
Oakland Terrace

June 7, 2020

Volume 20 Issue 3

Established 1962



President Oakland Terrace HOA

A word from David Klempin:
The Oakland Terrace Neighborhood Association
Welcomes You!

Dear Neighbors,
In March, we were facing a very uncertain time. As I write this today, the city and the nation continue to face issues that call for neighbors and leaders uniting to create a more just society for all Dallasiites and Americans. As President of the Oakland Terrace Neighborhood Association, I stand together with those in Dallas asking for justice in policing and in allocation of city resources. Now is the time to address inequities in our city, and I believe that as a neighborhood association we can play a role in that effort by being helpful to each other, standing up for our neighborhood and continuously working to understand our role and duty in fighting racism in our neighborhood and all of Dallas. Even as we face a tumultuous time, it can also be a time for hope to help build a better Dallas.

A facebook page has been created for the neighborhood and there is information on that in this newsletter. Be sure to join and start posting! This newsletter also includes information on how to challenge your property tax assessment, as well as on the Texas Primary Run-Off's in July. Please vote, if you can!

I am proud of the community we have built as a neighborhood association and know that we can always improve. Please reach out anytime with suggestions or needs. Be well and stay cool!

Best wishes,
David

NO NEIGHBORHOOD MEETING:

OTNA does not typically hold meetings during the summer months. At this time, it is still unclear when meetings will be conducted in person again. Stay updated on the new neighborhood facebook. Meetings are typically held the second Tuesday of each month at: *Polk Wisdom Library; 7151 Library Lane at 6:45PM.*

New Facebook Page:

With all the rapid changes, keeping in touch is even more important these days. A new facebook page was created to help neighbors keep in touch, share news, ideas, and use as a resource. The group is called the "Oakland Terrace Neighborhood Association," and it is located here: www.facebook.com/groups/OaklandTerraceNeighborhood

Please join and spread the word!

Courts, County Office, and Libraries:

The Dallas County Clerk's Office is open, but please be advised that a mask is required.

The Dallas County Tax Office is open. Masks are required.

Jury trials are still postponed, Subcourthouses, and the Dallas District Clerk's Offices are closed to the public. The George Allen Civil Courthouse Building is Open, but appointments are required to file in person at the clerk's office.

Dallas County court's are considering matters, but there are no public hearings.

The Dallas County Law Library is closed.

For more information on county closures visit here: <https://www.dallascounty.org/covid-19/closures.php>

Some Dallas libraries are offering curbside services. Find more information here: <http://dallaslibrary2.org/>.

***Oakland Terrace Neighborhood Association
Membership: \$25.00 per Household***

Mail to: Oakland Terrace Neighborhood Association

P.O. Box 764022, Dallas TX 75376-4022

PROPERTY TAX PROTEST INFORMATION:

All homeowners should have received their property tax assessments from the Dallas County Appraisal District (DCAD). While the neighborhood should be proud of any increase in the value of homes, you may have received a large increase in the valuation of your home. Even County Judge Clay Jenkins recognized that in some areas of the County, the assessments were too high and encouraged residents to challenge the assessments.

Residents have until **June 15, 2020** to contest their property appraisals. The process can be done online. Find your property at: <http://dcad.org/>. Once there, you can make sure the County has applied all exemptions for which you may qualify. You can determine how they assessed your property and you can file an online protest by clicking on the link "uFile Online Protest," located in the option under your address. **You will need a pin sent to your email address, so be sure to request that pin prior to June 15, 2020.**

You can find out more about the protest process and arguments to make here:
http://www.dallascad.org/Forms/Protest_Process.pdf

Watch a lawyer's youtube class on property tax protests:
https://www.youtube.com/watch?v=eMME9fcAOy8&feature=emb_err_woyt

Many homeowners are unaware of the following reasons for filing a protest:

- *The proposed value of your property is too high. This could be based on incorrect information on the Appraisal District records, such as lot size, building size, etc. It could also be due to situations that the Appraisal District does not know, such as hidden defects, cracked foundations, inadequate plumbing, flooding problems, etc.*

- *Your property is valued unequally compared with other property in the Appraisal District. The Texas Constitution gives property owners the right to equal and uniform taxation. For instance, if your property is appraised at 100% of market value and similar properties are appraised at 90% of market value, then you have a right to protest your value based on the Appraisal District's failure to appraise uniformly.*

Some things to keep in mind when filing your protest:

- (1) **Take Pictures:** maybe you have missing shingles, need a new fence, have malfunctioning appliances, broken tiles, or cracks in the walls or door frames. Even if the picture does not show the damage clearly you can provide a picture with an explanation of what you are trying to show.
- (2) **Look at the map and compare:** what homes did the appraiser use as a basis. Also, the law requires that you be taxed at a rate comparable to the rate of other homes near you. Research the rate set on homes on your street by researching the information at <http://dcad.org>. Make sure your home is taxed fairly based on price per square foot, compared with your neighbors.

You can watch a free video on the process here:
<https://www.youtube.com/watch?v=xw4Db5Muk7I>

DON'T FORGET TO VOTE:

The primary run-off's, set to occur in May, were postponed as a result of Covid-19. The new voting date to vote in the Republican and Democratic Primaries is **July 14, 2020. The last day to register to vote is June 15, 2020.** You can find out if you're registered to vote here: votetexas.gov. If you need to update your address in Dallas County, or register in Dallas County, you can go here: <https://www.dallascountyvotes.org>.

Early Voting is: June 29-July 10, 2020.

June 2020 Garden of the Month

The curving sidewalk leads through a lush St. Augustine lawn to this beautiful home at 929 Golden Trophy Drive. The house is framed by mature trees and is accented by colorful flowers, cultivated by its owner.



Congratulations to the winner at 929 Golden Trophy Dr. for winning this month's Garden of the Month!

Oakland Terrace Neighborhood Website

Remember to visit our Oakland Terrace Neighborhood Association website. There you can find information about the history of our neighborhood, details about our association activities, prior issues of our Oakland Terrace Newsletter and links to our vital community partners and local institutions. The website address is: <https://oaklandterrace.us>

Neighborhood Information:

Call 9-1-1 in an emergency.

Call 3-1-1 to report other issues, code, loose animals, etc.

Neighborhood Police Unit South Central Division

These DPD officers are part of a special unit that provides a direct response for resolutions of community concern for Our neighborhood.

If you see something say something!

OFC C. Crockett #10628

214-671-4524 / 214-580-9880

charles.crockett@dallascityhall.com

SC G.W. Dickens #7958

214-671-4577 / 214-952-6401

gerald.dickens@dallascityhall.com

Neighborhood Code Compliance Representatives:

Kelly Price -Code rep

469-515-0957

kelly.price@dallascityhall.com

Tim Ross -Code officer

214-846-5068

Trash and Recycling Pick-up is THURSDAYS

Bulk trash Pick-up is the first week of the month.

You may only set out your bulk trash items (up to 10 cubic yards) the Thursday - Sunday BEFORE the first week of the month. Setting your items out sooner than the Thursday before your pick-up week will result in an automatic citation and fine.

July set out time: July 2-5

August set out time: Aug. 30-2

September set out time: Sept. 3-Sept. 6

October set out time: Oct. 1-4

November set out time: Oct. 29-Nov. 1

December set out time: Dec. 3-6.

--	--

--	--