

# Oak Creek Oracle



A Quarterly Newsletter Representing 'Our' Community

Second Quarter 2011

## President's Note



Welcome to the latest edition of the Oak Creek Estates Homeowners Association Newsletter.

Thank you to Melissa Friedman for continuing to put this out to our residents as she graciously gives up her time to put this together to keep everyone involved. First topic is that the 4th of July parade was a huge success! We had a bigger turnout than last year and it seemed like everyone had a great time. Thank you to all of those who participated and helped out with getting it put together.

There will be photos from the event included in this newsletter for those who could not make it.

The latest financial statements are almost complete and we only have a handful of outstanding dues left to collect. If you have yet to submit your dues for 2011, please do so right away. The HOA board does not aggressively collect fees but we will send out 'friendly' reminders and keep in mind that your home cannot sell unless the HOA dues are current. These dues are used for landscaping, holiday events, and various recurring expenses. All balance sheets and expense reports are available upon request and we will try to update them on the website as quick as we can. If they are not up right away, please be

patient as we are a volunteer group and do the best we can. The neighborhood cameras are all working and functional. This would not be possible without the help of the neighborhood homes that are near the camera poles and also with the help of board members, Ulysses Wright, Paul Ivanoff, and Doug Ring for helping with the technology side of it.

Our next neighborhood event is the HOA picnic so we have some time until then but please keep it in mind to attend as it will be quickly approaching. Oak Creek was able to stay in Calloway's yard of the month program. THANK YOU CALLOWAY'S for sponsoring this so please look for the yard of the month sign popping up around the neighborhood. Each month winner gets a \$25 gift certificate as well as bragging rights for the month.

Included in the newsletter is a letter correspondence from DART. They want to include our neighborhood in a possible Cotton Belt passenger rail line to the DFW Airport discussion. Please let me or any board member know if you might be interested as the primary or alternate Oak Creek representative for this project. If no one is interested, then I will notify DART that we are not participating at this time but hopefully we can get someone involved in this high profile project.

Finally, I am officially no longer on city council. My 2 term limits over 6 years have concluded but I will stay involved in city activity and will share via the newsletter as I find out anything of interest to our community.

Have a great summer!  
John Mahalik  
HOA President  
Carrollton City Council  
Place 2

## WANTED Neighborhood Volunteers!

IF YOU ARE INTERESTED IN BEING ON THE BOARD FOR THE 2011/2012 YEAR PLEASE EMAIL

hoapresident@oceha.com

AS SOON AS POSSIBLE.

OUR HOMEOWNERS ASSOCIATION IS IN DESPERATE NEED OF VOLUNTEERS FOR ALL AREAS, SO PLEASE CONSIDER SPARING SOME TIME TO HELP OUR NEIGHBORHOOD!

If you have received a mailed version of this newsletter, it's because we don't have your email!

To continue receiving newsletters via email, and stay updated on neighborhood events, please be sure to send your email to Paul at: [admin@oceha.com](mailto:admin@oceha.com)

## OCEHA Board

2010-2011

- ◇ John Mahalik (President)
- ◇ Bob Roerig (Vice-President)
- ◇ Jennifer Moisan (Secretary)
- ◇ Paul Ivanoff (Treasurer)
- ◇ Rory Cahill
- ◇ Maureen Mouer
- ◇ Robert Post
- ◇ Douglas Ring
- ◇ Ulysses Wright

# Oak Creek Oracle

## A Note from the Crime Committee

Crime continues to drop in Carrollton and Oak Creek Estates. During the months of January and February, we had one assault reported and a couple of suspicious circumstances called in. This is good because it means we are getting better at watching and reporting anything suspicious. We are now moving into the Spring months with warmer weather.

Here are a few tips to help avoid inviting crime into our neighborhood.

- Some of us like to open screen doors and windows during the warmer days, but be sure and remember to lock them back at night.
- Be careful while working in your yards not to leave garage doors open and front or back doors unlocked while you are on the opposite side of the house. It only takes seconds for a thief to see something he wants, grab it and take off. Be sure to return any ladders or tools you had been using.
- Also be smart and be aware of home improvement scams. If an unsolicited contractor or salesman shows up at your door, be very cautious engaging their business. Please stop and check them out very closely before you agree to let them do any work at your house.

As always, report anything suspicious to the City of Carrollton Police Department at 972-466-3333. Be smart, stay safe and enjoy the beautiful weather.

Wayne Robins  
Neighborhood Crime Watch Coordinator

### Crime Stats

Crime Stats have been updated through June at [www.oceha.com](http://www.oceha.com)



## Vacation Home Check

This is a free service now available through City of Carrollton for Carrollton residents. For more information, go to [www.ccpaaastore.org](http://www.ccpaaastore.org)

## No Solicitation Signs

Now available for home delivery --- [www.ccpaaastore.org](http://www.ccpaaastore.org)

If you have any questions, please contact Douglas Ring at [douglas@oceha.com](mailto:douglas@oceha.com)

### Oak Creek Estates Kids Services

#### Babysitting

Audrey 972-679-2143

Danielle 972-979-9741

Johanna 972-306-2620

To be included, please email [berkley20@yahoo.com](mailto:berkley20@yahoo.com)

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Is there a place where I can connect with fellow Oak Creek Estates neighbors?

**YES!**

Please visit [www.creektalk.com](http://www.creektalk.com) and register to join a growing group of active neighbors.

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## Carrollton News and Events

### Police Encourage Use of Free Online System

The Carrollton Police Department wants to help citizens keep track of important information that will help track down stolen property faster. Detective Michael Wall, who helped implement the ReportIt system in Carrollton, encourages all residents to use the free online tool that will help keep track of valuable personal property. The ReportIt system allows people to record an unlimited number of serial numbers, item descriptions, pictures, and scans of receipts so items may be more easily identified in the event of a theft. Should those items ever be stolen, Wall says having the information will go a long way in accurately and quickly identifying your property. This record may also come in handy when filing claims with insurance providers in the event of a loss. Citizens wanting to participate in ReportIt can register for the free service at [www.reportit.leadsonline.com](http://www.reportit.leadsonline.com) and begin building their personal property inventory list.

### Police Investigate Craigslist Robberies

The Carrollton Police Department is asking residents to use caution when using popular internet sites such as Craigslist. Over the past several months there have been multiple instances of robberies which originated with the suspects responding to posted advertisements on Craigslist. What commonly occurs is that the victim will post an advertisement indicating the desire to pay cash for items such as used cell phones. The suspects will respond and arrange to meet the victim to complete the sale. The suspects will then either use deception or produce a weapon and rob the victim of the cash they are carrying. Police detectives stress that residents take extra precautions when completing any type of sale with unknown persons. It is recommended that the transactions take place inside a public building or other highly populated place. If the other party refuses to cooperate with meeting at the chosen location, then one should be extremely cautious about proceeding with the sale.

### New 2011 Carrollton Restaurants:

AGHA'S CAFE AND GRILL  
1205 W. TRINITY MILLS RD., STE. 104  
972-245-8646  
NDIAN/PAKISTANI

AL KABOB GRILL & CAFE  
1837 W. FRANKFORD RD.  
INDIAN/PAKISTANI

BROADWAY BISTRO CAFE  
1101 S. MAIN ST.  
214-738-7221  
[www.broadwaybistrocafe.com](http://www.broadwaybistrocafe.com)  
AMERICAN

BURGER N GO  
2155 MARSH LN., STE. 114  
AMERICAN

CHILLI THAI  
3648 OLD DENTON RD., STE. 102  
972-523-2997  
THAI

FUZZY'S TACO SHOP  
4112 N. JOSEY LN., STE. 108  
214-483-2700  
[www.fuzzystacoshop.com](http://www.fuzzystacoshop.com)  
MEXICAN

MISTRO-BISTRO  
3720 N. JOSEY LN. , SUITE 118  
972-492-3933  
FINE DINING

TIFFIN BAR & GRILL  
2625 OLD DENTON RD.  
972-242-6333  
INDIAN/PAKISTANI

WAVII CUP  
4112 N. JOSEY LN., STE. 110  
SWEETS

## Realtor's Update by Carin Nehlsen

Carin Nehlsen, ABR, GRI, NHS, Realtor®



Keller Williams Realty Plano

Direct 972-898-3138

VM: 972-733-8713

Email: [Carin@CarinNehlsen.com](mailto:Carin@CarinNehlsen.com)

Website: [www.YourNextHomeSweetHome.com](http://www.YourNextHomeSweetHome.com)

\*Data obtained from NAR MLS statistics as of 6/29/11

	Homes for Sale	Change over 3 mos	Avg. Days on Mkt.	Change over 3 mos	Homes Sold (in past mo)	Change over 3 mos	Inventory in Months	Change over 3 mos	Avg. Sales Price	Change over 3 mos
<b>Carrollton</b>	567	Up 11%	101	Down 2%	80	Up 74%	7.1	Down 36%	\$81/sf**	Up 1%
<b>75007</b>	295	Up 15%	99	Down 8%	45	Up 96%	6.6	Down 41%	\$81/sf**	Up 2%

\*\*Price per square foot is based on average square footage for all homes sold in that category

Looking at the past 6 months of sales data:

**Oak Creek Estates** has sold 3 properties – Avg Sales Price: \$316,333 (\$98 / sf) with avg days on mkt being 113 days  
Avg square footage of homes sold – 3,164 sf

**Highlands of Carrollton** has sold 4 properties – Avg Sales Price: \$254,325 (\$96 / sf) with avg days on mkt – 152 days  
Avg square footage of homes sold – 2,538 sf

### Down the Drain: Garbage Disposal Dos & Don'ts

You know how easy your garbage disposal makes mealtime clean up. But what you may not realize is that your disposal comes with some pretty important rules. Here are some of the most vital:

#### Do:

Insert food slowly. Stuffing it all into your disposal at once can cause clogs and shorten the life of your system.

Grind hard materials. Many people think food like chicken bones or small fruit pits are a no-no, but they can actually help clean the walls of the disposal.

Use cold water for at least 20 seconds. This will solidify grease so that it can be ground up. Also, make sure that all food particles are washed completely down the drain.

Keep it clean. One good way to eliminate drain smells is by grinding citrus fruit peels. You can also add a few drops of dish soap and let the disposal run for a few minutes.

#### Don't:

Use hot water. This will make grease liquefy and build up, which can clog the drain.

Grind fibrous or expandable foods. The former, like celery stalks and onionskins, can tangle up the disposal. The latter, like pasta and rice, can clog it.

Turn off the motor too quickly. You'll want to make sure all food particles are completely ground. Once done, continue to run the water for at least 15 seconds to flush out particles.

Wash coffee grounds down the drain. While they won't harm the disposal itself, they can clog pipes and drains.

Forget to use it. Lack of use can cause rusting and corrosion, which can lead to premature system replacement.

~courtesy of American Home Shield residential service company

Stay cool during the next few LONG, hot summer months, and if you have any real estate questions or concerns, don't hesitate to contact me. Carin

## Timely Tip for August Gardeners from Calloway's Nursery

Many gardeners are looking for ways to get the most out of gardening and landscape enjoyment while preserving and protecting our environment. Using an organic approach is simply working with Nature to improve the health of the soil. Healthy soil produces healthy plants; healthy plants produce healthy animals and people!

It all begins with the soil. Organic matter is important to the soil composition. It aids with drainage and helps increase the soil microbe population. Expanded shale is also used to break up hard, compacted clay soils.

Calloway's Organic Fertilizer contains seven food-grade meals and can be applied to your lawn and other plantings. Top dress your flowerbeds and containers with our organic mulches. They not only break down slowly putting organic material back into the soil but, they also prevent weeds, conserve moisture and cool the soil during our hot Texas Summers.

For organic solutions, help keep harmful pests in control by using these products. Diatomaceous Earth (D.E.) is a finely ground powder containing skeletal remains of mi-

croscopic organisms. D.E. is a natural control for chinch bugs, fire ants, fleas, roaches, slugs, snails and silverfish. Bacillus thuringiensis (Bt) is a beneficial bacteria used to kill cabbage loopers and other caterpillars. Neem oil is an organic pest control solution which will not harm beneficial insects such as bees and ladybugs. Your vegetable garden and fruit trees can be sprayed right up until the day of harvest. These are all products which are safe to use around pets and children.

Visit [www.calloways.com](http://www.calloways.com) for more gardening tips, information and to become a member of our Garden Club! Also, stop by any of our garden centers and visit with a Texas Certified Nursery Professional. Success in the garden is made fun and easy at Calloway's Nursery!



## Our Neighborhood Happenings

The OCEHA Board would love to host more events, however they are in desperate need of event volunteers! If you have an idea for an event, and would like to help make it happen, please email [hoapresident@oceha.com](mailto:hoapresident@oceha.com)

**Yard of the Month:** Congratulations to our June Yard of the Month!



**Bunko Back Street Bunkettes**— (so named because it started with the back streets) We play once a month—2nd Tuesday evening of each month. Our regular teams are full, but we are currently looking for ladies who would like to sub when players can't make it. If interested, please email your phone number and email address to:

Brenda Mohle  
[brendamohle@verizon.com](mailto:brendamohle@verizon.com)

### **Bible Study**—

If interested, please contact Brenda Mohle  
[brendamohle@verizon.com](mailto:brendamohle@verizon.com)

PO Box 116921  
Carrollton, TX 75011-6921

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We're on the web!

[www.oceha.com](http://www.oceha.com)

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The Oak Creek Oracle is a publication for residents of Oak Creek Estates and is published bi-monthly. The newsletter is distributed to the 200+ Oak Creek Estates households.

The newsletter is produced by a volunteer team of neighborhood residents:

Melissa Friedman  
Kate Ivanoff

A limited number of advertisements are accepted. A standard business-card sized ad is \$20. The rate is discounted to \$15 if the business is owned by an HOA member or if the advertisement offers a special discount to HOA members. Ads for adult-oriented establishments are not permitted, and all advertisements are subject to review by the newsletter editor. For more information on advertising, email

[berkley20@yahoo.com](mailto:berkley20@yahoo.com)

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## Helpful Contacts

### **Oak Creek Estates Website**

[www.oceha.com](http://www.oceha.com)

### **City of Carrollton Interactive City Map**

<http://www.cityofcarrollton.com/maps/>

### **Police**

Emergency 911

Non-Emergency 972-466-3333