

# *Estates of* **OAK TREE**



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

**[www.OaktreeHomeowners.com](http://www.OaktreeHomeowners.com)**

# Estates of Oaktree

Summer 2015

## **Annual Meeting Highlights**

Thank you to all who came out for this year's annual meeting and returned proxies. We had a good turnout and hope to have an even more in attendance at next year's meeting. Here are a few highlights from the meeting.

- Mark Hargrave of US Securities, the new security company at the guardhouse, gave a brief presentation on the changes you'll be seeing with the new guards at the gatehouse.
- The Board made many accomplishments throughout the year including landscaping improvements, revised architectural guidelines, new cameras and toll tag readers at the gates and a newly updated community directory.
- Duane Cummins and Charlotte Cornett left the Board, their work over the past several years was greatly appreciated.
- Barry Hendrix and Wesley Poynor were elected to 2015 Board of Directors.
- A special thanks to all the committees and their members who also do so much within the community.

A good time was had by all at the mixer following the meeting. The Board would like to remind everyone how important it is to return their proxies and attend the annual meetings so the Association can conduct business.

## **What's Bugging You?**

One thing we can all do as a community is to keep Oak Tree **WEST NILE VIRUS FREE**. Here are some tips to help stay mosquito free from the City of Dallas.



### **Remember the Four D's**

**DRAIN** standing water in your yard. Standing water can be found in swimming pools that are not kept clean, ponds, bird baths, pet watering dishes, potted plants, old tires and clogged drains. Remember mosquitoes do not like moving or chlorinated water.

**DUSK/DAWN** are the times of day you should stay indoors when mosquitoes are most active.

**DRESS** in long sleeved shirts and wear pants when you're outside. Spray thin clothing with insect repellent.

**DEET** (N, N-diethyl-m-toluamide) is an ingredient to look for in your insect repellent (or use an organic alternative such as organic spray, eucalyptus or citronella).

With all the rainfall North Texas has received this spring, coupled with the warm weather it is extremely important to make sure you are diligent in protecting yourselves and your home from mosquitos.

For the latest information on the City's mosquito control efforts-call **the Mosquito Control Hotline at 214-670-1733** and read or watch your local newscasts.

## **A Message from Oak Tree's Architectural Committee**

The primary function of the Architectural Review Committee is to protect and maintain a consistent, superior image for our beautiful community. It is the homeowner's responsibility to maintain the exteriors of their individual property to insure that the whole community of homeowners, as well as potential purchasers, can enjoy the overall beauty and desirability of living in Oak Tree Estates.

Everyone in Oak Tree has chosen to live in a professionally managed HOA community because of the consistency of excellence that is the founding principle of a Home Owners Association. Owners expect to have the equity in their home protected. The rights of each individual homeowner is paramount and respected, but there are certain rules and regulations governing changes to the outside appearance of a home. For example, carports, are not allowed in Oak Tree. Also, to make major changes to the exterior of a home such as changing the paint colors, roof colors or adding exterior buildings and swimming pools need to be submitted and reviewed by the Architectural Review Committee.

The Architectural Review Committee is comprised of 3 long time Oak Tree homeowners. Two committee members are past presidents of the Oak Tree HOA and the third member is also a former board member. It is our responsibility to respond to a homeowners request for a modification in a timely manner and 99% of all requests have been approved. Implied in our duty is to insure that all changes requested are consistent with the overall visual standards established in the community.

If you are planning an outside remodel or improvement, please submit your request to the management company before beginning work and let's all work to keep Oak Tree Estates the premier gated community in North Dallas.

David Manasco  
Chairman, Architectural Committee

The next **Board of Directors** meetings will be held in **July 21<sup>st</sup> at 6:00 p.m.** The meeting will be held at the Dallas Police Department, 6969 McCallum Blvd., in the Community Room.

### ***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. Oak Tree'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](mailto:c.long@sbbmanagement.com).



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## ***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. When temporarily parking on the street, residents must also park with the flow of traffic. Incorrect parking on the street can inhibit emergency vehicle access and it is illegal.

Please **DO NOT** park towards the curb (or in the center) when parking in a cul-de-sac as it creates problems for vehicles trying to turn around and it is also illegal.

The **RIGHT** way to park.



Parking this way is **INCORRECT**.

**The guard service will be ticketing vehicles parking on the street overnight, against the flow of traffic, those parking incorrectly in the cul-de-sac and any other generally unsafe parking.**

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



## ***WELCOME TO THE NEIGHBORHOOD!***

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

Mr. Malhorta – Scarborough Lane

Mr. Polk & Ms. Roberts – Stonehollow Way

Ms. Parker – Wainsborough Lane

Mr. & Mrs. Lee – Beckington Lane

Mr. & Mrs. Emmett – Westshire Lane

Mr. Chesley & Ms. Radman – Tennington Park

Mr. & Mrs. Johnson – Gatesworth Lane



## ***Portable Basketball Hoops & Maintenance***

Residents have concerns regarding portable basketball hoops being stored on the street, cul-de-sacs and/or sidewalks.

**Basketball goals should not be stored on the sidewalk or street at any time!**

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.





## 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.

## NEW SECURITY GUARDS

The Board of Directors contracted with U.S. Securities for guard services several months ago. Notice was emailed to the residents. Hopefully everyone has had a chance to introduce themselves to the new guards.

Homeowners and residents are reminded – if you schedule a vendor at your home or are expecting a guest (that is not on your preferred list), you must call the guards to notify them and allow your guests immediate access. If you want a call prior to the guest or vendor being admitted, you must make yourself available should the guard try to contact you; if there is no answer the guard will ask them to leave. Please understand unauthorized guests or vendors will be turned away unless they have approval for entry.

Please do not leave packages at the front gate for guards to distribute. This can create liability for the guard should something happen.

Please contact SBB Management Company if you need to report lights out within the community or any maintenance issues. The guards are there to attend to the front entry and monitor the gates and cameras and are not able to remedy any maintenance concerns.

## FERAL CATS-BIG PROBLEM!

You may have noticed feral/stray cats in the area, SBB Management Company has contacted the city in an effort to remove these animals from the community; however, the City of Dallas will only remove animals from the community if they are visibly sick, injured or trapped. You can do your part to help reduce the population by-



- Spaying and neutering your own pets.
- **Not feeding the stray/feral cats.**
- Making sure your garbage is securely placed in bins only on designated collection days.

For more information on ways to help check out [www.ferealfriends.org](http://www.ferealfriends.org). Please remember if you encounter an extremely aggressive animal that poses a threat to your safety, please immediately contact the City of Dallas at 311 or call Dallas Animal Control directly at 214-670-6800.



## 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.**

AUGUST						
S	M	T	W	TH	F	S
			29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SEPTEMBER						
S	M	T	W	TH	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER						
S	M	T	W	TH	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31



First day bulk trash can be set out.



Oak Tree's Collection Week

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. Visit the city's website at [dallasbrushandbulk.com](http://dallasbrushandbulk.com) for more information.

## 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.



### Irrigation Checks

Homeowners should check their irrigation systems on a regular basis. During the extreme heat, there can be breaks in the system; checking your system regularly will also prevent high cost for repairs or unnecessary fines from the city.

# Keep Pets Safe in the Heat

The summer months can be uncomfortable—even dangerous for pets and people. Here are a few tips to help keep fido in happy & healthy this summer.

✓ **Never leave your pets in a parked car**

Not even for a minute. Not even with the car running and air conditioner on. On a warm day, temperatures inside a vehicle can rise rapidly to dangerous levels. Your pet may suffer irreversible organ damage or die.

✓ **Watch the humidity**

If the humidity is too high, they are unable to cool themselves, and their temperature will skyrocket to dangerous levels—very quickly. Dogs' temperatures should not be allowed to get over 104 degrees.

✓ **Limit exercise on hot days**

Take care when exercising your pet. Adjust intensity and duration of exercise in accordance with the temperature. On very hot days, limit exercise to early morning or evening hours. Asphalt gets very hot and can burn your pet's paws, so walk your dog on the grass if possible. Always carry water with you to keep your dog from dehydrating.

✓ **Provide ample shade and water**

Any time your pet is outside, make sure he or she has protection from heat and sun and plenty of fresh, cool water. Tree shade and tarps are ideal because they don't obstruct air flow. A doghouse does not provide relief from heat—in fact, it makes it worse.

## Watch for signs of heatstroke

Extreme temperatures can cause heatstroke. Some signs of heatstroke are heavy panting, glazed eyes, a rapid heartbeat, difficulty breathing, excessive thirst, lethargy, fever, dizziness, lack of coordination, profuse salivation, vomiting, a deep red or purple tongue, seizure, and unconsciousness.

## How to treat a pet suffering from heatstroke

Move your pet into the shade or an air-conditioned area. Apply ice packs or cold towels to their head, neck, and chest or run cool (not cold) water over them. Let them drink small amounts of cool water or lick ice cubes and take them directly to a veterinarian.

Find more summer safety tips for your four legged friend at the Humane Society's website: [www.humanesociety.org](http://www.humanesociety.org)

# Lobster Rolls

Summer time means long lazy days relaxing by the pool, and lots of summer fun! Shake up your weeknight dinner plans with this easy, fresh & summer friendly recipe.



## Ingredients

4 Lobster tails (about 1 ½ pounds total) thawed.  
3 tablespoons unsalted butter, at room temperature  
1 cup fresh corn (from 1 ear)  
2 Stalks celery sliced  
1/3 cup mayonnaise  
1 tablespoon fresh lemon juice  
Kosher salt and black pepper  
4 potato bread hot dog buns, split.

## Directions

Fill a large saucepan with 1 inch of water and fit with a steamer basket. Bring to a simmer. Place the lobster tails in the steamer basket, cover, and steam until opaque throughout, 8 to 10 minutes. Remove the tails. Using kitchen shears, cut straight down the central membrane (the thin, paler pink portion on the inside of the tail) and pull apart to break the tail in half. Remove the meat from the shell immediately (to stop the cooking) and coarsely chop. Let cool.

Meanwhile, melt 1 tablespoon of the butter in a large skillet over medium heat. Add the corn and cook, tossing, until tender, 2 to 4 minutes. Transfer to a large bowl and let cool; reserve the skillet.

Add the lobster, celery, mayonnaise, lemon juice, and ¼ teaspoon each salt and pepper to the bowl and toss to combine. Brush the insides of the buns with the remaining 2 tablespoons of butter. Brown the buns, buttered-side down, in the reserved skillet over medium heat until golden, 5 to 7 minutes.

Divide the lobster salad between the buns.

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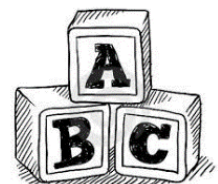
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8<sup>th</sup> grader at Parish Episcopal







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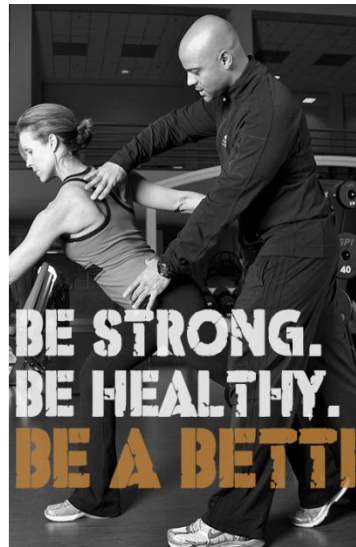
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