

# Oak Creek Oracle



A Quarterly Newsletter Representing 'Our' Community

## President's Note



Happy Holidays Oak Creek Estates!

Another year is winding down and the HOA Board wants to wish all of our neighbors a Merry Christmas and Happy New Year. This has been a great year for our neighborhood and city.

On a city level, a bond election has passed which will improve some major roadways, help with parks and recreation and also assist our Police and Fire Departments to better serve us. The Carrollton Switchyard Festival in Downtown was another success last month as it was headlined by the bands, Smashmouth and Sugar Ray. Our neighborhood has run smoothly as well.

Several new board members were added to help volunteer with events so we are glad to have them. Additionally, with the real estate market on the rise, there has been a lot of homes for sale and a bunch of new neighbors. Please make sure to make them feel welcome as we are happy to have you as neighbors.

This past year we hosted the Easter Egg Hunt, the Fourth of July parade and of course the Holiday event is coming up on December 17th at the home of Cindy Roerig. The address is 3710 Poplar Court and it is a backyard holiday tradition. Their yard and home is fully decorated with functional trains and each year people from all around Carrollton and Dallas come visit it. Canned good donations are accepted by visitors during this time, however, one night each year they open it up for free to the neighborhood with a visit from Santa as well as hot chocolate and treats so please plan to attend as an email blast will be sent with a reminder and times.

As 2014 is approaching, so are the yearly HOA dues. The implementation of online payments have made this process much easier than in the past. Please sign up on the website if you have not done so already so you can pay online and be on the email blast list. The upcoming projects for the board in 2014 is to upgrade the security cameras and to continue to maintain the community spaces. If anyone has any questions or would like to volunteer or spearhead a neighborhood project, please contact us.

Thank you again for making Oak Creek a wonderful neighborhood and all the best in the new year,

John Mahalik  
OCE President  
hoapresident@oceha.com



Fourth Quarter 2013

## Upcoming Events

### Neighborhood Christmas Event!

The holidays are quickly approaching and that means that Santa will be making a visit to Cindy Roerig's Garden Railroad layout and Christmas display on Tuesday, December 17 from 6:00-8:00pm. He will have candy canes for the kids and hot chocolate for everyone. Don't forget to bring your cameras.

There will be a collection of canned goods for the Metrocrest Food Bank (or you can make a donation and that money will be used to buy food). Regardless, there is no admission for this evening and we hope you come and spread the holiday cheer!



### Oak Creek Snowmageddon 2013



### OCEHA Board

2013-2014

- ◇ John Mahalik (President)
- ◇ Robert Post (Secretary)
- ◇ Paul Ivanoff (Treasurer)
- ◇ Wayne Robbins (Crime Watch)
- ◇ Carin Nehlsen (Yard Of Month & Welcome Committee)
- ◇ Rick Kirby (IT/Web Specialist)
- ◇ Ulysses Wright (Neighborhood Coordinator)
- ◇ Nick Oray
- ◇ Rory Cahill
- ◇ Michael Keilhofer
- ◇ Kristy Pirrello

## Carrollton News

### Carrollton Families – Need Help? Want Help?



Metrocrest Social Services provides emergency assistance with rent, utilities, food and other services to families in Carrollton, Farmers Branch, Coppell, Addison and zip code 75287 who are experiencing financial crisis. Join Metrocrest in aiding local families by donating nonperishable food, cash, or your time and skills as a volunteer. To request help or learn about donation opportunities, visit [metrocrestsocialservices.org](http://metrocrestsocialservices.org) or call 972-466-2100.

### Carrollton Ranked #1 in Economic Development

Carrollton Economic Development Ranks Number One in DBJ List

Due to major projects such as the location of CyrusOne Data Center and Earl Owen's headquarters and distribution center, the City of Carrollton Economic Development Department has been ranked as the number one Largest North Texas Economic Development agencies, according to the Dallas Business Journal (DBJ).

The DBJ released their annual list last week, ranked by value of deals completed in 2012. Carrollton rose from a ranking of number nine in 2011 to the coveted number one spot, with a value of deals done rising from \$123 million in 2011 to \$356.7 million in 2012. Number of deals done in 2012 was 112, up from 45 in 2011.

"This is a prime example of the ways in which we are working to diversify our tax base, bring in new sales tax and construction revenue, and leverage development opportunities. Carrollton's excellent location, safety, and neighborhoods make it the best place for business in North Texas," said Mayor Mathew Marchant.

Fort Worth, Richardson and Dallas finished in the second, third and fourth positions. Also finishing in the top 25 was immediate and area neighbors, including the City of Farmers Branch (6), Town of Addison (7), Dallas Regional Chamber (8), Plano Economic Development (9), Allen Economic Development (13) and McKinney Economic Development (14) among others.

### Carrollton Named One of the 50 Safest Cities in Texas

SafeWise, which provides research and reviews on home security systems and community safety initiatives, has included the City of Carrollton on its list of the Top 50 safest cities in Texas for 2013.

The group looked at all cities in Texas with more than 20,000 residents and paired it with data from the Federal Bureau of Investigation's 2011 Crime in the U.S. report as well as its own research that looked at unique safety initiatives and security programs implemented by cities and municipalities.

"Public safety is the most important service provided to the citizens by the City, and we will continue to innovate and improve to keep our citizens safe," said City of Carrollton Mayor Matthew Marchant.

"Our focus is to make Carrollton a safe place to live, work, and visit. The men and women who serve this community do so with pride because we can see the results of our efforts," commented City of Carrollton Police Chief Rex Redden.

Safewise write-up for Carrollton: "Diverse, cultured, and booming are just three words that describe Carrollton, Texas. Located in the hub of the Dallas-Fort Worth area, Carrollton is not only an energetic residential community, it's a flourishing business community as well. In fact, over 5,000 businesses call Carrollton home. Newcomers will be welcomed into a community that's well educated."

The report continues, "Over 34 percent of Carrollton residents have attained a bachelor's degree or higher, and those who want to continue their education will be glad to know that the city is conveniently located within 30 minutes of most colleges and universities in the Dallas-Fort Worth area. With more than 1200 acres of parkland, more than 50 lakes and 100 public and private golf courses within a 100-mile radius, Carrollton is a recreation mecca. All this, plus the fact that the FBI's Crime Report notes Carrollton's relatively low crime rate very likely contributed to it being named by Forbes magazine as number 12 on its list of America's Best Places to Move."

## Update from the Crime Committee

There were a couple of neighborhood incidents over the last few months: a reported home burglary on Mossvine (August) and an attempted burglary on Deep Valley (September).

Please stay alert and don't hesitate to report any suspicious activity to the Carrollton Police Department at 972-466-3333.



## Request a Vacation Home Check

Going away for the holidays?

The Carrollton Police Department Citizens on Patrol offers Vacation Home Checks to all Carrollton residents. While you are away on vacation, volunteers from the Carrollton Police Department Citizen Patrol will periodically stop by your home to check for open doors, broken windows or any other suspicious circumstances. This is another added security precaution you can utilize to safeguard your possessions and assure your peace of mind while you are on vacation.

This is a free, but invaluable service provided by the Carrollton Police Department. Please fill in the form below to request a vacation check. If you have any questions please contact the Crime Prevention Unit at 972-466-3316 or visit the website at <http://cityofcarrollton.com/index.aspx?page=1504>

## Are you registered on Nextdoor?

Nextdoor is a private social network for neighborhoods, to foster neighbor-to-neighbor and citywide communication and is active for Oak Creek residents! See details below or go to [www.nextdoor.com](http://www.nextdoor.com) to join.




### Nextdoor Carrollton

When neighbors start talking, good things happen. Nextdoor makes it easy to communicate with your neighbors about the issues that matter most in your community.

-  Share recommendations about local services (e.g. babysitters, plumbers, dentists)
-  Organize neighborhood events (e.g. HOA, neighborhood watch, National Night Out)
-  Report suspicious activities, help prevent crime, and receive updates from local police
-  Connect with parents, pet owners, and other groups in your neighborhood
-  Get to know your fellow neighbors so you can finally call them by name



Nextdoor protects you, your information, and your neighborhood. More than 20,000 neighborhoods across the country trust Nextdoor to keep them safe.

-  **Neighbors only**  
Each Nextdoor website is password-protected and private to you and your neighbors. Members must verify that they live in the neighborhood before they can join a Nextdoor website.
-  **All your information is secure**  
Nextdoor takes your privacy seriously. None of the information you share on Nextdoor is available on search engines. And your personal information is never shared with advertisers or third parties.
-  **Make your neighborhood safer**  
When neighbors know each other, they look out for one another. Nextdoor makes it easy to come together to create watch groups, report suspicious activity, and prevent crime before it happens.



## Our Neighborhood Bobcat!



Thank you to Jim Miller for taking these photos of our neighborhood bobcat taking a morning stroll last weekend. There are several bobcats frequently seen wandering around our neighborhood. While bobcats have been known to attack small dogs (less than 10 pounds), it is very rare for them to do so. Cities typically won't trap and remove bobcats as they help control rodent populations. If you see a bobcat, please keep your distance and appreciate a wonderful opportunity to observe our neighborhood's wildlife.



## Realtor's Update by Carin Nehlsen

\*Data obtained from NAR MLS statistics as of 12/02/13

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

	Homes for Sale	Change over 4 mos	Avg. Days on	Change over 4 mos	Homes Sold (in past mo)	Change over 4 mos	Inventory in Months	Change over 4 mos	Avg. Sales Price	Change over 4 mos
<b>Carrollton</b>	210	Up 19%	40	Up 29%	74	Down 35%	2.8	Up 75%	\$93/sf**	Down 1%
<b>75007</b>	109	Up 28%	35	Up 13%	38	Down 39%	2.9	Up 101%	\$93/sf**	Up 1%

Looking at the past 6 months of sales data for neighborhoods:

- Oak Creek Estates sold 12 properties – Avg Sales Price: \$310K (\$106/ sf) – Avg days on mkt: 22—Avg SQ FT - 2,918
- Highlands Carrollton sold 6 properties –Avg Sales Price: \$261K (\$104/sf) – Avg days on mkt: 9—Avg SQ FT- 2,494
- Creekside Estates sold 4 properties – Avg Sales Price: \$475K (\$111/ sf) – Avg days on mkt: 52—Avg SQ FT - 4,237

Although inventory and Days on Market are higher since the last newsletter, this is not uncommon during this time of year. Prices in much of the metroplex remain strong and sales are better than last year. According to NTRIS (the North Texas MLS) Median Sales Prices in October increased 13.1% to \$173,000 for the North Texas Market Area. While new listings continue to increase, overall inventory levels continue to shrink as average Days on Market decreases and absorption rates improve compared to Q4 last year. This blog posting, from [Keeping Current Matters](#) may better explain what much of the country, as a whole, is currently experiencing.

Will Rates be Heading up in 2014?

According to chief economist at Freddie Mac, Frank Nothaft, 2014 will be a year of stepped up regulations in the mortgage sector, he also sees mortgage rates getting close to 5% as the Fed begins to scale back on its current QE program. Mr. Nothaft sees an announcement of scaling back in the first half of the year and says that when such a big buyer begins to taper its purchases, home loan rates will begin to rise.

~ courtesy of David Ponder, Residential Mortgage Loan Originator, AmeriPro Funding – Southlake

Email: [dponder@ameriprofunding.com](mailto:dponder@ameriprofunding.com) -- David is also an OCE resident & homeowner

Thank you for helping to make our neighborhood such a great place to call home. Don't hesitate to call me with any of your real estate questions or needs. Merry Christmas & happy holidays!

Cheers,

Carin

Carin Nehlsen, ABR, NHS, GRI, Realtor®  
Five Star Professional Real Estate Agent - 2013



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3600 Preston Road, Suite 100  
Plano, TX 75093  
Direct: [972-898-3138](tel:972-898-3138)  
Website: [www.YourNextHomeSweetHome.com](http://www.YourNextHomeSweetHome.com)



## Timely Tips for December Gardeners from Calloway's and Cornelius Nursery

### Winter can be a wonderful time of year in the garden.



Winter can be a wonderful time of year in the garden. Winter may lack the wild riot of color and growth that we all so love in Spring, but Winter has a different kind of beauty. Some of our favorite Winter gardens are understated, tranquil and calming. Interesting evergreen shrubs and grasses really stand out in this season, as well as trees with beautiful bark. Flowering shrubs like Camellias are Winter favorites.



As for annuals, we Texans are quite fortunate in Winter choices. The new generation of cool season pansies will provide color from now until late Spring. Other flowering annuals like Snapdragons, Cyclamen, Flowering Cabbage and Kale provide both color and shape for the Winter garden.

Even better Winter is the perfect time to plan and lay the foundation for Spring. December is the month to plant your chilled bulbs for big Spring blooms. And this is also a good time to prune and reshape your trees and shrubs. Do not top crapemyrtles, simply remove the seedheads and prune for shape.

You should also prepare your garden for cold weather. First of all, make sure that your plants are in excellent shape, well-watered and well-fed, because a healthy plant will survive cold snaps more easily. 3 to 4 inches of mulch provides insulation that keeps the ground beneath it warmer, thus protecting roots. If you have tender plants, stock up on Frost Cloth now, so that you have it on hand when you need it. Frost Cloth is simply an insulating blanket for your plants. It should be draped over them when cold weather is approaching. To be effective the Frost Cloth should reach the ground all the way around, so that it effectively captures the heat emanating from the ground and keeps the air around your plants marginally warmer.

It's a lovely season in Texas, enjoy the cool bite of frosty mornings, warm drinks by the fireside, bright lights on trees and homes, and most of all, your treasured family and friends.

### Decorating for the Holidays



For most of us Texans, it isn't the 'holidays' until the poinsettias and the cyclamen have been put on display. Even more than the traditional trees and wreaths, the poinsettias and cyclamen say 'Christmas in Texas.'

As in years past, Calloway's is carrying a stunning assortment of floral quality poinsettias. These plants are simply unmatched for quality and beauty. Even more important, when you buy these poinsettias you are helping disadvantaged children and their families. A portion of the proceeds from every poinsettia sold goes to the Lena Pope Home. Make your holiday home beautiful, and the life of a child more beautiful, with poinsettias from Calloway's.

Plus, Calloway's also carries the freshest Christmas Trees, as well as North Texas' finest line of Pre-Lit Artificial Trees.

Stop in, for your most beautiful Christmas ever.



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Phone: 972-241-7675  
Please Mention Oak Creek

**Housecleaning the Easy Way**

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

Isabel Amaya  
972-523-4469

**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

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**Have you ever wanted to learn how to play guitar or sing with confidence? How about play your favorite song on the piano?**

Nathan Hudson, a resident of OCE, has opened up a music teaching studio in your neighborhood! Nathan was trained classically in piano for over 20 years. He studied piano at Southern Methodist University, played guitar and bass for 13 years, and studied voice for 10 years. He has played all around the DFW metroplex and overseas in various music roles, youth worship leader at Sojourn Church for the last 13 years, and has been featured on multiple worship and band CDs.

No matter where you want to go and whatever it is you want to achieve, Nathan can help you get there, all while experiencing the joy and reward of music! Guitar, Voice, Piano, and Bass lessons.

For more information, please contact Nathan Hudson at [\(469\)939-8125](tel:4699398125) or [nathanwhudson@hotmail.com](mailto:nathanwhudson@hotmail.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.

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)

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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