

RICHLAND NEWS



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

April 2012 Issue

CALENDAR

Apr 6	Good Friday
Apr 8	Easter
Apr 6—14	Passover
Apr 21	Richland HOA Picnic In The Park
Apr 22	Earth Day
May 5	Cinco de Mayo
May 5-6	Cottonwood Arts Festival!
May 13	Mother's Day
May 18-20	Wildflower Festival!!!
May 19	Armed Services Day
May 28	Memorial Day

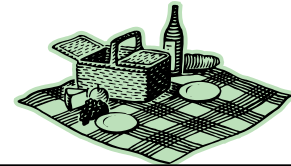
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Attention all Residents:

The Richland HOA is sponsoring a "Picnic in the Park" on Saturday April 21, 2012. The location is at Richland Park next to Richland Elementary.

Details inside on Page 7!!!



Homeowners Association **Membership Drive 2012** is underway! Richland HOA is voluntary, but membership is collected to enhance the neighborhood and benefit residents' home values and neighborhood. More information: Page 5 and Page 13.

Thank You to those residents that chose to contribute more than the \$40 membership. Extra revenue is be applied to the long term capital fund.

This Issue is **PACKED!**

Crime Stats—Page 4

NEIGHBORHOOD EVENTS—PAGE 7

Letter from President of Ability Connection Texas—Page 8

ALB—Page 9

Real Estate Stats—Page 14

City of Richardson Spring Events!!!



Revised Stage 3 Water Plan Approved by the City of Richardson.

See Page 3!



Please Support our Advertisers!

Most are Richland Park or Richland Oaks residents! Their support of the newsletter pays for printing and distribution!
 See pages: 7, 11, 14, 15, 20, 21, 22—28.

RHA OFFICERS/BOARD



2011 Officers

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George McKearin
972.238-9308

Vice President

John Moser
972.235-5598

Secretary

Margaret Watt
972.783-7606

Treasurer

Gerald Smutz

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Curtis Dorian
972.235-0230

Block Captain Coordinator

Millie Harrison
972.231-2748

Crime Watch

Bob McClure
972.699-7668

Membership

Could Be YOU!

Newsletter

Brandon Yarbrough
214.484-6865

Website Coordinator

Steven Hills
972.235-6988

Activities \ Social

Ken Schuman

At-large Board Members

D'Nelle Lyons
972.238-8560

Dave Harrison
972.231-2748

PRESIDENT'S MESSAGE

To Richland Park and Richland Oaks residents:

I hope all of you survived the holiday season, and are enjoying the relatively mild winter. It is hard to argue with the global warming theorists when we experience this warm a winter. Of course, if you lived up in the north-central part of the country right now, you would probably be singing a somewhat different tune.

We held our first board of directors meeting for 2012 on January 19, and welcomed Jerry Smutz as the new Treasurer, and Ken Schuman as the Activities Chair.

Plans are underway to complete sign toppers throughout the neighborhood. Also, our wall washing on Walnut should get underway and hopefully be completed by the time you receive this letter.

We are still looking for a member who wants to become involved and take over the position of membership chair. Again, if you are interested, please contact any of the board members at our phone numbers listed on this same page.

This is the beginning of our 2012 annual membership drive, and we hope that we will be met with an enthusiastic response from all of you. You've benefited from the board's wise use of your money in the sign toppers, wall washing, and the beautification programs that we trust you are all enjoying.

Do remember that we will be distributing the first two newsletters to all of the residents, but the last three of the year will be just to the dues paying members. This will also be a year we will complete the 2012 directory, and that will be sent to dues paying members from 2011, and any new members who join before the anticipated distribution of the directory this year.

I hope the year is going well for you, and we will be notifying you fairly soon about the spring outing that Ken Schuman will be planning at the park.

Sincerely,

George S. McKearin, President

CRIME WATCH REPORT



Howdy neighbor,

On the following page you will find the year end crime stats for all of the HOA neighborhoods in the city. It was good to see that we had a decrease in total crime related incidents. Remember, if you want to keep it don't leave it in your car. Keep all doors and windows locked in our homes. And when someone knocks on your door, answer it. Let them know someone is home.

Spring is coming and we will all be out working in the yard. Just remember, if you can't see your garage door, close it. An open garage door is the number one entry point for burglars.

Are you interested In Crime Watch? I still need new people to help with Crime Watch. So if you are interested give me a call at 214-763-0589.

Stay safe out there.

Sincerely,
Bob McCLURE
Crime Watch Coordinator
214-763-0589
crimewatchone@yahoo.com



STAGE 3: REVISED WATER PLAN

City Manager Bill Keffler signed an administrative order Tuesday, April 3, to rescind the City's more restrictive Stage 3 water conservation measures, and a new order was signed which expands upon available water uses under the City's current Stage 3 ordinance. The change follows new guidelines adopted during a special meeting held March 29, 2012 by the North Texas Municipal Water District (NTMWD), and allows for a once-per-week outdoor watering schedule for homes and businesses.

The City of Richardson has developed the following plan based on the guidelines requested by the NTMWD.

Last Digit of Address	Allowed Landscape Water Days
0,2,4,6,8 (Even)	Saturdays
1,3,5,7,9 (Odd)	Sundays

No outdoor lawn watering is allowed between 10 a.m. and 6 p.m.



SAFETY/INFORMATION

City of Richardson - Selected Offenses by HOA / Jan 2011 vs. 2012

Home Owners Associations	Assault		Robbery		Burglary Building		Burglary Habitat		Burglary Vehicle		Vehicle Theft		Criminal Mischief		Graffiti		TOTAL	
	11	12	11	12	11	12	11	12	11	12	11	12	11	12	11	12	11	12
Arapaho	10	9	0	0	1	4	1	0	0	0	1	0	0	0	0	0	13	13
Berkner Park	1	2	0	0	0	3	3	3	1	5	0	0	0	0	0	0	6	21
Brand Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Breckinridge Farms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Breckinridge Park Estates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Canyon Creek	1	0	0	0	0	0	2	0	0	1	1	0	3	2	1	0	14	3
Canyon Creek Ridge	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Carrington Estates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Centre Square	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0
Clear Springs Place	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
College Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cottonwood Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Cottonwood Heights-Mult Family	5	2	0	0	0	0	2	1	0	0	0	1	1	1	1	0	8	6
Cottonwood Heights-Single Family	1	3	0	0	0	0	0	1	3	3	0	1	0	1	6	9	10	18
Greek Hollow Estates	1	0	0	0	0	0	0	1	2	0	0	0	1	0	0	0	3	2
Crowley Park	1	0	0	0	0	0	1	0	1	3	0	0	4	0	0	0	7	3
Guster Trails Condominiums	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Duck Creek	4	0	0	0	2	1	2	0	3	11	2	0	4	3	0	0	17	16
Enclave of Breckinridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Estates of Prairie Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fairways of Sherrill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Glenville Park	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	1
Greenwood Hills	0	1	0	0	2	0	3	0	2	6	0	0	2	2	1	2	10	11
Heather Ridge Estates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Heights Park	1	2	0	0	0	0	0	0	0	4	0	0	2	0	0	0	3	6
Highland Terrace	2	2	0	1	1	0	2	1	7	0	0	0	1	3	0	1	13	8
J. J. Pearce	0	1	0	0	0	0	0	0	2	0	0	0	0	2	1	0	3	3
Knights Bridge Estates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Knolls of Breckinridge	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	1
Lakes of Buckingham	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lifescape Villas	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MacKenzie Meadows	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Mark Twain	0	1	1	0	2	0	1	2	1	0	1	0	1	2	0	2	7	7
Marlborough Square	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0
Millwood Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Morningstar Meadow	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Moroney Farms	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	3	0
North College Park	0	1	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	3
Northside Village	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northrich	9	10	0	0	5	5	3	2	11	0	0	0	1	1	2	5	19	35
Owens Park	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	3
Pinery	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reservation	0	0	0	0	0	0	1	1	2	0	0	0	2	0	0	0	5	1
Reserve At Sharp Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Richardson Crossing	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	1	1
Richardson Crossroads	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Richardson Heights	1	1	0	0	0	0	0	0	3	0	0	0	0	1	0	2	4	
Richland Meadows	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	1	1
Richland Park	1	0	0	0	0	0	2	1	3	5	1	1	1	3	0	1	8	11
Roschill Estates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Saddlebrook	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shadow Lake	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0
Sham Estates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sham's Farm	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sherrill Park North & Foxboro Addn.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Southpointe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Spring Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
The Crown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Town North Park II	0	0	0	0	1	0	0	1	1	0	0	0	0	0	0	0	2	1
University Estates North	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
Villas of Buckingham	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Waterfall Crossing	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Waterview Preservation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Willow Springs	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Woodhaven Towne House	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	2
Woods of Springcreek	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	2	0
Wyndors Estates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Yale Park	1	1	0	0	0	1	0	2	3	18	0	0	4	3	0	1	8	28
TOTAL HOAs =	40	37	1	1	9	14	25	21	47	78	7	4	27	36	14	21	170	212
TOTALS CITY WIDE =	59	44	4	6	25	27	26	27	92	105	16	11	37	55	27	23	286	298

Home Owners Association	Assault		Robbery		Burglary Building		Burglary Habitat		Burglary Vehicle		Vehicle Theft		Criminal Mischief		Graffiti		Total	
	11	12	11	12	11	12	11	12	11	12	11	12	11	12	11	12	11	12
Richland Park	1	0	0	0	0	0	2	1	3	5	1	1	1	3	0	1	8	11



Richland Neighborhood Association

2012 Membership Application

Membership Dues for January 1st through December 31st, 2012

Dear Neighbors:

It's time for our 2012 Membership Drive. Richland Homeowners' Association is a voluntary organization. **It only works if you choose to support it by sending your membership dues and volunteering your time. Membership is open to home owners and tenants.**

A membership due are ONLY \$40 a year and provides valuable services and activities for our neighborhood. Some of the benefits include:

- Crime Watch Patrol (all patrol members are trained volunteers)
- Maintenance & updating of entry landscaping
- Social activities for all ages
- Representation at City of Richardson meetings
- Interaction with RISD, Richardson Police and Fire Departments
- Seasonal yard awards (available only to association members)
- "The Richland News" neighborhood newsletter
- Neighborhood Directory (available only to association members)
- Maintaining our website www.richlandhoa.com

Volunteers are always welcome and needed. Here are some of the jobs available. Please consider serving in one or more of the following areas:

1. Crime Watch Patrol
2. Membership Committee
3. Beautification Committee
4. Block Captains
5. Newsletter Committee
6. Activities & Special Events Committee
7. 4th of July Flags

Please fill out the registration form even if you are a current member or unable to join, and return it to us so we insure our database has the accurate information for our Crime Watch patrol and Neighborhood Directory. Please print or write clearly!

Please complete the information and return this entire page with your \$40 check (made payable to RHA) to:

RHA, PO Box 852636, Richardson, Texas 75085-2636

For questions or comments contact
Gerald Smutz at treasurer@richlandhoa.com

Feb NL



Resident Information

(Please PRINT very clearly in order to prevent mistakes)

Address: _____
Your House Number & Street Name Only

Owner or Tenant

Owner or Tenant

First Name Last Name

First Name Last Name

Birth Date: _____
Month/Day/Year

Birth Date: _____
Month/Day/Year

Wedding Anniversary (if applicable): ____/____/____

Profession

Profession

Home Phone _____

Home Phone _____

Cell Phone _____

Cell Phone _____

Work Phone _____

Work Phone _____

E-Mail address

E-Mail address

Volunteer Interests:

- Crime Watch Patrol
- Block Captain
- Newsletter
- Special Events

- ALB (Beautification)
- Activities
- 4th of July Flags
- Membership

(Please check any that interest your household and the best time & way to contact you.)

Comments or Notes: _____

Please complete the information and return this entire page with your \$40 check (made payable to RHA) to RHA, PO Box 852636 Richardson, Texas 75085-2636

Only the Home phone is published in the HOA directory. If your cell phone is your primary phone, please put that number in both the home and cell areas. The directory goes ONLY to members of the Homeowners' Association. **Check here ()** if you want your home/primary phone number **omitted** from the directory. *NOTE: Work and Cell phone numbers are ONLY used by Crime Watch Patrol if a need arises. This usually occurs when you leave your garage door open.*

E-mail addresses are only to be used to contact members for meetings, planned events etc... They will NOT be published in the neighborhood directory.

Neighborhood News

Richland HOA Picnic in the Park 2PM Saturday April 21st



All residents are invited to join other residents for a PICNIC IN THE PARK! The RHOA Board will provide Ice Cream.



Please bring your family, neighbors, or friends and get to know other residents of Richland Park and Richland Oaks!



The Board hears you!

The Richland HOA Board meets once a month to review HOA business with all board members reporting on new and old business. In addition: board members stay in contact via e-mail frequently in-between meetings.

The Board is elected from the resident population to represent the neighborhood with the City or Richardson as well as serve the residents in the various committee positions. Communications through e-mail or via telephone are received and shared between the board. Examples of issues recently discussed: sign toppers, landscaping, newsletter, directory, membership, water restrictions, mail theft, crime watch, Spring event, and curb painting. Should you wish to contribute to the discussion, feel free to contact any board member or write an e-mail to the webmaster for dissemination. Even better: volunteer for a board position, or as an assistant to a board position, Any help is appreciated!!



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Resident of Richland Park

Issues at Hand

- Mail box thefts
- New RHOA Policies
- Curb painting



Richland residents have reported incidents of mailbox tampering. Richardson Police is aware of the problem. What you can do:

- 1) get a secure mailbox (lockable)
- 2) Remove mail promptly after it arrives
- 3) Suspend mail delivery when away for long periods of time
- 4) Have lighting for your driveway and mailbox
- 5) Report any incident to Richardson Police

Richland HOA Policies - Members

The RHOA Board has implemented policies that affect residents and members. To encourage membership participation and to effectively use membership dues, the third, fourth, and fifth newsletters of the year will be distributed to MEMBERS ONLY! Membership is determined starting with January 1st of every year. Also - Advertising payments are due BEFORE the printing of the newsletter.

Curb Painting - The Richland HOA has sponsored neighborhood wide curb painting in the past. To discuss this, please attend the Picnic in the Park and talk with a board member!





Hello Richland Neighbors,

I am writing on behalf of Ability Connection Texas. We want to share that we are a nonprofit that has been helping people with disabilities for over 59 years. Our purpose is to help children and adults with physical and intellectual disabilities to achieve their highest level of independence. Until last year our name was United Cerebral Palsy of North Texas. As Ability Connection we now provide services throughout Texas through our regional offices in Dallas, Fort Worth, Longview, Lufkin, Austin, San Antonio, Houston, El Paso and Wichita Falls.

In the DFW area we have seven residences for adults with disabilities. The adult residents have both physical and intellectual disabilities. Most of our residents families have passed away or their parents are older and due to physical limitations can no longer care for their adult children. One of our residences is located on Wentworth Drive. Wentworth house is home to Shawn, Brain, Alvin, Rob, Mark and Andrew. Our Wentworth house residents spend their weekdays at our Dallas Center on Harry Hines Boulevard near Love Field. They participate in group activities, as well as working on their individual independence goals. They also go on outings such as bowling, shopping, eating out, and visiting the State Fair or the Arboretum and sporting and music events.

Shawn is typical of our Wentworth house residents. He lost his Mom, Barbara, who was his primary care provider 11 years ago. His extended family tried to take care of him but because of his disabilities they had to seek our assistance about 10 years ago. He is 42 years old and has a keen intellect, a quick wit and easy smile. Shawn can speak but when you first meet him he is difficult to understand because of his disability. It is like when you first meet someone with a heavy accent, after you get use to talking with them it is easier to understand them. The same thing happens with Shawn after you speak with him a few times.

Shawn does not have the use of his hands or feet so he uses a power wheel chair. He controls the wheelchair movements through micro switches in the chair headrest. He uses his head to activate the switches in the headrest in order to move forward or backwards or make turns or go faster or slower. You may have noticed him boarding a DART Paratransit bus independently in his wheelchair.

Shawn enjoys Wrestle Mania, scary movies and using his computer. The way he uses the computer is he wears glasses with a small silicon dot in the center of the glasses. The dot is scanned by a camera on the computer and through special software his glasses becomes his computer mouse. So when he moves his head the cursor on the computer screen moves accordingly. Since he cannot use his hands to activate a mouse the software has a timer capability – so where ever he places the cursor for a second or two it activates the command. For example, if he moves his head to place the computer cursor on the open Face Book command – if he lets the cursor remain on the open Face Book command, after a second or two the Face Book open command will be activated.

Shawn is one of the over 1,000 people with disabilities that we helped last month.

If we can be helpful in anyway or if you would like additional information about the services we provide or if you have any questions please contact me on my cell phone at 214-676-1464.

On behalf of all of us at Ability Connection Texas, and especially the six Wentworth house residents, we are happy to be part of the Richland community and you have our very best wishes!

Bill

Bill Knudsen
President/CEO

www.abilityconnectiontexas.org

(Website address added by Editor)



Richland Park & Richland Oaks

Architecture Landscaping Beautification

Contact: Curtis Dorian 972.235.0230 or architectural@richlandhoa.com

Architectural & Designer Notes:

Education Center

Timely Tip for April Gardeners: www.callaways.com

A successful garden begins with good soil. Organic material is important to the soil composition. It helps with drainage and increases the soil microbe population. Expanded shale is used to break up hard, compacted clay soils. Calloway's Organic Fertilizer contains seven food-grade meals and can be applied to your lawn and other plantings. Applying molasses will help stimulate microorganisms and energize your plants. Top dress your flowerbeds and containers with organic mulches. They not only break down slowly putting organic material back into the soil but, they also prevent weeds, conserve moisture and cool the soil during the heat of the summer.

Other organic insecticides and fungicides are Neem Oil, Diatomaceous Earth and Insecticidal Soaps. These are products which are safe to use around pets and children. There are also beneficial insects available such as Ladybugs, Lacewings and Beneficial Nematodes! These guys will attack the pests and take care of them "naturally".

Saturday, April 14: Perennials-Old Friends (10:15 a.m.)

Enjoy lasting gardens that come back every year. Learn to sequence bloom times to enjoy color throughout the year. See an array of the finest, from Monrovia® Growers.

Saturday, April 21: A Garden in Motion (10:15 a.m.)

Celebrate Earth Day and create a garden that attracts butterflies and hummingbirds!

Saturday, April 21: Gardening Naturally (2:15 p.m.)

Celebrate Earth Day and learn to create healthy, pest-free lawns and flower beds!

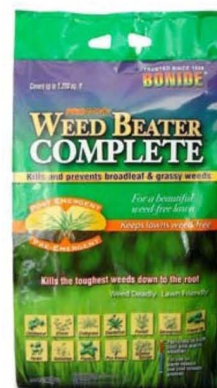
Saturday, April 28: Awaken Your Senses (10:15 a.m.)

Explore the use of plants to excite vision, smell, sound, taste and touch!

Kill and Prevent Weeds Now!

Welcome to Texas weather! With the warm days we have been experiencing, weeds are already appearing. Many lawns are still recovering from the stress of last Summer so help your lawn fight back by getting rid of the existing weeds and preventing future ones from sprouting.

Bonide® Weed Beater Complete™ will kill and prevent both grassy and broadleaf weeds. Apply when the temperatures are at 45 ° or warmer. Lightly water your lawn first then apply **Weed Beater Complete™**; wait 48 hours to water thoroughly. This allows time for both pre- and post-emergent control to work. The systemic action works from the leaves down and the roots up to kill and prevent weeds and the seeds they produce. Apply now and help your lawn fight back!





Richland Park & Richland Oaks

Architecture Landscaping Beautification

Contact: Curtis Dorian 972.235.0230 or architectural@richlandhoa.com

HOLIDAY - Yard Awards



**Thanks
to all for
Decorating
and making our
neighborhood
look vibrant for
the Holidays!**





**Kitchens Bathrooms Interior Rooms Closets & Storage Exteriors Fireplaces Stairs
Architectural Detailing Furniture Design Finish Selections Procurement**



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Richland Park & Richland Oaks Neighborhood Social Networking

www.richlandhoa.com

Neighbors Corner

This section is contributions from our neighbors. If you wish to submit educational information for Beautification or any other information that would be beneficial to share with other neighbors, please email your information for review to architectural@richlandhoa.com

Neighborhood Social Networking

www.richlandhoa.nextdoor.com

New Social Media site for Richland Park & Richland Oaks Residence. You can post your comments, lost animals, things to buy-sale, resources or share recommendations or events with neighbors.

Information contributed by, *Richland Homeowners Association & Nick Weidenkopf*



Color is so much better
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Newsletter in color
go
to
our
HOA
Website
www.richlandhao.com**

Another benefit from our
HOA Dues Paying Members

**Looking for
someone to
Co-Chair
A.L.B.
Beautification
If you are
Interested
contact
Curtis Dorian
972.235.0230**

Richland Park & Richland Oaks MEMBERSHIP

www.richlandhoa.com

Membership

The Importance of Membership

Not all homeowners are aware of what yearly homeowners dues offer. As our Block Captains diligently ask for your participation in contributing to our Homeowners fund, please take a look at what you get for the nominal cost of **\$3.33 a month!**

1. **Website: www.richlandhoa.com**
2. **5 Newsletters a year**
3. **A Directory for all dues-paying residents**
4. **Neighborhood Functions — 2 to 3 times a year**
5. **Crime Watch (Richland Park/Oaks volunteers to patrol and watch your home)**
6. **Seasonal Landscaping and monthly maintenance**
7. **Volunteers lobbying for street & sidewalk repairs and capital funding**

Please also remember with respect, those that spend hundreds of hours throughout the year to make our neighborhood not only aesthetically pleasing but a safe and prosperous place to live! We are always looking for volunteers, openings are available.

Richland Park Homeowners Association is dedicated to safety and the financial prosperity of one of **your biggest assets, — your home!**

Thank you for your time!

Volunteers

Please consider volunteering your time!

We currently need **co-volunteers** for **Beautification, Newsletter, Block Captains, Crime Watch, Activities and Membership**. Our focus is to have several volunteers contributing 2 –3 hours a month to assist with the chair of these positions. This would allow the job to become easier and more efficient, so one person is not overwhelmed and consumed with all the work. Help us spread it a round and keep production where it is. *Its just a little time.*

1. **Beatification: call me, Curtis Dorian at 972.235.0230 or email: architectural@richlandhoa.com**
2. **Newsletter: call Brandon Yarbrough at 214-484-6865 or email news@richlandhao.com**
3. **Block Captains: call Mille Harrison at (972) 231-2748 or email blockcaptain@richlandhao.com**

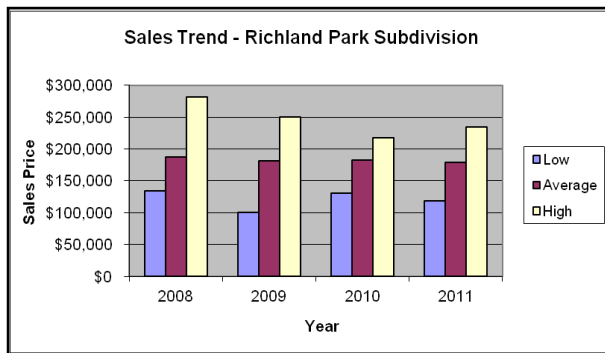
For all other enquiries,

Visit our website, **Steven Hills, webmaster**, has done a wonderful job: www.richlandhoa.com

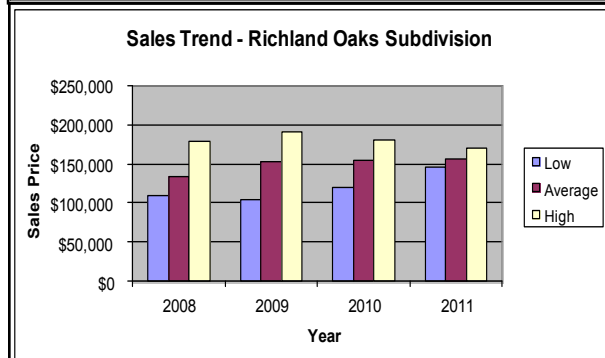
Status Richland Park August 2011 - January 2012

Status	Address	Sq.Ft.	BR	Bth	Pool	Price	Price/sft	Days on
For Sale	417 Sheffield Drive	2,653	4	3 / 0	Y	\$169,900	\$64	
For Sale	413 Sheffield Drive	2,265	4	2 / 1	N	\$179,500	\$79	
For Sale	615 Sheffield Drive	2,582	4	3 / 0	Y	\$189,000	\$73	
For Sale	418 Sheffield Drive	2,437	4	2 1	Y	\$196,800	\$81	
Pending Sale	516 Sheffield Drive	3,045	3	2 / 2	Y	\$154,880	\$51	\$104
Sold	400 block of Park Bend Dr.	2,258	3	3 / 0	N	\$ 144,900	\$64	\$93
Sold	600 block of Wentworth Dr.	2,421	5	3 / 0	N	\$ 161,900	\$67	\$93
Sold	400 block of Sheffield Dr.	2,631	3	2 / 0	N	\$ 170,000	\$70	\$90
Sold	600 block of Goodwin Dr.	2,463	4	3 / 0	N	\$ 173,500	\$65	\$108
Sold	400 block of Fieldwood Dr.	2,429	4	3 / 0	N	\$ 177,000	\$73	\$18
Sold	500 block of Goodwin Dr.	2,475	4	3 / 0	Y	\$ 184,000	\$74	\$217
Sold	400 block of Sheffield Dr.	2,544	4	3 / 0	N	\$ 185,500	\$73	\$59
Sold	600 block of Wentworth Dr.	2,961	4	3 / 0	Y	\$ 192,500	\$65	\$82
Sold	600 block of Birch Ln.	2,601	4	3 / 0	Y	\$ 190,000	\$73	\$55
Sold	600 block of Stillmeadow Dr.	2,565	4	3 / 0	Y	\$ 212,000	\$83	\$8
Sold	500 block of Harvest Glen Dr.	2,427	4	3 / 0	Y	\$ 208,750	\$86	\$26

Looking at the chart above, I have high hopes for our neighborhood, not only as REALTOR®, but also a proud Richland Park homeowner for more than 25 years. It is clear to me that updated and well maintained homes sell in a reasonable amount of time and at a good price.



	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
Low	\$134,500	\$100,000	\$131,000	\$119,100
Average	\$186,891	\$181,011	\$182,120	\$179,075
High	\$282,000	\$250,000	\$217,000	\$234,900



	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
Low	\$110,000	\$103,500	\$120,000	\$145,000
Average	\$133,683	\$153,362	\$154,863	\$156,500
High	\$179,000	\$191,000	\$180,000	\$169,500

We are here to help! Contact us with all your real estate questions!



Traute H. Malhotra
Broker Associate Keller Williams Dallas Premier

cell: 214.597.2962

Traute@THMRealty.com

www.THMRealty.com

Beware of Roofing Scams

There have been a number of severe hailstorms in Richardson and surrounding areas in the last year, and this hail has damaged thousands of roofs. As you consider replacing your roof, you may hear roofing companies use terms such as twenty year, thirty year, fifty year, OSB, radiant barrier, turbines, drip edge, ridge vent, fifteen pound felt, thirty pound felt, z ridge, roof jacks, flashing, and counter flashing. Are these terms you know? Most people don't.



When insurance companies pay to have your roof replaced, they pay to replace materials of like kind. After signing a contract with a roofing company, would you know if the roofer is putting the right materials in the valley, replacing roof jacks and wind turbines, using new metal edging? Are they using high quality shingles? Probably not. Most homeowners trust their roofing company to do the right thing. This can cost you hundreds, if not thousands, of dollars and you might not know it until it is too late. Does it matter if the roofer gave you a five or ten year workmanship warranty if they are back in Oklahoma, Florida or Minnesota next month?

As I was growing up in the 1950's and 1960's, my father worked as a roofer. I learned how roofing was supposed to be done and how tough it was to make a living as a roofer. Now, roofing pays much better but also brings out every scam artist that owns a hammer. I started as a Police Officer for the City of Richardson in 1980 and have just recently retired. In my years as an officer, I have seen numerous roofing scams. One of the latest was a roofer raking the leaves off a roof with a hard pronged rake so that he could "look for hail damage," destroying the roof in the process.

I now work full time in the roofing business and find myself driving down Richardson streets seeing brand new roofs with old turbines, old roof jacks and old metal edging. I cringe knowing that the homeowner paid for a great roof and got a substandard roof that will not stand up to Texas weather.

My advice to homeowners looking to get a new roof is to find a company that you feel you can trust. That friend that "knows how to roof" may know just enough to cause you many headaches in the future. Make sure the roofing company is established in your area. Make sure that people you know have used them and been satisfied with the service and overall quality of the job. Deal with a company that can and will be able to replace or repair all the items that the insurance company is paying to have replaced or repaired. Make sure your company can handle staining the fence, combing out the air conditioner coils, replacing guttering, window screens, chimney caps and fascia board. Although the state of Texas does not issue a 'license' for companies to roof, the City of Richardson requires a permit. It is also important to make sure that your roofing company is insured. Don't be afraid to ask questions and do research.

Make sure the roofing company is knowledgeable concerning insurance claims and how they work. Get a roofer that is willing to meet with the insurance adjuster when the adjuster comes out to look at the roof. Be leery of the roofer that you just met who wants you to sign an Access and Authorization form, a form that states that you have to use their company if the insurance company approves your roof for replacement. This is a contract. Are you sure this is the company that you want to replace your roof? Don't let a roofing company pressure you. Dealing with the right roofing company should be a satisfying experience.



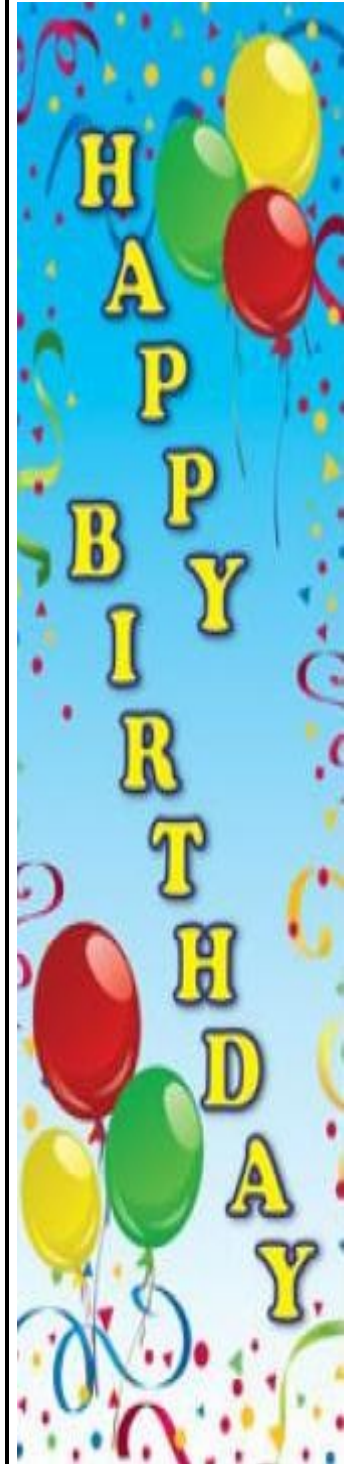
NEIGHBORS

Celebrations!

Send corrections and additions to news@richlandhoa.com. To protect your privacy, dates will be removed before posting this page on the HOA website.

FEBRUARY

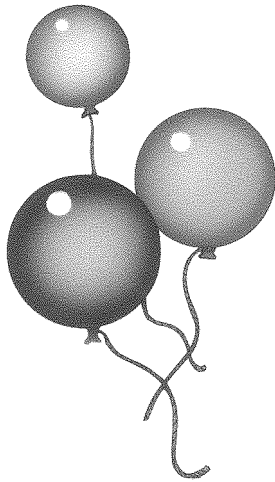
Happy Birthday!
Hope your day was wonderful!



NEIGHBORS

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MARCH
Happy Birthday!
Hope your day was wonderful!

MARCH
Happy Birthday!
Hope your day is wonderful!

NEIGHBORS

Celebrations!

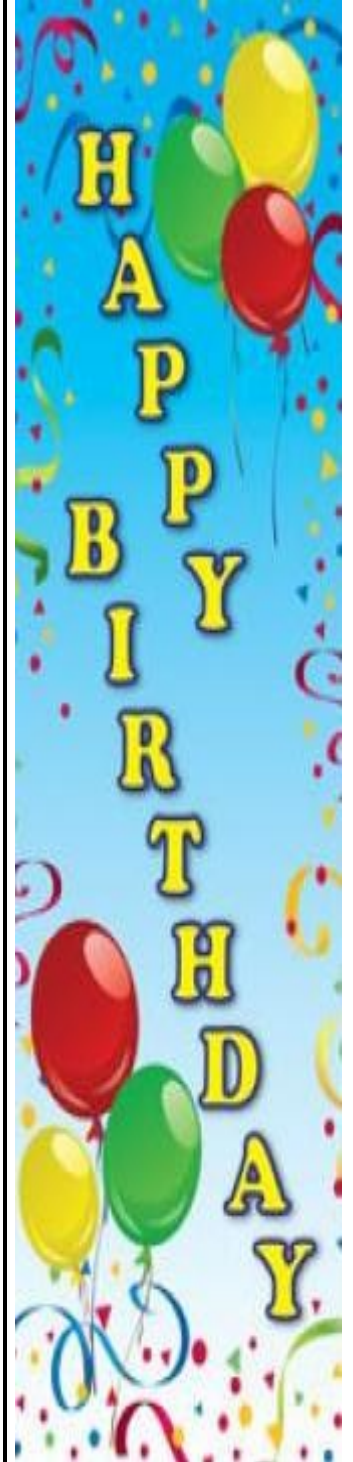
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APRIL

Happy Birthday!
Hope your day was wonderful!

APRIL

Happy Birthday!
Hope your day is wonderful!



NEIGHBORS

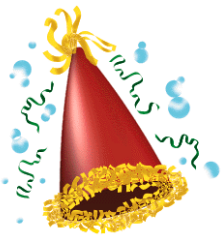
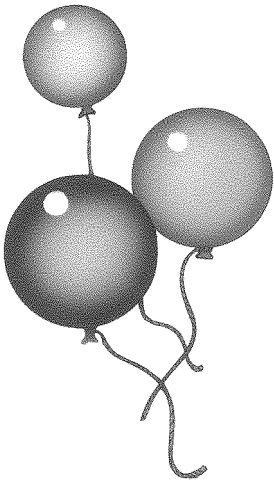
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Happy Anniversary !!



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The "Richland News" is published five times a year and delivered to HOA Members in the Richland Park/Richland Oaks neighborhood. Advertisements must be ready for print and can be sent via U.S. mail to "Richland News," P.O. Box 852636, Richardson, Texas 75085-2636 or sent electronically as a JPEG or PDF file to news@richlandhoa.com Types, sizes and costs are below. RHA Members receive a 10% discount on all ads. Payment for advertisements now due BEFORE newsletters are printed, starting with the June 2012 issue.

<u>TYPE</u>	<u>SIZE</u>	<u>COST</u>
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For additional information e-mail: news@richlandhoa.com

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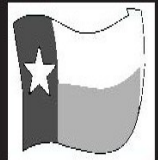
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Real Estate Update

Last 6 Months

July 31st, 2011-January 31st, 2012

Richland Park

Average Price of "Solds"

\$71 per square foot

Average Days on the Market- 84

Richland Oaks

Average Price of "Currently on the
Market" \$74 per square foot

Data compiled from NTRIS



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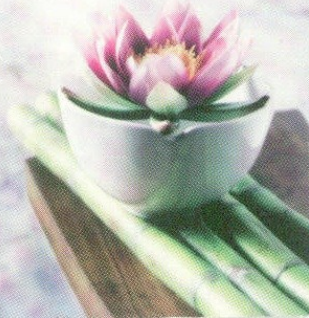
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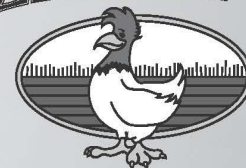


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