your home, it's important to depersonalize and neutralize the space as much as possible so potential buyers can picture it as their own. Less is always more, so conquer the clutter and sell. As a real estate professional, I will help you with these little details that move homes from "FOR SALE" to "SOLD."



Owned by
 Richland Park Resident
 6 years in Neighborhood

Two-Way Radio Solutions

Sales | Service | Support



Voice pagers

Two-way radio is one-to-many communication via push-to-talk (walkie-talkie)

New technology for today's business:

- ⇒ Wi-Fi radios for hotels, event centers, museums
- ⇒ Cell-phone push-to-talk (Remember Nextel? This is BETTER)
- ⇒ Smartphone rental with push-to-talk for events
- ⇒ Public Safety: Police, Fire, EMS
- ⇒ Construction and industry
- ⇒ Office, schools, colleges, hospitals
- ⇒ Warehouse

Enjoy Enhanced Push to Talk (EPTT) instant communications anywhere on the AT&T Network!



Sonim XP7
 Rugged Smartphone



- Leverage existing wifi
- Improve efficiency
- Simple to deploy



Contact us to discuss your radio needs:

sales@sgnlcomm.com

Brandon Hudson
 President, SGNL
 425 Birch Ln.

Texas

908 Audelia Rd. Suite 200-251
 Richardson, TX 75081
 (617) 850-5516 (cell)

Connecticut

50 Waterbury Rd. #360
 Prospect, CT 06712
 (203) 707-1165



FREE gift cards! SGNL wants to see current, commercial customer cell phone bills. Just provide last month's bill, for a business using 10 lines or more, and you will receive a \$20 gift card to your choice of: Starbucks, Chipotle, or Chili's! Contact info@sgnlcomm.com for details and to submit bills. **First 100 get a gift card!**



Traute H. Malhotra, CRS, GRI

Associate Broker United Real Estate

Eco-Broker • e-PRO • GMA • HHS • SFR • TAHS • TRC • TRLP

214.597.2962

Traute@thmrealty.com

www.thmrealty.com



#realestate #richlandparkhomes #homesforsale #dreamscometrue



2016 CAMPS AND SWIMMING GUIDE

You can now register online for recreation classes offered by the City of Richardson. Register for all camps online at www.cor.net/parksonline. Camps designated as at Huffhines are held at the Huffhines Recreation Center, 200 N. Plano Rd., 972-744-7881. Those at Heights are held at Heights Recreation Center, 711 W. Arapaho Rd., 972-744-7850.

The *RHA Membership Drive* is under way: Thanks for keeping our neighborhood strong!



Special Thanks to Members who included extra **contributions** on their checks to the RHA!



Pet Care if you can't be there

Dog Walking • Training • Pet Sitting
Pet Transportation

David A. Shaw

david@walkthepaw.com

214-675-9481

Bonded & Fully Insured

walkthepaw.com



DORIANBAHR

Custom Homes & Design

www.dorianbahr.com | facebook.com/doriandevlopment

214.698.9936



CHL CRIME WATCH ONE

Bob McClure

Certified DPS concealed Handgun Instructor



214.763.0589

chlcrimewatchone@yahoo.com



LONDONLAWNS
& Landscaping, Inc.

Lawn & Landscape Maintenance

(Seasonal & Yearly Plans with Monthly Billing)

General Pest & Mosquito Control

Fertilizing & Weed Control

Landscape Design & Installation

(972) 303-9352

londonlawn@aol.com

WWW.LONDONLAWNS.COM

Complete Lawn and Pest Management



EBBY HALLIDAY COMPANIES



Your Richland Park & Richland Oaks

Resident & Neighbor

972-743-9232

Email: pamcrum@ebby.com

www.pamcrum.ebby.com

3621 Shire Blvd. Ste 100

Richardson, Texas 75082



Pam Crum

Successfully Assisting with your

Real Estate Needs since 1984



you'll find your home at ebby.com



97% EFFICIENT WINDOWS

FAMILY OWNED

214-550-0419



ACRI.COM

