

R P H O A

Summer Issue

June 2014

Membership Drive

We have an online presence!

- You can find us on Facebook. We'd love to have more ways to communicate and this is one of the best.
- We also have a stronger website complete with pet profiles. Check it out!

<http://regencyparkdallas.com/>



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Please consider joining and supporting the Regency Park HOA for July 1, 2014-June 30, 2015.

Dues were due by July 1st, 2014, but if you haven't joined or renewed, please do so without delay!

The Board and its volunteers work to maintain the neighborhood entrances as well as the bordering wall and city right-of-ways. Keep in mind, if we do not maintain the wall, the City will tear it down and assess every house. We foster a better sense of community by keeping neighbors connected via internet, social media, email, and mailers, as well as hosting several community events

throughout the year. We work to keep our neighborhoods safe and secure through Crime Watch and relationships with the Dallas Police, Dallas Fire, and bordering HOAs, and we partner with local businesses to solicit support for our neighborhood. All these things improve our quality of life in addition to furthering the value of our homes and increasing the desirability to live in Regency Park. We are not an organization that has created regulations for our homeowners beyond what the city has mandated for all homeowners regardless of association. Unlike other associations, we do not create nor enforce association regulations on owning or maintaining your

home.

Regency Park I& II Homeowners Association is a legal 501(c)4 non-profit corporation. We were created to provide pleasure, recreation and other nonprofit services or activities for its members. By forming an organization the neighborhood was able to resurrect the wall which adds value, privacy and security to all homes in our neighborhood. The organization is 100% voluntary and relies upon the continued financial support and activism of its members. Please consider joining today. HOA fees typically cost hundreds of dollars per year; however, we have been able to maintain our dues at the cost of \$75 for the year.

Beat Map

When reporting crime or suspicious activity, Dallas Police and their dispatchers do not recognize neighborhoods by HOA names. They would



have a harder time pinpointing a call if we just describe our location as Regency Park. They refer to specific areas of Dallas by sectors and have a beat map that is used to navigate. Regency

Park is Sector 610 Beat, out of the North Central division.

To view the Sector 610 Beat Map, follow this link:

<http://www.dallaspolice.net/>

Farewell to a treasured President

It is with a heavy heart and a lot of gratitude that we bid adieu to our most recent RPHOA President, Kim Bolos as she is moving this summer. Kim has been instrumental in the two years she served on the Board. Her goal in 2012 was to “breathe new life into the HOA”, and the Board certainly feels she has done so. Under her leadership, we were able to meet various goals, including: better record keeping, a re-vamped web site, meeting on a regular basis, collecting dues in a timely manner to support our contractual obligation with the city, as well as host multiple social events. We have had two successful, annual Block Parties where we were able to come together as a community and

share food, fun, conversation and even a movie under the stars. Kim’s enthusiasm and dedication has made a positive impact on the Board. Most recently the Board approved getting lights installed at all of Regency Park’s entrances. Kim has banked a ton of volunteer hours and has always encouraged others in our community to do so. Those who volunteer on the Board are taking her lead in urging our residents to come forth and volunteer. Whether in a leading role or not, we can use more “Kims”.



With Kim’s departure, a brave soul has stepped forward to fill Kim’s shoes. Ehren Stewart has served on the Board assuming roles that include: Vice Treasurer and a Chair member of the Communications Committee. He has been a vital member of the Board over the past year. His accomplishments include: updating our HOA’s website, planning happy hours, and he took on the task of inventorying and reporting all damaged curbside street lights in our community, all of which were repaired. As of July, Ehren will be taking over the HOA President position.

Thanks to Ehren for assuming this new role and added responsibility.

New Law in Dallas

As of January, Dallas City Council approved a new ordinance which requires solicitors to register for a City of Dallas solicitor's permit. Through this registration, solicitors are given a permit identification card.

The ordinance also states: “The solicitor’s permit identification



card must be conspicuously worn by the solicitor and visible at all times.”

A permit holder may conduct home solicitation between the hours of 9 a.m. and sunset, Monday through Saturday, excepting New Year’s, Martin Luther King Jr., President’s, Memorial, Independence,

Labor, Columbus, Veterans, Thanksgiving, and Christmas Day.

Solicitation may not be conducted at any residence displaying any sign which states “NO SOLICITORS OR HANDBILLS”, or any similar notice indicating the occupants do not wish to be bothered, disturbed, or have commercial printed matter left on the premises.

Realtor Update*

<p>For Sale 4227 Lawngate Dr. 4003 Lawngate Dr. 4227 Lawngate Dr. 4019 Joshua Ln</p>	<p>Sold 4032 Lawngate Dr.</p>	<p>Pending 4044 Kentshire Ln 4107 Seabury 4127 Seabury</p>
<p>For Lease 4128 Lawngate Dr. 4028 Seabury</p>		

*As of 6/20/2014

Thank you Julie Wilson for the latest real estate update.

County:	Collin Monthly		Collin Annual	
	Number	Y-O-Y	Number	Y-O-Y
Sales	1428	-11%	14,947	7%
Average Price	\$250,000	6%	\$238,000	10%
Price/Sq Ft	\$108	8%	\$103	9%
Sold to List Price	97.3%	1%	96.6%	1%
DOM	35	-26%	42	-29%
Homes for Sale	2,651	-7%	2,569	-19%
Pending Sales	1,440	-13%	14,831	5%
New Listings	2,087	4%	17,940	5%
Months Inventory	2.1	-12%	2.0	-32%

Summer Gardening Tips



JUNE & JULY

Planting pumpkin seeds near the 4th of July will allow for a home grown jack-o-lantern for Halloween.

Flower beds and veggie gardens should be mulched now in order to increase microorganism activity in the soil and to keep delicate plants from becoming dehydrated in this Dallas heat.

Plant summer annuals and tropicals. Don't forget to water them after planting and keep them watered regularly during the summer heat.

Regularly fertilize your lawn and garden with a high nitrogen fertilizer.

July is the month to start your fall tomato garden.

Begin trimming spent flower stalks

on perennials.

Now is the time to cut back some overgrown annuals (such as impatiens and coleus) and perennials (such as asters and salvia). A light shearing can help prevent the plants from falling over.

Roses can be trimmed back now by one-third to one-half so they will revive in the fall.

Mature or overgrown climbing roses can be shaped up now without damaging next year's bloom potential.



AUGUST

Plant fall-flowering bulbs, annuals and perennials such as marigolds, zinnias, celosias, and fall asters.

Prepare for and plant fall vegetable gardens. Plant beans and squash in early August, cucumbers, broccoli, cabbage and cauliflower mid-month and leafy crops in late August-early September.

Dust diatomaceous earth (such as Soil-Mender or DiaSource) for natural pest control. It helps with fire ants, chinch bugs, fleas and more.

Plant seasonal annuals such as marigolds and ornamental peppers for fall arrivals.

Summer long....

To help combat mosquitos, empty any standing water even from the tiniest areas. It only takes 24-48 hours the pests to procreate in a small amount of standing water. In areas such as birdbaths, use lemon slices or natural mosquito rings to control mosquitos without harming other wildlife.

Entryway Lights

Since our last newsletter, the HOA Board has been working hard to solicit and complete suggested community improvement projects as submitted by your Block Captains, Committee Chairs, and Officers. Due to increased membership, fundraising, and monitored spending we now have enough money to move ahead. The Board voted and approved the installation of electricity

at our two main entrances. This past month, we hired an electrician to start the first phase of this project at Midway and Cedarview. We are simultaneously working with the City of Dallas and Oncor to finalize the project which will entail the installation of up-lighting and other features to improve curb appeal. We hope this will be an invit-

ing change for residents and guests of Regency Park.



Yard of the Month

Due to inclement weather, we did not have Yard of the Month recipients in Jan. through March. Not a great way to star the year, but we are making up for lost time. Same goes for our neighbors working hard to maintain beautiful landscapes despite our harsh winter.

These are our past and current

recipients for Yard of the Month:

April— 4123 Cedarview

May— 4051 Seabury

June—4115 Countrybrook

CONGRATULATIONS

to all our winners!
Please contact Fernando Ochoa if you'd like to nominate a neighbor:
fochoabal@hotmail.com



Regency Park HOA

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(214) 315-7539 or via e-mail:

rp75287@gmail.com

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 and Facebook page:

www.regencyparkdallas.com

&

[Facebook Group, Regency Park I & II](#)

[Homeowner's Association,](#)

[Inc., Dallas](#)

Here are some special thanks to Kim Bolos....

"I cannot speak highly enough about Kim Bolos. Kim you gave your time and your spirit to connect our neighborhood.

We are not only a better neighborhood from your leadership but your friendship has made me a better person.

Your new neighbors are lucky to have you." - Julie Wilson



"Kim has been an exceptional president of RPHOA. Under her leadership, a remarkable list of achievements have been accomplished. Her dedication and commitment to making our neighborhood a better place to live have been an inspiration to all the Board members. We will truly miss her smiling, always cheerful ways. Best wishes to Kim and her beautiful family in their new home." - Jim & Sheila Collins

"Thank you for all of your hard work and your never ending desire to make Regency Park better!" - Ehren Stewart

Why Your Dues Matter

Perhaps you or even a neighbor have been wondering why having an HOA in our neighborhood matters. Well, it all comes down to a wall, really. It may seem silly to some folks as to why we even have an HOA to begin with in order to just maintain a wall. However, without an HOA, the brick walls that surround the backs of homes facing Frankford and Midway would cease to exist. Our walls keep noise levels down, especially for those homes that border the main streets. They also protect homes from getting damaged in auto crashes or other accidents. The walls provide added security to those homes as well, as they cover the drive-ways and alley access.

With the funds we get from our dues (which, compared to other associations is a very low annual cost), we are able to have our bordering walls assessed and repaired if need be. We maintain a reserve with these dues as well, in case funds need to be used for any emergency repair. You might not think this happens too frequently, and thankfully it doesn't,

but it can happen to us. Just look at the photo that was taken at Midway & Trinity Mills in December. We need to maintain and reserve funds for repairs in case of instances like this! The only way to make sure we can cover repair costs is by having all spots on our Board filled and by collecting annual dues. Please keep in mind that our Board is made up strictly of volunteers who live within Regency Park. Our HOA Board do not have hidden agendas nor are they out to get your hard earned money to be used willy-nilly. In fact, all residents are welcome to our monthly Board meetings that are usually held on the first Tuesday of each month.

In January our bordering walls were assessed and seem to be in good standing. The contractor suggested that some areas could use monitoring for repair. This was under review by The Board. A vote was made to keep on the amount of reserve we needed to maintain for future wall repairs.

Overall, there are some frighteningly strict HOA's in this country, but we are fortunate to have ours run by volunteers who

care about where they live and the wellbeing of those living around them. We are a community and hope to maintain a united front to ward off any ill willed individuals into our area. Our goal is to keep our Board positions filled with willing volunteers and to keep our dues up to par each year to maintain our reserve fund. With any additional funds the Board tries to host community events like the annual Block Party. We also have volunteers that host social functions that are not voted on by the Board. We encourage this and love that there are neighbors not on the Board that continue this sense of community.

