



ORCHARD HILLS NEIGHBORHOOD Quarterly Newsletter

Third Quarter 2023

In Orchard Hills, neighbors are kind,
In friendship, they're closely entwined.
With smiles and a wave,
Their bonds they engrave,
In this neighborhood, warmth you will find

UPCOMING EVENTS

SEPTEMBER

- 12 Board Meeting
- 14 Recycle
- 16 Garden Work Day
- 28 Recycle
- 29 Garage Sale
- 30 Garage Sale

OCTOBER

- 07 Garden Work Day
- 10 Board Meeting
- 12 Recycle
- 14 Downtown
Square Opening
- 19 Crime Watch
Meeting
- 26 Recycle

NOVEMBER

- 05 Daylight Savings
Time Ends
- 09 Recycle
- 14 Board Meeting
- 18 Garden Work Day
- 24 Recycle



Need help with your electric bill?
Garland Utility Assistance may be able to help you. contact Terry Carpenter (terryc@fbcgarland.org) at 469-429-2589 to sign up for assistance and ask questions.



Hello everyone! Hope you are staying as cool as possible during this heat - just another summer in Texas! Well, it's time for another crime watch letter. Officer Sherry our NPO says everything is okay. There are a couple of things going on that they are keeping their eyes on and building cases against. Thursday, October 19 will be our next crime watch meeting. It will take place at 3030 Saturn Rd. Church of Christ on the corner of Kingsley and Saturn at 6:30 pm in room 142. You can enter from the south parking lot. Hope to see everyone there!

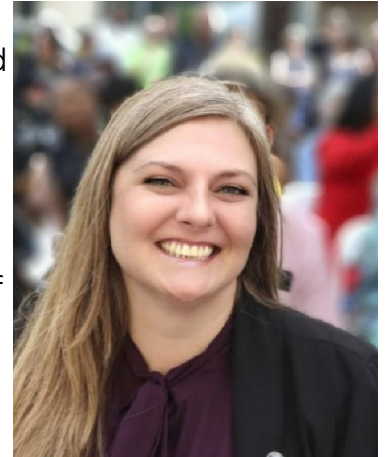
[Jimmy Hooten](#)

OHNA Crime Watch Coordinator

District 5 Update

Hello, Orchard Hills Neighbors!

From council meetings and special events to Build Garland Day and more council meetings, it has proven to be a busy summer. I graduated from the Garland Citizens Police Academy Class #58, and I urge everyone to sign up for the next class. The highlights for me were driving a police vehicle at HBJ and experiencing scenarios night, where I got a mere glimpse of what our brave officers face daily. The Garland Fire Department has a citizen class, too. It's next on the list for me. As we head into much-anticipated cooler weather and the future unveiling of Rick Oden Park sometime in September/October, I hope you will not hesitate to give me a call with your concerns and comments, or just to chat. Here are some local, pertinent updates:



FY 2023-24 Operational Budget

It's August, and that means it's budget season! The proposed budget increases staffing and pay for the Garland Fire Department, increases pay for Garland Police Officers, includes additional city staff and city personnel merit increases, and VERBs master plan funding. The tax rate and electric utility rates will decrease. Most importantly, there will be an increase in reserves to counter the looming threat of inflation and economic recession. City Council will have several budget meetings throughout the month of August, and the budget will be finalized on September 5th.

City Council Committees

I was appointed Chair of the Public Safety Committee, member of the Administrative Services Committee, and alternate for the Dallas Regional Mobility Coalition (DRMC). Committees perform preliminary policy work. It is a true honor to participate in the committee process, and I am excited to serve District 5 in this capacity.

Committee Openings

City Council has requested a Charter Review and an inquiry into a Bond Program. Staff is collecting applications for appointments to each. The committees will meet weekly for several months to review the City of Garland Charter and a possible Economic Development Bond Program. Both issues will ultimately require voter approval. The application is available on the [City of Garland's Boards and Commissions](#) webpage. Call the City Secretary's Office for more information: [972-205-2404](tel:972-205-2404).

Neighborhood Nominations

The Office of Neighborhood Vitality's Garland Neighborhood Awards are up for grabs. This is your chance to file applications or make nominations for the following awards: Garland Neighborhood of the Year, Neighborhood Publication of the Year, Who's Who in Garland Neighborhoods, and Public Servant Award. Visit GarlandNeighborhoods.org for more information or to submit applications and nominations by October 30th.



District 5 Update continued...

Downtown Square

Mark your calendars for October 14th! There will be a huge grand opening with an evening performance by LeAnn Rimes. This is sure to be an awesome celebration and unveiling of the long-awaited Downtown Garland Square renovation!

Left Turn Lanes

Left turn lanes will be installed on Miller Road at the Glenbrook Drive intersection. Utilities will be relocated, and some new paving is required to allow for the additional lanes. The estimated project completion date is December 2024. I really hope the lanes will ease traffic and deter some of the rampant red-light runners at that intersection, but be aware that construction there is going to be rough.

Yours in happy service,

Margaret Lucht
District 5 Councilwoman
Garland, TX
469-264-3556



Mayes Remodel, LLC

From concept to completion

Trustworthy, affordable contracting services right in your own backyard.

These are just some of the services we offer...

Drywall / Paint
Carpentry / Cabinets / Built-ins
Roofing & Gutters
Windows & Siding
Flooring / Heated Floors
Electrical & Plumbing

Kitchens & Baths
Fences & Metal Work
Countertops
Carport / Decks / Outdoor Living
Concrete / Stamped Concrete
Tub and Countertop Resurfacing

Over 25 years of industry experience & relationships. References upon

Yard of the Season goes to...905 Treasure

Yes, it is hot outside-somewhere between 101 and 107. It is Texas, and it is August.

BUT, there is a way to cool off instantly.

Walk by 905 Treasure. The house is a cool blue with cool white trim, cool green St. Augustine grass, and cool white caladiums. The temperature drops many degrees.

Don't believe me? Go by.

The front yard is a combination of old and new. Two pecan trees are from the pecan orchard heritage. The huge evergreen tree is almost as old. The fence on the north is a combination of nandina and vines. It is quite restrained from the original vines covering everything when the owner moved in. It is a lovely green.

The garden area to the left of the front door is bordered by white caladiums. At each end is a small yew. There are also three coral berries. The larger garden to the right is also bordered by white caladiums, beginning and ending with low juniper.

Two topiaries sit beside the garage. On each side of the front door are large pots with tall juniper, coleus, and two kinds of ivy. All the pots are white to match the house trim.

Except for the trees and fence hedge, everything is brand new, including the owner. Gary Kidd moved in at the end of August 2022. Yes, he's been here right at a year.

He has done wonders to the front and back yards. He said the backyard had been overgrown with old rose bushes and vines. He did get a few keepers with the backyard: a very tall wood fence, three crape myrtles, and a beautiful blue pool. Then everything else is brand new.



Yard of the Season continued...

To the left is a small seating area surrounded by Mexican petunia. These are shrubs that look really good—a really cool-looking plant that is white and airy. Along the fence are red geraniums, blooming beautifully.

Along the back of the pool are the crape myrtle, Japanese maples, a bench, and a chimenea. Surrounding the pool are lots of rosemary, lavender, citronella, and other plants that keep mosquitoes away. There are also mounds of purple verbena.

Along the back of the house are white begonias, coreopsis, purple verbena, and several patches of that cool white plant.

All the landscaping has been done this spring. This is an example of what can be done in a short time. Gary gives credit to his friend at Calloway's for helping him select plants and placing them.

Just standing in the front yard, you can get lots of good ideas while you cool off from the summer heat.

This is no joke; 905 Treasure is a real treasure.



Article contributed by
Betty Roberts



Do you have a yard in the neighborhood you would like to nominate for Yard of the Season?

If you do, send your nominations to
yard-of-the-season@ohna.us



Home Improvement Incentive Rebate for 2023

There are 500 properties in Orchard Hills Neighborhood that meet the qualification of being over 30 years old and appraised below \$250,000. Are you one of them?

The city is offering a 50% cash rebate (up to \$10,000) on approved exterior remodeling. All applications must be approved prior to any work starting. Minimum investment for the program is \$1,000.

Items covered:

- Re-shingle roof with 30-year shingles
- Replace windows with energy efficient windows
- Replace exterior doors, including garage door
- Replacement of soffit and fascia
- Replace entire driveway with concrete
- Replace or repair fence
- Install or replace gutters
- Add or repair front porch

For more details, view the pdf file at the following link:

<http://www.garlandtx.gov/DocumentCenter/View/6459/Homeowner-Improvement-Incentive-Program-Policy-PDF>



House Appraisal

Have you ever wondered what your appraisal of your house would be today if you paid **\$100,000** for your house in 1990? (This assumes your house is in the same condition as it was in 1990.)

Here is how to determine that number using the Federal Housing Finance Agency House Price Index (HPI).

1. Get the HPI for 1990 (121.73%)
2. Get the HPI for 2022 (581.55%)
3. Determine the percentage of increase by subtracting: 2022 HPI minus 1990 HPI (581.55% - 121.73% = 459.82%)
4. Multiply your 1990 house value (\$100,000) by the percentage of increase from item 3 (459.82%)

$$\$100,000 * 459.82\% = \$459,820$$

So your house should appraise at around **\$459,820** (add or subtract improvements or issues). Keep in mind this is for the structure and does not include the land.

For this example, the land value was \$20,000 in 1990 and \$45,000 in 2022.

If you are thinking of protesting your appraisal, this is a starting point for determining what your house is worth.

Links to Excel Spreadsheet Databases from the Federal Housing Finance Agency:

<https://www.fhfa.gov/DataTools/Downloads/Pages/House-Price-Index-Datasets.aspx#add>

(Note: spreadsheets only go back to 1977.)

Annual House Price Indexes (see Working Papers 16-01, 16-02, and 16-04)		Format
U.S. (Developmental Index; Not Seasonally Adjusted)		[XLSX]
States (Developmental Index; Not Seasonally Adjusted)		[XLSX]
CBSAs (Developmental Index; Not Seasonally Adjusted)		[XLSX]
Counties (Developmental Index; Not Seasonally Adjusted)		[XLSX]
Three-Digit ZIP Codes (Developmental Index; Not Seasonally Adjusted)		[XLSX]
Five-Digit ZIP Codes (Developmental Index; Not Seasonally Adjusted)		[XLSX]
Census Tracts (Developmental Index; Not Seasonally Adjusted)		[CSV]

ZIP Code	Year	HPI
75041	1977	100.00
75041	1978	114.74
75041	1979	116.19
75041	1980	126.91
75041	1981	122.72
75041	1982	130.14
75041	1983	151.75
75041	1984	152.15
75041	1985	159.13
75041	1986	162.46
75041	1987	164.10
75041	1988	138.15
75041	1989	136.67
75041	1990	121.73
75041	1991	145.62
75041	1992	142.64
75041	1993	153.89
75041	1994	151.74
75041	1995	151.57
75041	1996	156.30
75041	1997	160.33
75041	1998	170.78
75041	1999	183.83
75041	2000	197.40
75041	2001	215.69
75041	2002	225.35
75041	2003	231.79
75041	2004	241.97
75041	2005	242.60
75041	2006	243.24
75041	2007	238.62
75041	2008	231.89
75041	2009	232.08
75041	2010	237.65
75041	2011	227.72
75041	2012	220.34
75041	2013	232.03
75041	2014	257.15
75041	2015	283.07
75041	2016	318.63
75041	2017	358.41
75041	2018	384.19
75041	2019	406.72
75041	2020	428.87
75041	2021	487.18
75041	2022	581.55

Article contributed by Jim Neargarder



Neighborhood Garage Sale

Important-Save the Date
September 29 & 30
Orchard Hills Neighborhood Garage Sale

This is a big event. How can a garage sale be a big event? If you have had a garage sale, you know it is an event. If you have been part of the annual Orchard Hills Neighborhood Sale, you know it is a big event. This is a collaboration, a partnership, a corporate effort, a neighborhood celebration, an Orchard Hills Neighborhood Association celebration. This is the 17th annual OHNA celebration.

Doesn't that sound like something you want to be a part of?

Okay, this is how you do it.

You sign up by emailing garagesale@ohna.us. We get the permits, do the advertising, and supply the yard signs for members of OHNA.

So what do you do? You stop at 901 Saturn Springs on Thursday, September 28, between 5:00 and 7:00 pm to get all supplies.

And then there are the little things of getting ready: finding items, putting on prices, setting up, meeting people, stowing things Friday night, setting up again, meeting more people, closing up, cleaning up.

And then there are the big things: meeting people, counting the money, getting things out of the house and garage, meeting people, counting the money, sending the leftovers away, never to be seen again.

We also contact a charity to pick up anything you want to donate. They will be in the area by 2:00 pm Saturday.

Now you know when and why. You have to supply the where, what, who, and how. That's it. Simplified.



Article contributed by
Betty Roberts

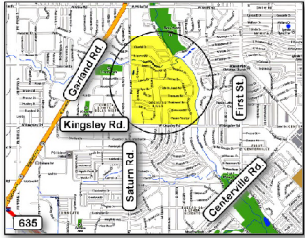


17TH ANNUAL NEIGHBORHOOD GARAGE SALE

The Orchard Hills Neighborhood Association (OHNA) invites you to our annual neighborhood garage sale in South Garland.



Friday & Saturday
September 29th - 30th




Google map of garage sale locations
(updated until the end of the garage sale)
(<https://garagesale.ohna.us>)



Membership



Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ eMail: _____

The Orchard Hills Neighborhood Association newsletter and reminders of our meetings and events will be sent to you by email if you have a current e-mail address, or our social media groups on Facebook, Nextdoor, Website or Twitter. The annual fee is \$20 per year for household, renewed annually at the annual meeting in April.

Send completed form along with a check made payable to
Orchard Hills Neighborhood Association (OHNA) to
P.O. Box 472685 Garland, TX 75047-2685.
or join/renew at join.ohna.us with credit card

Neighborhood Opportunities



There are opportunities big and small to get engaged in the neighborhood and make a difference.

Please consider serving at any capacity on the OHNA board or on an event committee.

- **Publication Distribution** (help deliver newsletters and flyers to homes in the neighborhood)
- **USA Flag Display** (help put out flags 3x a year)
- **Annual Block Party**
- **Annual Fall Garage Sale**
- **Garden Work Days**
- **Newsletter Articles**
- **Social Media Postings**



There are so many places where you can join in, meet some neighbors and bring about the change you want to see in your neighborhood! We promise you will have fun! Contact us at Volunteer@OHNA.us for more information.



Garden Work Days

Help Keep Orchard Hills Beautiful

Join fellow neighbors at one of the fun and informative Garden Work Days.

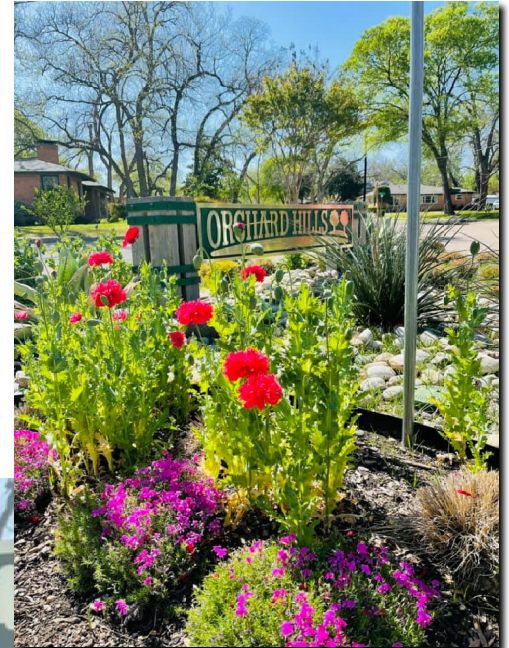
September 16, October 7, November 18

Meet at the corner of Glenbrook & Briarwood from 8:00 a.m. - noon. Bring gloves and water.

Tasks are simple and under the direction of a garden coordinator. In the fall we pull weeds, plant seeds and perennials, and trim ornamental grasses and crepe myrtles. Not only will you contribute to the beauty of Orchard Hills, but you will also learn expert gardening tips and neighborhood history. Send your name and number to margi@ohna.us to sign up for any one of the coming work-days. If you are not available on the scheduled dates but would like to help for an hour on your own time, let us know!



Article contributed by
Margi Bice



Neighborhood Block Party & Food Drive

OHNA 3rd Fall Block PARTY

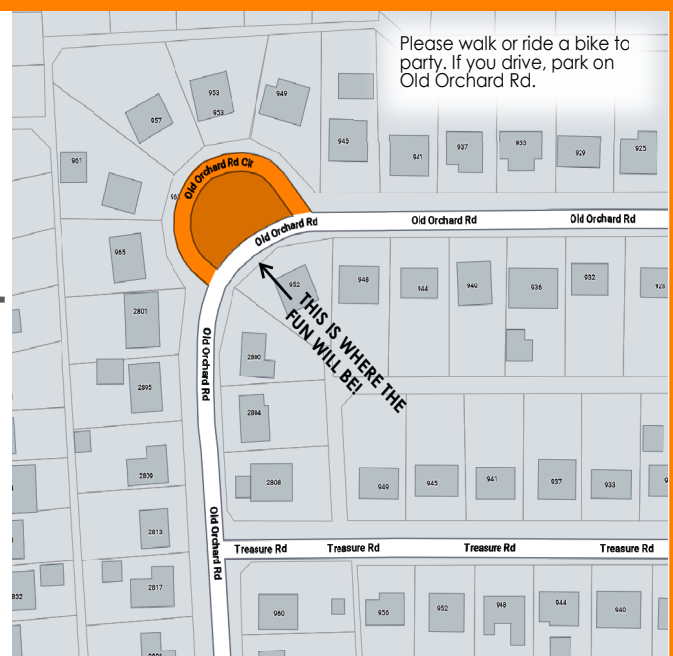
DECEMBER 2

Join us for our 3rd neighborhood block party and 6th annual food drive

Saturday, December 2nd, 12pm - 3pm

Old Orchard Circle will be blocked off for our party and filled with festive activities

If you would like to donate food to give to Good Samaritans of Garland, they need items like: peanut butter, pasta sauce, pop-top canned





OHNA Board

Co-chairman - Betty Roberts
betty@ohna.us

Co-chairman - Margi Bice
margi@ohna.us

Secretary - Cathy Stark
cathy@ohna.us

Treasurer - Rhonda Spence
rhonda@ohna.us

Member at Large - Cle Kimble
cle@ohna.us

Member at Large - Shelby Jones
shelby@ohna.us

Member at Large - Leslie Cooper
leslie@ohna.us

Contact Us

Send a historical article
history@ohna.us

Volunteer to distribute flags
flags@ohna.us

Nominate yard of the season
yard-of-the-season@ohna.us

Submit a newsletter article
newsletter@ohna.us

Subscribe to the newsletter
subscribe.ohna.us

Social Media

Website
ohna.us

Facebook Page
facebook.com/groups/ohna

Twitter
[@OrchardHillsNe1](https://twitter.com/OrchardHillsNe1)

Get Involved!

There are opportunities big and small to get engaged in the neighborhood. Consider serving in any capacity on the OHNA board or on a committee. Meet your neighbors!

Important Contacts

Garland Non-Emergency
[\(972\) 485-4840](tel:(972)485-4840)

District 5 Councilwoman:
Margaret Lucht
[\(469\) 264-3556](tel:(469)264-3556)
council5@garlandtx.gov

Code Enforcement:
[\(972\) 485-6400](tel:(972)485-6400)

Neighborhood Patrol
Officer Nicholas Sherry
[\(972\) 205-4024](tel:(972)205-4024)
sheryn@garland.tx.gov

