

## Richland Park Estates

# Neighborhood Association

## NEWS YOU CAN USE—FORWARD DALLAS (FD) 2.0 AND THE NEIGHBORHOOD COALITION OF DALLAS (NCD)

Whether you are a supporter of FD or an opponent such as supporters of NCD, it's important to know the facts and do your own research. This article is neutral to either position but is here to provide some links and encourage you do your own research. Zoning: One concern is that FD will harm or impede single family housing. This is where groups like NCD come in. Their platform is to oppose the elimination of parking minimums while also opposing what is called Accessory Dwelling Units or ADUs. They also continue to work against short term rentals.

ForwardDallas 2.0 describes its purpose as a citywide visionary plan that establishes guidelines for how public and private land should be used and what the city should look like. Land use and urban design have significant impacts on most aspects of daily life, such as job opportunities, commute times, air quality, and access to recreation and green space.

To learn more about FD 2.0, see their September PDF: [Click Here:](#)

## WHAT IS IN A ZIP CODE: 75243

(Source: U.S. Census Data 2020) Where do people come from in our zip code.

### Most common places of birth for foreign-born residents



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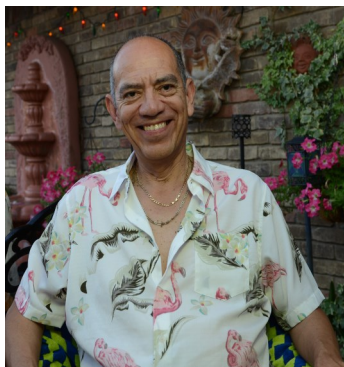
### SPECIAL POINTS OF INTEREST

- 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

Dear Neighbors,



My name is Samuel Puentes, I will be serving as the new RPENA President for the fiscal year 2024 - 2025 season. I have lived here in this neighborhood since 2001 with my husband James Hambay. We have two new board members, Maria Tran, Member-at large, and Linda Chieng, Secretary. Several other officers will be serving in new positions. Brooks Snyder will be our Treasurer and Jim Hambay will be Membership. Cindy Gautreaux and Joe will be serving as Beautification.

The new season will kickoff on National Night Out and begin the annual Membership Drive. National Night Out will be on Tuesday, October 1st at 6:00 PM thru 7:30 pm. We will gather at Claymore Drive cul-de-sac so please mark your calendars. Please bring your own lawn chair.

Please bring your check for \$110.00 or this year we can accept Zelle payments.

The Zelle payment should be sent to "RPENA.President@gmail.com" be sure to include your address in the memo section.

Again, Thank you to all the previous board members. We appreciate everyone who pay your dues year after year. Everyone can send suggestions as well to the email address to alert or notify the board of any concern or just good News! THANK YOU!!

Sincerely,

Sam Puentes

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

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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 Gautreaux

Newsletter -- Tim Gallegos

Member at Large -- Maria Tran

## NOTES ON THE ACTIVISM OF OUR OUT GOING PRESEIDENT

ANNUAL MEETING FEATURES CITY COUNCILMEMBER – KATHY STEWART

On August 19 the Richland Park Estates Neighborhood Association conducted their annual meeting at the home of Cindy & Joe Gautreaux on Halwin who were wonderful hosts. This annual meeting is required by the bylaws of our association for the purpose of electing officers for the new fiscal year beginning on Sept 1. A letter from our new president, Sam Puentes, appears in this newsletter.

Our special guest at this meeting was Kathy Stewart our District 10 representative on the Dallas City Council. This was Kathy's second time to speak to the residents of RPE. She gave us some insight into the creation of the new city budget and then freely answered questions about issues facing Dallas homeowners like us in RPE. The hottest topic was the sanitation department's desire to move all trash (both regular grey & recycle blue) away from alley pick-up to curbside pick-up. She has heard considerable anger about this change and doubts that change over will occur in neighborhoods like ours with concrete alleyways accommodating everyone's garage. Some neighborhoods have overgrown unpaved alleys and garages face the street making them better candidates for the change.

Other topics included construction work on 635 and the need for more affordable housing and how the Forward Dallas land use plan might affect our neighborhood. Kathy publishes a monthly newsletter that is full of information about our District 10. For example, the old Capital One Bank building near the Kroger at Greenville/Forest will soon become a Bank of the Ozarks. You may subscribe to her monthly newsletter by emailing her at

Katherine.Stewart@dallas.gov



## MEMBERSHIP REPORT

By: Jim Hambay

### **Is this a photo of our Richland Park Estates wall along Audelia overgrown with weeds and litter ?**

Fortunately the answer is NO, because our neighborhood has an association of members who contribute annually to a fund that enables the association to maintain the wall and grass along side it and in addition do many other things to enhance the value of our neighborhood.

The 2024-25 RPENA membership drive is under-way. Everyone reading this should have already received a form on their front door with instructions for how one joins the Richland Park Estates Neighborhood Association. An additional copy of that form should be the last page of this emailed newsletter. Your annual dues of \$110 enable us to pay our monthly bills and so much more:



Pay for weekly mowing & edging of our entire property along the Audelia wall and at the Claymore bridge over the creek/drainage ditch. Pay our monthly electric bill for the down lighting in our 2 trees at the Claymore entrance plus the 2 spot lights the illuminate our RPE sign. Pay our monthly water bills (4) for the 4 sprinkler systems, bills which have a base amount due even in winter months when the sprinklers are not used.

Pay for new plants in our landscaped areas. Pay for professional storage fees for the video feed our surveillance cameras capture. These silent sentries have been a deterrent since their installation years ago. Pay for occasional services of an off duty police officer patrolling our neighborhood in a marked DPD car. This has also been a deterrent to crimes especially on Halloween.

Building a healthy reserve fund has enabled us to undertake special projects as needed. For example:

- Trimming the trees at the Claymore entrance
- Rebuilding the screening fence at the Claymore bridge
- Painting the Audelia wall
- Upgrading the RPE sign at the Claymore entrance
- Upgrading & expanding the existing camera system

Ownership of the duplexes on Fall Manor has changed over the last decade. Formerly most of the duplexes were owned by two institution investors who were unwilling to support RPENA financially. Over the last decade the duplexes have been individually sold with many of the owners living in one unit while renting the other half. For the 1st time this year we are reaching out to these 30 duplexes (60 units total) and inviting them to join RPENA. They may not know what a neighborhood association does. It may take time for them to appreciate the work that we do. Each of the 60 units received materials explaining why they should join RPENA.



### **APPLE CIDER SANGRIA**

Its fall in our fair neighborhood and its time to enjoy the backyard once again. Try this fall apple cider sangria.

Sometimes the best way to use up a bottle of not-so-great wine is to dump it into sangria, but if you're out at the store, why not buy a wine you actually want to drink? Drier or more acidic white wines like Sauvignon Blanc, Albariño, and Muscadet are good choices for this sweeter sangria.

#### **Ingredients:**

- 1 Granny Smith apple, sliced
- 1 Honeycrisp apple, sliced
- 1 lemon, sliced
- 1 orange, sliced
- 2 cups apple cider
- 1 (12-oz.) can ginger beer
- 1 (750-ml.) bottle white wine

#### **Directions**

##### **Step 1**

Fill large pitcher with sliced fruit, then add apple cider, and white wine.

##### **Step 2**

Allow to steep in the frig for at least one hour up to overnight.

##### **Step 3**

Add ginger beer. Stir mixture and pour into serving glasses.

## TIPS TO AVOID PORCH PIRATES

1. Consider a P.O. Box at Your Local Post Office
2. Use Amazon Lockers
3. Set Up Notifications to Track Your Packages
4. Install a Security Camera
5. Get Your Packages Delivered to Your Office if allowed
6. Require a Signature on Delivery
7. Reschedule Delivery or Ask for a Package Hold When on Vacation
8. Try Smart Locks
9. Get a Package Guard. Quite a few examples online.
10. Insure Your Packages
11. Network with your neighbors. Ask Your Neighbors to Grab Your Packages

## MEMBERSHIP—SIMPLER WAYS TO JOIN

Starting in September 2024 your Richland Park Estates Neighborhood Association will accept checks and Bill Pay, we are unable to accept Pay Pal or Venmo any longer. We apologize for any inconvenience. Many of the major banks such as Wells Fargo, Bank of America, Chase and Credit Unions offer this service for customers who have checking and or savings accounts.

Bill Pay allows you the ability to pay your bills at your convenience thru your bank and or credit union. You simply fill out the information requested for the “payee” on your bank website or portal to set up the payment. The process is simple and quick and you know that your bill is paid.

Bill pay is just like writing a check except your bank or credit union sends the check to your “payee” information. The company or the person you are trying to send the payment. You will need to provide all of the information who the check is being paid to such as name, address and zip code. Bill Pay offers convenience, audit trail and is efficient for paying your bills.

We appreciate your continued support regarding dues payment, as always checks are welcomed.

The Bill Pay information:

Richland Park Estates Neighborhood Association

9926 Claymore Drive

Dallas, TX 75243

Yearly Dues \$110.00

*Be courteous to your neighbors.*

The following link contains some information regarding the ongoing collection of storm debris across Dallas.

<https://dallascityhall.com/departments/sanitation/Pages/May-2024-Storm-Debris-Collection.aspx>



Have a local owned business to spotlight? Submit your nomination to:  
rpena.president@gmail.com

## NEED A TREE? BRANCH OUT DALLAS HAS ONE FOR YOU.

The city of Dallas is offering a free tree giveaway program for residents of Dallas. Launched in the fall of 2018, this annual program offers a variety of 5 gallon trees suitable for our area. The Branch Out Dallas program was started as an effort to reduce the heat island effect and to increase the overall tree canopy in the city. Residents must apply by September 30 and will pick up their tree on November 2 between 9 AM and noon. There are 7 pick-up locations with the closest to RPE being at the Shelton School, 17301 Preston Rd. To register you must have your Dallas Water Utilities account number which begins with "1", your zip code, email address and phone number. There are a limited number of trees available (2,500) for distribution each year. Of the 5 varieties being offered one variety has already been fully reserved at the time of this writing. When they have reach their limit on the other 4 varieties then your only option will be to plan on applying next September.

Go to: [branchoutdallas@dallas.gov](mailto:branchoutdallas@dallas.gov)



# 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

Richland Park Estates Neighborhood Association Presents:

# NATIONAL NIGHT OUT

## WHEN

**October 1, 2024**

**6pm – 7:30pm**

## WHERE

**End of Claymore Drive**

(Right in front of Meghan & Tom's house--9938 Claymore)

**IT'S THAT TIME OF YEAR AGAIN, FOLKS!  
BRING YOUR FAMILY OUT TO RPENA'S  
ANNUAL NATIONAL NIGHT OUT! LET'S  
CLOSEOUT SUMMER WITH A NIGHT OF  
GAMES, PRIZES, MUSIC & FREE FOOD!**

## ALL AGES EVENT

## FUN GAMES

That's right! You have the opportunity to win a prize just for having fun!

## MEMBER- SHIP DRIVE

Great chance to meet neighbors and finally get those membership dues in!

## Light Bites Suggested

Feel free to bring a snack for sharing!

## DON'T MISS OUT!

We'll be giving your neighbor something to talk about. 😊