

## Richland Park Estates

## Neighborhood Association

## HOMESTEAD LEGISLATION AND PROPERTY TAX IN THE NEWS

As you know the Texas Legislature is in session making it the 89th session. There are a number of bills that will affect homeowners. However, two are hotly anticipated. The Texas Senate sent two bills to the Texas House on Thursday that will cut property taxes by again increasing the Homestead Exemption for property owners.

Senate Bill 4 and Senate Joint Resolution 2 were unanimously passed 30-0 Thursday. They would raise the exemption from \$100,000 to \$140,000 for taxes paid to public schools, saving homeowners an average of \$363.44 on their annual property tax bill. The exemption would be \$150,000 for seniors.

Because the increase would require an amendment to the state constitution, the bills must be approved by 2/3 of the Texas House and then Texas voters in November before they can go into effect for this tax year. This Homestead Exemption would apply retroactively to 2025 tax bills if passed by voters. The other bill is SB1. For information go here: <https://legiscan.com/TX/text/SB4/2025>

## WHAT IS IN A ZIP CODE: 75243

District 10,

I know how challenging the traffic at 635 and Skillman has been during the Project 635 construction, and I truly appreciate your patience. Here's the latest update from TxDOT:

"The intersection at Skillman and Audelia is expected to reopen in all directions by the end of this month. For now, traffic on Skillman will still use the temporary bridge while crews wrap up the final touches on the arch."

I understand how frustrating this process has been, but we're nearing the finish line. Once completed, these improvements will make a big difference in easing traffic and improving safety for all of us. Thank you for hanging in there!

Thank you,

Kathy Stewart, Council Member D10

Watch City Council agenda, briefing and committee meetings live [here](#) or past meetings [here](#).

## INSIDE THIS ISSUE

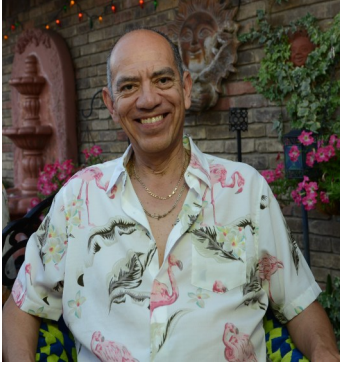
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## SPECIAL POINTS OF INTEREST

- Any ideas for added content to the newsletter?
- If you spot something you want to share with neighbors while on



## PRESIDENT'S LETTER



Hello neighbors,

I hope the new year and recent snow has everyone in a new spirit for the new year!

The recent wildfires in California, have changed the landscape and perspective of our association. I know that everyone has seen or heard of all the destruction caused by the fires. Communities in the areas are completely gone. I have never experienced this type of tragedy, I have been fortunate all my years living in this neighborhood.

RPENA is a vibrant association who have always worked with everyone to help one another. We are all volunteers, doing the best we can with the help of all our neighbors who support us through thick and thin. Our volunteer board will be sharing different news stories from beautification, membership, activities, and the treasurer's report. As well as security in the coming months.

I know many neighbors, and I see many when walking their fur babies. Remem-

ber, a good neighbor is a responsible pet owner who picks up after our fur babies.

Anyone who sees any loose or stray animals, please post to the next door app or call animal control.

Our neighborhood association is important to me and I hope it is important to you as well. We are a small association, but we can dream BIG!

Thank you to all the neighbors who support the association year round and keep our home property values up, We are the eyes and ears when police may not be available to ensure our neighborhood is safe. Please reach out to the board if you know someone is alone in our neighborhood and may be interested in a phone call or a text or maybe just a visit. We all can help and support this association.

Thank you to all the Volunteers who help and support our RPENA, we thank you! Have a safe 2025.

Sam Puentes

Meet the new slate of officers for 2024 - 2025.

President -- Sam Puentes

Vice President -- open

Secretary -- Linda Chieng

Treasurer -- Brooks Snyder

Membership Chairperson -- Jim Hambay

Crime Watch Chairperson -- Diane Mott

Activities Chairperson -- Meghan Slavings

Beautification Chairperson -- Cindy and Joe Gautreaux

Newsletter -- Tim Gallegos

Member at Large -- Maria Tran

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*"The greatness of a community is most accurately measured by the compassionate actions of its members." Coretta Scott King*

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### Unused or Expired Drug Disposal Information:

You can dispose of unwanted or expired medications at pharmacies, law enforcement facilities, and other locations. Is your medicine cabinet full of expired drugs or medications you no longer use? Your medicine is for you. What's safe for you might be harmful for someone else. The best way to dispose of your expired, unwanted, or unused medicines is through a drug take back program.

Call ahead to insure their kiosks are open.

#### CVS:

4610 FRANKFORD RD, DALLAS, TX, 75287

1235 S BUCKNER BLVD, DALLAS, TX, 75217

2323 W ILLINOIS AVE, DALLAS, TX, 75224

#### Walgreens:

5201 BELT LINE RD, Dallas, TX 75254

11403 E NORTHWEST HWY, Dallas, TX 75218

Most commercial pharmacies will not take schedule 1 drugs but you should call ahead and ask. For those, check out FDA websites as they do periodic pickup locations.

## MEMBERSHIP REPORT

MEMBERSHIP REPORT – Jim Hambay, January 2025

This has been my first year serving as Membership Chairman and it has given me a new appreciation for those who proceeded me. Having previously served as a block captain, treasurer and beautification chairman, I have found this new position challenging as I try to pry donations from my fellow neighbors.

RPENA cannot function without those dollars to pay for lawn mowing (weekly Apr-Oct) and tree trimming, electricity to power the 6 lights at our main entrance at Claymore/Audelia, security camera associated costs, water (4 meters) to maintain our 4 green common areas and of course long term projects such as the recently reconstructed fencing where Claymore crosses the creek or the planned redo of our Audelia entrance.

Every home (including the 60 duplexes) received an informative letter in the 1st week of September. In late October every home which had participated the previous year (but not yet this year) received a 2nd letter asking again for their continued support. In addition 20 homes who had not previously participated received a 2nd letter by US Mail. Block captains received weekly reports showing the status of the membership campaign throughout the 3 month campaign.

Each contributor received a “Thank You” card via US Mail and if agreeable, a sign in their yard recognizing their membership and giving the membership campaign daily visibility. Although our 3 month campaign has ended (on Nov 30) we will continue accepting memberships. A total of 69 homes joined RPENA with ten of those contributing more than the \$110 with four even donating \$200 each. I think this demonstrates their understanding of the valuable service RPENA provides in its mission to serve and preserve our investment in our homes and our community. Four of those 69 supporters were new members who were not members the previous year. Sadly, not a single duplex joined. Thanks to all of you for your support of RPENA.

New this year was offering ZELLE as a payment option. Twenty of the 69 memberships were paid by using ZELLE. For those of you unfamiliar with this option—you need to have an active bank account and need to be able to access it on line. I prefer to do this with our PC as I do not want banking information to be stored on my phone. On your account page you have the option to send money to others and others can ZELLE money to you. Others cannot take money out of your account—only you can send money out. You will need either the email or phone # for the recipient. In our case you use the RPENA presidents email: [RPENAPresident@gmail.com](mailto:RPENAPresident@gmail.com) and the money is transferred from your account to the RPENA account. It is so easy ! Be sure to place your address on the memo line so we will have no doubt who sent us the money. IT IS SO EASY ! Then record the transaction as you would for a check. IT IS SO EASY !

We are still in need of three block captains to support next year’s membership drive in September. Our current needs are : 1. Claymore, 2. the southern half of Halwin, 3. Fall Manor from Acklin south to the bend. If those three positions had been filled perhaps we would have reached the 81 paid members we had last year or even the 100+ members we had a decade or two ago. What projects could we undertake with \$3000 more in memberships? Please let me know if you would like more information on what is expected of block captains. Also thanks to our current block captains: Bobby Brooks-Acklin, Janie Griffith-Burnham, Dorothy Lewis-Fall Manor-West, Jennifer McGraw-Halwin-North, and Susan King-Harkness.



## BEAUTIFICATION REPORT

A walk down memory lane ...

I don't have the entire history of the beautification projects that have taken place over the years (beginning in 1978), but we are very fortunate to have original homeowners who have shared some of the stories/struggles/successes:

- No landscaping whatsoever at the Audelia entrance or Claymore bridge prompted dedicated residents to not only create flower beds but to also haul garden hoses from nearby homes to provide the necessary water to keep things alive and thriving.
- The Claymore bridge was originally designed with a metal guard-rail similar to what is currently installed on FM roads and highways. Over the years, sidewalks, lovely fencing and landscaping were installed. The fence has been replaced numerous times by wonderful volunteers.
- No idea how long the two landscaped areas were watered by hand; I can't imagine taking on this task in Dallas summers! Eventually water meters were installed in each location with automatic sprinkler systems to follow. This was no easy feat as permission from the City of Dallas was required.

RPENA board members and residents have funded and maintained the landscaped areas for several decades. Countless hours, tremendous amounts of blood, sweat and tears have been donated to this neighborhood by so many very special people.

Joe and I have tremendous respect and gratitude for all those who worked tirelessly to accomplish these projects. After completing the renovation of the Claymore bridge, we are thrilled to begin the next project to rehab the landscaping at the Audelia Road entrance. Material costs will be covered by RPENA, but volunteer labor will be used to construct new planters, haul in new dirt and install additional plantings. There may be some work days planned when you are all invited to join in the fun. Please be on the lookout for additional information!

Joe & Cindy Gautreaux

RPENA Beautification



Thinking about this time of year and the occasional cold and flu, thought I'd post a late winter cocktail called "Penicillin".

2 ounces blended Scotch, such as Famous Grouse

$\frac{3}{4}$  ounce honey-ginger syrup (recipe follows)

$\frac{3}{4}$  ounce fresh lemon juice

$\frac{1}{4}$  ounce Islay single-malt Scotch

Candied ginger

Preparation

Step 1

Combine the blended Scotch with the honey-ginger syrup and lemon juice in a cocktail shaker three-quarters filled with ice. Shake until chilled. Strain into a rocks glass filled with one large cube. Top with the Islay Scotch and garnish with candied ginger.

Step 2

To make the honey-ginger syrup, combine 1 cup of honey with one 6-inch peeled and sliced piece of ginger root with 1 cup of water in a small pot and bring to a boil. Reduce the heat and simmer for 5 minutes. Refrigerate overnight, then strain, discarding the solids.

**RICHLAND PARK ESTATES NEIGHBORHOOD ASSOCIATION**  
**Statement of Income & Expenditures**  
**for the period September thru December 2024**  
**(Cash Basis)**

	SEP	OCT	NOV	DEC	YTD TOTAL
<b>BEGINNING CASH ON HAND</b>	<b>7,397</b>	<b>10,126</b>	<b>11,051</b>	<b>11,649</b>	<b>10,088</b>
<b>INCOME</b>					
Dues & Donations	2,970	3,135	1,640	330	8,075
Other Income				55	55
<b>TOTAL INCOME</b>	<b>2,970</b>	<b>3,135</b>	<b>1,640</b>	<b>385</b>	<b>8,130</b>
<b>EXPENDITURES</b>					
Social Committee		264		152	416
Beautification Committee		385			385
Dues, Taxes, & Legal					0
Electricity	36	36	36	36	144
Membership Committee					0
Grounds Maintenance	205		615	1,701	2,521
Miscellaneous Repairs					0
Office Supplies					0
Security Cameras, Police Services	0	1,107	0		1,107
RPENA Website Hosting		50	318		369
Special Projects				0	0
Water (5 bills)	0	368	73	56	497
<b>TOTAL EXPENDITURES</b>	<b>241</b>	<b>2,210</b>	<b>1,042</b>	<b>1,945</b>	<b>5,439</b>
<b>ENDING CASH ON HAND</b>	<b>10,126</b>	<b>11,051</b>	<b>11,649</b>	<b>10,088</b>	

*Be courteous to your neighbors.*

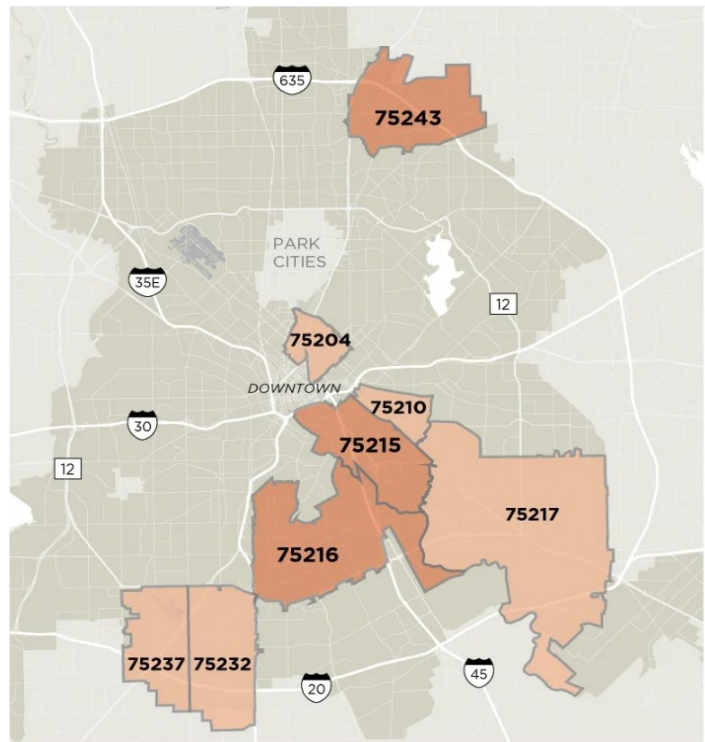
## CRIME REPORT

From the Dallas Morning News:

Data from around 150 homicides in 2024 showed nearly 30% occurred in the 75216, 75215 and 75243 ZIP codes, encompassing east Oak Cliff, South Dallas and Lake Highlands.

When I read this story, I was shocked to learn that our fair zip code is in the top zip code for a variety of crimes including homicide.

The only ZIP code in the ranking that is north of the city's center is 75243, encompassing the Lake Highlands neighborhood and far northeast Dallas. The ZIP code has 10 homicides on record this year. It has around 62,270 residents, according to the U.S. Census Bureau, and is one of the most populated ZIP codes in Dallas.



Other ZIP codes with more than double the average homicides recorded this year are 75237 and 75232 in the Red Bird neighborhood, 75217 near southeast Dallas and Pleasant Grove, 75204 in Old East Dallas and 75210 in South Dallas. Each had seven or more homicides recorded.

Data kept by The News shows most homicides in Dallas, nearly 90%, are the result of a shooting. More than 83% have male victims and nearly 40% are between 18 and 29 years old, according to data compiled this year. More than 90% of homicide victims are Black or Hispanic. More than a third of homicide cases this year have not been cleared.

In the next couple of pages, please see information about the City of Dallas Volunteer in Patrol program. It is a free and non-confrontational style program but does require a small effort such as application and background checks. We can and must take back our neighborhoods.

## VOLUNTEER OPPORTUNITIES

The Dallas Police Department currently has several volunteer programs. All volunteers must attend the required training course for the desired program. Most training classes are offered at the seven substations and usually last between 2 to 4 hours and are **NON-CONFRONTATIONAL**.

Our current programs are:

**VIP - Volunteers in Patrol:** This program is designed to reduce crime by having citizens patrol their own neighborhoods in their own vehicles and reporting any suspicious or criminal activity to the police by calling 911.

**CHIPS - Citizens Helping in Parking Solutions:** Citizens are trained to write parking warnings for handicapped parking violations in areas such as local malls or shopping centers. (currently this program has been suspended)

**COPS - Citizens Offering Police Support:** This program provides an opportunity for citizens to work hand-in-hand with officers across the city to make a difference in their community. Most duties are outside the substations such as graffiti paint outs or beautification projects.

### **Requirements for all Dallas Police volunteer programs:**

- o Must be at least 21 years old
- o Must possess a valid state issued driver's license or ID card
- o Must fill out an application prior to volunteering
- o Must pass a criminal history check
- ✦ No felony convictions
- ✦ No misdemeanor convictions within 5 years of applying to volunteer
- ✦ No DWI convictions within 10 years of applying to volunteer



♣**CWEB - Crime Watch Executive Board:** acts as a liaison between members of the community and the Dallas Police Department. In doing so, this allows for the maximization of the effectiveness of crime prevention efforts by providing support and education. Contact Lt. Rick Rivas for information at [richard.rivas@dpd.ci.dallas.tx.us](mailto:richard.rivas@dpd.ci.dallas.tx.us).

•**CERT - Community Emergency Response Team:** this program is intended to train neighborhood and community-based volunteer teams that will inform, educate, and train their neighbors on disaster preparedness; assist public safety agencies and local community boards with public events; respond to locally occurring disasters by strictly following CERT protocols, supporting emergency personnel upon their arrival and at their request and assist agencies in managing spontaneous volunteers at a disaster site. Contact Cassandra Wallace at [cassandra.wallace@dallascityhall.com](mailto:cassandra.wallace@dallascityhall.com) for more information.

### TRASH COLLECTION SCHEDULE

	Scheduled Collection	Unscheduled Collection Instructions		Comments
<b>Regular Trash &amp; Recyclable Pick up</b>	Tuesdays ----- Leave 2 ft space around carts (ex: fence, shrub, gas meter, etc.)	Roll carts not set out in time for collection will not be collected until the following week	If missed, call 311	<ul style="list-style-type: none"> <li>• Close cart lids</li> <li>• Report damaged carts to 311</li> <li>• <u>Yes Recycle</u>: Paper, plastic, glass, metal cans, metal cans</li> <li>• <u>No Recycle</u>: Pizza boxes, metal hangers, diapers, clothes</li> </ul>
<b>Brush &amp; Bulky Trash (curbside)</b>	4th Monday (Set out on Prev Thurs)	Take to: NE Transfer Station 7677 Fair Oaks 214-670-6126	(M-F) 7am-9am (Sat) 7am-4pm	Must show proof of Dallas residency at Transfer Station
<b>Hazardous Waste</b>	None	Take to: Dallas Cnty Chem Collection Center 11234 Plan Rd 214-553-1765	(Tu) 9am-7:30pm (Wed-Th) 8:30 -5:00 (2&4 Sat) 9am-3pm	chemical products for home use; paint & home repair products; lawn & garden chemicals; aerosol sprays; pool chemicals; craft & hobby supplies; cleaners & polishes; batteries of all kinds; auto fluids & oil filters; fluorescent light tubes; computers & cell phones
Questions? <a href="https://dallascityhall.com/departments/sanitation/Pages/default.aspx">https://dallascityhall.com/departments/sanitation/Pages/default.aspx</a> , or Call 311				

# WE NEED YOU !



More than 40 years ago the homeowners of Richland Park Estates (RPE) formed an association to represent themselves to the city of Dallas and to improve their neighborhood and thus enhance the values of their properties. Two trees were planted at the entrance and two large flower beds were created. Crepe Myrtles were planted where Claymore crosses over the creek. Over time, lighting was added to the front entrance and sprinkler systems were installed. In more recent years surveillance cameras were installed which resulted in our neighborhood being almost completely free of crime while surrounding neighborhoods face crime almost daily. All this of course costs money and the wise homeowners of RPE have generously funded this association of neighbors over the years. The yearly dues are a mere \$ 110/year, less than \$ 10 a month. Last year (2023-2024) more than 80 of your neighbors supported the Richland Park Estates Neighborhood Association, several giving more than the \$ 110. **WE NEED YOU !**

Our annual dues drive is now in progress and we urge you to act now before you forget or misplace this letter. You may pay by check (payable to **RPENA**) delivered directly to me (or any officer). If you use Zelle you may direct your payment to [RPENA.President@gmail.com](mailto:RPENA.President@gmail.com) and please place your street address in the "Memo" area. We can no longer accept Venmo. Please complete the form below and send it with your check or drop it by my home if using Zelle. Thanks for your support. **WE NEED YOU !**

Jim Hambay, Membership Chairman

**WE NEED YOU !**

9926 Claymore Drive

972-792-8400 [Jim-Sam@sbcglobal.net](mailto:Jim-Sam@sbcglobal.net)

-----CUT HERE-----CUT HERE-----

Address: \_\_\_\_\_

Name(s): \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Alternate Emergency Contact: \_\_\_\_\_

May we publish your name(s), address & preferred phone number in a directory distributed to members only? Yes No

Would you be interested in getting more involved in RPENA? Yes No