



Oakland Terrace
Neighborhood Association
Dallas, Texas

Oakland Terrace Newsletter

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Your Home says a lot about you!

A Beautiful neighborhood is not defined by one or two well maintained properties. It's every property in the community that adds to the attractiveness of the well maintained neighborhood.

Committed neighbors work to keep individual properties clean as well as working together to beautify common areas like entrances and curbsides that collect public littering.

Clean neighborhoods are safer and more prosperous neighborhoods. Clean neighborhoods are more attractive, making them safer for families. Clean, safer neighborhoods are more desirable to live in and can increase property values.

Oakland Terrace is working hard to follow the guidelines set and enforced by the city of Dallas Code Compliance.

In this plan the home owner or the residing resident is responsible for keeping their property clean and free of trash and debris from the front curbside to the center of the alley at the rear of your property.

Avoiding some simple things will improve the drive up appeal of your home. Your property looks its best when...

- Trees are properly trimmed.
- Shrubs are neatly shaped to reveal the features of the home
- Lawns are free of weeds, cut and trimmed regularly
- Property remains free of trash and debris
- Placing only parts that are designed for outside the home are allowed
- Removal of junk motor vehicles is a priority

It is always a good idea to do a regular inspection of your property and make repairs as quickly as possible.

- Repair or replace broken windows
- Paint exposed wood trim
- Repair any leaks or roof damage
- Have a termite inspection
- Replace or repair gutters

Professionals are the best option when tackling some of the bigger jobs around your home.

The History Of Oakland Terrace

Located in the heart of naturally beautiful southwest Dallas County and within the City of Dallas, the Oakland Terrace addition was developed in 1962 by Louis Hexter and business partner Ray Nasher on 47 acres of rolling pastureland. Back then the major access roads, South Polk Street and West Camp Wisdom Road were two-lane, asphalt paved roads.

Streets were planned with great care, respecting the rolling contours of the land and the large native trees. Spacious lots vary in size, shape and elevation throughout the neighborhood. Each lot was sold separately to an individual or to an approved custom homebuilder that then constructed homes to satisfy specific owner requirements. Deed restrictions ensured that the homes built here were of high quality and that the neighborhood was completed as planned.

More than ten custom homebuilders worked to construct homes, one by one, for individual buyers over an eight-year period. Homes were designed and sited to relate to one another enhancing privacy, maximizing the openness of the spacious lots and to receive prevailing breezes. The design of each home is unique and no two homes are alike. A number of the original owners reside in the homes that they built here for themselves over 40 years ago.

There are a variety of home styles in Oakland Terrace neighborhood ranging from Traditional, Ranch, Spanish influence, and Contemporary Styles. Home sizes range from spacious single story homes with three bedrooms and two baths to one-and-a-half story homes with five bedrooms and three baths. Homes are built on pier and beam foundations with 90 percent brick exteriors and feature two-foot wide roof overhang for sun protection. Masonry wood burning fireplaces add charm to the rooflines of the homes and are regularly enjoyed by residents during chilly winter months. All of the homes have two car-attached garages and additional on-site parking for four or more cars.

Interiors are well appointed with marble and terrazzo-tiled foyers, plaster moldings, decorative ceiling and wall finishes custom solid wood *built-in* kitchen and bathroom cabinetry. Mahogany, Ash and Birch paneled Dens have sliding-glass doors to outdoor patios to facilitate indoor-outdoor living year-round.

Many homes are award winning *Blue-Flame Homes*- featuring all gas appliances, outdoor grills and gaslights. Decorative details grace the exterior of the homes including custom wrought ironwork, millwork, and masonry.

Well-maintained gardens adorn neighborhood homes. The beauty of the natural surroundings has been enhanced through the years by planting and nurturing of specimen trees and shrubs that are now mature. Many glowing gaslights and lampposts grace the neighborhood at night.

Maintaining a Successful Organization thru community Involvement

How committed are **YOU** to restoring and maintaining the beauty and safety of your neighborhood?

Good Neighbor,

Remember the success and survival of any neighborhood association depends on community involvement and dedicated leadership.

One of the most critical issues facing any neighborhood organization, whether it is voluntary or mandatory property owners associations, is how to maintain a strong committed membership.

It took a research project in the 1970's to discover just how successful neighborhood associations' managed to sustain member involvement and support. At the end of the one year study eight out of the seventeen groups participating in the study had survived.

Oakland Terrace is a success story since 2001!



The research revealed these points:

- The active association sought energy and resources from outside organizations, such as churches, public agencies, government departments and others. The leaders established networks and participated in other organizations where they could gain information, support and ideas to bring back to their community.
- Active associations operated within formal structures. They had bylaws that guide their organizations and their members participated in decision-making and goal-setting.
- Leaders of successful organizations provided more opportunities for members to participate in the activities of the organization. By seeking out volunteers and delegating task, they obtained commitment to the organization. And at the same time the members gained the good feeling that comes from making a positive contribution.
- The successful accomplished their goals.

Simply stated, it takes organization to keep an origination going. OTNA leaders and members both share the responsibility for maintaining our Neighborhood Association. Good Leaders only hold the key to its survival. When they call on outside resources, establish effective operating structures and produce activities that involve the membership, then there will be little chance for apathy to set in.

OTNA leadership continue to invest their time with outside resources to impact the community. Representatives from Oakland Terrace have attended several meetings this summer with the Old Oak Cliff Conservation League and with district 5 council person Casey Thomas.

Breakfast with Casey Thomas at Dallas Executive Airport on August 26, 2017. Breakfast was provided from the airport restaurant and Margaret Wright Rogers, Assistant Director of Strategic Customer Services gave a presentation on how to use the 311 Mobil app for reporting code violations.



Old Oak Cliff Conservation League Meeting at Bishop Dunne High School on August 14, 2017. The upcoming October Home Tour was discussed and the reveal of show homes will be held at the September 11th Meeting at the Oak Cliff Society of Fine Arts building on Rosemont Street in Winnetka Heights





Open Invitation!
To all Oakland Terrace Neighbors
Our Next Meeting
Tuesday
September 12th
7:00pm - 8:00pm
****Door prize Drawing***
Polk Wisdom Library



The Newsletter is Published 4 times a year!
MARCH, JUNE, SEPTEMBER, DECEMBER

Oakland Terrace Neighborhood Association

We Welcome your Support
Become a member

Oakland Terrace Membership

\$25.00 per Household

All Donations are tax deductible

Mail to:

Oakland Terrace Neighborhood Association
P.O. Box 764022
Dallas TX 75376-4022



LOOK OUT FOR YOUR NEIGHBORS

LIGHT YOUR HOME

USE YOUR HOME ALARM

LOCK YOUR DOORS AND WINDOWS

KEEP GARAGE DOORS CLOSED

SECURE VEHICLES AND KEEP THEM CLEAR OF VALUBLES

USE HOME SURVAILANCE

Contacts

President	David Klempin	214/376-1544
Vice		
Secretary		
Treasurer	Ruby Green	214/375-1726
Crime Watch	Sam Ferrell	214/371-9596
Telephone	Dorothy Creamer	214/334-6207
	Jean Banks	214/375-0958

Hospitality	Isaac Brown	214/371-9414
Fundraising		
Publications	Ruby Green/ David Klempin	

Beautification	Tina Arredondo	
	Mary Perkins	

Block Captains

Clearglen	Bernice Williams	214/371-7773
	Jane Seibert	214/371-9867
Golden Trophy	Jackie Jones	214/375-1220
Highfall		
Racine	Nigel Sabir	214/372-1535
Ridgegate	Sam Ferrell	214/376-9596
Shadymeadow	Alice Edwards	214/375-0540
Trailcrest	Clarence Sims	214/374-0969
Trailcrest PL	Clarence Sims	214/374-0969
Woodwick	Alice Hawkins	214/375-0082

Celebrating our memberships in.....

Oakland Terrace Neighborhood Association since 2001

The Old Oak Cliff Conservation League since 2006
501-c3 Nonprofit org member since 2008

