

# Regency Park

RPHOA is pleased to announce our re-introduction into social media. The Facebook group Regency Park I & II Homeowner's Association, Inc., Dallas is a closed group created for members only. Members can easily and instantly communicate with other members on a variety of topics such as security, events, lost pets and much more! Join today!

Issue No 2 - August 2012

**Did you know?**

Learn how the RPHOA has served Regency Park

Page 2

West Nile: What can you do to prevent the spread

Page 2

**Serving Regency Park**

Fundraising, Events, Committees...



Page 3

**Special Thanks!**

Special thanks to those members who have been generous with their time, treasures and talents.

Page 3

**Community Spotlight**



So what is all that construction?

Page 2

**RPHOA Calendar of Events**

Don't miss out!! Stay current on upcoming events

Page 3

**Helpful Information**

Yard Care Tips

Page 3



## RPHOA Commitees

On May 3rd the Board appointed its committee chairs for 2012-2013. You may have seen them throughout the neighborhood as they serve in these important roles. Please take a moment and meet Arnold Gendelman and Fernando Ochoa.

**Arnold Gendelman - Security Committee**

My wife Nancy and I moved into our Cedarview house July 2009. We joined the HOA soon after and began serving. It is the best vehicle to learn about the community and to stay on top of the important issues that affect our security, safety, home value, and quality of life. As a volunteer it also gave us first hand information and a direct voice in the community. Over the past three years I served in various capacities as the Board needed. My most recent roles were as Secretary, Web-master and Volunteer in Patrol. I will continue to assist with the



**Fernando Ochoa and Arnold Gendelman**

web as I take on this new role as Security Committee Chair.

I have a business and finance degree from NYU. I then enlisted in the U.S. Army and served for eight years. Following that I have owned, managed, consulted and coached various businesses and entrepreneurs in America, Europe and West Africa. Currently I am coaching and consulting in the

Dallas metroplex. Nancy continues to work for the U.S. Government and we are proud Americans lucky to be living and working in Dallas.

**Fernando Ochoa - Beautification Committee**

If Fernando looks familiar, it is because he is also serving RPHOA as Assistant Treasurer. If you did not get a chance to read about him in last month's issue, please take a moment to learn a little about who he is and why he serves. Not only is he gifted in accounting, he has quite the green thumb.

Three years ago my wife and I moved to Regency Park from another Dallas home. We have 2 children and 3 grandchildren, all living outside of the U.S. I have worked in the accounting field for more than 35 years and currently work for the Federal Home Loan Bank of Dallas.

I serve because I believe we should all get involved in trying to maintain and improve the properties where we live in order to protect our biggest investment.



## Community Spotlight

### MITCHELL ELEMENTARY

You may have noticed construction well under way at Mitchell Elementary School, the local public school on Voss that is responsible for educating the children of Regency Park. The project is part of a 20-year renovation with the contract budget at approximately \$11.1M. Construction started in March of 2012 and is slated for completion in August of 2013.

The redevelopment program includes new construction of 34,376 square feet to the original school structure and to upgrade and renovate the existing 61,256 square feet. The addition to Mitchell Elementary will feature 42 classrooms, a gymnasium, cafeteria, kitchen and library. It will be the first school in the Plano ISD to install a geothermal system and is committed to energy efficiency and preserving natural resources.

*This information was provided by [www.schoolconstructionnews.com](http://www.schoolconstructionnews.com); [www.pisd.edu](http://www.pisd.edu)*

### WHAT'S THE VENETIAN?

A restaurant owner from the Bent Tree Plaza has rumored that the new construction going on at the plaza, located at the intersection of Trinity Mills and Midway, is for a theater much like Studio Movie Grill. Venetian Theatre & Bistro has denied such construction and is not associated with this project.

We will keep you informed as we learn more about the new business that will replace what was Albertsons.



## Did you Know?

*Here are some highlights of what your previous RPHOA Board, Officers and member volunteers have done to keep Regency Park a great place to live.*

Coordinated and funded wall maintenance totaling approximately \$5K to include section repair in May 2010 and June 2008.

Mow lawn and maintain land along Midway Road from Frankford to Lawngate and along Frankford Road from Voss to Midway.

Maintain landscapes at Cedarview entrance and assist with maintenance of Voss entrance.

Started Security Committee and Volunteers in Patrol program. Also, initiated relationship with Dallas Fire and Police. This has directly increased police presence.

Purchased and distributed 'No Solicitation' stickers.

Maintain regular contact with Sandy Greyson and City Council regarding matters that affect our district and community. More recently, the city repaired the pedestrian signals at the intersections of Midway and Frankford and Voss and Frankford May 2012 per RPHOA request.

Initiated Yard of the Month program to encourage beautification of our community with various rewards. As of the new term, \$25 gift cards are awarded each month to the winning member.

Coordinated and sponsored a book club, bunko group, annual block parties, Ladies Tea and other social activities.

Started a website.

Maintained insurance policy necessary for liabilities that may be associated with the wall and land as well as any other liability associated with Regency Park HOA.

Petitioned Oncor to replace leaning poles that pose a threat. One pole was replaced in the spring of 2012 thanks to the persistence of the RPHOA.

**THANK YOU TO THOSE WHO HAVE SERVED!!**



## West Nile: What can you do?

The Texas Department of State Health Services is urging people to take precautions to reduce the risk of contracting West Nile virus, a mosquito borne illness.

There has been higher than usual human West Nile cases in Texas this year. Particularly in the North Texas region with 80% of the cases in Dallas, Collin, Tarrant and Denton counties.

People over 50 years of age and those with a compromised immune system are at a higher risk of becoming seriously ill when infected. If people have symptoms that cause them concern, they should contact their healthcare provider immediately.

To reduce exposure and prevent mosquito breeding:

- Use approved repellents. Wear long sleeves and pants at dawn and dusk when mosquitos are most active.
- Drain standing water, to include cans, clogged gutters, children's toys or playground equipment and saucers under potted plants.
- Change the water in pet dishes and bird baths at least once or twice a week.
- Keep children's wading pools empty and on their sides when they aren't being used.
- Be sure to check for containers and trash in places that may be hard to see, such as under bushes.

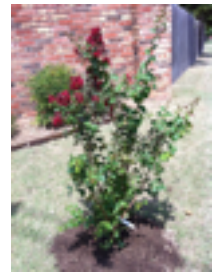
*The above are excerpts taken from [www.ketknbc.com](http://www.ketknbc.com) 'Texas Officials urge precautions to reduce West Nile exposure' 7/27/12*

# Special Thanks

*We would like to thank the following Regency Park HOA members for donating above and beyond. Thank you for your generous support!!!*

## Donation

Fernando & Diana Ochoa -  
Crepe Myrtle



*If you know of a neighbor that has gone above and beyond and we have failed to recognize him/her, please let us know!!! We will include them in an upcoming issue. Thank you!*

## Serving Regency Park

- If you have a local business and can donate services or product for our upcoming October Block Party, we want to hear from you!
- We need volunteers to assist with event planning, the newsletter, security, Yard of the Month and fundraising. Whatever time you can give is perfect! No experience necessary. All we ask is for a willingness to serve and have fun!
- RPHOA is looking for volunteers to help us maintain the website and assist with its upgrade. If you have web experience, please contact us today!

Please contact [rp75287@ymail.com](mailto:rp75287@ymail.com) or Kimberly Bolos, (214) 315-7539.

## Helpful Information

### Security Tips

Trim tree branches at least 7 feet away from upper story windows and decks. These are a good ladder to a thief.

An unkempt lawn is a green light to thieves that you are out of town. If traveling on business or vacation, ask a friend or trustworthy neighbor to mow your lawn at least once a week.

Police websites recommend that bushes and shrubs near your home be allowed to grow no higher than 3 feet. Bushes provide great cover to persons looking to hide and burglarize or peer into your home.

### Lawn Care Tips: Watering and Mowing

Warm-season grasses like Bermuda and St. Augustine should receive, at minimum the amounts of water shown below. These minimum amounts promote the best growth and make management of your lawn easier. Amounts include possible rainfall.

Summer - 2" per week; Fall/Spring - 1" per week; Winter - 1/2" per week

Mowing is essential to the health of your lawn. Mowing causes the grass to spread laterally. This spreading tends to block out weeds and develop that lush, deep green cushion we admire. A clean cut is important. Don't let the grass grow unusually high before clipping on low setting. Mowing heights for Texas Turf grasses

Common Bermuda - cut at 3/4" - 1 1/2"; St. Augustine - cut at 2" - 2 1/2" in sun, 3" in shade; Fescue - cut at 2" - 2 1/2"

Mowing at the correct height will help protect your lawn against summer scorch and wilting.

Information courtesy of Calloway's Nursery, [www.calloways.com](http://www.calloways.com), Good Neighbor Program

## RPHOA Calendar of Events

### AUGUST

14- Firemen & Policemen Purposeful Play Date ([hattonh@gmail.com](mailto:hattonh@gmail.com))

29- Dinosaurs Day Purposeful Play Date ([hattonh@gmail.com](mailto:hattonh@gmail.com))

### SEPTEMBER

6- Fox and Hound Social 6:30PM

22- Community Garage Sale

### OCTOBER

4- Fox and Hound Social 6:30PM

20- Block Party (time and location TBD)

*RPHOA Book Club, please contact Judy at [judy@pulice@sbcglobal.net](mailto:judy@pulice@sbcglobal.net)*

*RPHOA Bunco Group, please contact Diane at [diane0153@sbcglobal.net](mailto:diane0153@sbcglobal.net)*

## RPHOA Contact

[rp75287@ymail.com](mailto:rp75287@ymail.com), (214) 315-7539, or via mail:

### Regency Park HOA

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Please be advised that the Regency Park HOA and the Regency Park Board of Directors do not in any way sponsor, approve, condone, edit or participate in any social networking site or web-site other than the official Regency Park website [www.regencyparkdallas.com](http://www.regencyparkdallas.com) and **Facebook Group, Regency Park I & II Homeowner's Association, Inc., Dallas.**