

Oak Creek Oracle



A Quarterly Newsletter Representing 'Our' Community

Second Quarter 2012

President's Note



Hello Neighbors!

Myself and the Board hope that everyone is having a terrific summer so far. Oak Creek Park has been very active and the benches around the trail have been a great addition.

With it being summer, there has not been a lot of activity from the board as the collection of dues is almost complete. These dues are used for the two neighborhood entrances, landscaping, watering, utilities, etc. It also is for the annual events, like the parade that was held on the 4th of July. These events are open to everyone so please check your emails and your calendars. The next event is the annual neighbor-

hood picnic with details forthcoming.

Due to new state legislation, the board has been working on updating the by-laws and covenants to be in compliance w/ Texas law. There was an item on the last neighborhood election regarding this that was passed unanimously. Nothing major will change as most of it are policy changes but please feel free to contact me with any and all questions that you might have.

Finally, wanted to remind everyone to be safe this summer, take precautions with your home, lock your doors and if you can please park your cars in your garage if possible. Crime always increases during the summer months so we want everyone to be safe and keep an eye out for anything suspicious. If so, please call the police so they can investigate.

John Mahalik
HOA President
hoapresident@oceha.com

Fall Back into the Garden – August 15

The City of Carrollton is hosting a hands-on family night, August 15 from 6:30-8 p.m. at the Josey Ranch Lake Library (1700 Keller Springs Road). There will be events for adults and children ages 4+. Adults will learn about DIY home irrigation fixes, the right plants to use in Carrollton, and how to create healthy soil to reduce water use and improve plant health.



Water Conservation

Stage 2 Irrigation Schedule:

Last Digit of

| Address | Watering Days |
|--------------------|--------------------------|
| 1,3,5,7 & 9 (Odd) | Saturdays and Wednesdays |
| 0,2,4,6 & 8 (Even) | Sundays and Thursdays |

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
melissafriedman@gmail.com

OCEHA Board

2010-2011

- ◇ John Mahalik (President)
- ◇ Bob Roerig (Vice-President)
- ◇ Robert Post (Secretary)
- ◇ Paul Ivanoff (Treasurer)
- ◇ Rory Cahill (Architectural Control)
- ◇ Wayne Robbins (Crime Watch)
- ◇ Carin Nehlsen (YOM & Welcome Committee)
- ◇ Douglas Ring (IT/Web Specialist)
- ◇ Ulysses Wright (Neighborhood Coordinator)

Carrollton News and Events



Utility Customers: Be Alert for Nationwide Scam

City of Carrollton utility customers are warned about a nationwide utility bill payment scam that can result in identity theft and unpaid utility bills. Nationwide, customers have been contacted by email, U.S. mail, fliers, social media, phone calls, text messages and door-to-door solicitation with claims that President Obama or some other governmental agency will help them pay their utility bills by providing credits or making payments.

To receive the money for the bill payment, scammers claim they need customers' social security and bank routing numbers. In return, customers are provided a phony bank routing number that will supposedly pay their utility bills. Since there is no such governmental bill payment program, there is no money for payments. Customers will believe they paid their utility bills when in fact they have not, and personal information will have been stolen. Never provide your social security number, credit card number, banking information or other personal information to anyone requesting it over the phone or at your home unless you initiated the contact and feel confident with whom you are speaking.

If you are a victim of this scam and live in Carrollton, contact the City of Carrollton's Utility Customer Service Department at 972-466-3120 to notify them of the situation and check on your utility account status. If you suspect you have been a victim of identity theft, contact the Carrollton Police Department at 972-466-3333.

Josey Ranch Water-Wise Conservation Garden Ribbon Cutting and Grand Opening

A grand opening ribbon-cutting ceremony will be held at 8 a.m. on Saturday, August 11 for Carrollton's new Water-Wise Conservation Garden, situated between the Josey Ranch Lake Library (1700 Keller Springs Road) and the Carrollton Senior Center (1720 Keller Springs Road). The public is invited to come see the City's new water conservation efforts as the Mayor and City Council officiate the event.

The Garden uses water-conserving plants, the most recent irrigation efficient technology, LED lighting, improved soil quality and mulch. The development of the garden was a public-private partnership, led by the City of Carrollton Public Works and Parks and Recreation departments, in cooperation with local contractors and The Home Depot's Carrollton location. Design of this project was initiated in 2011 and the construction concluded in mid-2012. This \$30,000 project was funded through the DOE (Department of Energy) Water Education Grant. This portion of the grant is concerned with water conservation, education and outreach. By providing efficient options for plant materials and irrigation practices for both home and office, the City will be able to increase water conservation, while reducing energy needs and decrease water demand throughout the City.



In the summertime, more than 50% of our water is used on our lawns and landscaping. To reduce the impacts of drought and ensure efficient water usage, the City is taking a proactive approach to reduce water consumption in our outdoor spaces. The plants used in the garden require little water once established, the drip irrigation system is plugged into a weather station and only waters when the soil is dry, and we have improved the soil health, and topped off with mulch to reduce water loss during hot months. Each of these elements will allow for a healthy and beautiful garden, and only require minimal water needs. It is estimated, through education, the amount of water used at a residence for irrigation can be reduced by 20-30%. The City aims to achieve this goal by 2020. The installation of water conservation gardens will allow residents hands-on explanations for improving their home landscape.

The garden will host educational programs for children and adults with a focus on effective water and energy conservation practices, along with the City's first completed Water-wise Conservation Garden can be found at Don Cline Pump Station (2150 Old Denton Road). In addition, educational programs for professionals will be led by subject matter experts to promote new installations, and improved existing installations. For more information, call 972-466-3425.

Carrollton News and Events (continued)

D-fend Against West Nile Virus: Drain, Dress & Wear DEET

Posted on www.cityofcarrollton.com
6/19/2012

Carrollton, TX – The City of Carrollton urges the public to defend yourself against West Nile Virus. On June 11, Dallas County Health and Human Services reported that mosquitoes in our area tested positive for West Nile Virus (WNV) for the tenth consecutive year. This pool of mosquitoes was collected in the 2300 block of Sandy Lake Road in Carrollton. WNV is an arbovirus that causes encephalitis. Arboviruses including WNV are transmitted by blood-feeding insects such as mosquitoes. Mosquitoes draw the virus from infected birds and transmit it to animals and humans through bites. WNV is not transmitted directly from person to person, animal to person or animal to animal. The risk of becoming ill from a single mosquito bite is extremely low. In areas where mosquitoes carry the virus, less than 1% are actually infected. Even if mosquitoes are infected, less than 1% of people bitten and affected by those mosquitoes become severely ill. The City of Carrollton wants to remind our community of the importance of safeguarding themselves from exposure by taking these simple steps:

Drain - Get rid of ALL standing water. Empty, remove, cover or turn upside down any containers that will hold standing water (bottles, cans, tires, buckets, flower pots, etc.). Change water in pet dishes, wading pools and birdbaths several times a week. Cover trash containers so they will not collect water.

Dress - Wear long, loose and light-colored clothing to avoid mosquito bites when outside.

Deet - Use insect repellent products with "DEET" or other FDA approved repellents and follow product instructions.

What is the City of Carrollton doing to manage issues related to the West Nile Virus?

The City of Carrollton has implemented a plan that includes surveillance, public education, source reduction and spraying. Surveillance is conducted by setting gravid traps to collect mosquitoes. These mosquitoes are sent to the Texas Department of State Health Services where they are tested for West Nile Virus. Positive results are reported to Carrollton, and shared with the public through local media releases presented by either Denton or Dallas County Health Departments. If you have questions or would like to report mosquito activity in your Carrollton neighborhood, please call Animal Services at 972-466-3420.

Update from the Crime Committee

The crime stats for Oak Creek Estates continue to run below the average for Carrollton. This second quarter showed a very unfortunate rash of vandalism. While it was worse in other areas of Carrollton, any is too much for our neighborhood. The best thing we can do is continue to watch our neighbor's property like it were our own. Not just when they go on vacation and such, but all of the time. We must continue to report any suspicious activity; which looking at the reports we get from the Carrollton PD, we are doing that. Their non emergency number is 972-466-3333. It is far better to report something that turns out to be nothing than not report what was something. If we continue to work together, we can overcome any and all crime/vandalism in Oak Creek Estates.

Wayne Robins



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 7/17/12

| | 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 | 345 | Down 9% | 71 | Down 24% | 108 | Up 48% | 3.2 | Down 38% | \$85/sf** | Up 5% |
| 75007 | 187 | Down 5% | 58 | Down 33% | 57 | Up 84% | 3.3 | Down 48% | \$84/sf** | Up 6% |

**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 for our neighborhood:

Oak Creek Estates has sold 2 properties – Avg Sales Price: \$326,000 (\$98 / sf)

Average days on market—130

Highlands of Carrollton has sold 8 properties – Avg Sales Price: \$175,000 (\$80 / sf)

Average days on market—125

Home Maintenance Tips

- Gas Valve Missing – a readily accessible gas valve is required within reach of all gas-fueled appliances. If the gas meter and main gas valve are not attached to the house, then a secondary pipe with a main gas valve should be attached to the house.
- Planters – planters against walls should be emptied of all soil, if any portion of the wall is below the soil surface. This will prevent water absorption inside the wall systems and eliminate a conducive condition for wood-destroying insect infestation. Even if the part of the wall under soil is coated with a waterproofing material, water and insects can enter via small tears and cracks created over time.
- Fridge Energy Savings – Brushing or vacuuming your refrigerator's coils can improve efficiency by as much as 30%. A fridge that is 10 degrees colder than necessary can use 25% more energy. Keep refrigerators 35 – 38 degrees and freezers at 0. A full refrigerator retains cold better than an empty one, so stock up. On the other hand, don't overfill it, since that will interfere with the circulation of cold air inside.
- Do You Have a Family Fire Escape Plan – More than 3,500 Americans die each year in fires, and more than 20,000 are injured. The Federal Emergency Management Agency helps you make an escape plan for the whole family and prepare appropriately. Once a plan is established, practice it often.

~These tips are courtesy of Selman Home Inspection company

Call me if you have any real-estate related questions. Until next newsletter, stay cool!

All my best, Carin

Timely Tip for August Gardeners from Calloway's Nursery

Bring on the heat with Summer Color!

During the Summer months, re-vitalize your garden beds. Fertilizing, pruning, new mulch and fresh plantings can all bring your flowerbeds back to life!

Fresh color is available in larger sizes for an instant impact. Celosia, Vinca (Periwinkle), Lantana and Purslane are all good, reliable Summer bloomers. Plant these directly into beds or containers to replace flowers which have reached their prime. Add Calloway's Flower Food, a slow release fertilizer, and you will not have to fertilize for two months. Keep old blooms trimmed off to encourage repeat blooming. Add a new layer of mulch to flowerbeds and to containers to lessen evaporation and keep the soil cooler. Color abounds even in the heat of Summer!

Join us for a Free Saturday clinic, August 11 at 10:15 a.m. Our topic that day, Cool Summer Color, will offer up suggestions and ideas on how to create a cool, soothing retreat in your landscape. Come in for free advice and leave inspired!

Enjoy vibrant blooms even in August! For more information, stop by any of our Calloway's or Cornelius stores or visit our website, www.calloways.com for locations.



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!

2657 Deep Valley Trail



3804 Pinewood Circle.



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.

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 melissafriedman@gmail.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