

Richland Park Estates Neighborhood Association

Quick news for RPENA

Dallas Caps Property Tax Rate: In an 8-6 vote on August 25, 2026, the Dallas City Council voted to cap the property tax rate at 69.78 cents per \$100 of taxable value. This makes Dallas a fiscal outlier compared to other major Texas cities like Fort Worth, San Antonio, and Austin, which are raising rates. The final budget vote is scheduled for September 16, 2026.

Unlike the city, the Dallas County Commissioners Court adopted an ad valorem tax rate of \$0.248650 per \$100 valuation. Because this rate exceeds the voter-approval tax rate threshold, a tax rate election will be held on November 3, 2026, for voters to approve or reject the increase.

Lastly, neighbors should look out for a proposed property tax measure backed by Housing Forward and the All-Neighbors Coalition. Commissioners have been weighing placing a dedicated property tax measure on the November ballot specifically to fund local housing and homelessness solutions.

Latest Community Updates

According to recent market data from Zillow's 75243 Housing Profile, the average home value in 75243 sits at \$298,602, marking a minor year-over-year decline of 1.3%. While the median asking price for high-end single-family homes remains higher, entry-level condos and townhomes keep the overall zip code average highly diverse. Due to high valuations over recent years, the Dallas Central Appraisal District (DCAD) reported a record-breaking 250,000+ property tax protests filed for 2026. Because of this staggering volume, the Appraisal Review Board (ARB) hearings have been heavily delayed and are expected to continue through September 2026.

DPD to assume control from Sheriff's office

The Dallas Police Department (DPD) will expand its traffic enforcement operations beginning Friday, Aug. 28, taking over freeway traffic enforcement and crash response within the city of Dallas. This new transition follows the end of the Dallas County Highway Traffic Program agreement, where the Dallas County Sheriff's Office provided freeway traffic enforcement and crash response services.

DPD has increased staffing within its Traffic Unit to prepare for this transition and beginning Tuesday, Sept. 1, DPD will further expand its traffic operations by assuming primary traffic enforcement and crash response responsibilities on North Texas Tollway Authority roadways within the Dallas area.

These areas include portions of the President George Bush Turnpike that fall within Dallas city limits.

"These transitions allow us to take a more comprehensive approach to traffic safety across Dallas," said Dallas Police Chief Daniel C. Comeaux in a recent press release. "By increasing the capacity of our Traffic Unit, we can provide specialized response on our freeways and tollways while reducing the need to pull patrol officers away from neighborhoods and emergency calls for service."

The expanded Traffic Unit will focus on: responding to and investigating traffic crashes, conducting traffic enforcement, addressing dangerous driving behaviors, supporting traffic management during major incidents, and providing dedicated traffic-safety resources.

DPD recommends that motorists continue to call 911 for emergencies and serious crashes.

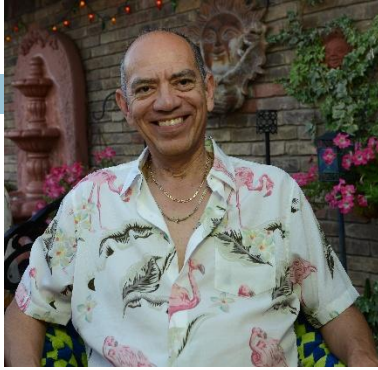


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Special points of interest

- Items of note around RPEHA
- RPEHA Officers
- Summer Cocktail



President's Letter

Hello RPENA Members!

I hope everyone is well and looking forward to cooler Fall weather! I know I am. We had our election of officers on August 25th, at 7PM at my home. We thank Cindy and Joe Gautreaux for all the work on beautification and all volunteers that helped, looks nice, THANK YOU both. We thank Meghan and Thomas Slavings and Adonis for all the fun activities this year, Thank you all.

The RPENA needs your continued support. Every member that pays the dues by Zelle or check, THANK YOU!

The cost is still only \$110.00 a year, A GREAT VALUE! Remember your dues pay for the electricity, landscaping at the front entrance, security cameras software and hardware and maintenance. Without RPENA members' dues we would not be able to keep the lights on. THANK YOU, RPENA MEMBERS AND BOARD! The board oversees the money coming in and going out. Your board helps and supports each other throughout the year. YES, WE ALL ARE VOLUNTEERS.

The membership drive will kick off very soon and we need your financial support, Thank you. We can accept ZELLE or old-fashioned checks. I can personally pick up your check just let me know. Remember, if you have suggestions send them to rpena.president@gmail.com or visit the website rpenatx.org as well for good information.

"The Board needs your continued support and dues. The cost is \$110.00 for annual membership. The board is reviewing options to upgrade our security cameras, so if you can assist with some extra money we will gladly accept and thank you in advance. Sam Puentes

RPENA Officers

Thank you for your time and energy. Below is the new slate of officers with a term of September 2026 – August 2027.

President: Sam Puentes

Vice President: Carol Eardley

Treasurer: Brooks Snyder

Secretary: Maria Tran

Membership: Jim Hambay

Safety/Crime: Diane Mott

Beautification: Ford and Haley Black

Activities: Levi and Angela Thurman

Member-at-Large: Israel Garcia

Newsletter: Meghan Slavings

Wildlife Activity

Wildlife Safety Reminder: Bobcat and Coyote Sightings

Please remain extra vigilant regarding the safety of our children and small pets. There have been multiple recent wildlife sightings in our immediate area.

- Bobcat Sighted: A small bobcat was spotted on August 27 around 6:00 PM near the intersection of Claymore.

- Coyote Activity: Neighbors report nightly coyote sightings along the railroad tracks behind Fall Manor.

Safety Recommendations:

Do not leave small pets outdoors unattended, especially during dawn, dusk, and night. Keep dogs on short leashes during walks. Ensure all outdoor trash cans are securely locked. Never leave pet food or water bowls outside. Supervise young children closely when playing outdoors.

If you encounter a coyote or bobcat, do not run. Stand tall, wave your arms, and make loud noises to scare it away.

Reporting Sightings:

- For general urban wildlife information or to report sick or injured animals, visit Dallas Animal Services Wildlife or make a service request via the city's 311 portal.
- To report coyote-specific sightings directly to the city's tracking hotline, call 469-676-9813. [\[1\]](#), [\[2\]](#), [\[3\]](#)





MEMBERSHIP REPORT—September 2026

Another year has passed and it is time for our annual Richland Park Estates Neighborhood Association's annual meeting on Tuesday, Aug 25. We are a small neighborhood with only 141 single family homes and only about half of those households joining our voluntary association that does so much to preserve our investment in our community and make RPE a great place to call home. Many of these dues paying members have served RPENA in many positions over the years and are frankly burned out. Other, younger members are busy with work and raising their young families. The pool of potential board members is therefore small. We are pleased that two of our newest homeowners have stepped up to fill vacant positions on the board. The meeting on Aug 25 will elect the president, vice president, secretary and treasurer for RPENA. The board will in turn be supported by 7 committee chairs who are appointed. The total board of 11 meet monthly to conduct the business of the association.



This is also the time of year when we conduct our annual membership drive which runs from September through November. In early September each home will receive a flyer on their door with instructions on how to join. The easiest way is to use ZELLE. If you have never used this—it is easy to set up on your bank's website. We also welcome your check if you prefer that method. Last year about 1/3 of our membership came through ZELLE. A small sign acknowledging your membership will be placed in your yard to thank you and to keep the campaign on the minds of everyone who notices the growing number of signs. The signs will be collected at the end of November when the campaign ends. WE NEED YOU!!

Membership dues are only \$110/yr, about \$2.11/wk., or 30 cents/day
CAN YOU AFFORD THAT?

Last year, 15 of our 72 members gave more than \$110.
What does that say?

Summer Cocktail



Watermelons are ripe and sweet at this time of year. The temps are way up in the triple digits. Backyard work is just not as fun as it could be. What better way to relax than a perfectly balanced watermelon cocktail.

INGREDIENTS:

- 2 cups of cubed seedless watermelon
- 3 ounces vodka
- 3/4-ounce fresh lime juice
- 1/2-ounce agave nectar (or simple syrup)
- Ice
- Tajín and salt for the rim
- (optional) Watermelon wedge or mint for garnish

INSTRUCTIONS:

1. **Prepare the rim:** Mix equal parts salt and Tajín on a small plate. Rub a lime wedge along the rim of your glass, then dip the rim into the mixture.
2. **Blend the watermelon:** Place the watermelon cubes in a blender and blend until completely smooth. Strain the liquid through a fine-mesh sieve to remove any pulp.
3. **Shake the cocktail:** Fill a cocktail shaker with ice. Add 1 cup of fresh watermelon juice, vodka, lime juice, and agave nectar.
4. **Shake and serve:** Shake vigorously for 20 seconds until frosty. Strain the drink into your prepared glass filled with fresh ice. Garnish with a small watermelon wedge.

Meet Your Neighbors

We live in a vibrant community full of fascinating stories, and we want to hear yours! We are looking for local households to be featured in our upcoming "Meet Your Neighbor" column. It's a wonderful way to celebrate the diverse backgrounds that make our neighborhood feel like home.

Whether you've lived here for decades or just unpacked your last box, we'd love for you to share a bit about your journey.

How to Participate:

Please take a few minutes to complete our neighborhood questionnaire. You can access it via the link or QR code below:

Link: bit.ly/rpenaneighbor

(Note: The link is case-sensitive, so please type it exactly as shown or just follow the hyperlink!)



Beautification

By Cindy Gautreaux

Perennials: My New Hobby!

I hope you all have noticed the plant activity at the Claymore entrance. Experimenting with perennials has become my new hobby. While the flower beds on Audelia face west, there are only certain areas that receive full sun due to the large oaks. This shade/sun situation has presented a challenge in identifying the plants that will thrive. I've been extremely pleased with the African Daisies. There are two on each side of Claymore. Deadheading is helping to keep these plants blooming, but I'm sure it's not completely necessary.



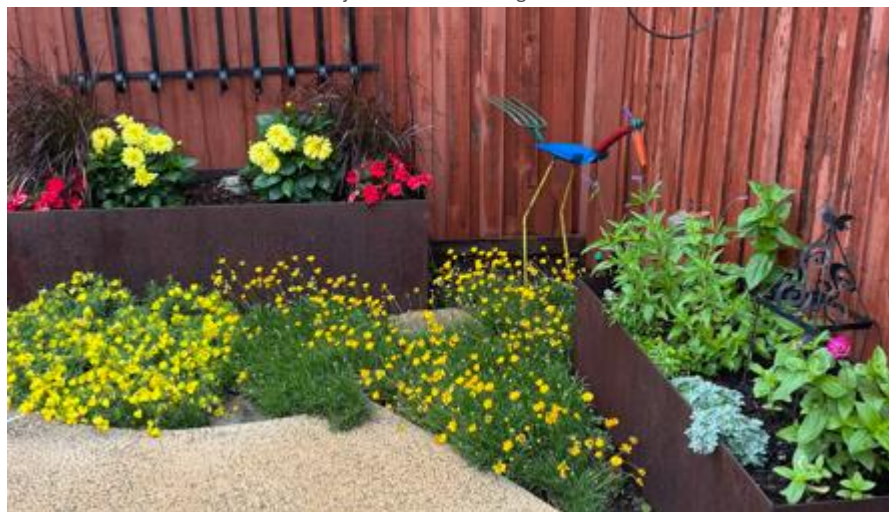
Coral Bells are new to me. After planting the bright green variety in the entry beds, I decided to purchase the burgundy and green versions for the beds on either side of my front door.



The coleus (not perennial, but worthy of a photo) got off to a rough start, but after cutting them back and an abundance of rain, they are thriving in the shade of the oaks.

Four-nerve daisies (probably my favorite perennial) are blooming well in my

backyard where we have plenty of full sun. As I've mentioned before, they are not always easy to find, but well worth the hunt. Daisies are in the middle just below the strange bird.



We planted one Blackfoot Daisy last summer and added more a few weeks ago. Constant bloomer! Hope this inspires you to consider some planting. Many of our neighbors have shared plants over the years and it's heartwarming to see they are still thriving!

Repeating my favorite DIY weed killer recipe:

1-gallon white vinegar
1 cup table salt
1 tablespoon liquid dish soap

Combine all ingredients in a sprayer, adding the soap last. Shake to mix and spray on the warmest, sunniest day. Some of the stubborn weeds might need another dose. If you would like additional information, please feel free to email or text:

cindymail@sbcglobal.net, 214-532-7728



MEMBERSHIP REPORT—September 2026



Dear D10 Residents:

I hope you've all found some time this summer to travel, relax, or simply step away from your busy schedules. For me, the City Council's July recess was a welcome opportunity to spend time with family.

As we head into the end of summer, there is a lot happening at City Hall and several important conversations ahead.

Our **Budget Town Halls** are coming up later this month. I encourage you to join us, ask questions, and learn more about the proposed budget and how we worked to close the budget gap.

Discussions about the future of City Hall also continue. There are a number of issues and options to work through, and we will hold community meetings in September to give you an opportunity to hear the latest information and ask questions.

We are also working on a **public safety bond package** for voters to consider in November. The primary purpose of the bond is to complete the funding needed for new DPD training facilities. We will hold community meetings and get your questions answered.

And finally, I want to highlight a great opportunity to support our community. **Andy Acord**, former commander of DPD's Northeast Division, is organizing a golf tournament benefiting the boxing gym at Forest and Audelia. You'll find more information in this newsletter. I hope you'll consider putting together a team, participating in the

As always, thank you for being engaged and informed about what is happening in District 10 and across our city.

A handwritten signature in black ink, which appears to read "Kathy Stewart".

Kathy Stewart
City Council Member, District 10

Bulk Trash Update

Help Keep Our Neighborhood Looking Great! 🌳 🗑️

Friendly reminder to everyone in the neighborhood about our monthly Brush & Bulky Item Collection rules. Following these quick guidelines keeps our streets clean and helps everyone avoid unwanted monetary fines!

Collection Week: Our collection occurs on the 4th Monday of each month. (Tip: Set a recurring calendar reminder for the 4th Monday and look out for the bulk trash reminder sign placed at each main neighborhood entrance!)

Set-Out Window: You may place items at the curb no earlier than Thursday before collection week, and no later than 7:00 a.m. on Monday morning (or 7:00 a.m. on Tuesday if Monday is a holiday).

Placement: Items must be set out on the grass/lawn just behind the curb. Blocking sidewalks is a strict city violation because it interferes with pedestrian traffic. Items must also stay 5 feet away from mailboxes, trees, and parked cars.

Set-Out Limits & Exceptions

Monthly Limit: Up to 10 cubic yards per household (about the size of 10 minivan trunks or 10 household ovens).

Annual Exception: Need to clear out extra? You can claim a once-annual 20 cubic yard exception. To use it, submit an "Annual 20 Cubic Yard Exception" request by 11:59 p.m. the Sunday before collection week via the official [City of Dallas Bulk Trash Services](#) page or by calling 3-1-1.

⚠️ **Fines & Utility Fees** Setting out items too early, blocking sidewalks, or exceeding the limit can result in a direct monetary citation/fine. Additionally, non-compliant or oversized setouts picked up by the city will incur a \$60 collection fee per 5 cubic yards over the limit, automatically added to your City of Dallas utility bill.

Thank you for doing your part to keep our neighborhood looking fantastic!

RPENA RECOVERS \$1,240 FOR DWU OVERCHARGES

The Richland Park Estates Neighborhood Association worked for more than 18 months to recover \$1,240 in water bill overcharges.

RPENA has four water meters for watering the flowerbeds and grass at the Audelia Road entranceway and at the drainage ditch bridge on Claymore Drive. During a review of the water bills, RPENA discovered that Dallas Water Utilities (DWU) was overcharging for one of the meters. DWU was using a rate based on ¾ inch size pipe instead of the correct 5/8" inch size. RPENA received a refund of \$94 which it applied to future water bills.

RPENA was paying a DWU stormwater drainage fee for the sound-barrier fence surrounding the neighborhood, which RPENA doesn't own. (A stormwater fee is a charge to a landowner for portions of property covered by a hard surface, such as a house or a driveway, which causes more runoff during a rainstorm.) RPENA worked with DWU for more than 18 months to recover the \$1,146 overcharge.

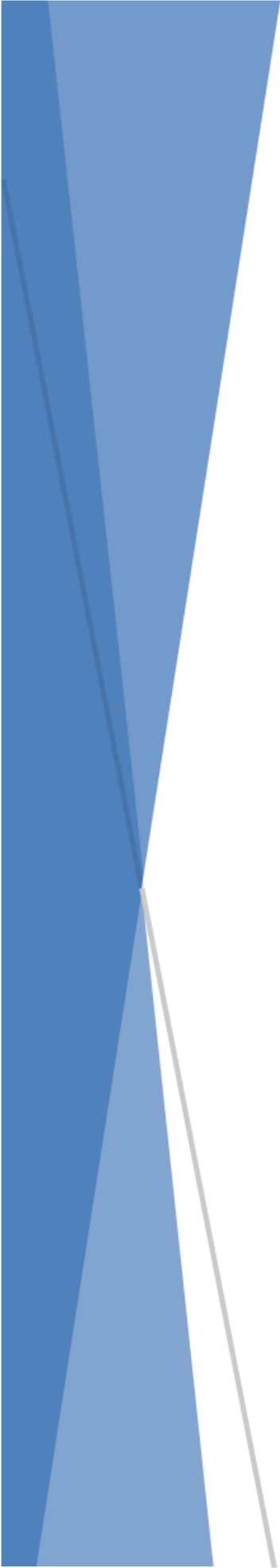
The recovered amount will be used to help pay for upgrades to the RPENA security camera system.

RPENA PLANS SECURITY CAMERA SYSTEM UPGRADES

Richland Park Estates Neighborhood Association is planning to upgrade the neighborhood security camera system. The members of RPENA own the system and pay for its operation through their annual dues payments.

RPENA initially invested in a security camera system for the neighborhood about 10 years ago. Since then, the system has had only one major upgrade. The planned upgrade will include new software, new network video recorder, and new cameras. RPENA will initiate the system upgrade this fall. The completion date of the upgrade will depend on how many neighbors become RPENA members because the system cost is paid by RPENA membership dues.

Only RPENA members have camera viewing privileges. *The security cameras are placed at some of the neighborhood street intersections and in some alleys. None of the cameras are directed at the front of any house, out of respect for privacy. Each camera is hosted by a neighborhood resident. A third-party vendor maintains the network video recording device. The cameras are NOT monitored, however, both live viewing and playback are available to current RPENA members.*



Fond Farewell!

Dear neighbors,

I moved into this neighborhood in July 1998. I received a job offer I couldn't refuse and well I didn't. I served 8 years as a civilian in a special program for recent graduates at Kirtland Air Force Base (Albuquerque, NM). I was so fortunate to be able to commit to my last four years there if they paid for my graduate school. Then I followed a coworker after our term ended to a health care provider's headquarters. There, a good friend hired us to use our IT backgrounds to integrate quite a few disparate systems. From there, I got into healthcare provider operations.

This entire time, although being well traveled, I had only lived in New Mexico. When the job offer was made, it took a lot of soul searching to make the decision to move. I can still remember the feeling of arriving at house after the movers had done their magic. I was not present while the house was boxed up because I had already started working in Dallas. When I walked in, the once orderly and beautiful house looked like a tornado had hit it. The truck would be there in two days to pack all up and drive to our new Dallas home.

Today, I'm preparing for the reverse move. I've been spending a lot of time getting ready to list my house for sale. The movers will be here around September 16th. Spending 28 years in the same house is quite emotional for me to say goodbye to.

Throughout that time, I've lived through the usual highs and lows of life. Losing family, and welcoming new members. Going from being a brother, finally to uncle, and now granduncle. I've met some wonderful people both in the neighborhood and adjacent neighborhoods. I wanted to say thank you to all the people who were kind to me and my mother when she visited, and to my two generations of pets. Not sure if any of you remember when my Jack Russell decided to walk himself around the neighborhood. People later would recount, washing dishes and staring out the window or being in the front yard saying or thinking "that's Tim's Dog is Walking but where is Tim"?

As I prepare for all this, I have some things that simply won't be able to be moved. Things such as plants, planters, dog crates (small and medium), framed posters, and who knows what else I'll determine I can't move but just don't want to trash or donate. If any of you are interested in these items, email me and let me know. I'll move them to the porch and let you come pick them up for free.

Once again, thanks for all the good wishes (as I have shared my plans with many of you already). To those that read this and is new to you, and to all, this place will forever be in my soul, heart and mind.

Tim Gallegos