



JJ Pearce Homeowners Association Newsletter

April
2020



JJP HOA VIRTUAL HAPPY HOUR

Thursday, April 9th
5:00-6:00

To participate send your email address to
president@jjphoa.com.



You will receive a Zoom invite from Mike Downey to join the happy hour.

Be prepared with a coronavirus joke or two.

Mike Downey thanks for suggestion we do this and for hosting!

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- *Recent Changes*
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JJP Homeowners Association - 2020

Officers

President - G. Scott Waddell	president@jjphoa.com
V.P. of Development – Michael Ward Sr.	development@jjphoa.com
V.P. of Finance - Sara Bruckner	treasurer@jjphoa.com
V.P. Safety – OPEN	
V.P. Beautification – Bart Ord	beautification@jjphoa.com
V.P. Membership – Erin Drentlaw	membership@jjphoa.com
Secretary – OPEN	

Permanent Committees

Newsletter

Danielle Bolich	editor@jjphoa.com
Communications – OPEN	
JJP HOA Webpage	www.jjphoa.com

Useful Numbers

JJP HOA Hotline Phone Number 732-723-8181

Crime Watch Patrol

Bette and David Hodges 214-908-0944

WANTED FOR IMMEDIATE SERVICE!!

1. JJP HOA BOARD Secretary

- Duties include taking minutes of the monthly meetings, tracking communications, events, the calendar and reminders, etc....

2. V. P. Communication and Events

- Duties included create Constant Contact communications and send to the community and organizing community events. This position will need to create and incorporate a committee to assist with events.

3. V.P. Safety

- Duties include updating the board and community on safety issues in the COR and within the JJP HOA community. Works with Crime Watch Patrol for updates.

Please contact G. Scott Waddell at president@jjphoa.com with questions or an interest. Meetings are monthly on the last Tuesday of the month.

Help make the JJP HOA community the best it

Presidents Corner

What a strange month March was. Looks like April and May could be the same. I hope you are all well and your and your family have what you need.

The JJP HOA Block Captains and Organizers distributed the **JJP HOA Neighbors Helping JJP HOA Neighbors** information last week. In this packet the block captain left their contact information so if you need anything you can call the block captain and they will start the process of assistance.

There is also a **JJP HOA HOTLINE** phone number if you want to use that number: **732-723-8181** (PEARCE 8181)

I have several requests of you this month.

- Know you neighbors and check on them.
 - Exchange contact information if need be.
 - Check on them every few days. If nothing else a friendly voice is welcomed.
- Contact your neighbors and ask if they are members of the HOA.
 - The best way to stay connected as a community is through the HOA. Should we have a tragic weather-related occurrence the contact information provided by the HOA is the fastest way to get assistance.
 - During the last tornado that came through east Richardson the COR services were greatly assistance by the area HOA because there was a method to quickly have neighbors check on neighbors and report back to the HOA who in turn was reporting to the COR. **Join the HOA!**
- *Shop as you normally would.* There is no shortage of goods at the grocery store but there has been a change in the buying pattern. People are hoarding. Stop it. You are only taking away from your neighbors. At this point we all need to be considerate of each other.
- *Support your local stores.* These guys are hurting and need our help.
- *Be kind to others.* Be mindful we all handle situations differently so have patience. Respect yourself and others.
- *Keep your distance!!* Six feet means six feet.

The JJP HOA will explore creating an Emergency Management Committee. I have spoken to several community members that would be interested in giving input towards this effort. If you would like to be included, please email me at president@jjphoa.com.

Stay well, live well, love lots and check on thy neighbor.

G. Scott



JJP Residents...We Want YOU!

There's never been a better time to
Get Connected!

Yes, our annual membership drive has officially ended but it's NOT too late to join. These times are unusual and trying for most of us. JJPHOA is proud of our unity and ability to work toward the common good of our neighbors.

Join today and...



Support the amazing (and highly sought after) community that you live in!



Meet more of your neighbors (just in case you need a cup of sugar someday once social distancing rules have subsided!)



Help crime watch do their job of helping to protect our houses and belongings.



Ensure the needs of your family and neighbors are met during these challenging times.

JJP HOA Neighbors Helping JJP HOA Neighbors

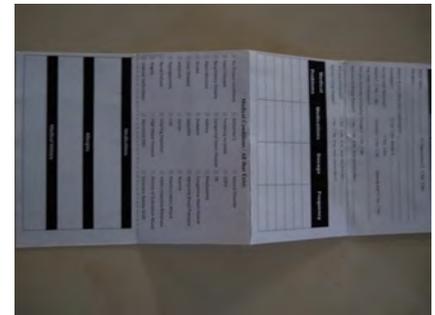
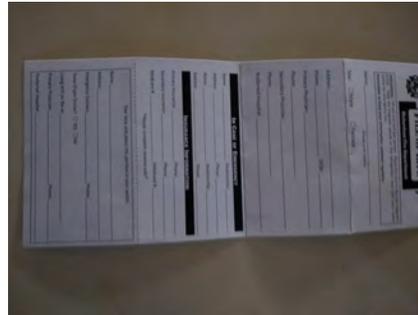
Michael Ward Sr
VP Development

As part of our 'JJP HOA Neighbor-Helping-JJP HOA Neighbor' program during the COVID-19 virus situation. These file kits may be obtained through the JJP HOA (on a limited basis) by contacting Michael and Cyndie Ward at, 1217 Stratford Dr, 972-768-1447.



File of Life

speaks when you can't speak for yourself



When Richardson Fire Department Paramedics respond to a call and enter the home to find the patient unconscious, precious life-saving minutes can be saved if important medical information is available.

The Paramedics can look at the information sheet from the "File of Life" and retrieve the personal data, who to notify in case of emergency, health information, known medication allergies, medications in use, etc.

The "File of Life" Program provides citizens with a free life saving program that is a proven means for emergency personnel to quickly access the vital information on members of a household during an emergency. The "File of Life" Program is designed for seniors and individuals with serious medical conditions to provide medical information quickly to emergency personnel. However, it can be used by anyone.

The "File of Life" Program in Richardson is a joint project of the Richardson Fire Department and The Senior's Net at the NETWORK of Community Ministries. All vital information, medical problems and medications are listed on the information form, as well as other pertinent information. Once an information sheet is completed on each member of the family, you then place it in the file where your name is visible. The file is then placed on the front of your refrigerator. The registration card provided with the "File of Life" kit can be dropped off at any Richardson Fire Station or mailed to the Richardson Fire Marshal Office (136 N. Greenville Ave).

Paramedics need this important information in order to properly treat the patient. If this information is available The "File of Life" kits are FREE and available at any Richardson Fire Station or the Richardson Senior Citizens Center (820 W. Arapaho Rd.). The kit contains one plastic file sleeve, a medical information form, and a registration card. KEEP ALL information updated regularly. NO medication is to be kept in the file

If you have any questions, call the Fire Marshal's Office at 972-744-5750.

The following information has been taken from the Richardson Fire Department website:

<https://www.cor.net/departments/fire-department/prevention/file-of-life>.

City of Richardson Van Service

Transportation is offered to Richardson residents aged 55 and over. The City's van service operates Monday through Friday from 9 a.m. to 4 p.m. Persons may ride anywhere within the city limits of Richardson for 25 cents each way or 50 cents round trip.

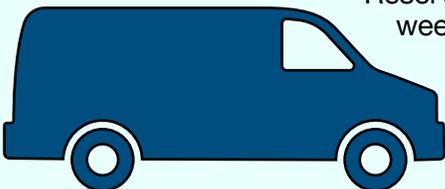
Reservations for medical appointments are taken at 3 p.m. the Thursday prior to the week you need service.

Reservations for all destinations are taken beginning at 8:30 a.m. on Friday prior to the week you need service.

For reservation requests please call (972) 744-7805.

Note: Only essential service is being offered, to and from Doctors and Emergency Trips to Grocery or Drug Store

Source: <https://www.cor.net/departments/parks-recreation/senior-ce>



JJP HOA Neighbors Helping JJP HOA Neighbors

Tom Thumb, Albertson's, Target, Whole Foods, Dollar General Designate Shopping Time For Senior

"Target, Walmart, Tom Thumb and Albertson's have acknowledged that older adults and people with underlying health conditions are more susceptible to COVID-19, or the coronavirus. The stores are part of a growing number dedicating time or opening earlier for senior shoppers and other at-risk groups. Target is reserving the first hour of each Wednesday for those at risk. Tom Thumb and Albertson's are doing the same, from 7 a.m. to 9 a.m. every Tuesday and Thursday. Both Dollar General and Whole Foods will allow customers 60 and older to shop one hour before regular hours, every day. Because of panic shopping, which has left store shelves empty, at-risk groups including seniors have had difficulty getting supplies.

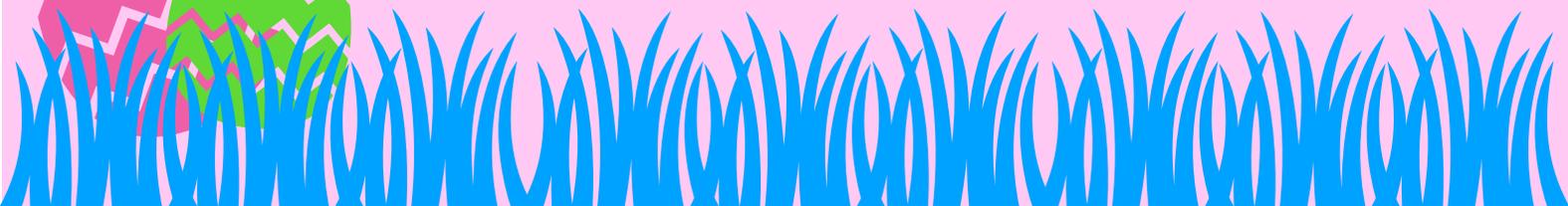


From March 24 through April 28, Walmart stores will host an hour-long senior shopping event every Tuesday for customers aged 60 and older. This will start one hour before the store opens. Most retailers are not requiring identification or proof of age and are only "encouraging" other shoppers to plan around these windows."

Source: <https://dfw.cbslocal.com/2020/03/18/target-whole-foods-dollar-general-designate-shopping-time-for-seniors/>

J.J. PEARCE HOA FIRST EVER HOME EGG HUNT

1. Place an egg or multiple eggs around your yard or in your windows by this Friday 4/10. You can use print outs that you've colored or decorated or any other decorative egg you may have and hide them in your bushes, trees, mailboxes, etc., anywhere you feel is a good egg hiding place that can be seen from the sidewalk. Take a picture of your egg(s) and post it here with the hashtag #JJPHOAEggHunt2020 so that others will know to come look for your hidden egg(s).
2. As you walk or drive around the neighborhood, see how many you can find. Keep track of how many you find and post pics of your favorites with the hashtag #JJPHOAEggHunt2020.
3. The 3 blocks with the most participation will receive \$50 extra towards their National Night Out celebration in the fall so get your bunny ears on and decorate those beautiful eggs. The official participation count will be Saturday, 4/11.



NEWSLETTER ADVERTISING

Business ads must be paid for in advance. Checks should be made payable to J.J. Pearce Homeowners Associations. Contact G. Scott Waddell at president@jjphoa.com for more information.

Rates per newsletter, based on 8.5"x11" page.

	Monthly Rate	Yearly Rate
Card	\$18.00	\$195.00 annual w/10% discount
$\frac{1}{4}$ Page	\$30.00	\$324.00
$\frac{1}{2}$ Page	\$48.00	\$519.00
Full Page	\$70.00	\$756.00

Recent Business Changes

- Salata - Grand Opening February 8
Salads - "Choose your salad and pick from over 50 toppings, then customize it with our signature dressings and proteins, including vegan and gluten-free options". Menu also includes soups, cookies, and wraps. Open for take-out
- Pavillion North Shopping Center (NE Corner of Coit and Campbell)
- Tom Thumb Shopping Center (Arapaho)
Report not available due to virus situation.
- Spring Creek Village (NW Corner of Coit and Beltline)
- Popeyes Louisiana Kitchen - Coming Soon!
Fast Food
- Athletico - 1Qtr 2020
Physical Therapy
- Shops of Spanish Village (SE Corner of Arapaho and Coit)
Report coming in May
- Pavillion North Shopping Center (NW Corner of Coit and Campbell)
Report coming in May

Recent Zoning Changes

- Velvet Taco, 102 W Campbell
Approved January 27, 2020
- Massage Establishment, 1750 N Collins Blvd
Approved January 27, 2020
- Permanent Cosmetics, 970 N Coit Rd.
Approved January 27, 2020

Does Your Doctor Make House Calls?

Mine does. So does my therapist. Yours can too.

I NEVER look forward to a waiting room, but with COVID-19 it's never been more true.

Benefit Boost, brought to you by Healthy America, provides unlimited appointments with providers who can treat simple illnesses and injuries. They'll even call in your prescriptions to your pharmacy.

There is NO additional charge for these appointments. Just a \$20 monthly program fee.

Let me know if you'd like more information.

I almost forgot—this plan also includes monthly GUMMY Multi-Vitamins. Now that's how you keep the doctor away!

Jeff Evans
JeffE@fortegra.com



Tom Thumb

1380 W Campbell Rd
Richardson, TX 75080

Store Phone: (972) 680-6010
Pharmacy Phone: (972) 680-6023
Delivery or Pick up:

tomthumb.com



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A letter written by JJP HOA member Bob Vernon

Country singer/songwriter Chris Stapleton in his song "Parachute," sings that "you only need a roof when it's raining/ you only need a fire when it's cold," and there's some truth in that lyric. We all rock along doing our own thing until, well, it starts raining or it turns cold.

And as the country poet notes, it's all good while you're flying high, but when something goes wrong, who is your parachute?

For those of us who live in the J.J. Pearce Homeowners district, our parachute is our homeowners association.

Nearly 30 years ago, when my wife Jan and I moved our family onto Edith Circle, one of the first steps we took in order to become part of the neighborhood was to join the J.J. Pearce Homeowners Association.

Partly we joined because of the printed membership directory that told us who lived where and how we could get hold of them if we so desired.

But we also joined because we were convinced it was the right thing to do. Belonging to a group whose primary goal was to make this area a better place to live simply made sense to us, and we were happy to take part.

Besides beautification efforts, crime patrol, and holiday decorations, the JJPHOA has been an organized, unified, and respected force when dealing with the City of Richardson on zoning matters, traffic flow, and even blocking or blessing which businesses can move into this area. I can assure you, the good folks moving into the new development at Mimosa Place are going to be very happy the JJPHOA fought successfully to not allow a 24-hour Wendy's Hamburgers to set up shop where Sonny Bryan's Barbecue now stands.

Recently, however, I learned how dedicated to its homeowners the association truly is.

As many of you are aware, our home was struck by lightning last April during a tremendous spring storm. The Richardson Fire Department was quickly on the scene and put out the fire. Everyone was safe, but the water damage from the firefighters and the rain, which continued for days, caused tremendous damage and left us facing a massive rebuild.

While we negotiated with our insurance carrier, we filed building permits with the city only to discover that our home was now considered to be situated in FEMA's 2006

100-Year Flood Plain. As such, we were told we'd need to raise the foundation of our home 18 inches before our permits could be approved.

We were stunned and devastated!

Though the interior of our house was stripped to the studs (thanks to the water damage and the heat, we were growing black mold as if it were a cash crop), the external framework (save for the roof) was intact. This chapter of the municipal code would require us to raze the house and start over.

At the current cost of building, there would be no way we could afford to scrape the lot and rebuild our home to its previous state. And, considering we had just finished a complete remodel only two years before, we stood to lose hundreds of thousands of dollars in the process, dramatically impacting our financial future and retirement plans.

We appealed to the city for a variance due to financial hardship. The city staff were incredibly sympathetic to our cause and were wonderful in counseling us and guiding us to our appeal before the city council.

Though we contacted neighbors and friends who lived within the 100-Year Flood Plain, we were, thanks to the COVID-19 self-quarantine restrictions, unable to rally individuals to show up in support at the council meeting.

To be sure, phone calls were made and emails sent in support, but on the day, I would be flying solo before the members of the city council.

I had met with G. Scott Waddell, the JJPHOA president, to discuss the matter. He took up the cause and rallied the association to write the city council in support.

Jan and I can't thank the officers enough. They, along with our friends and neighbors, were our parachute.

I am happy to report that the members of the city council voted in favor of our variance request. Once we settle with the insurance company, we will rebuild.

And count on this, as long as we live on Edith Circle, we will remain steadfast members of the J.J. Pearce Homeowners Association.

As Chris Stapleton says, "falling feels like flying till you hit the ground."

Believe me, everyone needs a parachute.