

Oak Creek Oracle



A Quarterly Newsletter Representing 'Our' Community

Third Quarter 2011

President's Note



Hello Neighbors!

I am proud to announce the new HOA website! (www.oceha.com). Everyone should have gotten a postcard in order to register. The reason for this important postcard is to harvest updated contact info, allow self-service of email subscriptions, create a neighborhood directory, provide emergency contact info, pay dues online, vote electronically for HOA elections, and manage event registration.

A huge thank you goes out to our technical team for taking the time to create this website using the most up to date technology.

******HOA PICNIC OCTOBER 9TH, 3PM TO 6PM, WITH FOOD SERVED FROM 3:30 TO 4:30 ******

This year's annual picnic is on the 9th. We will have a DJ, Facepainter, Bounce Houses, and of course, food which will be catered by Pollo Salsa. It will be a Taco Bar with a variety of choices for everyone. This is a great chance to visit and get to know your neighbors.

This is a service provided by the HOA so there is no cost to you as it comes from the annual dues fund. Please re-

member to RSVP via the website or directly to the board/president so we can have a proper estimate for the caterer.

Finally, we need volunteers to be on the ballot for the HOA Board of Directors Election which is coming up as well. The election will be held electronically to make it easy for everyone to vote but we need nominations! The best way to make things happen is to get involved so please consider being a part of our great team of board members.

Email hoapresident@oceha.com with your name or the name of someone who would be willing to have their name on the ballot. Thank you.

John Mahalik
HOA President
hoapresident@oceha.com

Annual OCEHA Picnic!

Please join us on Sunday, October 9th at 3pm for our annual Oak Creek Estates Picnic! Please register online at www.oceha.com and RSVP to the picnic. You can also RSVP to poplarblockcaptain@oceha.com

Youth Basketball League Signup Ends—Oct. 7 Registration for Carrollton Youth Basketball will end October 7. The season runs from November 12, 2011 – February 4, 2012.

2nd Annual Carrollton Festival at the Switchyard Saturday, November 5, 11 a.m.-11 p.m.

Hebron High School Theatre at our Annual Applebee's Breakfast Fundraiser. Saturday, November 5, 2011, 8:00 AM till 10:00 AM

Applebee's Neighborhood Bar & Grill
3565 Frankford Rd



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

A Note from the Crime Committee

The crime stats for this quarter were not too bad. The Carrollton Police Department feels that our cameras are helping to deter crime in our neighborhood.

The city of Carrollton is averaging 4 car burglaries per night and while we have not had any this quarter at a residence, there was one at the Tennis Center in September. In this case, the window was broken and a purse taken. This should remind us all not to leave items our car. If you have to leave something, keep it hidden in the trunk, glove box, under the seat, etc...

The Police Department also reported that there have been open garage burglaries where lawn equipment was taken in nearby areas of Dallas. The suspect description in these thefts is a white male, about 40 yrs old, wearing jeans and a polo shirt, and driving a white Ford pickup with the license plate covered. While our cameras do seem to be helping, nothing is better than all of us watching the neighborhood. As always, please report any suspicious behavior to the Carrollton Police Department at 972-466-3333 or call 911.

Wayne Robins
Neighborhood Crime Watch Coordinator

Crime Stats

Crime Stats have been updated through September at www.oceha.com

Hebron Theatre Fundraiser

Please come out and show your support for Hebron High School Theatre at our Annual Applebee's Breakfast Fundraiser.

When: Saturday, November 5, 2011
Time: 8:00 AM till 10:00 AM
At: Applebee's Neighborhood Bar & Grill
3565 Frankford Rd
972-662-4955

Breakfast is a delicious full buffet including eggs, pancakes, bacon, sausage, juice, coffee, tea and soft drinks. Tickets are \$8.00 per person and may be purchased through Becky McRee at mcreehome@yahoo.com.

We look forward to seeing you! Thank you for supporting Hebron Theatre!

Oak Creek Estates
Kids Services
Babysitting
Audrey 972-679-2143
Danielle 972-979-9741
Hannah 972-394-6692
Johanna 972-306-2620
Landry 214-215-0724
To be included, please email berkley20@yahoo.com

No Solicitation Signs

Now available for home delivery --- www.ccpaaastore.org
If you have any questions, please contact Douglas Ring at douglas@oceha.com



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

YES!

Please visit www.creektalk.com and register to join a growing group of active neighbors.

Carrollton News and Events

2nd Annual Carrollton Festival at the Switchyard Announces Full Entertainment Lineup

Carrollton's Festival at the Switchyard is proud to announce the full entertainment lineup for the free 2nd Annual 2011 Festival, taking place November 5 on the Downtown Carrollton Square. The lineup brings an amazing array of musical talent and diversity to the stage. Artists include headliners Third Eye Blind, the popular alternative rock band and acclaimed Austin musician Bob Schneider, along with Fort Worth country-pop band The Orbans, celtic-rock band The Killdares, Fort-Worth's Telegraph Canyon, Denton-based Slobberbone, up and comer Hudson Moore, Bruce Springsteen cover band Thunder Road, local favorites Steve Anderson, John Wehlage, and Jack Grimm, former Battle of the Bands winner Ben Higginbotham, and several children's entertainers including the famous David Chicken, and festival favorites the Side Street Circus performers.

Saturday, November 5, 11 a.m.-11 p.m.

*Side Street Circus	*Hudson Moore
*David Chicken	*The Orbans
*Jack Grimm	*Slobberbone
*Ben Higginbotham	*Telegraph Canyon
*John Wehlage	*Bob Schneider
*Thunder Road	*The Killdares
*Steve Anderson	*Third Eye Blind



The site for this outdoor Festival, just east of I-35 on the south side of Belt Line Road, is mid-way between George Bush Turnpike and LBJ Freeway. In addition to the exciting concerts, great food, a beer garden, arts and crafts, interactive games, and activities for children of all ages are planned. Sports Midway and Giant Human Hamster Balls, among other games, will all be at the Festival, and will all be free of charge.

Interested in volunteering? Be the heart and soul of Festival at the Switchyard; sign up to be a volunteer. Volunteers age 16 and older will help maintain the Festival site, greet patrons, provide information and assistance to attendees, as well as many other tasks, and will receive a free volunteer t-shirt and plenty of appreciation for helping out. To fill out a volunteer application form or for more details about the volunteer process and guidelines, email festival@cityofcarrollton.com.

For further entertainment, vendor, or volunteer details, visit carrolltonfestival.com. Follow the Festival at [facebook.com/CarrolltonFestival](https://www.facebook.com/CarrolltonFestival) or on twitter.com/carrolltonfest for updates.

The Festival at the Switchyard is an official City of Carrollton event. Special thanks to our sponsors DART, TD Ameritrade, NeighborsGo, The Dallas Morning News, Oncor, Sam Pack's Five Star Ford, Van Hyundai, Waste Management, ACS, MetroPCS, Time Warner, Silverleaf Resorts, Wagonner Carpets, and North Texas Outdoor Pursuit Center.

3rd Annual Mom & Son Monster Mash - Oct. 22

Hey boys, don't forget your Mummies! Moms – enjoy a howling good time with your sons; a spooktacular time for all! The Carrollton Police Officers Association (CPOA) is hosting the third annual Mom and Son Monster Mash from 6:30 to 9:30 p.m. on Saturday, October 22 at Creekview High School (3201 Old Denton Road). With the Daddy-Daughter Dance in the winter, moms and sons have their own night of fun in the fall. To make it even more exciting, everyone is encouraged to dress up in costumes for a bit of Halloween fun.

There will be a kid-friendly haunted house, bounce house, dancing, games, snacks, door prizes, and a chance to meet Carrollton Firefighters and SWAT team members. The cost is \$10/person in advance or \$15 at the door; photos with your little ghou(s) will be available for purchase. Join us if you dare. All proceeds from the event benefit the Carrollton Police Officers Association, which assists police officers and their families in times of need and also supports community programs. No dads or daughters please. Register online at msmm.eventbrite.com or call 972-466-9833 for more information.

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

Website: www.YourNextHomeSweetHome.com

*Data obtained from NAR MLS statistics as of 9/29/11

	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
Carrollton	451	Down 20%	82	Down 19%	88	Up 6%	5.3	Down 25%	\$82/sf**	Up 1%
75007	236	Down 20%	87	Down 12%	43	Down 4%	5.5	Down 17%	\$75/sf**	Down 7%

**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: \$279,500 (\$94 / sf)

Avg days on mkt – 110 days, Avg square footage of homes sold – 2,973 sf

Highlands of Carrollton has sold 10 properties – Avg Sales Price: \$233,330 (\$93 / sf)

Avg days on mkt – 120 days, Avg square footage of homes sold – 2,485 sf

IRS's Top 10 Tax Tips for Home Sellers*

1. In general, you are eligible to exclude the gain from income if you have owned and used your home as your primary residence for two years out of the five years prior to the date of its sale.
2. If you have a gain from the sale of your primary residence, you may be able to exclude up to \$250,000 of the gain from your income (\$500,000 on a joint return in most cases).
3. You are not eligible for the exclusion if you excluded the gain from the sale of another home during the two-year period prior to the sale of your home.
4. If you can exclude all of the gain, you do not need to report the sale on your tax return.
5. If you have a gain that cannot be excluded, it is taxable. You must report it on Form 1040, Schedule D, Capital Gains and Losses.
6. You cannot deduct a loss from the sale of your main home (primary residence).
7. Worksheets are included in Publication 523, Selling Your Home, to help you figure the adjusted basis of the home you sold, the gain (or loss) on the sale, and the gain that you can exclude.
8. If you have more than one home, you can exclude a gain only from the sale of your main home (primary residence). You must pay tax on the gain from selling any other home. If you have two or more homes in live in all of them, your main home is ordinarily the one you live in most of the time.
9. If you received the first-time homebuyer credit and within 36 months of the date of purchase, the property is no longer used as your primary residence, it is possible that you will be required to repay the credit. Repayment of the full credit is due with the income tax return for the year the home ceased to be your primary residence, using Form 5405, First-Time Homebuyer Credit and Repayment of the Credit. The full amount of the credit is reflected as additional tax on that year's tax return.
10. When you move, be sure to update your address with the IRS and the U.S. Postal Service to ensure you receive refunds or correspondence from the IRS. Use Form 8822, Change of Address, to notify the IRS of your address change.

*Discuss any questions with your tax professional

These tips can be found on the IRS Website – www.irs.gov

~courtesy of Republic Title and published in Inman News, August 2011

Enjoy the glorious fall weather (my favorite time of year) and if you have any real estate questions or concerns, please don't hesitate to contact me.

Best regards, Carin

Timely Tip for October Gardeners from Calloway's Nursery

Usher in the Autumn season with creative displays for indoors or out! Pumpkins, gourds and bales of hay all started arriving in our stores in late September. Combine them with pots of mums and other blooming color and a transformation quickly occurs!

Create an eye-catching vignette in your landscape with bales of hay, a scarecrow or two, multiple sizes of pumpkins and pots of garden mums or other seasonal color. Create a pyramid of pumpkins and squash by selecting different colors and stacking them one on top of the other. Simply displaying a "pile" of pumpkins in the same color palette and different sizes will draw one's eye and interest to an area of your landscape.

Color Creations filled with blooming or colorful foliage plants can be used on patios and porches. Freshen up existing containers and nestle an interesting pumpkin or gourd in amongst the plants. You can also fill a favorite container or pot with a mixture of produce for a simple, impressive look!

A pumpkin or squash can easily become a festive flowerpot for Fall. Select a perfect "container", one without any scratches or nicks and one that will sit flat and not roll around. Cut an opening and remove the loose pulp inside. Add potting soil and plant directly into the "container" or leave the plants in their own pots and place them in the "container". Remember that this is only a temporary but

unique flowerpot!

Achieving a colorful transformation that will carry your home and landscape through Thanksgiving is just a clinic away! Calloway's will be hosting the following informative clinics during the month of October. Please join us as we celebrate the arrival of Autumn!

Saturday, Oct. 1st at 10:15 am-Fall Displays in the Landscape-

Create charming vignettes in your Fall landscape. Easy and fun!

Saturday, Oct. 8th at 10:15 am-Autumn Colors in Containers-

Bring smiles to the faces of Autumn guests by the clever use of flowers and pumpkins.

Saturday, Oct. 29th at 10:15 am-Spring Bulbs-Fall Planting?

Start planning now for those cheerful drifts of early Spring color!

Visit www.calloways.com for more gardening tips, information and to become a member of our Garden Club!



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

Yard of the Month: Congratulations to our July and August Yard of the Month winners!



Bunko Back Street Bunkettes– If interested, please email your phone number and email address to:

Brenda Mohle
brendamohle@verizon.com

Bible Study–

If interested, please contact Brenda Mohle
brendamohle@verizon.com

Housecleaning the Easy Way

Don't have time to clean? Let someone do it for you!
Please contact:

Isabel Amaya
972-523-4469

References are available.

PO Box 116921
Carrollton, TX 75011-6921

We're on the web!

www.oceha.com

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

Helpful Contacts

Oak Creek Estates Website

www.oceha.com

City of Carrollton Interactive City Map

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

Police

Emergency 911

Non-Emergency 972-466-3333