

# ESTATES OF RUSSELL CREEK

## Review

February 2008

Volume 2, Issue 2

Official Publication of Estates of Russell Creek Homeowners Association

### *From the President!*

Happy New Year Neighbors,

Things got very busy over the holidays, but the board is back and working hard. 2008 promises to be a very interesting year. We have several major capital improvement projects to get done. We also have several issues with regard to homeowner maintenance to be addressed.

As Mike Casole wrote last month, we've been looking at fences. There have been over 200 fences identified as needing work. While several of these are homeowners that are not members of the HOA, we are committed to making sure that these fences are maintained. For those homeowners who are not members, the city has several requirements that it will enforce. Fences cannot be leaning more than a foot from the base. The boards cannot be broken and the color must be consistent for all planks. HOA members can be fined for non-compliance. Non-members and members will be turned into the city.

City ordinances require trees to be trimmed 7 feet above sidewalks and 14 feet above the street. While this is not a CC&R issue, it is part of the homeowner's responsibility within the city of Plano. We turned in over 200 homes after Halloween to force compliance with this ordinance. It was brought to our attention as residents tried to walk the sidewalks to trick or treat with their kids. It was very dangerous for many costume wearers who had limited eye sight.

Another homeowner issue that we see too much of is portable basketball goals being left out. These goals must be stored out of sight when not in use. The board is committed to making sure that the neighborhood is

attractive and safe. As many of you have noticed, there are a lot of homes for sale. As a HOA we not only want to make ERC a great place to live, but we want to make the value of our homes the best we can. The real estate value of most homes in the neighborhood is below \$100 per square foot. My goal is for every home in ERC to be worth over \$100 per sq. ft. (i.e. A 3,000 square foot home should sell for \$300,000 or more). I think we all would agree that it's worth the effort.

We have set our Annual Homeowners Meeting for the HOA. It looks like the last Tuesday in March will be the date if we can get the Rice Middle School auditorium for then. At the annual meeting, we will need to elect 4 board members. If you would like to help the board accomplish the goals it has set, please put your name on the list and run for a board seat. If you don't like the direction and goals set by the current board, please put your name on the list and run for a board seat. Either way, this is your opportunity to influence the direction and efforts of the HOA. Only members of the HOA can run for seats on the board, but all homeowners in ERC are welcome to attend the annual meeting. Signs will be placed at the entrances of the neighborhood to announce the official date of the meeting when it is confirmed.

Now for a question from a homeowner. "What can or should be done about door to door sales people that you consider questionable or unwanted?" I know that the magazine salespeople that hit our neighborhood from time to time are of questionable character and purpose. To have

these people in our neighborhood at night is even more concerning. Unfortunately, if these people have a permit from the city, there is little we as a HOA can do to stop them from entering the neighborhood. We tried putting up "No Soliciting" signs at the entrances, but they have no legal backing that can be enforced. The police can only run off those who have not acquired the appropriate permit. You can put up a "No Soliciting" sign. They cannot knock on your door if you have a sign. If they go ahead and knock when you have a sign up, call the police and report them. If you answer the door and they don't have the permit paperwork, call the police and report them. If one of these people is acting suspicious by walking around the side of the house or talking to the kids, call the police and report them for suspicious behavior. That is the best advice I can give you.

Doug Finn

President

Estates of Russell Creek HOA

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the mail?*

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# Estates of Russell Creek

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## Welcome New Neighbors!!!

Kai & Kellye Bos  
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Krishnan L. & Harini Narayan  
8508 Buxton Court



## HAPPY VALENTINE'S DAY !

*If Cupid's arrow struck the ERC,  
how nice it would be for you and me.  
We would work together as a community to respect one  
another and live in harmony.*

*There would be no more vandals or trash at the park, and the  
only remnants of one's dog would be its bark.*

*Our trees would be trimmed and our yards maintained,  
flowers painted and our fences stained.*

*So if you are a new resident or have been here from the start,  
treasure our neighborhood with all of your heart!*

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## Spread the love this Valentine's Day.

Our children are fortunate enough to live in the caring community of the ERC with their loving families. However, many children in the city of Plano are not as fortunate and are subjected to acts of violence and trauma.

The Plano Police Department has a Teddy Bear Program whereby donations of new teddy bears are kept in police cars and given to children when an officer encounters a situation where a child is victimized. The teddy bears are used to comfort the child and make them feel more peaceful.



This Valentine's Day, why don't we as a community each give a new teddy bear to this program and help the innocent children of our city that are put in these unfortunate situations. It would be a wonderful opportunity to lead by example and show our children that we need to spread our love not only to those that we know and love, but also to those who know no love.

Donations of new teddy bears can be made to my home at 3729 Norwich Lane until February 20th. Please leave a note with your name or your child's name with the bear, as I would like to make a special thank you to those that donate in our next newsletter.

Thank you for your generosity and loving spirit!

Lisa Oldani, Editor of Estates of Russell Creek

**One man's trash is another man's treasure.....**

**SAVE THE DATE.....  
Saturday, April 12th, 2008**

## The Annual ERC GARAGE SALE!!!

Proceeds from participation fees will be donated to The American Cancer Society. Forms and all other information will be made available in the ERC March newsletter and available online at [www.estatesofrussellcreek.com](http://www.estatesofrussellcreek.com).

So start cleaning out those CLOSETS, ATTICS & DRAWERS!!!



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# Estates of Russell Creek

## ERC Website Update

Have you looked at our neighborhood website lately? It is a great resource for all of us living in the ERC. Some of the information however, is outdated. If you or a family member had a service listing in the past, i.e., babysitting pet sitting, etc., please review this section of our site and let us know if any updates, changes or deletions need to be made. You may send your updates directly to our Web Site Coordinator, Dianna Huan at [webmaster@estatesofrussellcreek.com](mailto:webmaster@estatesofrussellcreek.com). Thank you for helping us keep our resource information current!



## Awareness Website

The Family Watchdog website at [www.familywatchdog.us](http://www.familywatchdog.us) is a free service that provides information on known registered sex offenders and predators. Just enter an address and it shows a map of all known offenders in your area. You can click on the squares that appear on the map and see photos (where available), addresses, convictions and other information about the offender. The site also provides an automatic notification service that you can sign up for as well.



## Want to see photographs from the recent events of ERC?

Just log on to our neighborhood website, [www.estatesofrussellcreek.com](http://www.estatesofrussellcreek.com), and click the events icon to see the latest photos of our community events. Also, if you have photos of any of our events that you would like to have posted on our site, please send them to [webmaster@estatesofrussellcreek.com](mailto:webmaster@estatesofrussellcreek.com) to have them posted.



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## Join the ERC Ladies Volunteer Group

Want to be a part of our next neighborhood event? Then join the newly formed ERC Ladies Volunteer Group. We will meet once a month to discuss any ideas for our next grand event. Through this group, we will plan our spring, summer and fall parties, as well as some smaller scaled events on a monthly basis for both the children and adults of our neighborhood. I am in need of help from others to help me brainstorm, so if you enjoyed the camaraderie and excitement of the fall festival, then please email Lisa Oldani at [daveanddisaplus4@yahoo.com](mailto:daveanddisaplus4@yahoo.com) to join so that we can continue to have such wonderful events in our neighborhood. You by no means will make a commitment to any hard labor by joining; we just want to hear your thoughts and suggestions. Please join today and help build memories for our children and make lasting friendships with your fellow residents.



**You should receive your  
newsletter no later than  
the 15th of the month.**

If you have received this after the 15th  
please call the Plano Post Office.

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41  
USA



PLEASE!!

## Mobile Blood Drive

Zack Grafe died from leukemia at the very young age of thirty-two on December 29, 2007. He was a loving husband and father to three young children- who are only the ages of five, three and three months old. A blood drive has been planned in his memory to help defray the cost of his medical bills for treatment of his disease before his death.

Please help his family lower their burden of payment towards his medical bills by donating blood. Any donation

that is made will serve as a credit to his account and the hospital will reduce a portion of the balance due.

The Mobile Blood Drive in memory of Zack Grafe will be held in the front parking lot of Rice Middle School on Thursday, February 21st, 2008.

If you would like to make a donation at another location, you may do so by providing the sponsor number -SPON 036651.

Online Sign Up:  
<http://iwebb.carterbloodcare.org/pls/iwebb/adv?pdz=75038&pdr=DRV0267125>

Thank you for making a difference in the lives of the Grafe family.



## Personal Classifieds

**FOR SALE:** Rubbermaid "Vertical Double Deep Shed" in very good condition \$200. Beautiful 8 piece dining room set, table (round with leave to form an oval), 6 chairs and server \$600. Wee Ride Co-Pilot Child Trainer- attaches to adult bike as a tandem for child \$35. For more info please call 972-335-2042 or email [anjaangel@sbcglobal.net](mailto:anjaangel@sbcglobal.net).

## Classified Ads

**Personal classifieds** (one time sell items, such as a used bike...) run at no charge to Estates of Russell Creek residents, limit 30 words, please e-mail [erc.editor@yahoo.com](mailto:erc.editor@yahoo.com)

**Business classifieds** (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office @ 512-989-8905 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com).

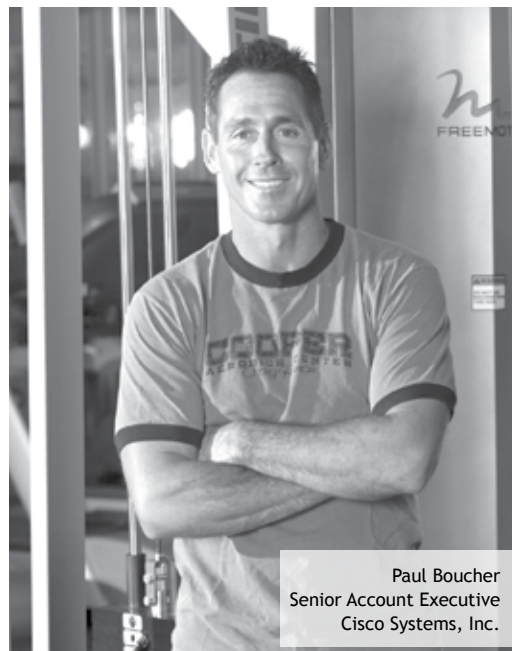
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# Estates of Russell Creek

## Want to Submit Information for the Monthly Newsletter?

The Estates of Russell Creek Review newsletter is published and distributed in conjunction with Peel, Inc. and the ERC Homeowners' Association and the residents of ERC. The monthly newsletter will be delivered to homes by the 10th of every month. If you would like your information considered for publication, please submit it by the 15th of the preceding month in which you would like the information published. To submit an article or to place a FREE classified ad, please send it to the editor at [erc.editor@yahoo.com](mailto:erc.editor@yahoo.com).

## Advertising Information

Please support the businesses that advertise in the Estates of Russell Creek Review Community Newsletter. Their advertising dollars make it possible for all Estates of Russell Creek residents to receive the monthly newsletter at no charge. No homeowners association funds are used to produce or mail the newsletters. If you would like to support the newsletter by advertising, please contact our sales office @ 512-989-8905 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com). The advertising deadline is the 10th of each month for the following month's newsletter.

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## Volunteers' Corner

A special thanks to all of our neighborhood volunteers. While the people who contribute to ERC are too numerous to mention, I wanted to take the opportunity to recognize the various committee chairs.

Architectural Control – Mike Casole

Block Captains – Regina Casole

Directory – Regina Casole

Children's Spring Fling –

Holly Dickerson-West

**Summer Parties – OPEN**

Garage Sale – Dianna Haun

Web Site – Dianna Haun

Crime Watch – Doug Finn

Newsletter – Lisa Oldani

Ladies Activities – Denise Duggan

Tennis Coordinator – John Hagen

**Hardship – OPEN**

Bonita Pool Watch – Doug Finn

Kimbrough Pool Watch – Kay Rinker

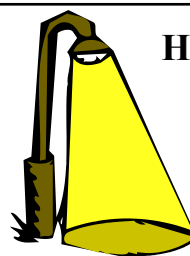
As you may notice, we have a couple key slots that have just recently opened up. Like the poster says, we're Looking for a Few Good Men (and maybe even some better women) to volunteer for these positions and assist on any of the other committees. Also let us know if you have ideas for new committees.

If you have any interest, please contact me as soon as possible at [marc.niketas@us.ibm.com](mailto:marc.niketas@us.ibm.com).

Marc Niketas

Vice President

Estates of Russell Creek Homeowners Association



## Have you noticed a street light that is out?

Have you noticed a neighborhood streetlight that is out? ERC Residents can go to <http://www.oncorgroup.com/community/streetlights/form.aspx> and report it.

## Join a Neighborhood Bunko Group



Bunko is an easy dice game that is usually played with 12 women once a month. It's a great way to get out and meet new people, enjoy good food, drinks, and conversation. If you're interested in becoming a sub or regular member of an ERC bunko group, please contact: Regina Casole, 972-335-5356, [reginascma@sbcglobal.net](mailto:reginascma@sbcglobal.net)



## Join the ERC Welcome Wagon!

For those of you who have not lived in the ERC from its inception, do you remember how it felt to move into the neighborhood without knowing a soul? It was such a blessing to for me to have caring and welcoming neighbors on my block that made the transition of my family's move into the neighborhood three years ago a swift and easy one. There are however some instances where people move in and do not have the luxury of welcoming neighbors. That is why I have decided to form the ERC Welcoming Wagon. The wagon will consist of any caring neighbor who would like to take the initiative of calling a new resident to welcome them to our community. It would be a great way to get to know the new members of the ERC and to share with



them all the facts about the schools, amenities and events of our neighborhood. If you would like to join the Welcome Wagon, please email your contact information to me at [erc.editor@yahoo.com](mailto:erc.editor@yahoo.com). New resident information will be given to members on a rotating basis, so this will not take up much of your time at all. Thank you for wanting to be a blessing to a new resident!

## Recipe of the Month:



### Smothered Chicken Breasts

- 8 boneless, skinless chicken breasts
- 8 slices dried beef
- 8 slices bacon
- 1 cup sour cream
- 2 cans cream of mushroom soup

Season chicken breasts with salt & pepper. Place a slice of dried beef on each breast. Roll up and wrap with bacon slice. Combine cream of mushroom soup and sour cream. Pour over chicken breasts and bake for 1 hour at 325°.

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3917 Acklin	N	4/3	2438	174,900	222
3937 Malton	N	4/2	2042	179,000	29
8605 Cartyle	N	4/3	2943	258,800	178
8812 Shepherd	N	4/3	2763	275,000	3
8108 Clayton	N	4/3	2793	279,900	9
3812 Glasgow	Y	4/4	3338	294,900	128
3828 Elgin	Y	4/4	3157	299,900	219
3828 Stockport	Y	4/4	3289	310,000	32
8112 Strecker	N	4/4	3274	315,000	108
8116 Strecker	Y	4/4	3376	319,000	30
3825 Bonita	N	5/4	3542	324,900	52
8504 Bradford	Y	4/4	3294	339,900	54
8801 Duncan	N	4/4	3723	345,000	89
8400 Bradford	Y	4/4	3334	424,000	104

Pending Listings	Pool	Bed/Bath	Sq. Ft.	List Price	Sold Price	Sld \$ /SF	Days On Market
3701 Waddell	N	4/4	2835	264,900	264,900	75.04	17

Sold Listings In last 30 days	Pool	Bed/Bath	Sq. Ft.	List Price	Sold Price	Sld \$ /SF	Days On Market
Property #1	N	4/4	2835	279,900	274,500	96.83	6
Property #2	N	4/4	3543	299,900	289,900	81.82	25
Property #3	N	4/3	3132	325,00	317,00	101.21	21



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### Places to Visit Around Dallas:

#### The Heard Natural Science Museum & Wildlife Sanctuary

McKinney, TX  
<http://www.heardmuseum.org/theheard/index.asp>

#### Dallas Arboretum at White Rock Lake

Dallas, TX  
<http://www.dallasarboretum.org/>

#### Museum of Science and Nature

Dallas, TX  
<http://www.natureandscience.org/>

#### Planetarium

<http://www.natureandscience.org/planetarium/programs.asp>

#### Children's Museum

<http://www.natureandscience.org/dcm/default.asp>



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