

# Richland News



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

Website: [www.richlandhoa.com](http://www.richlandhoa.com)

## Calendar

Nov. 3	Neighborhood Trash Pick-up Day
Nov. 5	RISD Student Holiday
Nov. 6	Election Day
Nov. 10-11	Judging, Autumn Yard of the Month
Nov. 13	General Membership Meeting
Nov. 20	Richland Elementary Thanksgiving Feast
Dec. 5	Hanukkah Begins
Dec. 8-9	Judging, Christmas Yard of the Month
Dec. 24-Jan.4	RISD Winter Break
Dec. 26	Kwanzaa Begins

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## Fall 2007 General Membership Meeting for Homeowners

Tuesday, Nov. 13, 2007  
Richland Elementary Cafeteria  
6:30 p.m. - Refreshments  
7:00 p.m. - Meeting

### Agenda



**Election of Officers for 2008**

**Updates from the RHA Board**

**Members of the Richardson City Council**

Available to hear your concerns and questions

**TAMU Extension Agency**

Kimberly Schofield talks about insect control

**Neighborhood Directory Distribution**

Available for pick-up

**Cash Door Prizes**

Must be present to win

### Notice

A table will be provided to display information about neighborhood businesses and business owners.

# 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

Judy Blome  
972-783-7069

### Membership

Angela McCants  
214-207-4218

### Newsletter

Jim & Valenda Archer  
972-238-9434

### Activities/Social

Open

### Website Coordinator

Brian Smith  
972-235-2324

### Board Members at Large

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



Charlie Patchen

# President's Public Service Announcement

## Howdy Neighbor!

It's time for our fall "get together" up at the school! Please mark Tuesday, November 13, on your calendar and plan to join us at the Richland Elementary cafeteria for the Fall RHA general membership meeting. We are still putting the final plans together for this, but as always we will have folks from the city, as well as Kimberly Schofield from the TAMU Ag. Extension at UTD to discuss insects/pests and how best to control them.

Additionally, the latest (and updated as a result of some excellent efforts from several folks on our board) neighborhood directory will be available at the meeting. I hope to see you there!!

Our Fall Festival was fabulous, fun-filled, and filled with frijoles...great job Ken Schuman and his committee members!

Curtis Dorian and Susan Mather continue their work on the landscaping, and it is starting to take shape! Come get an earful at the general membership meeting! (Look inside the newsletter, too...).

I will be stepping down as President of the RHA Board in November, and want to share a few things with you;

- **First**, my gratitude for the people who have served with me on the board...you have accomplished (and will continue to...*oops, I ended in a preposition*) some tremendous things for the neighborhood! Thanks!
- **Second**, I feel pretty lucky to live where I do. I've met lots of people who envy what we have going for us in this neighborhood. I think sometimes we get consumed with the "issues"...but **appreciate** what we have; there's 'lots' to like.
- **Finally**, I encourage you to consider sharing your interest/passion with the board at some point. We all have talents and there **is** a place for YOU...make a difference!

All of which means I'll have more time to come by and potentially harass you at any time of day or night and hit you up about some new crazy idea! If you know me, you know there is a real danger in this... be afraid, be very afraid!

I'll plan to see you on the 13th!

Yours in service,

*Charlie Patchen*

# Fall Festival

*A frijole of a good time!*



## Neighborhood real estate continues to hold steady

Despite national news of a housing slow-down, Richland Park and Richland Oaks continue to see steady resale prices. According to a recent article in *The Dallas Morning News*, on average, median home sales prices in North Texas are up only 1 percent this year.

Here are a few of the list prices for homes in our neighborhood. A comparative market analysis notes that the average number of days our homes are on the market ranges from 37 to 43 days with the cost per square foot approximately \$75.

	<b>Birch</b>	
500 Blk.		\$189,000
600 Blk.		\$157,000
	<b>Countryside</b>	
400 Blk.		\$184,500
	<b>Goodwin</b>	
500 Blk.		\$187,555
		\$194,555
		\$229,500
600 Blk.		\$194,900
		\$197,900
	<b>Harvest Glen</b>	
400 Blk.		\$219,000
500 Blk.		\$199,900
600 Blk.		\$248,900
	<b>Park Bend</b>	
400 Blk.		\$174,900
	<b>Sheffield</b>	
400 Blk.		\$229,777
		\$214,555
500 Blk.		\$229,555
600 Blk.		\$169,500
	<b>Tiffany Trail</b>	
400 Blk.		\$ 99,900
		\$127,500
500 Blk.		\$206,300
600 Blk.		\$194,900
	<b>Wentworth</b>	
600 Blk.		\$166,555

### Need some trash collected?

If you've trimmed trees or cleaned out your garage and put trash on your curb thinking the city will automatically collect it, **think again!**

Call 972-744-4111 by midnight before recycling day for bulky trash pick-up. You can even leave a voice mail message **but you must call for this service.**

## 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 Andrea & Mike Pickens 972-479-9122
- 600 Vinod & Traute Malhotra 972-669-1970

### Harvest Glen

- 400 Jim & Valenda Archer 972-238-9434
- 500 Beverly Peavy 972-235-8518
- 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, Karen Atkinson 972-480-8712
- 500 Ron Coyne 972-690-5397, Michael Pinto 972-231-5381
- 600 Dewayne Mosley 972-437-1211, Michael Brown, 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 Dorothy & George McKearin 972-238-9308

### Tall Oaks

- 400 Carolyn & Ed Murphy 972-234-6043

### Tiffany Trail

- 400 Susan Mather 972-690-4123
- 500 Barbara & Russell 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.



## Letters:

To the "Richland News" via e-mail:

*I hope you will put this letter in the "Richland News."*

*There are 2 things I do not like about living in Richland Park.*

*1. Every year when a holiday falls on Monday, we do not get our trash or recycled trash picked-up. Why can't the Sanitation Dept. rotate these "no" trash pickup days around the city?*

*2. I like riding my bike, but I always see people walking in the street which I have to go around. I have even seen mothers pushing baby strollers in the street. I had a situation on Richland Park Drive where I had to go around 3 people walking side by side in the street. Richland Park Drive has a few curves in it, so as I started to go by the "Street Walkers" a speeding car came around the curve from the opposite direction. Luckily I was able to get past the walkers before the car got too close, but their walking in the street put my safety in jeopardy.*

**PEOPLE—STREETS ARE FOR VEHICLES—  
SIDEWALKS ARE FOR PEDESTRIANS. STAY ON  
YOUR SIDE OF THE CURB!!!**

**Don Theobald**

**From a 2007 membership form:**

*Thanks for the great newsletters. For those of us (few though we may be) who choose to not be net-connected, this printed format is where we receive our neighborhood information. We appreciate having it so well done.*

*Thank you!*

**Ronald & Lynn Taylor**

Send your letters to the "Richland News," c/o Valenda Archer, 500 Stillmeadow, or e-mail to [vk\\_archer@sbcglobal.net](mailto:vk_archer@sbcglobal.net). We'd like to hear from you.

## Singles

### Single, Widowed, Partners

For those of you who are single, widowed, or have partners, we would like to invite you to contact us for a social gathering in the neighborhood.

Contact: Susan Mather, 972-690-4123.

## Richland Elementary earns honors, plans activities



The Richland Elementary Rockets are off to a wonderful start. Our first Awards Assembly was Oct. 15. More than 40 students received a certificate for achieving straight A's in all subject areas, including PE, Music, and Art.

Red Ribbon week was Oct. 22-26. Our new counselor, Dustin Swann, planned some wonderful events to help our students remain DRUG FREE..

Our annual Fall Carnival was Oct. 26. Richland also held a book fair during the carnival this year—a great time to shop for holiday gifts.

On Nov. 20, Richland Elementary will host a Thanksgiving Feast for our students and their grandparents or a special guest. **If you would be interested in having lunch with a student who may not have a special person, please call Dana McQuiston, School Liaison, 469-593-4698, and make a child's day by being their special guest.**

Be sure to check out our school website that you can link to from [www.risd.org](http://www.risd.org). The site has a lot of useful information, so stay current.

Greg Gaston,  
Principal

Misty Wilson  
Assistant Principal

## Attention neighborhood moms!

Did you know that we have an active neighborhood mom's group for mothers of preschool and school-age children?

We meet on the 1st Friday night of each month for Mom's Night Out at our homes or various other locations. Those of us with preschool age children also meet with our kids on the 3rd Friday morning of each month for playdates at our homes or the park.

We are a group of full-time and working moms who enjoy getting together occasionally to socialize and support each other.

If this appeals to you, we would love to have you join us! Call either Wendy Steagall, 972-231-1420, Julie Bovenkamp, 972-671-6965, or check out our Yahoo Group, [richlandparkmoms](http://richlandparkmoms), for more information.

## Remember to recycle every week

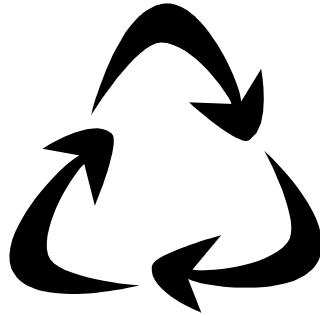
Monday is recycling day in our neighborhood. The City of Richardson offers blue recycling bags (50 for \$3) at city hall and recreation centers. For more information, call 972-744-4231.

### Do recycle:

Computer printouts  
Letterhead  
Typing paper  
Legal pads  
Scratch paper  
Stationary (any color)  
Bond paper  
Photocopy paper  
Envelopes (white & window)  
Fax (plain paper)  
Mail  
File folders (manila only)  
Self-adhesive notes  
Posters  
NCR invoices  
Receipts  
Newspaper  
Corrugated cardboard  
Magazines  
Gray cartons  
Brown envelopes  
Aluminum cans  
Tin/Metal cans  
Plastic bottles (#1 & # 2)  
Plastics ( #1-#5, #7)  
Glass (clear & colored)  
Aluminum foil  
Telephone books

### Don't recycle:

Plastic shopping bags  
Kitchen waste  
Hanging file folders  
Hard cover books  
Thermal fax paper  
Carbon paper  
Styrofoam (peanuts or blocks)  
Waxed cartons  
Wooden pallets  
Batteries (all types)  
Car tires  
Bubble wrap  
Plastic motor oil bottles  
Yard waste  
(leaves, grass clippings)



## How to report those streetlight outages

According to the Richardson Citizens Information Office our streetlights are maintained by TXU. When one burns out or needs repair, residents should call the City at 972-744-4330 or TXU directly 24 hours a day at 1-888-313-4747.

Residents can also visit <http://www.txuelectricdelivery.com/> and click on "Report Streetlight Outages" on the left side of the page.

When reporting a light outage, you should have the exact location—the address closest to the streetlight, an intersecting street or block number.

After an outage is reported, TXU does the work and normal repair time for streetlights is 10 working days. However, when there is an underground cable problem, the repair usually takes several weeks.

## Conserving water still important for the area

Lake levels are now normal but city leaders remind us that water conservation is a year-round practice and are offering water conservation kits for \$8 (indoor) and \$12 (outdoor).

Kits are available at City Hall, 411 W. Arapaho Road and the Municipal Service Center, 1260 Columbia Dr. Call 972-744-4220 for more information.

**City-Wide Pet Day**  
**Saturday, Nov. 10, from 10 a.m. to 4 p.m.**  
**Rain or Shine**  
**Owens Spring Creek Farm**  
1401 E. Lookout (at Plano Road)  
Benefiting the Richardson Animal Shelter

Pet Day promises fun for the entire family with children's activities like bounce houses, a petting zoo, games, a carousel, a train and more. There will also be a \$15 Microchip Clinic, a Pet Parade and information from animal rescue groups as well as concessions and an environmental display. Bring your pet or adopt one.

**General Admission \$1**  
**Children's Activities \$5 per child**

For more information visit [www.richardsonanimaluv.org](http://www.richardsonanimaluv.org) or call 972-235-7968.

# 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 - UPDATE:

Our entrance project (PHASE 1) is moving along.

Alec with London Lawns is finalizing the planting process and will continue over the

next few weeks. We are adding additional landscaping details throughout.



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...

### Capitol Funds Disbursement Update:

Screening walls and Signage

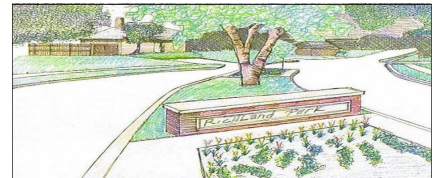
### COR Neighborhood Vitality Program:



Charlie Patchen and Curtis Dorian will be meeting with the city to discuss the development of our screening walls. We plan to bring this information to the General Homeowners meeting on November 13th.

### Preliminary "Screening Walls and Median" Designs

As I mentioned in previous newsletters, the preliminaries are being revised to accommodate Stonework, landscaping and Lighting. Preliminary sketches will be provided over the next few months and Final Revisions will take place in April 2008.



Architectural, Landscaping & Beautification Projects continued on the following page





# Richland Park and Richland Oaks

## Architectural ▫ Landscaping ▫ Beautification

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Contacts: Curtis Dorian 972.235.0230 Susan Mather 972.690.4123

## **WE NEED Volunteers**

If ever interested in volunteering a minimal amount of your time, The **A.L.B** could use your assistance with the following. By choosing only one task, this 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**

**Administered by: Gwen Turner** - [gwenmturner@sbcglobal.net](mailto:gwenmturner@sbcglobal.net)

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 am 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 or poker.

## **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 Richland Park/Oaks community. Please try to keep our streets clear of vehicles for long periods of time. Our homes are unique and viewing its **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 or/and 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

September 07

### Yard of the Month

Richland Park: Y.O.M. goes to **Linda and Eddie Jeffers** at **614 Birch.**



*Comment from Curtis,*  
Comfortably set on a curve, this property is architecturally and aesthetically well maintained, making this property a good representation for Richland Park Community.

Building a Beautiful and Successful Neighborhood



September 07

### Yard of the Month

Richland Park: Y.O.M. goes to **Beverly and Charles Peavy** at **508 Harvest Glen.**



*Comment from Curtis,*  
This property is well groomed and especially clean with newly landscaped contoured beds, making this property a good representation for 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

September 07

## Yard of the Month

Richland Oaks: Y.O.M. goes to Sara Johnson at 437 Winding Brook.



*Comment from Curtis,*

Architecturally landscaped beautifully with flowing curves and billowed on a slight grade, makes this property a good representation for Richland Park Community.

Building a Beautiful and Successful Neighborhood



## Walnut Street “Center Medians” - UPDATE:

Phase one construction will continue. Stonework, New landscaping and Signage are some of the proposed planning.

*Keep in mind:*

*These scheduled dates are “subject to change” depending on weather conditions, planting conditions, material delays and city schedules.*

*Note: this is a matching funds project.*



## Audelia Street Entrances:

This project is about to begin. We will start planting new evergreen foliage, grasses and other plant material.





# Richland Park and Richland Oaks

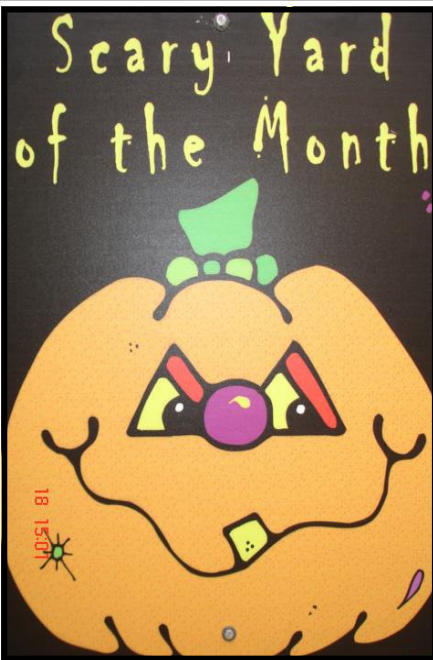
## Architectural ▫ Landscaping ▫ Beautification

A.L.B.

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October 2007

### Scary Yard of the Month



BOO  
Kitty



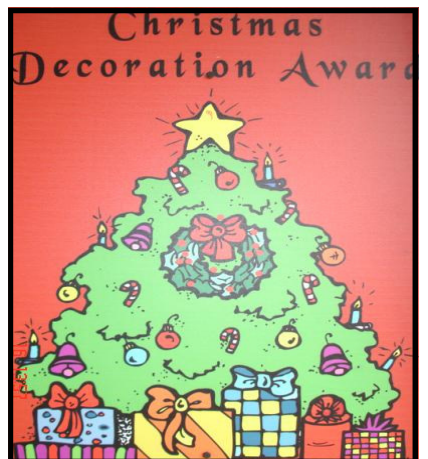
RO-Scary YOM goes to Sharon & Dennis Schmitt at 409 Country Side

**“Special”  
2007  
YOM  
Awards.  
November  
&  
December**



Judging Dates  
November 10th & 11th

Autumn YOM



Judging Dates  
December 8th & 9th

Christmas YOM



# Richland Park and Richland Oaks

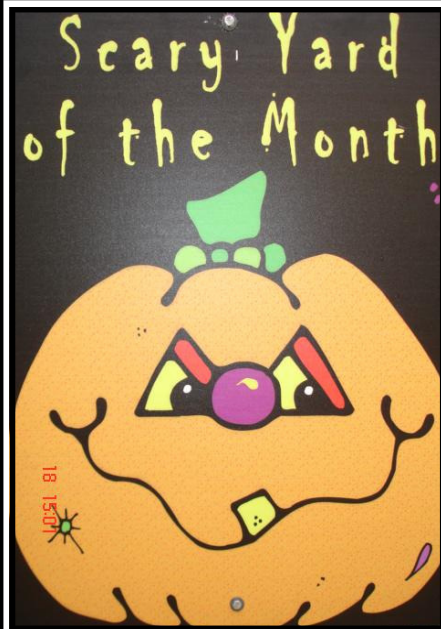
Architectural ▫ Landscaping ▫ Beautification

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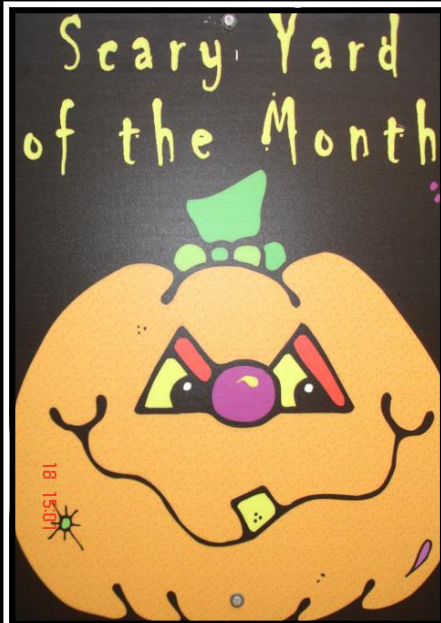
Contacts: Curtis Dorian 972.235.0230 Susan Mather 972.690.4123

October 2007

## Scary Yard of the Month



RP-Scary YOM goes to David Abernathy & Michael Black at 405 Fieldwood



RP - Scary YOM goes to Mike and Sherri Hinke at 463 Harvest Glen



# Richland Park and Richland Oaks

Architectural ▫ Landscaping ▫ Beautification

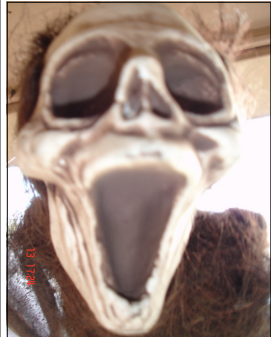
A.L.B.

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Special Thanks to all who decorated for a "scary" occasion



Horror



Scary  
Chills

