

# Oak Creek Oracle



A Quarterly Newsletter Representing 'Our' Community



## President's Note

First Quarter 2013



The board hopes everyone had a terrific winter and enjoyed the White Christmas. It was a good year for our Oak Creek neighborhood and look forward to an even better one this year.

The Santa Claus event at the Roerig household in December was a success. The turnout was good as the photos from the event is attached in this newsletter. The backyard decorations and trains were in full force this year but our long time

neighbor, HOA Vice President, and friend, Bob Roerig will be missed. He unexpectedly passed away while on a trip so his wife managed the decoration tradition this year. She also led the group of volunteer neighbors in putting up the decorations at the two front entrances. A big thank you to the small group that showed up to help with that. They looked terrific during the holiday season. A big thank you to Marianne Halovanic for volunteering to store the HOA decorations until next year. She was the only one who replied favorably to our request which prevented us from having to rent a storage unit.

Carin Nehlsen, one of our board members, has spearheaded a project to put together a neighborhood directory. We currently only have about 50% of valid email addresses and contact information. This will allow us to have a paper copy of our residents so we can know how to contact our neighbors for a multitude of positive reasons. Everyone that agrees to include their information will get a copy and this information will NOT be sold or distribution by the board outside Oak Creek. Please return the forms as soon as you can to Carin as explained in the flyer delivered to your home. Thank you Carin for your time and effort!

One of the big projects for the upcoming year is to upgrade the security cameras. Technology has gotten better and fortunately we have some technology savvy homeowners and board members, (Doug Ring and Robert Post) with some great ideas to make this happen. Our goal is to complete this project without the mention of having to increase the yearly dues. We believe we can accomplish this.

Speaking of dues, notices for 2013 have already been sent out. The payment can be made online via our website through Paypal or via check sent to the PO Box. Payments have been coming in quicker than in prior years so

thank you for sending them in. This is the hardest part of the board's job. Since we are volunteers, asking for payments is not enjoyable. \$150 a year compared to most surrounding neighborhoods is incredibly low and has not been raised in years. We hope to keep our neighborhood looking fantastic with the funds we have, but it takes everyone to make this happen. We have one household that is several years outstanding but everyone else is on schedule each year. Thank you!

The neighborhood by-laws and paperwork have been updated per the new Texas State Laws. They are available through the website or if you would like to see the paper version, contact the President or they are filed at the Denton County Courthouse. Our Treasurer, Paul Ivanoff, also has all the up to date financials and bank statements available upon request for complete transparency. Getting this paperwork completed took some time and effort but this task was completed per the new regulations.

With Fall projects coming up, Board Member, Rory Cahill, our Architectural board member is always available to discuss any roof issues (it must conform in color and quality per the covenants) or building projects that might need approval per the by-laws. Keep this in mind before starting the big project. We here to work with you.

Board Member Wayne Robbins has been involved with neighborhood security. With the addition of the cameras as a deterrent, it has been very quiet recently with hopes of it staying that way. Of course, long time board member, Ulysses Wright is always walking the neighborhood and trails so if you see him, make sure and stop and say hello.

This should cover all of the great people involved. Thanks as always to Melissa Friedman for putting the newsletter together and I want to wish everyone a prosperous and happy 2013!

John Mahalik  
OCE President  
hoapresident@oceha.com

### OCEHA Board

2012-2013

- ◇ 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)



## In Loving Memory



Bob Michaels Roerig  
June 6, 1958 – October 25, 2012

Our memories of Bob are cherished as a loving husband, son, brother, uncle, mentor and friend. Bob is survived by Cindy, wife of 22 years; parents, Frank and Lillian Roerig of Lancaster PA; in-laws, Ken and Gayle Spradlin; sisters, Dr. Marilyn Henderson and her husband John of Lancaster PA; sister-in-law Angela and David Hunter of Jeffersonville IN; brother-in-law, Steve Spradlin of Fairfield TX; and nieces and nephews, Max, Kira, Katy, Marcus Henderson of Lancaster PA, Abbey, Heath and Aaron Hunter of Jeffersonville, IN and Kirra, Benjamin and Hannah Spradlin of Fairfield TX.

Bob was known at Arbitron as the father of software tools for Programmers. Bob is credited with the development of Maximizer's Programmer's Package - the first software ever designed expressly for the Program Directors. The road to Bob's multiple high-profile career successes began with stints in York – Scranton, PA and the Virgin Islands where he served as Research Director, News Director, Sales Person, General Manager and On-Air Talent.

While at WQXA-FM in York during the early 80s, Bob converted a tiny abandoned station studio into an informal one-stop research agency where sales people, programmers and clients would gather to better understand what ratings actually meant. With a degree from Franklin and Marshall College in Lancaster, PA and an MBA from York College of Pennsylvania, Bob was uniquely qualified to transfer data into dollars for the reps and he provided a clear programming edge to the PDs.

Bob and Cindy collected Garden Scale (LGB) Trains. What started as a small backyard setup for personal enjoyment became an annual Christmas display where hundreds of onlookers stopping by to see their Carrollton, TX house in full seasonal splendor. Bob and Cindy asked each spectator to drop off a canned good for the Metrocrest Food Pantry. During Christmas truckloads of food were hauled from Bob and Cindy's to the needy on a weekly basis. Bob would also head back to Pennsylvania where he would host the WITF Public Television station's fund drive. And as an avid scuba diver and owner of a dive quarry, Bob would happily teach anyone who asked about the joys

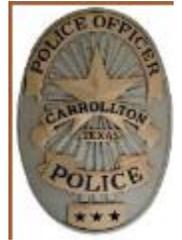


## Update from the Crime Committee

Spring is finally here and as the weather warms up, crime usually rises with it.

We had no reports for the month of December. January/February reported one car burglary and one theft where the glass was removed from the outside mirrors of a car.

While crime is down in our area we must remain alert and watchful. Remember to keep garage doors closed while doing yard work, keep vehicles locked and free of items inside, leave yard lights on and above all, do not hesitate to report suspicious activity to the Carrollton Police Department at 972-466-3333 and call 911 for any emergency. Let's have a great crime free spring and summer.

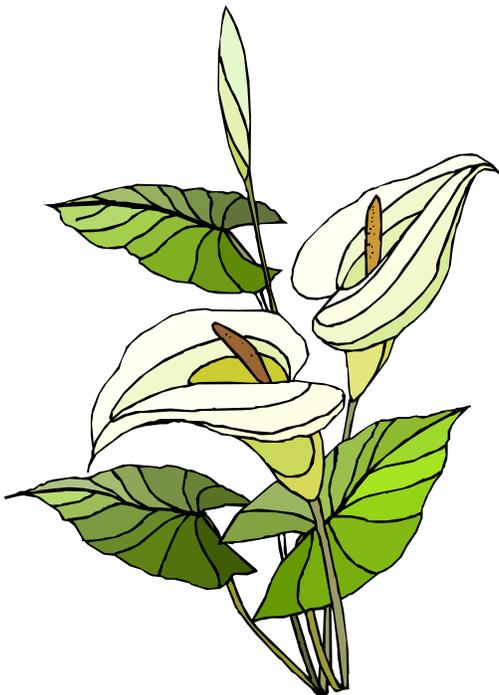


## OCEHA Homeowner Directory

The directory was originally requested by neighbors & is designed to be a handy tool to reach out to your neighbor if you see anything unusual in the area, need anything while you're away, or have a question. We've had a very good response so far, but getting as many neighbors included will make it beneficial for everyone.

We will not post any online information (other than owner name) in the directory without your consent. For any of you that thought your information had been submitted, or still want to submit it, please feel free to email Carin Nehlsen with whatever information you'd like included (i.e. email address(es), cell#(s), home#, emergency contact, children's names). Send it to [cnehlsen@verizon.net](mailto:cnehlsen@verizon.net).

We'd like to get the information over to the printer by early April, so please respond as soon as possible to be included.



### Oak Creek Estates

#### Kids Services

#### Babysitting

Audrey 972-679-2143

Catherine 214-483-6530

Danielle 972-979-9741

Hannah 972-394-6692

Johanna 972-306-2620

Landry 214-215-0724

To be included, please email  
[melissafriedman@gmail.com](mailto:melissafriedman@gmail.com)

## 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 3/18/13

	Homes for Sale	Change over 2 mos	Avg. Days on Mkt.	Change over 2 mos	Homes Sold (in past mo)	Change over 2 mos	Inventory in Months	Change over 2 mos	Avg. Sales Price	Change over 2 mos
<b>Carrollton</b>	195	Down 11%	46	Down 22%	80	Up 31%	2.4	Down 33%	\$86/sf**	Up 1%
<b>75007</b>	99	Down 8%	41	Down 29%	43	Up 34%	2.3	Down 32%	\$86/sf**	Up 1%

\*\*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 neighborhoods:

Oak Creek Estates sold 8 properties – Avg Sales Price: \$284K (\$100/ sf) – Avg days on mkt: 55—Avg SQ FT - 2838

Highlands Carrollton sold 6 properties – Avg Sales Price: \$235K (\$98/sf) – Avg days on mkt: 92—Avg SQ FT- 2325

Creekside Estates sold 2 properties – Avg Sales Price: \$354K (\$86/ sf) – Avg days on mkt: 50—Avg SQ FT - 3838

### 5 Things to Do Before Putting Your Home on the Market

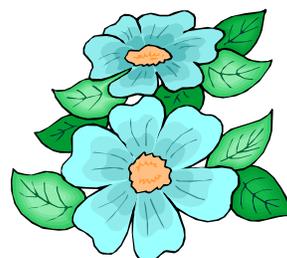
1. Have a pre-sale home inspection. Be proactive by arranging for a pre-sale home inspection. An inspector will be able to give you a good indication of the trouble areas that will stand out to potential buyers, and you'll be able to make repairs before showings or open houses begin.
2. Organize and clean. Pare down clutter and pack up your least-used items, such as large blenders and other kitchen tools, out-of-season clothes, toys, and exercise equipment. Store items off-site or in boxes neatly arranged in the garage. Clean the windows, carpets, walls, lighting fixtures, and baseboards to make the house shine.
3. Get replacement estimates. Do you have big-ticket items that are worn out or will need to be replaced soon, such as your roof or carpeting? Get estimates on how much it would cost to replace them, even if you don't plan to do it yourself. The figures will help buyers determine if they can afford the home, and will be handy when negotiations begin.
4. Find your warranties. Gather up the warranties, guarantees, and other manuals for the HVAC, washer and dryer, dishwasher, foundation repairs, and any other items that will remain with the house.
5. Spruce up the curb appeal. Pretend you're a buyer and stand outside of your home. As you approach the front door, what is your impression of the property? Do the lawn and bushes look neatly manicured? Is the address clearly visible? Are there pretty flowers or plants framing the entrance? Is the walkway free from cracks and impediments?

~ courtesy of relator.org

Thank you for making our neighborhood such a great place to call home. Don't hesitate to call me with any of your real estate questions or needs.

Cheers,

Carin



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



Celebrate Earth Day this month and go "green" with Calloway's and Cornelius Nursery. We offer

many organic products to help you develop a naturally-inspired green environment. We also offer

traditional solutions but for the gardener who is exploring the "greener" side here are a few ideas.

A successful garden begins with good soil. Organic material is important to the soil composition. It helps with drainage and increases the soil microbe population. Expanded shale is 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. Applying molasses will help stimulate microorganisms and energize your plants. Top dress your flowerbeds and containers with 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 the heat of the summer.

Other organic insecticides and fungicides are Neem Oil, Diatomaceous Earth and Insecticidal Soaps. These are products which are safe to use around pets and children. There are also beneficial insects available such as Ladybugs, Lacewings and Beneficial Nematodes! These guys will attack the pests and take care of them "naturally."

If you're looking for some naturally-inspired garden ideas for your

next project, please join us for FREE in-store garden clinics this month. Clinics begin at 10:15 a.m. and are facilitated at every store.

**Saturday, April 6:** Creating shade gardens (10:15 a.m.) Surprises of natural brilliance amid the shadows... Gardening experts at Calloway's and Cornelius Nursery reveal plants that thrive in Texas shade gardens and show you how to improve your own shady spaces.

**Saturday, April 13:** Butterfly and hummingbird gardens (10:15 a.m.) Enhance gardens with butterfly and hummingbird habitats... Learn how to create a garden to enjoy your own private butterfly and hummingbird show.

**Saturday, April 20:** Using groundcovers in the landscape (10:15 a.m.) Natural carpets of plants provide smooth garden transitions... Groundcovers tie together garden spaces. Learn about these grass alternatives at your local Calloway's and Cornelius Nursery.

**Saturday, April 27:** Identifying the perfect plant for your space (10:15 a.m.) Decorate spaces with splashes of natural color... Choose stand-out annuals that spring forth and thrive in Texas gardens.

For more information, visit [www.calloways.com](http://www.calloways.com). Hope to see you in the garden soon!

## OCEHA Neighborhood Santa and Train Event



**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.



**CAMEO**  
MORTGAGE PLANNERS, L.L.C.

*Representing Smart Borrowers*

**Linda Smith**

Cameo Mortgage Planners, LLC

NMLS # 256298,255850

Phone: 972-241-7675

Please Mention Oak Creek

**DOGS RULE RESORT**  
All Inclusive Canine Resort

**FINALLY!**  
A Great place for your dog to be when they can't be with you!

- **PHONE SERVICE**
- **EMERGENCY & LIGHTLY SUTTER**
- **FULL SERVICE SALON**
- **TRAINING** • **LIVE VEG CARE**

**2801 Pecos St.**  
**Carrollton, TX 75010**  
(near George Bush & N. Dallas Tollway)

**Call 972.300.1000 | www.dogsruleusa.com**

PO Box 116921  
Carrollton, TX 75011-6921

---

We're on the web!

[www.oceha.com](http://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](mailto:melissafriedman@gmail.com)

---

## 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