

## Richland Park Estates

# Neighborhood Association

## SHORT TERM RENTALS STIR DEBATE

An appellate court panel in Dallas heard arguments Wednesday to decide if it needs to lift a temporary injunction on the city's new regulations against short-term rentals in single-family neighborhoods. At issue is a legal fight between property rights and community rights that is likely to continue for the next few months after the City Council voted to tighten zoning and registration regulations that govern properties rented out for less than 30 days.

In court documents, city officials argued short-term rentals drive up housing prices as they eat into the city's limited housing stock and risk changing the character of a neighborhood. Short-term renters don't join little leagues or the nearby schools, said Andrew Spaniol, a city attorney. "They don't look out for elderly neighbors; they don't watch their neighbor's children," he said.

Please see the Metro section of Sunday's Dallas Morning News, Sunday, November 17, 2024 edition.

## WHAT IS IN A ZIP CODE: 75243

See inside for road closure information.



### INSIDE THIS ISSUE

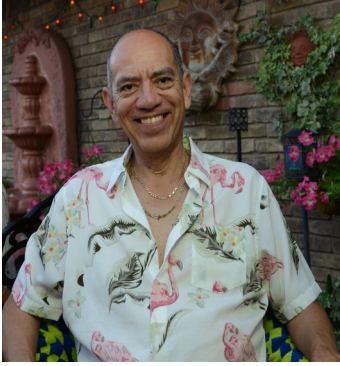
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### SPECIAL POINTS OF INTEREST

- Any ideas for added content to the newsletter?
- Please send in pictures of your Halloween decorations. Please contact [rpena.president@gmail.com](mailto:rpena.president@gmail.com).



## PRESIDENT'S LETTER



Hello Neighbors!

We have had major road repair work at our front entrance on Claymore. Please be careful and patient, this too shall pass.

Thank you to the board for all the work they provide, I am very appreciative to everyone.

We are thankful to the board for all they do every month, and then some.

Thank you to everyone that helped for a successful National Night Out. Thank you Megan and Thomas!

Please say hello to your neighbors and get to know them. Our REPNA is a gem and we want to keep it safe. Remember to watch out for pedestrians and the road construction on the entrance to Claymore and Halwin.

Please save the date December 7th is the Annual party at the beautiful home of Cindy and Joe Gautreaux, more details later.

Sam Puentes

President RPENA Home Association

*"The greatness of a community is most accurately measured by the compassionate actions of its members." Coretta Scott King*

Meet the new slate of officers for 2024 - 2025.

President -- Sam Puentes

Vice President -- open

Secretary -- Linda Chieng

Treasurer -- Brooks Snyder

Membership Chairperson -- Jim Hambay

Crime Watch Chairperson -- Diane Mott

Activities Chairperson -- Meghan Slavings

Beautification Chairperson --  
Cindy and Joe Gautreaux

Newsletter -- Tim Gallegos

Member at Large -- Maria Tran

## MAJOR ROAD CLOSURES

### CONSTRUCTION - AUDELIA RD. CLOSURE

Skillman St. - North of I-635



### HELLO NEIGHBOR!

As crews continue with paving operations in the Skillman area, a stretch of Audelia Rd. will be closed beginning November 18, lasting about a month to assist with the next phases of construction.

Local traffic must follow the traffic configurations outlined in the exhibit below.



Please review the map for more details on these alternate access points.

For any questions or concerns, please call our Project Hotline at 1-833-HWY-635E or email us at [info@635East.com](mailto:info@635East.com). Scan the QR code to sign up for traffic alerts!

STAY CONNECTED

FOLLOW US  
@635East

CALL US  
1-833-HWY-635E

EMAIL US  
[info@635East.com](mailto:info@635East.com)



## MEMBERSHIP REPORT

### MEMBERSHIP REPORT – Jim Hambay

This is my first year to hold the “Membership” position and I am following a legend in recruiting members—Brooks Snyder. I had perhaps some unrealistic goals. For one I thought we might get some of the duplexes (there are 60 units) to join RPENA if we only “asked” them. Well that effort has produced no new members. Another goal was to surpass last year’s 81 members. That goal is still within reach.

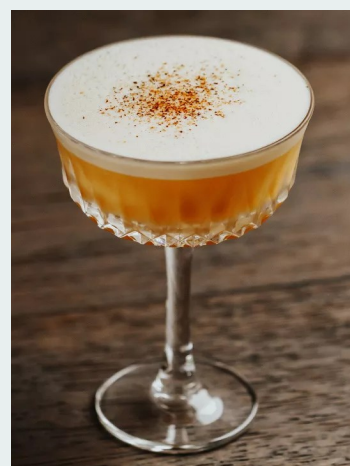
Our annual membership drive runs Sept-Nov. As of this writing (11-17-24) we have 61 paid members. We still need 20 renewals as follows: Acklin-only 1 more, Burnham-3, Claymore-2. Fall Manor-11, Halwin-only 1 more, and Harkness-2. Last year we reached a total of 81 but that did not happen until February. Can we get it done by the end of November?

Several things have surprised me. We have already had 10 households give more than the \$110 requested—4 of them giving \$200. WOW! Thank you, all of you, who have already paid your dues. Thank you for the trust you have shown in RPENA wisely using that money to better our neighborhood. Another thing that surprised me was that 18 of the payments were made using ZELLE. Setting up ZELLE on your bank’s website is simple and certainly makes paying your dues easier than writing a check and delivering or mailing it to me, the membership chairman.

NOW if you are ready to join RPENA you will find a page in this newsletter with all the instructions. With your permission you can even receive a “I JOINED” sign so that you can in turn encourage others to do the same.



## HALLOWEEN MEMORIES



### The Great Pumpkin

#### Ingredients

- 2 ounces pumpkin ale (such as Southampton)
- 1 ounce Laird's bonded apple brandy
- 1 ounce Rittenhouse bonded rye
- 1/2 ounce grade B maple syrup
- 1 whole egg

Garnish: nutmeg, freshly grated

#### Steps

1. Add the pumpkin ale, apple brandy, rye, maple syrup and whole egg into a shaker and dry-shake (without ice) vigorously.
2. Add ice and shake again until well-chilled
3. Strain into a chilled Fizz glass.
4. Garnish with freshly grated nutmeg.

# FINANCIAL REPORT

	A	B	C	N	P	Q	R
1	<b>RPENA – October 2024 Treasurer Report</b>						
2				<b>CURRENT YEAR</b>		<b>PRIOR YEAR</b>	
3	<b>INCOME</b>	<b>SEP</b>	<b>OCT</b>	<b>ACTUAL TOTAL</b>	<b>BUDGET/YR</b>	<b>ACTUAL</b>	<b>BUDGET</b>
4	Dues @ \$ 110 Bank	2,970.00	3,135.00	6,105.00	9,150.00	9,350.00	9,150.00
5	Dues @ PayPal			-	-	-	-
6	Dues @ Venmo			-	-	-	-
7	Transfers from Paypal to Bank			-	-	-	-
8	Bank of America Account			-	-	-	-
9	<b>TOTAL INCOME</b>	<b>2,970.00</b>	<b>3,135.00</b>	<b>6,105.00</b>	<b>9,150.00</b>	<b>9,350.00</b>	<b>9,150.00</b>
10							
11	<b>EXPENSES</b>				<b>BUDGET/YR</b>		
12	Social Committee		264.23	264.23	700.00	831.84	700.00
13	Beautification Committee		385.45	385.45	3,800.00	1,599.97	600.00
14	Dues, Taxes, & Legal			-	-	-	-
15	Electricity (Ambit Energy)	35.82	35.62	71.44	480.00	458.35	480.00
16	Membership Committee			-	300.00	392.55	300.00
17	Grounds Maintenance @ \$45	205.07		205.07	2,232.00	751.99	2,232.00
18	Miscellaneous Repairs			-	400.00	185.77	400.00
19	Office Supplies			-	-	-	-
20	Security-Camera System Serv \$7.50/mth/camera +tax (1 yr due Mar)			-	900.00	-	900.00
21	Security-Camera System Repairs		295.00	295.00	1,250.00	1,535.61	1,250.00
22	Security Camera Upgrade		811.88	811.88	825.00	-	825.00
23	Security-Dallas Police Services			-	150.00	2,702.62	150.00
24	RPENA Web Hosting (3 yr + domain annual)		50.27	50.27	300.00	-	300.00
25	Special Projects			-	-	1,191.25	-
26	Water (5 bills)	-	367.75	367.75	900.00	841.28	840.00
27	9801 Claymore Spklr 100372808	-	42.76				
28	13100 Audelia Spklr 100372775	-	73.54				
29	13100 Audelia Spklr 100372787	-	102.95				
30	9800 Claymore Spklr 100372764	-	78.52				
31	13100 Audelia Storm Water 100372797	-	69.98				
32	<b>TOTAL EXPENSES</b>	<b>240.89</b>	<b>2,210.20</b>	<b>2,451.09</b>	<b>12,037.00</b>	<b>10,491.21</b>	<b>8,977.00</b>
33							
34	<b>SUMMARY OF ABOVE</b>	<b>SEP</b>	<b>OCT</b>	<b>ACTUAL TOTAL</b>	<b>BUDGET/YR</b>	<b>TOTAL</b>	<b>TOTAL</b>
35	INCOME	2,970.00	3,135.00	6,105.00	9,150.00	9,340.00	9,150.00
36	EXPENSES	240.89	2,210.20	2,451.09	12,037.00	10,491.21	8,977.00
37	NET CHANGE	2,729.11	924.80	3,653.91	(2,887.00)	(1,151.21)	173.00
38	NET INCOME	2,729.11	3,653.91	3,653.91			
39							
40	Bank of Texas BANK BALANCE	133.56	133.56				
41	Bank of America BANK BALANCE	9,992.32	10,917.12				
42	**Transfer in Transit						
43	PAYPAL BALANCE						
44	VENMO BALANCE						
45	Total Cash	10,125.88	11,050.68				
46							
47	PREVIOUS YEAR BALANCE	8,383.88	12,215.38				

# WE NEED YOU !



More than 40 years ago the homeowners of Richland Park Estates (RPE) formed an association to represent themselves to the city of Dallas and to improve their neighborhood and thus enhance the values of their properties. Two trees were planted at the entrance and two large flower beds were created. Crepe Myrtles were planted where Claymore crosses over the creek. Over time, lighting was added to the front entrance and sprinkler systems were installed. In more recent years surveillance cameras were installed which resulted in our neighborhood being almost completely free of crime while surrounding neighborhoods face crime almost daily. All this of course costs money and the wise homeowners of RPE have generously funded this association of neighbors over the years. The yearly dues are a mere \$ 110/year, less than \$ 10 a month. Last year (2023-2024) more than 80 of your neighbors supported the Richland Park Estates Neighborhood Association, several giving more than the \$ 110. **WE NEED YOU !**

Our annual dues drive is now in progress and we urge you to act now before you forget or misplace this letter. You may pay by check (payable to **RPENA**) delivered directly to me (or any officer). If you use Zelle you may direct your payment to [RPENA.President@gmail.com](mailto:RPENA.President@gmail.com) and please place your street address in the "Memo" area. We can no longer accept Venmo. Please complete the form below and send it with your check or drop it by my home if using Zelle. Thanks for your support. **WE NEED YOU !**

Jim Hambay, Membership Chairman

**WE NEED YOU !**

9926 Claymore Drive

972-792-8400 [Jim-Sam@sbcglobal.net](mailto:Jim-Sam@sbcglobal.net)

-----CUT HERE-----CUT HERE-----

Address: \_\_\_\_\_

Name(s): \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Alternate Emergency Contact: \_\_\_\_\_

May we publish your name(s), address & preferred phone number in a directory distributed to members only? Yes No

Would you be interested in getting more involved in RPENA? Yes No