

# *J. J. Pearce Homeowners Association Newsletter*

*Website: [www.jjphoa.org](http://www.jjphoa.org)*

*April 2008*

## **News from the City**

**By Michael Ward, Sr., President**

**Comprehensive Plan Update** – The City's overall plan is in the process of being completely updated for the first time since the 1990's. It will be presented at the April 15 HOA Presidents' Meeting. Residents are encouraged to attend either of the presentations that will be made on April 24 (North Junior High, 6:00 – 8:00 PM) or April 29 (Apollo Junior High, 6:00 – 8:00 PM). It is planned to be adopted by the City Council during October.

**Neighborhood Overlay Proposal** – The Program is being developed in response to neighborhoods under going major renovations and tear-downs. In order to have City support there must be at least 50 homes impacted with at least 70% of the home owners in favor of implementing such development guidelines. The guidelines can impact setbacks, lot coverage, height, garage orientation, and architectural design.

**Traffic Calming** – The City Council is looking at tools such as speed humps for helping to calm traffic flows. Neighborhood support (75% of home owners) will be needed before any actions will be initiated.

**March Sales Tax** – Compared to last March, revenues are up 11.5% (\$200,000). Year to Date comparison is slightly up at .8% (\$85,000). The Year to Date Budget remains down at -5.5% (\$600,000). Sales tax represents approximately 25% of the City's Budget. The City uses this information as a business barometer.

**City Staff Promotion** – Susan Allison has been promoted to Library Assistant Director.

**Boards & Commissions Open House** – The first ever open house was held on March 11, 2008 with approximately 100 people attending. There are a total of 70 appointments that serve on these committees.

**City of Richardson In-House Recycling** – Began on March 1, 2008.

**Coit Road Intersection Enhancements** – Intersections at Campbell and Belt Line have planned turn lane improvement projects totaling \$2.5M in costs. This will be before the City Council in April for approval. Funding will come from County/State sources. Work is planned to start in May and to be completed by December.

**Campbell Traffic Light Synchronization** – A project is planned to convert to wireless technology to greatly improve traffic flow along Campbell. Completion is planned by year end.

**City of Richardson Foreclosures** – Of the major cities in the DFW metroplex, COR has the smallest percentage of foreclosures (248/.9%). Mesquite has the highest (1429/3.9%). Frisco (626/2.2%) and McKinney (707/2.2%) are next. Allen has (307/1.4%) and Plano has (707/1.1%).

**Smoking Ordinance** – A public meeting was held March 1, 2008 and had 30 speakers. Approximately 300 citizens have provided input via the Internet. Responses favor (60/40%) additional restrictions on smoking in public. This will be before the City Council in either a March or April work session.

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## **Lake Parks Estate Update**

**By Bette Hodges, Development  
Joe Russum, Editor**

Monday, March 25, Mark Humphreys presented an updated package to the City Council for the new Lake Park Estates addition. The package was not a complete package but was intended to update the Council as to their thinking. This presentation can be downloaded from JJPHOA website at [www.jjphoa.org](http://www.jjphoa.org).

The Northern tract remained unchanged. In the Center tract the two large four-story condominium buildings and the townhomes that were added in the last proposal were removed. In their place were two smaller four-story buildings with 40 condominiums in each and seven Big Houses, which look like very large homes, each containing ten condominiums. A total of 150 condominiums would be on this tract rather than the 190 condos and 30 townhome units (220 units total) that were in the previous proposal. The total number of proposed units has been reduced from 309-319 to 233-243 (about a 25% reduction).

The city traffic engineer, Dave Carter, showed two options to provide access to the proposed Braum's location from Lake Park Blvd. Both options would require waiver of their standards to provide access across the current median on Lake Park Blvd. The representative from Braum's said that his company was not interested in the Lake Park Blvd. access idea and they needed a curb cut off Campbell to support their business model.

The City Council was in favor of the Big House concept, but took issue with the four story buildings on both the Northern and Central tracts. Possible options were discussed such as three story Big Houses. Gene Williams, Lennox Center, explained that Lennox was in favor of the four story buildings  
(Continued next page)

as proposed because they blended in well with the existing buildings in that part of the tract.

Bernie Mayoff spoke regarding retail traffic flows. He was in favor of more retail but not with a curb cut to Braum's, which would make a full intersection across from Sonny Bryan's. He also pointed out that with the expected traffic increase on Lake Parks Blvd. there would eventually need to be a stoplight at Lake Park Blvd and Campbell, and a need for marked crosswalks at Campbell and Mimosa..

Joe Russum spoke on behalf of the JJPHOA Board explaining that the Board was previously opposed to the density and curb cut. Before that position could change we would have to have a General Meeting vote by the members after a review of the final zoning proposal. The Board has a scheduled meeting with Mark Humphreys and his team on 3-27-08.

The City Council tabled the issue until April 14 and thanked Mark Humphreys for his efforts to resolve the issues. Mark said they would take the recommendations under consideration.

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## A New Player In Town

By Joe Russum, Editor

Most of us who signed the petition asking Gary Slagel to stay on as a City Councilman have received an Email from the Richardson Residents For Responsible Government introducing their new website ([www.richardsoncoalition.org](http://www.richardsoncoalition.org)) which is in its initial stages. This new organization is a Political Action Committee (PAC). The people who signed the Email are:



Ken Bell, former City Councilman  
Charles Eisemann, best known for the Eisemann Center  
Joe Mathews, CPA and PAC treasurer  
Dave Peters, former Chamber of Commerce Chairman  
Martha Ritter, former Richardson Mayor  
John Tanner, Corporate CEO

The coalition was formed for two main reasons. The first was to combat negative information and distortions expressed in the community by a vocal few. These people are putting out information that shows Richardson's city government in a very negative way, resulting from a very cynical interpretation of events and intentions. I am told that some businessmen who were exposed to this information have had second thoughts about doing business in Richardson.

The second reason is that during the last city election there were rumors from credible sources that some of the candidates wanted to remove key city officials. In the opinion of many people in town, the loss of these officials would be very detrimental to the city. Everyone whose name was connected with these rumors has denied that they have any such intention.

The first act of the new City Council was to elect a new mayor. When former Mayor Slagel announced he would step down from The City Council, the coalition asked several people to collect signatures of Richardson citizens who thought Gary Slagel should stay on the city council and use his expertise and influence to keep the city on a steady course. This effort was successful.

The objective of the group is to highlight the good things about the city and to help insure that the direction of the City is in alignment with the people who live and vote here. They also hope to encourage citizens to express their views (whatever they may be) in the voting booth.

As you might guess, all of this costs money, so there is a way to donate to the group on the website. It should be noted that the organization operates only on donations from private citizens, and all the members of the organization donate their time and receive no compensation for their efforts other than knowing they have contributed to the community.

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## Membership

By Brenden Hill, VP Membership

No change in our membership from last month, still 360 members out of 464 households. I hope everyone on the emergency email list received both (or at least one of) my test emails on Wednesday 5th and/or Saturday 8th. I had emails from 23 people (out of 350 emails) to say they were being received. Thanks to those people who took the time to email me!

I owe thanks to Joe Russum for his perseverance in getting me to finish the membership listings for the directory. Checking all the information was time and effort intensive and I hope I have everyone's information correct. If not we'll make corrections in the next newsletter and ensure it's correct for the next directory.

You should have received your **new JJPHOA Directory** with this newsletter. We hope you like the new format. This format requires less handling and is a bit less expensive. We are interested in your comments. Please send your comments and any corrections to Brenden Hill at [brenden.hill@hotmail.com](mailto:brenden.hill@hotmail.com). Contact Brenden if you are a member of JJPHOA and did not get your directory.

# Reservation HOA Crime Watch Meeting

By Brenden Hill, VP Membership

Mick Nolen, president of the Reservation HOA, invited us to attend their crime watch meeting at Mohawk Elementary on Tuesday 11 March concerning "the house" on Mohawk trail that you may have read about in the Dallas Morning News. Bette Hodges, Michael Ward, Joe Russum, and myself attended.



It was very interesting to hear from neighbors in the area and also updates from Richardson Police. More than one person was arrested for identity theft at the location. The paper stated that there was a drug lab in the house, but the police said that there was no drug lab there at all. The people who were arrested are out of jail on bond at this time and awaiting trial. There continues to be activity around the house and both residents and police expressed their frustration in what must be a very difficult issue.

One thing I took from the meeting was being more aware of work versus home patterns of my fellow neighbors and what cars they drive. With this information you might be able to determine that unauthorized activity is going on at your neighbor's house. You will see this addition in our crime watch section in the directory. The police also made a point that if you think something is suspicious call 911 no matter how small or trivial you think it may be. They said their services are paid for by Richardson residents and they are here to help us, which was a very reassuring comment.

# Easter Egg Hunt

Thanks to Brenden Hill, Bette Hodges, Sue Caldwell and Joe Russum for helping with our Easter egg hunt preparations. Bette and Sue were the chief egg and contents procurement executives and we all shared in the egg stuffing process and in "hiding" the eggs. By the time you read this hopefully our kids will be eating the contents of 1,000 eggs!



We would also like to thank **Tom Thumb on Arapaho** for donating money to the project and **Wal-Mart in the Promenade Shopping Center** for donating the 1000 eggs.

**Jay and Jan Maxwell** volunteered to host the Easter egg hunt next year.

**If you don't read the newspaper you are uninformed, if you do read the newspaper you are misinformed.**

**Mark Twain**

**Note:**

**Mark Twain's time was before the JJPHOA newsletter**



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# Easter Egg Hunt 2008



# Shed Burglaries

By John Corbitt, Crime Prevention RPD

Upgrade your storage building security (which typically has weak locking systems and thin sheet metal or wood siding). Let's face it, storage sheds were designed with affordability and convenience in mind. Who would have thought about ever having to secure our well-worn lawn equipment and bicycles against random theft?

- Lock those fence gates, especially the alley gates.
- Consider alarming your storage shed. If the contents are not valuable enough to warrant this action, consider installing one of those retail do-it-yourself alarm kits, one that would sound when the door or a window is opened.
- Harden the area around the lock, to prevent chipping or cutting away of wood or metal to defeat a lock. Many commercial buildings add steel guard plates around door locks to hinder prying, chipping, peeling, and cutting (unfortunately...usually after a burglary).
- If your shed utilizes a hasp / padlock system, you can reinforce the hasp by running bolts through the walls and with steel plates on both sides.
- A disc lock, a padlock with a shielded shackle (high-security padlock), or a shackleless padlock is the better choice for sheds (and storage units).
- Why do we continue to mount deadbolt locks right at or near mid-torso level, where one can focus full muscle force and body weight towards forced entry? Think how difficult it would be to pry a lock that was at eye level, or even higher?
- Cable lock your contents. A hardened steel cable running through and connecting your lawn equipment, bikes, tools, etc., is something else a thief has to defeat.
- Record makes, models, and serial numbers... right out of the box. Then, etch your property with your driver license number.
- We have window stickers available for any resident or watch area that records and marks their property in an effort to discourage burglary and theft.
- Enhance visibility into your back yard by increasing lighting at night and by pruning and trimming landscaping.
- As much as they are taking, these thieves are in a vehicle. Be aware of alley traffic (both vehicular and pedestrian), watch what they do and where they go.

- Call police if you see or hear something out of the norm. For non-emergency call 972-744-4800; but call 9-1-1 for emergencies or in-progress action.

To date, two men have been arrested so far in these cases, but the investigation is on going.

## Crime Watch Highlights

**Neighborhood Crime** - Since February 29 there have been reports of three thefts from motor vehicles on Huntington, one on Pueblo and one on Cheyenne. Leaving neat items in your car or having exceptional electronics in the car is an open invitation to bad guys. Of course some people just like to break windows.

**Crime Statistics** - Did you know that you could get Emails listing crime reports in any neighborhood in town now? To sign up go the city website at [www.cor.net](http://www.cor.net). Near the top of the page put the mouse on Departments, and select the Police in the pop down menu. Just under the Chief's picture click on "Click here" and you can select any part of town that you are interested in.

**Mohawk House** - At the Reservation meeting on March 11, the police briefed us on the Mohawk house where people were arrested for identity theft. The paper wrote that there was a dope lab in the house. Neither a lab nor dope was found in the house. The people who were arrested are out on bail awaiting trial. There appears to be more activity in the house so the police and neighbors are keeping an eye on the situation.

**Car Theft** - Well-equipped thieves who sell the exhaust component for the various metals contained within are stealing catalytic converters all over the country. They can get anywhere from \$25 to \$150 for a converter on the street, while it may cost the owner up to \$1300 to replace a stolen unit. Toyotas seem to be the preferred targets.

**Employment Scam** - For those seeking employment outside the home, be wary of scammers who farm contacts from resume' posting sites such as Career Builder and Monster. A couple of incidents recently have been documented in which job-seekers were contacted by e-mail with a "job offer." In a scam known as the "Money Transfer Scheme", you are offered a position as a "Financial Officer" or some other job title having to do with cash flow. Your job will be to cash checks on behalf of your new employer. Per their instructions, you will receive a cashier's check by private or commercial courier. You are to cash it, keep a percentage for yourself as your "pay," then wire the remainder to one or two parties overseas. It sounds very lucrative and very safe...too easy. You may get one check, or you may receive several before you receive a notice from your bank that the cashier's checks are counterfeit.

# Beautification

By Michael and Tina Tannery, VP Beautification

## Yard of the Month

If you see a yard that deserves recognition, please email us, [tina@tannerywealth.com](mailto:tina@tannerywealth.com)

The monthly “judging” for Yard of the Month will begin with the first weekend in April. A house that is chosen will be able to proudly display the “Yard of the Month” sign for the remainder of the month. “Judging” is by the highly acclaimed eyes of the Co-Beautification chairpersons, Michael & Tina Tannery. “We are excited about seeing all of the incredible yards and gardens that are created and recreated every year. We are looking for not only the color showing in the yard, but the style, texture and use of a variety of native plants and grasses.”



## Tina’s Treasures

Grace your gardens with ornamental trees to add color, structure and a bit of shade. Most ornamental trees grow 10 to 20 feet tall and if given the proper space will reward you for years with colorful flowers or leaves.

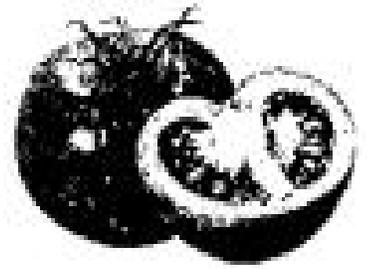
Some of our favorites for spring are flowering cherries and crabapples, white, pink or red dogwoods and redbuds because they make such a lovely show. Pair them with Azaleas, Bridal Wreath Spiraea, Thrift and Daffodils. Many of these trees treat you again in the fall with a touch of color in their leaves.

Japanese Maples with their graceful foliage and shapes add interest to shadier spaces.

For summer color try Vitex trees or Crepe Myrtle as these heat tolerant plants bloom reliably during the heat.

## Michael’s Maintenance

- Plant peppers, tomatoes, cucumbers squash and all warm season vegetables.
  - Move house plants and tropicals back outdoors for the summer.
  - Prune later blooming perennials lightly to encourage branching.
  - Cut back azaleas and other spring flowering shrubs after they bloom.
  - Watch for aphids on new growth.
  - Spray with insecticidal soap or release Ladybugs.
  - Use slug & snail bait or set out beer traps, if needed.
  - Release beneficial nematodes to control ticks, fleas, chiggers, and fire ants.
- 
- **LAWN CARE** - Fertilizing your lawn at the proper time, with the appropriate fertilizer, at the correct rates will result in a beautiful green lawn that will be strong and healthy enough to stand up to our Texas summers. Apply a high nitrogen fertilizer just after you see signs of your lawn “greening up,” usually during mid to late March. Choose a quality fertilizer with approximately 50% of its nitrogen in a slow-release form. Avoid fertilizers with high levels of phosphorous, which tends to build up in our clay soils. Always follow the application instructions on the bag. When your lawn requires its first cutting for the year, be sure not to cut too short. Mow to a height of about 2” in spring, then raise your lawn mower ½” to 1” in the summer. Don’t forget to change the oil in your mower and sharpen the blade, and you’ll be ready to go!



**The income tax has made liars out of more Americans than golf.**  
Will Rogers

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## Development – Business Profile

By Bette Hodges, VP Development

### Community Spotlight – New Feature

JJPHOA Board member, Helen Simon, and JJPHOA members, Mr. & Mrs. Hurd, recently contacted me regarding two business owners who went out of their way to help them as customers.

These two businesses are **Del's Charcoal Hamburgers** and **Savon Vision**. The owner of Del's Charcoal Hamburgers, "Hoss" Taher, installed a cement wheel chair ramp to assist Mr. Hurd who is in a wheel chair recovering from surgery. The owner of Savon Vision, Fardin Tabrizi, went out of his way to help Laurie & Helen Simon with finding the perfect frames.

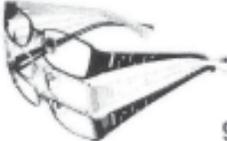
This gave me the idea to start a new feature in the JJPHOA newsletter to spotlight these businesses and people in our community. I would like to hear from you with stories you would like me to share regarding businesses and people that have gone out of their way to be helpful, done a great job or someone in the community who should be recognized as a Good Samaritan.

My contact information:  
[hodgesbrh@sbcglobal.net](mailto:hodgesbrh@sbcglobal.net)  
214-808-9595

Del's Charcoal Hamburgers: 110 S. McKinney St.,  
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# Primary Runoff Elections

By Joe Russum

The runoff election for Republican and Democratic parties will be held April 8 with early voting from March 31 to April 4 at the Richardson Civic Center.



On **April 8 Mohawk will not be our polling place.** The Republican Primary Run-off will be at the Richardson Civic Center, and the Democratic will be at Arapaho Classic Magnet School (Mimosa and Arapaho). The following candidates are in the runoff.

Republican State Representative, Dist 112  
Angie Chen Button    Randy Dunning

Democrat U.S. Congressional Representative District 32  
Steve Love                      Eric Roberson

Democrat Railroad Commissioner  
Mark Thompson                      Dale Henry

Democrat Criminal Dist. Judge Court No. 3  
Gracie Lewis                      David Jordan

Democrat County Tax Assessor-Collector  
Diana L. Lackey                      John R. Ames

Republican Sheriff  
Jim Bowles                      Lowell Cannaday

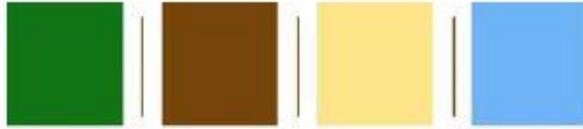
## J J PEARCE HOMEOWNERS ASSOCIATION Statement of Cash Receipts and Expenses For the Period September 1, 2007 to March 31, 2008

	Month Ended March 31, 2008	Year to Date Actual March 31, 2008	Year To Date Budget
<b>Cash Receipts</b>			
Membership Dues		4,965.00	4,965.00
Dividends	20.40	209.44	210.00
Advertising-Newsletter	75.00	1,335.00	700.00
Total Receipts	95.40	6,509.44	5,875.00
<b>Expenses</b>			
Crime Watch			
Metrocall	20.95	145.92	147.00
National Night Out (08/07)		250.98	
Membership			
Annual Meeting		183.78	184.00
Bank Deposit Pads		12.95	
Board Planning Meeting		49.00	
Social Events			
December Decorations		430.84	431.00
Easter			100.00
Newsletter			
Delivery	60.00	525.00	450.00
Printing, etc	126.93	1,454.30	1,600.00
Contributions			
Firefighters' Dinners		232.91	233.00
Honarariums			290.00
Member Memorials			50.00
Police Dept Dinner		100.00	250.00
Schools & Scout Projects			150.00
Total Expenses	207.88	3,385.68	3,885.00
Net Income (Loss)	(112.48)	\$3,123.76	1,990.00

### Fund Balances:

	Checking	Vanguard	Totals
Beginning Balances - 3/1/08	\$6,644.11	\$11,027.21	\$17,671.32
Add receipts	75.00	20.40	\$95.40
Less Disbursements	(207.88)		(207.88)
Ending Balances - 3/31/08	<u>\$6,511.23</u>	<u>\$11,047.61</u>	<u>\$17,558.84</u>

Respectfully Submitted, Helen Simon, Treasurer, April 1, 2008



# Lake Park Estates



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## False Advertising

By Joe Russum, Editor

If you got an Email from RealManage Green Community with J.J. Pearce HOA at the top of the page, be aware that this was not authorized by JJPHOA and we do not sponsor this company in anyway. We have notified them and requested they stop using our name.

We have also had reports of political calls during the recent primary election that were stated as coming from JJPHOA and in some cases as JJHOA president, Michael Ward, Sr. JJPHOA is a non-political organization and as such we cannot and will not endorse anyone for political office. We contacted the officials of the candidate in question and were assured that the call did not come from them. If you receive any calls in the future please contact Michael Ward Sr. at 972-480-8575.



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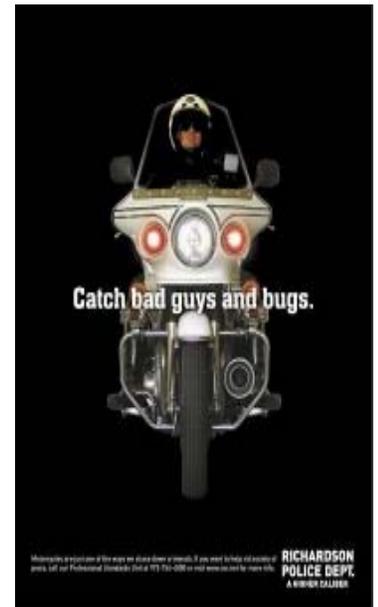


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## Local Events

<u>Date</u>	<u>Event</u>	<u>Place</u>	<u>Time</u>
April			
1	April Fool Day		
3/31-4/4	Early Voting	Everyone: Richardson Civic Center (Check time before you go)	7:00am-7:00pm
8	Voting	Republicans: Richardson Civic Center	7:00am-7:00pm
		Democrats: Arapaho Classical Magnet School At (Mimosa and Arapaho)	7:00am-7:00pm
20-21	Passover		
May			
3-4	Cottonwood Art Festival	Cottonwood Park	9:00am-6:00pm

## Newsletter Advertising

Business ads must be paid for in advance. Checks should be made payable to J. J. Pearce Homeowners Association.  
Contact Joe Russum, 1102 Pueblo Dr., Richardson, TX 75080, 972 235 1961 or [JHRussum@tx.rr.com](mailto:JHRussum@tx.rr.com)

Rates per newsletter, based on 8 ½ X 11" page.

	<u>Monthly Rate</u>	<u>Yearly Rate</u>
Business card (2 x 3 ½ ")	\$10.00	\$110.00
¼ page	\$20.00	\$220.00
½ page	\$40.00	\$440.00
Full page	\$75.00	\$825.00

Any business ad purchased for a full year receives a free ad in the directory.

# MARCH 4, 2008 BOARD MEETING MINUTES

At 7:05 p.m. Michael Ward, Sr., called the meeting to order at his home at 1217 Stratford Drive. This meeting replaced the scheduled meeting of February 26, 2008. Those in attendance were: Michael Ward, Sr., Brenden Hill, Helen Simon, Joe Russum, and Sue Caldwell. There were no visitors.

**Treasurer's Report:** The Treasurer's report was approved and the Board voted to adopt the 07/08-year budget.

**Secretary's Report:** The Minutes from the February 10, 2008 meeting were approved.

**Other Business:** On April 8, 2008 at 7 p.m., the Board will meet with the new Reservation HOA officers in order to plan the July 4, 2008 parade/picnic. The meeting will be at Helen Simon's home, 1314 Huntington. Also, it was reported that Anne Westphal agreed to donate and put out the July 4<sup>th</sup> flags in the JPHOA area.

There are now four candidates for the welcome baskets that are to be given to new residents in the JPHOA area. Tina Tannery will put these together and deliver them to our new neighbors.

The Reservation HOA will be having a crime prevention meeting at Mohawk on March 11, 2008 from 7-9 p.m. and the JPHOA is welcome to join this meeting. It was suggested to notify the JJP membership by email.

The JPHOA is in need of a new Safety VP Board member, since Rick Regan has resigned.

Joe Russum gave different quotes for the printing and style of the new directory and Brenden Hill added that the list was complete for the printer. The directory will be delivered with the April newsletter.

Communication through Yahoo group email is now possible and Brenden Hill reported that he would conduct two test emails to check the database. The tests are Wednesday March 5 and Saturday March 8, 2008. It was discussed in what capacity the email would be used and the Board voted to use the Yahoo group email only to implement alerts related to our membership.

The Board is putting together plans for the 9 a.m. Saturday, March 22, 2008 Easter egg hunt behind Mohawk Elementary. There will be over 1,000 eggs filled with candy and some larger prized eggs for the kids to find.

The Board continues to look into the possibility of creating a JPHOA Crime Watch Patrol.

**Future Board Meeting and Newsletter Deadline:** The next JPHOA Board meeting is Tuesday, March 25, 2008 at 7 p.m. at Sue Caldwell's home at 1514 N. Cheyenne. The April newsletter deadline is Thursday, March 20, 2008.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted by Sue Caldwell



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