

# Richland Park Estates Homeowner's Association

## SPECIAL POINTS OF INTEREST:

- Road Closures
- Demographic Changes
- New Year's Message
- Beatification

## I-30 SHUTDOWN SNAKES DALLAS TRAFFIC ALL WEEKEND

Be aware of significant delays and reroutes for those of us in RPENA that travel down town for work or entertainment. A section of Interstate 30 near downtown Dallas will shut down all weekend for construction, leading to significant traffic backups across the city over the weekend.

### Bridge work adds to disruptions

In addition to the work on I-30, the project includes demolition and reconstruction of several streets and bridges.

One of those is the Cesar Chavez Boulevard bridge, which may affect the Dallas Farmers Market and nearby residents.

### Long-term closures ahead

The Akard, Cadiz and Cesar Chavez bridge closures are all long-term. The Cadiz Street



### I-35E & US 75 (North):

Check for emergency closures (like recent fatal crashes) and ongoing drainage projects that can shut down lanes on US 75 near I-635 or I-35E.

### State Highway 121/183 (Hurst Area):

Major weekend closures for bridge demolition are common, rerouting traffic to TEXpress lanes.

### I-820 & Surrounding Roads (Fort Worth Side):

Look for frontage road closures on I-820 and surrounding streets like Rosedale, Martin, and Sun Valley.

bridge is expected to reopen first, but not until May 2027.

TXDOT says I-30 will reopen Monday at 5 a.m., but drivers should expect more weekend closures in the months ahead.

### Key Areas & Projects to Watch:

## TRUMP'S PLAN TO BAN BIG INVESTORS FROM BUYING HOMES FACES SKEPTICISM IN DFW

President Donald Trump's proposal to ban large companies from buying homes has sparked debate, but data shows these institutional buyers represent a somewhat small slice of the Dallas-Fort Worth housing market — raising questions about whether

the policy would actually help affordability.

**Other Changes:** Investment Hotspot: Reports from PwC/ULI and others cite DFW as a leading investment market, driven by strong job growth and Fortune 500 presence.

Population Influx: The DFW metro leads the U-Haul growth index, showing significant net migration, with Dallas suburbs seeing major gains.

Price Appreciation: North Dallas saw median home prices rise in late 2025.

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## P R E S I D E N T ' S L E T T E R

Happy New Year !!

Thank you all for your support of our neighborhood association, RPENA. Now we all have to Reset, Refocus and Energize. Easier said than done, I know but we can at least give it a try. Here we GO!

The 2026 year has begun and now the fun starts, we are almost mid month, YIKES! We have accomplished many things in our neighborhood, front entrance landscape, aggressive membership drive, social gatherings and diligent crime watch. I thank the board for all the work each one has done and continues to perform. I realize sometimes there are no thank yous, BUT I appreciate everything each board member contributes.

The selling of homes and how long each one takes to sell is a very good economic indicator, some homes sell fast and others take a while. This year will be challenging for all of us. Please if you know of someone moving in, welcome them and let the RPENA board know. All of us need to keep up with our new neighbors and ask them to join our GREAT family neighborhood association. As you are aware, the security cameras make up a good portion of our dues

that truly make a difference in our neighborhood. The camera security serves as a deterrent and lets everyone know that eyes are watching at any given time. I thank Brooks Snyder for his commitment to keeping our cameras in tip top shape all year long. He also keeps our money in the bank balanced, so THANK YOU!! I thank Diane Mott for patrolling our streets and eyes on security cameras. Please report any suspicious activity to the proper authorities or let any board member know. I thank James Hambay for all his efforts for membership, without your support we might not be able to purchase and update all the things that need attention.

I thank Cindy and Joe for all the landscaping work, and various volunteers! I thank our newest board member Carol Eardley for the timely and good details on all board meetings as well as Maria Tran and Linda Chieng for showing up and providing good feedback and support.

I thank Meghan for all the awesome social activities. I thank Tim Gallegos for his work on a great newsletter and keeping us on track with deadlines.

So many people do so much in our neighborhood, If I have left anyone out my apologies. THANK YOU for all you do all year long.

Please consider running for the board this year so we can have new and different perspectives collectively. We can also use more volunteers to help pick up litter or special projects, PLEASE HELP if you are able. Please check out our website which Laura Biggi works and updates every single month at <https://www.rpenatx.org> which has a wealth of information. Thank You, You can always send comments or suggestions to any board member or a block captain.

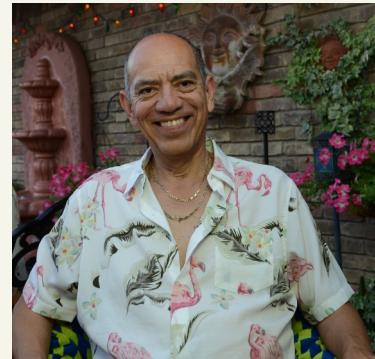
Please send to

rpena.president@gmail.com.

Let's make 2026 a good year with positive outcomes, kindness, respect, civility and simple courtesy. The new year has begun and 2026 will be challenging,

BUT, YES WE CAN!

Sam Puentes, RPENA President

M E E T T H E N E W S L A T E O F O F F I C E R S  
F O R S E P T 2 5 - 2 6 .

President -- Sam Puentes

Crime Watch -- Diane Mott

"Cheers to a

Vice President -- Maria Tran

Activities Chairperson -- Meghan Slavings

new year

Secretary -- Carol Eardley

Beautification Chairperson -- Cindy Gautreaux

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Treasurer -- Brooks Snyder

Newsletter -- Tim Gallegos

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Membership Chairperson -- Jim

Member at Large -- Linda Duy

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Oprah

Winfrey

## R P E N A   B E A U T I F I C A T I O N

### J A N U A R Y   2 0 2 6   N E W S L E T T E R

#### Winter? Spring? Summer?

If this weather is confusing for us, imagine how confusing it must be for our plants. I have perennials beginning to leaf out thinking it must be spring. While I'm out collecting seeds from my dried-up zinnias and Texas star hibiscus, I'm finding new growth in places I would not expect. Unfortunately, I'm also finding weeds in my brick sidewalks, flower beds and basically everywhere. Strange time of year to try this, but I'll be mixing up a batch

of my DIY weed killer today:

- 1 gallon white vinegar
- 1 cup table salt

1 tablespoon liquid dish soap (Dawn brand is typically recommended, but I'm not so sure it's necessary).

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 will need another dose especially since we don't have the sun on our side at this

time of year.

#### Seeds

As I mentioned above, I have a collection of zinnia and Texas star hibiscus seeds and am happy to share.



*"To plant a  
garden is to  
believe in  
tomorrow"  
(Audrey  
Hepburn)*

The zinnias (actual photo from my yard) also need full sun. This is a very tall variety; like the hibiscus, staking may be needed.

If you would like seeds or additional information, please feel free to email or text:

cindymail@sbcglobal.net  
214-532-7728



#### W H A T   T O   P L A N T   I N J A N U A R Y ?

Onions and potatoes: Save some potatoes that are starting to sprout and plant a couple of those. Plantin onions around the border of a garden because they don't take up a whole lot of room that way, and they're natural pest control.

Tomato seeds (indoors): Plant tomatoes every year, but be

aware that they can be a bit challenging for newbie gardeners but you need to start someplace.

#### February:

Root vegetables of any variety but the common are carrots, beets, and turnips for our growing zone. Start indoors and after the last freeze (typically in

March per the Weather Service) start to acclimate them to the outside.

## MEMBERSHIP REPORT - JIM HAMBAY

This has been my second year serving as your Membership Chairman and I want to thank all of you who helped make it successful. RPENA cannot function without those dollars to pay for lawn mowing (weekly Apr-Oct) and tree trimming, electricity to power the 6 lights at our main entrance at Claymore/Audelia, security camera associated costs, water (4 meters) to maintain our 4 green common areas and of course long term projects such as the recent redo of our Audelia entrance.

Every single family home received an informative letter in the 1<sup>st</sup> week of September. In late October selected homes received a 2<sup>nd</sup> letter via US mail asking again for their continued support. In addition to that the owners of record for the 60 duplexes received via US mail a letter requesting their support. Block captains received weekly reports showing the status of the membership drive throughout the Sept-Nov campaign.

Each contributor received a "Thank You" card via US mail and a sign recognizing their membership until we ran out of signs. The signs are important as a reminder to those viewing them that we have a membership drive in progress. A total of 71 homes have joined RPENA at the time of this writing. This includes 1 duplex. 13 contributed more than the \$110 requested. One member donated \$500 and another \$300. This demonstrates their understanding of the valuable service RPENA provides in its mission to serve and preserve our investments in our homes and our neighborhood, Richland Park Estates. Thanks to all of you for your support of RPENA.



This was our 2nd year to offer ZELLE as a payment option. Twenty-nine of the 71 memberships were paid by using ZELLE. For those of you unfamiliar with this option—you need to have an active bank account and need to be able to access it on line. I prefer to do this with our PC as I do not want banking information to be stored on my phone. On your account page you have the option to send money to others and others can ZELLE money to you. Others cannot take money out of your account—only you can send money out. You will need either the email or phone # for the recipient. In our case you use the RPENA president's email: [RPENA.President@gmail.com](mailto:RPENA.President@gmail.com) and the money is transferred from your account to the RPENA account. Be sure to place your address on the memo line so we will have no doubt who sent us the money. Then record the transaction as you would for a paper check. IT IS SO EASY!

**One last request.** This year has seen a number of RPE homes listed for sale. In many of those cases the seller had been an annual supporter of RPENA. We need your help to encourage these new neighbors to join Richland Park Estates Neighborhood Association (RPENA)

## LOCAL EVENTS OF INTEREST

Upcoming events:

**BHS Fine Arts Musical presents  
Legally Blonde**

January 29th-31st @ 7:00 pm

Ticket Prices tbd, typically \$10-20

Berkner High school auditorium

**Frozen the Musical**

January 29th-Feb 1st

JAN 29th - 31st @ 7:00 pm

FEB 1st @ 2:00 pm

Ticket Prices \$17-28

<https://www.rhscollective.org/>  
our-shows, Richardson High  
school auditorium

**Dallas Wine Festival**

Sat, Jan 24 @ noon

Venture X Dallas – Braniff Centre

Tickets start at \$48

A 40+ wine tasting event featuring a broad range of wines included with admission

**Texas wine tasting festival at Dallas Farmers Market**

Sat, 14 Feb at 1:00 pm

**Dallas Blooms @ Dallas Arboretum**

Feb 22 to April 13 Vast floral installations, themed weekends, food, and live music.

Great for day trips, photos, or relaxed outings with friends/family.

**WINTER COCKTAIL THE CRANBERRY PALOMA**



- Granulated sugar, for rim
- 1 grapefruit wedge
- Ice
- 2 1/2 oz. cranberry juice cocktail
- 2 oz. blanco or reposado tequila
- 1 1/2 oz. fresh grapefruit juice
- Soda water, for topping off
- Grapefruit twist and fresh cranberries, for garnish

**Step 1**

Pour some sugar onto a small plate. Rub one side of a Collins glass with grapefruit wedge, then dip into sugar, turning to coat.

**Step 2**

Fill prepared glass with ice. Add cranberry juice cocktail, tequila, and grapefruit juice. Top off with club soda and gently stir with a bar spoon. Garnish with grapefruit twist and cranberries.

## T R E A S U R E R ' S R E P O R T

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## T R E A S U R E R ' S R E P O R T

# ABOUT US

## Richland Park Estates Neighborhood Association

RPENA is an all volunteer group of dedicated neighbors, like you, invested in keeping Richland Park Estates a wonderful place to live.

### **The RPENA Mission Statement:**

**The purpose for which this association is organized and operated is to protect and enhance the safety, integrity, beauty, quality of life, and home values of the community.**

RPENA is a non profit community association established in 1980. We are governed by an established set of bylaws and operated by its elected board members.

RPENA aims to preserve the architecture and appearance of the entry way and common areas of the community to be enjoyed by the general public.