

Estates of **OAK TREE**



2014-2015 Board of Directors

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SBB Management **Company**

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**For community news, forms
contact information and
more please visit Oaktree's
website at:**

www.OaktreeHomeowners.com

Estates of Oaktree

Spring 2015

2015 ANNUAL MEETING

It's that time of year again! The Oaktree Residential Homeowners Association will host their Annual Meeting on **TUESDAY, APRIL 21, 2015 AT 7:00 P.M.**

The meeting will be held at the **Glen Eagles Country Club**. Following the meeting there will be a **HOMEOWNER MIXER WITH SNACKS AND WINE**. Complete details will be included in the notices that will be mailed in the coming weeks.

Are you interested in serving on the Board of Directors? There are two (2) positions to be filled on the 2015-2016 Board. Please look for more information in your meeting notice or contact Cyndy Long at SBB Management Company.

Please remember to sign and return your proxy when you receive your notice, whether you plan to attend the meeting or not. It is important to establish quorum so that a recall, as well as additional expenses are not required.

Community Security

Oaktree is a limited access community. Our front entry gates are staffed for the convenience of our residents and visitors. Although the property is surrounded by walls, our internal security is the responsibility of every Homeowner. There are multiple possible entry points for unauthorized pedestrian traffic. Our website has many suggestions for homeowners to assist in making their property more secure and to help keep our community safe.

Here are a few recommendations you may find useful:

- Get to know your neighbors and inform them when you will be out of town. Think about the things a thief would notice if you were not at home such as papers stacking up on your porch, mail in your mailbox, no interior lights, and trash cans not secured.
- The North Dallas Central Police Command can be notified if you are going to be away for an extended period of time. They will periodically patrol and do a courtesy check of your property. Please call (214) 670-7253 for an Extra Police Patrol.
- If you have a security alarm, please use it when you are away and overnight.
- Download or print the new directory to have for a quick reference to important numbers and your neighbor's contact info. Please check the directory and make sure all your info is listed correctly. I encourage each resident to put a good contact # in our directory. We don't share this info with anyone except residents of Oaktree and it is for your own protection.
- Please insure that your house number is displayed prominently, front and back. This assists fire department, police, and emergency responders in locating your home.
- Use your perimeter lights to illuminate dark areas. Invest in motion detection lights around your home, particularly in the rear. These can be found at Lowe's and Home Depot and are relatively easy to install and inexpensive.
- Be vigilant at home and while walking in the neighborhood. If you notice suspicious activity, call 911. Remember, the Guards cannot respond to incidents in the neighborhood.
- Please close and secure garage doors. It is easy to forget to remove valuables when the car is parked in your garage but an open garage door invites a thief to your property.
- Please review the Crime Prevention Tips on the web site under the tab "Crime Prevention" for other recommendations.

DOES YOUR SIDEWALK NEED REPAIR?

There are many sidewalks in the community that are trip hazards, cracked, sinking or shifting. Homeowners are responsible for their own sidewalk repairs, not the HOA.

Please be advised, the liability also falls on you as an owner if the repairs are not corrected. It is up to you to ensure your property is not only safe, but also maintained as in accordance with the CC&Rs.

There are several vendors you can contact should you need your sidewalk repaired –

Richard Lack at ECO -972-765-7768

David Gantt at D&R Construction – 972-803-1510

The City of Dallas does not make repairs in gated communities. Oaktree's Homeowners Association will be making repairs in the common areas along the Stonehollow (between Ambergate and the bridge).

If you need further assistance with a contractor, you can contact Cyndy Long at SBB Management Company c.long@sbbmanagement.com.

Irrigation Checks

Homeowners should check their irrigation systems on a regular basis. During the extreme cold weather, there can be breaks in the system; timers may need to be adjusted, etc. Checking your system regularly will also prevent high cost for repairs or unnecessary fines from the city.



972-765-7768

- Roofing
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WWW.ECO-ROOFING.NET

The next **Board of Directors** meetings will be held in **June, the date is TBD**. The meeting will be held at the Dallas Police Department, 6969 McCallum Blvd., in the Community Room.

City of Dallas Twice Weekly Watering Schedule

Last Digit of Address

0, 2, 4, 6, or 8 (even numbers)

1, 3, 5, 7 or 9 (odd numbers)

Watering Days Allowed

Sundays and Thursdays

Saturdays and Wednesdays

Water restrictions are in effect from April 1 until October 31 every year. Hand watering and soaker hoses are permitted at any time. Additionally, sprinkler systems are restricted to two days per week. No watering is permitted on Mondays, Tuesdays or Fridays. Please see the water schedule above for your watering schedule.

PET CARE IN THE NEIGHBORHOOD

You can avoid making a “fido faux paw” by following a few simple guidelines.

- ✓ Any time walking your pet please remember to bring a debris bag for cleaning up.
- ✓ There have been complaints of residents allowing pets to roam free without a leash especially along Stonehollow. **Please make sure when walking your pet through the community, that it is kept on a leash at all times.**
- ✓ If you have a particularly loquacious four legged friend please try to curtail their barking to avoid disrupting your neighbors.

City of Dallas ordinances and Oaktree’s DCC&Rs regarding pick up of pet waste and care are very specific. Please respect your neighbors and community by being a responsible pet owner.



WELCOME TO THE NEIGHBORHOOD!

The Oaktree Homeowners Association would like to welcome the following new residents to the community!

Mr. & Mrs. Bertrand- Haddington Lane

Ms. Woodson- Wainsborough Lane

Mr. & Mrs. Choi- Ambergate Lane

Mr. & Mrs. Clinton-Lincolnshire Court

Mr. & Mrs. Olding-Tennington Park

Mr. & Mrs. Weisblatt-Brandenburg Ct.



Do you like planning Social events? Enhancing and beautifying landscaping? Interested in being a Block Captain or Safety Watch for your street and neighborhood? The Board is looking for volunteers for the following committees:

- **Crime Watch/Block Captains**
- **Landscape**
- **Social**
- **Safety**

If you are interested in joining a Committee, please contact Cyndy Long at SBB Management. Send Cyndy an email at c.long@sbbmanagement.com or give her a call at 972-960-2800, ext.358.

The board would like to all the Committee Chairs and committee members or their volunteer work in the community.



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Congratulations to the Yard of the Month Winners!



January

5412 Wescott Lane



February

5307 Tennington Park

Portable Basketball Hoops & Maintenance

Residents have concerns regarding portable basketball hoops being stored on the street, cul-de-sacs and/or sidewalks. When stored on the sidewalk, it can be difficult to get around. Additionally, this can be a safety concern for residents as well as children playing in the street.

The CC&R's prohibit any one from blocking others from the right of ways. Basketball goals should be stored in the backyard or driveway when not in use.

Residents please do not hang children's swings from trees located in the front or sides of yards visible to neighbors.

Don't Forget To Obtain Approval First

Oaktree Residential Association's DCC&Rs require that the owners have approval for all proposed exterior architectural changes, including landscaping, before any work is started. One of the biggest advantages of these restriction is the protection of our property values. The value of your home is directly related to the condition, appearances and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values. **Getting approval for all proposed architectural changes is not just a good idea to protect your investment, it is a requirement!**

If you have any questions or need to request an Architectural Change Application please contact SBB Management Company.

Banana Cream Pie

Ingredients:

- 1 small package (8 oz.) sugar-free vanilla pudding.
- 1 3/4 cups nonfat milk
- 4 oz. nonfat vanilla yogurt (sweetened with artificial sweetener)
- 26 vanilla wafers
- 2 bananas, about 7" each, sliced (about 2 cups)
- 1 cup light whipped topping

Directions:

Prepare pudding according to package directions except use only 1 2/3 cups of milk. Cool slightly before adding the yogurt.

Line the bottom of an 8" pie pan with 12 vanilla wafers (not crushed).

Arrange banana slices over the vanilla wafers.

Place remaining 14 vanilla wafers standing up around the rim of the pan.

Pour in cooled pudding. Top with light whipped topping.

Refrigerate for two hours before serving so pudding will be firm.

When serving, cut each piece to include *two* of the standup vanilla wafers.





Do you have interesting news or articles to share about upcoming events, personal milestones, issues of community interest?

We want to hear from you! It is our goal to include items in the newsletter that not only inform owners of important business matters and address common issues but to also include articles that are fun and help bring the community closer.

If you have an idea, article or news you'd like to share please e-mail Cyndy Long at c.long@sbbmanagent.com.

ALL ADVERTISING SPACE IN OAKTREE'S NEWSLETTER IS NOW FOR SALE. FOR SIZING AND PRICING OPTIONS CONTACT SBB MANAGEMENT AT 972-960-2800 EXT. 358

PARKING REMINDERS:

Homeowners are reminded to please slow down while driving through the neighborhood. The speed limit is 25 MPH at all times.

Long term & overnight parking are not permitted per the Association's documents. Residents should park in their garage or driveways and avoid parking on the streets.

Cul-de-Sac parking- Please DO NOT park towards the curb (or in the center) as it creates a problem for vehicles trying to turn around, not to mention it is illegal.

Please be a courteous neighbor, abide by posted speed limits, park in your driveways and garages & appropriately park in cul-de-sacs.

Bulk Trash Schedule

Bulk trash is collected during the week of the first Monday of the month. It may be picked up as early as Monday, or it could be picked up on any of the following days that week.

Please refer to the chart below for set out dates and collection schedule.

<u>Month</u>	<u>Set Out</u>	<u>Collection Begins</u>
April	April 2	April 6
May	April 30	May 4
June	May 28	June 1
July	July 2	July 6

The City of Dallas can impose a fine of up to \$2,000 for bulk trash violations. If you miss the designated pick up date or require a special pick up please contact the city by dialing 311 to arrange a pick up at an additional cost.



SHEPHERD TEAM
 Shirley and Steve Shepherd

Shirley: 972-489-8157
 Steve: 214-738-6505
 Fax: 972-468-7602

shepherd@kw.com
 www.ShepherdProperties.com

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KIDS WITH KATE

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Kate Kawamoto

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