

# Oak Creek Oracle



A Quarterly Newsletter Representing 'Our' Community

First Quarter 2011

## President's Note



Welcome to another edition of the Oak Creek Newsletter. I want to thank Melissa Friedman for putting this together for the residents of our neighborhood. The newsletter keeps everyone informed and connected and she does an excellent job.

The next big event for the neighborhood is the annual Easter Egg hunt on Saturday, April 23 at 11 am. More details will follow.

The city political season has begun. This will be an important election for Carrollton as there will be two new city councilmembers being sworn in after the May election. I will be terming out of At-Large Place 2 and Councilmember & Mayor Pro Tem Matthew Marchant will be vacating his seat, Place 4, in order to run for Mayor so it is important to stay informed as the city level has more impact on our daily lives than any other level of government. Additionally, there is an LISD school board election as well. I will certainly keep everyone informed about voting locations and dates closer to the election. Please contact me direct if you would like to attend any of the various candidate forums as I would be happy to provide that information.

**IF ANYONE IS INTERESTED IN CALLING A HOA BOARD ELECTION OR BY-LAW AMENDMENT ELECTION, PLEASE CONTACT THE HOA PRESIDENT SO THIS CAN BE PLANNED, OTHERWISE NO ELECTION WILL BE HELD FOR 2011.**

In speaking about the LISD, I attended the "Cities and Schools" event hosted by the LISD School Board on March 9th at the new continuing education center in Castle Hills. I was able to meet the new Superintendent, Dr. Stephen Waddell, and was presented with the direction of the LISD in light of their recent budget shortfall and state cutbacks of funding. I can provide a copy of their presentation if anyone is interested.

I also attended the neighborhood advisory committee event at City Hall a few weeks ago and it was a packed house of all the HOA's and neighborhood liaison's across the city. There were tables set up with all the various city departments and other city businesses like DART and Waste Management. Some of the highlights presented were that overall crime in Carrollton has decreased. The City's crime statistics for 2010 show a 14% decrease in what the FBI defines as Part I crimes, which includes Homicide, Sexual Assault, Robbery, Aggravated Assault, Theft, and Motor Vehicle Theft. Additionally, Burglary of a Motor Vehicle crimes were reduced by 16 % and Criminal Mischief by 11%.

Thank you again to everyone for keeping our neighborhood one of the best in Carrollton. We look forward to Spring and Summer and admiring all the beautiful yards and homes in Oak Creek Estates.

John Mahalik  
HOA President  
Carrollton City Council  
Place 2  
John.mahalik@cityofcarrollton.com

## Upcoming Events

### Easter Egg Hunt

The annual Oak Creek Homeowners Association Easter Egg hunt will be held on Saturday, April 23 at 11am at the Oak Creek Park. Mark the date down (it is the day before Easter). More details to follow.



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
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## 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 March 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



**Misto Bistro** is a new restaurant featuring Southern Fusion cuisine with a European influence.

The owners describe their concept as upscale dining at casual prices.

Located at 3720 N. Josey (at Rosemeade).

Visit them on Facebook or at [www.misto-bistro.com](http://www.misto-bistro.com).

### Family Fun Nights at JRL!

Date: 4/11/2011 7:00 PM - 8:30 PM

Cost: Free

Location: Carrollton Public Library at Josey Ranch Lake

1700 Keller Springs Road

Carrollton, Texas 75006

Back by popular demand. Come to the Library for a night of free fun games and crafts.

### Let's Go Fly a Kite

Date: 4/16/2011 3:00 PM

Cost: Free

Location: Carrollton Public Library at Josey Ranch Lake

1700 Keller Springs Road

Carrollton, Texas 75006

April is Kite Month, so we will be sharing kite stories and making kites. Then we'll go outside and watch them soar!

### Teddy Bear Picnic

Date: 4/23/2011 1:00 PM - 3:00 PM

Cost: \$11

Location: A.W. Perry Homestead Museum

1509 N. Perry Road

Carrollton, Texas 75006

Bring your teddy bear, a picnic lunch and enjoy the festivities which include: crafts for your bear, games, cookies and lemonade, a contest for best-dressed bear, and a teddy bear first aid station, where a certified teddy bear nurse will repair your well-loved bear. A prize will be awarded for the best-dressed bear! Teddy bears were first introduced in the United States in 1902, after President Theodore Roosevelt refused to shoot a bear cub. The teddy bear has been a beloved children's toy ever since. Fee is per family, up to 5 people. Register by April 19.

CLASS #202405-02

Age: All



### Early Voting for May 14 Election Begins May 2

On May 14, 2011, voters will elect a Mayor and Council Members for Places 2, 4 and 6. All of these seats are elected at-large. Early voting for the election begins Monday, May 2. Early voting for this election will be held at the Josey Ranch Lake Library (1700 Keller Springs Road) and at the Hebron & Josey Library (4220 North Josey Lane).

Early Voting Dates and Times:

May 2- May 6 (Monday – Friday) 8am - 5pm

May 7 (Saturday) 8 am - 5pm

May 8 (Sunday) 1pm - 6pm

May 9-May 10 (Monday – Tuesday) 7am - 7pm

## Realtor's Update by Carin Nehlsen

Carin Nehlsen, ABR, GRI, NHS, Realtor®



Keller Williams Realty Plano

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VM: 972-733-8713

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

\*Data obtained from NAR MLS statistics as of 3/21/11

	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>	511	Up 6%	103	Up 1%	46	Down 7%	11.1	Up 12%	\$80/sf**	Down 4%
<b>75007</b>	256	Up 4%	108	Up 8%	23	Down 23%	11.1	Up 35%	\$79/sf**	Down 4%

\*\*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 4 properties – Avg Sales Price: \$306,125 (\$103 / sf) with avg days on mkt being 68 days

Avg square footage of homes sold – 2,977 sf

**Highlands of Carrollton** has sold 2 properties – Avg Sales Price: \$287,450 (\$108 / sf) with avg days on mkt – 71 days

Avg square footage of homes sold – 2,614 sf

### HOT days are coming! Get Caulking!!

#### Where to Caulk

Eventually, all homes need fresh caulking to fill gaps and cracks that may appear in walls and where different types of materials are joined. Checking and repairing caulk should be one of those maintenance projects that get done around the house every year or two. It not only saves on heating and air conditioning bills, it prevents moisture and even insects from entering your walls.

Caulk is a pliable sealant that comes in large tubes that can be purchased at most hardware stores. Once the caulk is applied, it solidifies in the air to fill gaps, cracks and spaces at joints and connections all around your home. Some caulks don't turn hard but remain pliable like a rubber.

Look around the outside of your house for places that need to be filled in. If your heater is on, you may be able to feel drafts where heated air is escaping from cracks. In particular, look for gaps and holes around door and window frames, wall and roof vents, and skylights. Examine around outdoor faucets and where the gas pipes and electrical lines enter the house. Check the joints where siding joins at corners and where it meets the roof and the foundation, or where it meets the fireplace chimney.

#### Prepare the Surface

Before you begin, the surface you are caulking should be relatively clean. Old caulk should be stripped or scraped out of the gap or crack. It's best to not wash it or pressure wash the area because water may be forced through the crack and could cause some damage. Wipe down the surface with a damp cloth to remove any residue or dirt. Make sure it is clean and dry before beginning to caulk.

#### How to Caulk

There are caulks made specifically for concrete, for brick, for wood, and even for glass and metal. Caulking can be made of pure latex, siliconized latex, polyurethane and other modern materials. Choosing the proper one for your task from the array of choices can be a daunting task. Ask someone at the hardware store for advice.

Important qualities to look for when choosing caulk are life expectancy, how much it shrinks over time, whether or not it can be painted, and if it cleans up with soap and water or needs a solvent like paint thinner. For most exterior uses around the house, you can use polyurethane caulk. It sticks to just about everything and doesn't totally harden, but remains flexible. For that reason it tends to last longer, and it doesn't shrink as much as some other types.

## Realtor's Update by Carin Nehlsen

Carin Nehlsen, ABR, GRI, NRS, Realtor®



Keller Williams Realty Plano

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

Caulking guns use a ratcheted plunger to force the caulk out the tube when you pull a trigger. Some caulking guns are made of metal, while others are manufactured from fiberglass and nylon, or even ABS plastic. To load a caulking gun, pull back on the plunger, and then drop the new tube of caulk in the barrel, rear end first. Pull the trigger or push the plunger until it contacts the rear of the cartridge. Trim the nozzle of the caulk tube. It's best to cut it on a 45-degree angle. Break the seal on the tube by inserting a nail or small screwdriver into the nozzle's opening.

Now, by squeezing the trigger, you can force caulk out the end of the nozzle while you move the tip of the nozzle along a seam. You can either push or pull the caulk into a seam, but pushing forces the caulk into narrow seams more effectively. By moving the gun slowly and evenly, you'll get a clean, professional job.

To stop caulking at the end of a seam, simply push the nozzle into the corner to cut the strip of caulk. Twist the nozzle and lift it away. You don't need to smooth caulk after it is applied, except for the sake of appearance. Latex caulk can be smoothed with a finger dipped in water. You can also use the back of a spoon to produce a smooth finish. Smoothing should be done soon after the caulk is applied, however - smoothing caulk as it dries sometimes causes it to crack.

Most caulk works best on cracks that are less than half an inch wide. Wider cracks can be sometimes bridged by two strips of caulk applied side by side. Try filling deep cracks with wadded-up fiberglass insulation or some other backing material. Always pry out any old caulk before you install new caulk, and be sure the surface on which you're working is clean and dry.

--courtesy of [YellowHatInspections.com](http://YellowHatInspections.com)

Enjoy the spring season & as always, thank you for your support!

Carin

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

Your garden is much like the palette of an artist. The colors you use have the ability to affect our emotions and set the tone of the surroundings. There is no right or wrong way to choosing colors for your garden.

Cool colors such as green, blue and purple provide a tranquil, restful feel to a garden. They are great to use in spaces where you want to relax. Green is soothing to the eye and will complement many of the other stronger colors. It provides stability throughout the seasons. Blue is a receding color and is the first to disappear from view at nightfall so use it in large blocks so it can be seen. Purple evokes the feeling of romance and stimulates imagination.

Warm colors like red, yellow and orange tend to draw attention and excitement. Use them by doors, walkways and in far corners of your garden to draw attention to spots which might be overlooked. Warm colors can also be overpowering to the eye so use them carefully. In cooler weather, red flowers in the garden or in containers will create a feeling of warmth. Yellow is associated with sunshine and is therefore a positive, energy-building color.

White is the color of purity, innocence and cleanliness. It gives the impression that the garden is well organized and well planned. White is an excellent choice for an evening garden where it helps the landscape "stand out" in the shadows. Use white as an accent to other colors.

As you create your landscape design, remember there are other ways to add color to your garden. Colorful ceramic pottery, stepping stones and even decorative mulches add interest and textures to a landscape. Your garden should be as unique as you are so, think outside the box and explore your creative side!

We will be hosting a free clinic in every store on The Hidden Meaning of Color on Saturday, April 30th at 10:15 am. Join us to learn more about the meanings of color! Visit [www.mytexasgarden.com](http://www.mytexasgarden.com) for more gardening tips, information and to become a member of our Garden Club! Success in the garden made fun and easy at Calloway's Nursery!



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## 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:** Get out the gardening tools and get ready for the 2011 Yard of the Month awards! The monthly homes will be featured on the OCEHA website and quarterly newsletter. Happy planting!

**Neighbor Outreach-** This committee coordinates assistance to neighbors going through difficult or life changing times (illness, death in family, new baby etc.) Lillie Bonesio is the contact person to coordinate meals and assistance for these families. Volunteers are needed for cooking or providing a meal and helping in other ways. If you are interested in volunteering or know of a neighbor needing assistance, please contact Lillie at

[lilliebonesio@hotmail.com](mailto:lilliebonesio@hotmail.com)

or call her at 972-306-6836

**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)



## Handyman Saves Marriage

A handyman can actually help a couple save their marriage. The marital relationship is a complex partnership that can be wonderful or fraught with difficulties. The 5 most common reasons for a husband and wife to break up are communication difficulties, unfulfilled expectations, money problems, infidelity and unresolved issues. Here are ways the humble handyman can help with each and every one of these troubles.

- Communication difficulties: It's the weekend of the biggest football game of the year and the man is dying to watch the game. He's bought chips, pretzels and his favorite brew. All set to grab the remote with his snacks and settle back in his favorite recliner when in walks the woman. It was her understanding that hubby was going to put shelves up in junior's room and paint the front porch before the neighbors come over for dinner. She thought she'd explained this to him but he wasn't listening as he had the radio tuned into last week's sporting event. This could escalate into a terrible battle. Or she could just pick up the phone and call the local handyman. Handy Joe will be happy to put up the shelves, paint the porch, and put a bit of cash in his pocket. Mister can watch the game and Missus can get her tasks checked off.

- Unfulfilled expectations: She expects him to clean out the garage and fix the leaky faucet. He expects her to keep the flower garden weeded. Instead of folding arms over chests and getting indignant, relax, just call in a handy person to get the jobs done. Expectations will be fulfilled. Does it really matter by whom?

- Money problems: It may seem like wasting cash to hire a handy person to do a job that one of the spouses are able to do. But who said men were designed to repair roofs or unclog the garbage disposal? Who said women were the only ones who could wallpaper the bathroom? If the man doesn't have the skills, his repair jobs can actually damage items. If the woman isn't a perfectionist, the wall-paper job may look horrid and actually detract from the value of their home. Hiring a pro can save money in the long run.

- Infidelity: A person may wonder what on earth a craftsman could have to do with infidelity, but it's true that they are linked. The reason one spouse cheats on another varies, but a frequent reason is because their former beloved is just not available to them. Their spouse may be super busy doing chores every weekend. Or they may be up to their elbows in septic tank repairs? not a very romantic and enticing sight. The handsome man hiking on the mountain, or the woman wearing high heels at work may begin to look a bit more appealing. Hiring a handyman to do the tasks at home can free the husband up to strap on his hiking boots and the woman up to donning her mini-skirt and stilettos.

- Unresolved issues: If the chore list keeps getting added to, the honey-do's may begin to feel like a life sentence. The one who has to do them may feel resentment. The one who makes requests that never get resolved may form resentment, as well.

Take care of your marriage. Hire a handyman and devote some more time to your beloved spouse.

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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