

# J. J. PEARCE NEWSLETTER

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

December 2002



## Two Crime Watch Areas to Dissolve

By Bernie Mayoff

The residents of 1312-1405 Huntington and Chesterton, 1211-1221 Chesterton, 1213-1224 Huntington, and 1210-1220 Eton will no longer be part of a Crime Watch Area, since no one has volunteered to be the Coordinator for either Crime Watch Areas 11 or 13. This means that those residents will not receive the regular updates from the police department, nor be invited to participate in National Night Out, which encourages recognition and awareness of neighbors. Of course those residents will continue to receive Homeowners Association group e-mail and be able to access the telephone hotline, but these are only used for extreme situations. Each edition of the newsletter will continue to summarize crime information, and they will continue to receive the other benefits of membership in the Association.

If anyone in those areas is willing to volunteer to please contact Lynn Sanders or Bernie Mayoff **immediately**. Being a Crime Watch Coordinator involves forwarding the e-mails from the police department to several of your neighbors, and hosting the annual National Night Out lawn party (the Association reimburses expenses).

Our Home Owners Association exists primarily to preserve and enhance the value of our homes. The two most important ways that the Association can do that is relate to zoning issues and safety issues. The Association is neighbors helping neighbors. But it can't work without each of us doing our share.

## News from the City

- Curtailed expenses and some turnaround in sales tax receipts will give Richardson a somewhat better than expected final financial report for the fiscal year that ended in October.
- Plans are underway for a bike and hike path under Central Expressway at Renner Road.
- Richardson represents about 5% of the Collin County tax base.
- Worldcom's new chairman has visited the Richardson campus and announced that the campus, which houses corporate engineering, will remain here with its 4,000 employees.
- Travelers regional headquarters is relocating to Collins and Plano Road.
- Richardson is campaigning with the Texas Department of Transportation for "diamond" HOV lanes in both directions on Central Expressway similar to those on I-635. Diamond HOV lanes, which are separated from regular lanes by pavement stripes, are common in other states. TxDOT wants concrete separators and the I-635 HOV lanes are officially "temporary" lanes. Most people prefer stripes rather than driving with a concrete barrier on both sides.
- The Spring Valley underpass at Central Expressway opened on December 3. There are future plans for a Campbell Road underpass that would by-pass Central Expressway, Lake Boulevard and Greenville, but there is no schedule.
- Baylor Richardson hospital is adding a fourth floor, which will increase bed capacity by 30 beds, and allow an increase of 25% in Emergency Room capacity.

## High Five Update

### Coit Road - December 2002

- The weekend of December 7-8 saw the switch of traffic to new Coit Road bridge lanes over LBJ and demolition of the old northbound lanes.
- The weekend of December 14-15 should see the demolition of the old eastbound LBJ to Coit Road exit ramp, and of the eastbound entrance ramp from Coit Road to LBJ.
- A Texas U-turn lane should open at Hillcrest, and at Park Central.
- To go east on LBJ from Coit there will be several alternatives during the construction process. These include:
  - Go west on LBJ frontage road to Park Central and make a u-turn to eastbound LBJ
  - Go south on Coit to Forest and make a u-turn to the northbound Central frontage road to LBJ

- Go south on Coit to Forest and east on Forest to LBJ
- To get to Coit Road from eastbound LBJ consider staying on LBJ to Hillcrest and making a U-turn at Hillcrest to get back to Coit
- The completion of Coit Road is delayed to June 2003 due to utility complications.

Bridge structures - of the 720 total columns, 300 or 42% are complete; beams are being placed and the decking has begun. Two types of construction are being used for bridges. Long spans are pre-cast concrete beams. Other spans for the direct connectors between highways are being constructed of "segments" that are cast at the TxDOT work area near the interchange and fastened together in place. Of the 623 total sections, 53 or 8% have been erected as of November 19, 2002.

The project began on January 2, 2002 and is planned for 5 years. There are penalties for delays, but incentives of \$32,000 per day for early completion. The maximum early completion incentive is for one year and amounts to \$11.5M, and there is hope that the project will indeed be completed early. The first connector to open will be from eastbound LBJ to northbound 75 and should be in service this summer. But in the mean time it will be 6-8 months before we start to see improvements in traffic flow as construction proceeds.



### Neighborhood shops

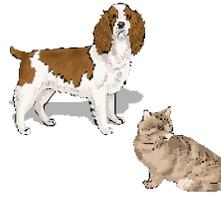
Fresco Italian Ice-cream offers several pleasant experiences. In addition to a variety of creative flavors, the shop offers a hospitable environment to sit and socialize. Friendly proprietors Sam and Sabia have had a busy year: getting married and then opening a business that combines culinary skills, international experience and Texas enthusiasm. They're in the Lennox/Tom Thumb Center, facing Coit. UTD, Pearce, North and Mohawk students get a discount. Show them a copy of this newsletter and enjoy 10% off on your purchase of any of their home-made ice creams or gelatos.

## Little's Pet Sitting

Have pets?

Going out of town?

The Little family would be happy to take care of your beloved pets.



Please call Kristin Little 972-690-6315

### DART Update

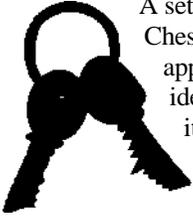
Parking should be getting better at the Arapaho and Spring Valley DART rail stations. On December 9 the newest Richardson DART station opened at the Bush Tollway, and stations opened in downtown Plano and at Parker Road. The Bush station has over 700 parking spaces, and the Parker station has the largest parking facility of any DART station. The downtown Plano station is a Kiss and Ride station, with no parking facilities. The three new stations should make it easier for riders from the northern suburbs to ride DART and to board trains at stations closer to their homes, freeing up spaces at Arapaho and Spring Valley.

### Zoning Change Request

A Zoning Change Request sign has been posted at Pearce High school, and notices have been mailed. The site of Pearce High School currently is unzoned. RISD is planning on adding a 9<sup>th</sup> grade section to the school, creating a new main entrance at the southwest corner of the building, renovating the fine arts wing, expanding the gymnasium facilities, enhancing traffic flow within the drop-off area at the south side of the building and the parking lots, and enhancing the external appearance of the building. These renovations will be subject to city building inspection approvals, but those approvals must be made in the context of some type of zoning ordinance. The Zoning Change Request will establish zoning of R-1500 (the zoning for our homes) with special conditions and limitations. The most significant special condition is a maximum 40-foot building height. Also, light pole except on the athletic field will be restricted to 40 feet. While not part of the zoning change, the plan tentatively proposes a right turn lane from Melrose onto Coit, and a deceleration lane on northbound Coit approaching Senior Way.



## Found



A set of car keys was found in the street at the Chesterton/Balfour intersection recently. The appropriate party can call **972/231-4760** and identify the kind of car key and the key chain it was attached to in order to reclaim them.

## Rudolph arrives in time for Christmas.

There is a new name on the ISOA building on the north side of Campbell across from Edith Circle. ISOA has been acquired by Rudolph Technologies. ISOA was a software developer specializing in the control of wafer inspection machines. They will continue in that role as part of Rudolph Technologies.



## Crime Talk

By Lynn Sanders, VP Safety

### Crime in the JJ Pearce Addition

Sometime between 4 and 8:45 PM on Sunday, 11/10, someone broke a master bedroom window to gain entry to a home in the 1100 block of Edith Circle. The burglar left with some jewelry. The alarm was armed, and the doors were still locked when the residents returned. Apparently the perpetrator confined his activity to that one room.

A purse and dayplanner were stolen from the front seat of a vehicle in the 1100 block of Huntington around 11:30 AM on Thursday, 11/14. The resident had just parked the car in the garage, leaving the car unlocked and the garage door open. The burglar did his deed within a span of only 10 minutes before the resident returned to the garage to close it.

Huntington was hit by a burglar again overnight on Friday, 11/15. This time it was in the 1400 block where a white 1989 Chevrolet Caprice was stolen from in front of the house despite a "club" steering wheel lock being in place. This make/model is among the top 10 most frequently stolen vehicles in Texas.

## National Night Out Update

National Town Watch, promoter of National Night Out Against Crime, recently announced the selection of Richardson as number 5 nationally among cities in our population category, for quality of participation in NNO 2002. This was the highest ranking Texas city regardless of population category. Richardson was ranked number 1 nationally last year for our category. Competition at the top is getting real tough.

## Richardson Citizen Police Academy

The Richardson Citizen Police Academy (RCPA) recently celebrated its 10th Anniversary and graduated its 20th class. Over the 10 years, the RCPA graduated 235 people through the 13 week program (one 4-hour evening per week) that educates its participants in all aspects of the Richardson Police Department (RPD). The program is free and is offered to interested adults who live or work in Richardson. Two classes of 12 "students" each are conducted each year. It's a lot of fun and very eye opening. Graduates have no policing authority, but they are much more informed citizens. There are 5 RCPA graduates in our JJ Pearce addition, including this writer and your HOA President Bernie Mayoff. If you are interested, contact RPD Officer Chris Gescheidle for more info or an application.

Some RCPA graduates get involved in volunteer activities for the RPD, but it is not required. The RPD is currently doing some preliminary work that will likely lead to expanded volunteer opportunities that are more "policing oriented". Volunteers will require an appropriate amount of training, but will not have to be RCPA graduates.

## Don't become a victim!

The Holiday Season will be characterized by an increase in burglary and theft. The perpetrators, like everyone else, feel an increased need for more money or for items that can be fenced for money. They also know that there will be many more opportunities than usual for them to ply their trade; gifts in cars, unattended homes, people carrying more money, etc. So, be on your toes. Use your head and take some personal responsibility to reduce your chances of becoming a victim of:

- 1) Burglary of your residence;
- 2) Burglary of your vehicle;
- 3) Theft of your vehicle;
- 4) Distraction theft;
- 5) Scam



**Judging of the Holiday lighting will start December 14. We always have many of our neighbors putting so much effort into making their yards and our neighborhood worth the time to visit. I look forward to the judging this year.**  
**Bill Little, VP Beautification**

**A Great Job, well done!**

A big thanks to the team that has put up the holiday decorations, complete with American flags. Decoration Coordinators are Wayne Eittel and Thom Pomella.

Committee members are:

Clare & James Miazza, Shelly & Casey Lane  
 Arnold & Suzy Adams, Alan & Le Ann Brunelli  
 Keith & Kelle Henson, Greg & Sue Immel  
 Gene & Priscilla Norwich, Joe & Dee Russum,  
 Don & Wanda Heaton, Charles & Judi McGregor  
 Art Middlebrook, Charles & Judi Burgess  
 Sirman & Vickie Hollobaugh  
 James Drumwright and Bob Bonner



**Membership is growing -- slowly**  
**Marc Perlstein V.P. Membership**

I'd like to take this opportunity to express my gratitude to all of those who have helped our efforts in the membership drive this year. To my fellow Board Members, the Block Captains, and of course all of those who have sent in their dues, a huge THANK YOU!!!

I know the Block Captains are still out contacting those who are "missing in action", but to date, we have received 230 renewals, out of 464 households. This is below last year, but I expect many more to come in shortly.

At this holiday time, the Perlstein family would like to wish all of our neighbors a happy holiday season and a healthy New Year.

**Board Minutes - November 12, 2002**

The meeting was called to order by Bernie Mayoff at 7:10 p.m. The minutes were approved as corrected. The treasurer's report was given by Helen Simon.

**Old Business**

- The financial audit will be done by the end of the year.
- ISOA/bank proposal---neighborhood feedback was 100% negative because of the median cut-through on Campbell.
- All Holiday decorators have been found and decorations will be put up soon.

**New Business**

- We need a VP of Development due to Greg's resignation.

**Committee Reports:**

- **Newsletter:** Renetta Montgomery is interested in providing the flags for the Fourth of July. Sue Caldwell has expressed interest in helping with the flags.
- **Safety:** We need 2 crime watch coordinators for areas 11 and 13.
- **Beautification:** There were 10 yard sales that were held during the October 19<sup>th</sup> Association sponsored Yard Sale event. Holiday decoration judging will be after December 14.
- **Membership:** The membership total is 157 to date. The block captain drive will start soon. There is also a form in the newsletter for joining JJPHOA. The newsletter poll was discussed and the suggestions were read.

**Next Board meetings:**

December 8 at Bernie's, deadline for newsletter is the 6. January 5 at Suzanne's, deadline for newsletter is the 3<sup>rd</sup>. February 2 -- TBA, deadline for newsletter is January 31.

HOA/Presidents Meeting is November 19 at 7 am. The meeting adjourned at 8:30.

Respectfully submitted, Suzanne Clark, Secretary



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**Supporting RISD Schools.**

With RISD's encouragement and support, we have created an organization entitled Citizens Supporting RISD Schools (CSRS). Our objective is to support ALL public schools located within RISD by volunteer advocacy and involvement. To accomplish this, we are asking all citizens living within Richardson Independent School District to attend our meeting on Wednesday, January 15, 2003 from 7 - 8:30pm at the RISD Administration Building, 400 South Greenville. RISD Trustees, administration and city officials have also been invited.

We will have speakers who will address RISD public school issues and explain why it is so important to have the CSRS organization. Of course, we also want to inform you about CSRS -- a group dedicated to supporting RISD. Please plan on attending this important meeting. For further information, call Art Middlebrook, 972-235-1731.



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**J J PEARCE HOMEOWNERS ASSOCIATION  
Statement of Cash Receipts and Expenses  
September 1, 2002 to November 30, 2004**

	Month Ended 11/30/02	Years Actual 11/30/02	Year Budget
<b>Cash Receipts</b>			
Membership Dues	930.00	2,850.00	4,125.00
Dividends	16.79	53.56	60.00
Newsletter	50.00	400.00	225.00
<b>Total Receipts</b>	<b>996.79</b>	<b>3,303.56</b>	<b>4,410.00</b>
<b>Expenses</b>			
<b>Crime Watch</b>			
Metrocall	21.24	61.72	63.72
National Night Out		41.64	
<b>Membership</b>			
Annual Meeting		34.00	50.00
<b>Social Events</b>			
December Decorations	112.48	112.48	100.00
<b>Newsletter</b>			
Printing, etc.	277.50	1,417.50	1,385.00
Delivery	75.00	240.00	240.00
<b>Other Expenses</b>			
Miscellaneous			24.75
<b>Total Expenses</b>	<b>486.22</b>	<b>1,907.34</b>	<b>1,863.47</b>
<b>Net Income (Loss)</b>	<b>510.57</b>	<b>1,396.22</b>	<b>2,546.53</b>

Accounts	Checking	Vanguard	Totals
Beginning Balances - 11/01/02 \$	2,435.78	14,554.69	16,990.47
Add receipts	980.00	16.79	996.79
Less Disbursements	486.22		486.22
<b>Ending Balances - 11/30/02</b>	<b>2,929.56</b>	<b>14,571.48</b>	<b>17,501.04</b>

Respectfully Submitted, Helen Simon, Treasurer



Phone: (214) 232-9898  
Fax: (972) 234-5702  
Email: b.christian@officemax.com

BRETT CHRISTIAN  
Commercial Account Manager



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**Local Events December-January include:**

Date	Event/Location
<b>December</b>	
16	City Council presentation on RISD finances 7:30pm at City Hall
<b>20- 31</b>	<b>Winter break</b>
20	Boys Basketball vs Richardson 6:30pm/8:00pm at Pearce
<b>January</b>	
<b>1-6</b>	<b>Winter break</b>
2	Girls Basketball vs Wylie 6:00/7:30pm at Pearce
3	UTD basketball vs Texas Lutheran women 5:30/men 7:30pm at UTD
4	UTD basketball vs Schreiner women 1:00/men 3:00pm at UTD
	Boys Basketball vs West Mesquite 8:00pm at Pearce
6	Boys Basketball vs St. Marks 6:00pm/7:30pm at Pearce
7	UTD womens basketball vs Cazenovia 5:30pm at UTD
10	Girls Basketball vs Mesquite Horn 6:00/7:30pm at Pearce
14	Girls Basketball vs Highland Park 6:00/7:30pm at Pearce
16	UTD basketball vs Mississippi College women 5:30/men 7:30 at UTD

For information on performances at UTD call 972-883-ARTS



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<b>VP Development</b>	<b>Vacant</b>		
<b>VP Safety</b>	Lynn Sanders	972-231-6890	sanderstx@aol.com
<b>VP Beautification</b>	Bill Little	972-690-6315	blclkc@aol.com
			bill-l@telesisexpress.com (business)
<b>VP Membership</b>	Marc Perlstein	972-907-9208	mperl112@aol.com
<b>Secretary</b>	Suzanne Clark	972-690-4673	shc70@aol.com
<b>Treasurer</b>	Helen Simon	972-234-2443	helen@simon-says.net
		972-234-8009	(business phone)
<b>Newsletter</b>	Dee Russum	972-235-1961	jrussum@aol.com
<b>Webmaster</b>	John Sadowski	972-238-9826	Jcsadowski@aol.com

### Newsletter Advertising

**Business ads** must be paid for in advance. Checks should be made payable to J. J. Pearce Homeowners Association. Contact Dee Russum, 1102 Pueblo, phone 972-235-1961 or e-mail: jrussum@aol.com

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

**Business card (2 x 3 ½”) \$10.00**

¼ page	\$20.00
½ page	\$40.00
Full page	\$75.00

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

Youth ads from Association members’ children for services such as baby-sitting, lawn care; etc. will be printed free of charge. All ads will ultimately be placed at the discretion of the Board, and as space permits.

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**Board Meetings: January 5, 1121 Huntington, 7 PM  
February 2, TBA  
March 2, 1102 Pueblo, 7 PM**

**Board Meetings are Open to All Members**