



THE HUB

The Rotary Club of Park Cities

Volume 75, Number 33

www.parkcitiesrotary.org

April 5, 2024

Serving to Make a Difference Since 1948

TODAY'S PROGRAM

Program Chair of the Day: Tom Rhodes



Jim Montgomery A Life of Swimming

Since 1981, Jim has developed and coached one of the top adult fitness programs in the country. Jim started it off in the 80s with the Lone Star Masters Swim Club which quickly became the second largest Masters program in the country with over 500 swimmers. In 1999 Jim formed a new club, Dallas Aquatic Masters, which became even more recognized as a world leader in adult fitness and competition swimming. Since 2020 Jim has successfully branded his own name to Jim Montgomery Masters Swim as part of the Jim Montgomery Swim School. There he teaches all swimming levels from beginner to competitor, and offers classes proven to help fearful students overcome their fear of water.

With his experience in aquatic facilities and programming, Jim is regarded as an expert in the development, operation and programming of aquatic facilities for school districts, municipalities, universities, hospitals, and commercial uses.

Jim grew up in Madison, WI, and attended Madison East H.S. where he won six state championships in swimming. He went on to swim for James "Doc" Counsilman at Indiana University where he graduated with honors from the IU School of Business. His senior year he was awarded the Belfour award as the top student athlete in the Big Ten Conference. Jim currently lives in Dallas with wife Diane, father to five children: Taylor, Chase, Ann, Ellis and Beau along with seven grandchildren.

Jim is a three time Olympic medal winner in the 1976 Montreal Olympics:

- 100 meters Freestyle: Jim was the first man to swim 100 meters freestyle under 50 seconds (49.99). Breaking this barrier was equivalent to Roger Bannister's four minute mile in track.
- 4 x 100 meters Medley Relay
- 4 x 200 meters Medley Relay

jmswim.com

RCPC IN ACTION



- **NEW Date** Saturday, **April, 6**, 5:00-8:00 pm. **Dallas Crawfish Festival in Ferris Plaza.** All you can eat crawfish tickets (\$41.05/person) or general admission (\$12.49/person). Sign up on the website or eBulletin; RSVP so Herb Z. knows who is coming
- **NEW Date** Monday, **April 22**, 6:00-8:00pm. **Program Committee Meeting** at Moody YMCA, 6000 Preston Rd, Dallas 75205. ALL RCPC members are members of the Program Committee. Bring great ideas. Pizza will be served.
- **Thursday, Apr. 25, 6:00 8:00 pm** at Communities Foundation of Texas. Join Jeff Sheehan as RCPC partners with People Newspapers in our **20 Under 40 program.** We will be honoring twenty outstanding young people in our community. Speakers include: Calvert Collins-Bratton of CFT and Stephanie Newland of Belong Disability Ministry. (See page 3 and the e Bulletin for more events)

-BOOTS & BLING- DISTRICT CONFERENCE CELEBRATORY BANQUET

Golf Tournament

Buffalo Creek Golf Club
Rotary Rockwall Club The
Center at Rockwall City
Place

April 12 & 13, 2024

Guest Speaker:
PRIP John Germ

Friday Golf Tournament &
Dinner:- \$125

Addit'l Dinner ticket- \$25

Saturday lunch, discussions and service to pack summer bags for the Boys and Girls Club of NE Texas
Saturday Night Celebratory Banquet with guest speaker, PRIP John Germ
- **\$90 (new!)**

Friday & Saturday - \$200

Sign Up Today!

NTFB RCPC Volunteer Food Packing Day

JOIN US and be part of the incredible **Impact** we can make on **eliminating food insecurity in our community!**

Saturday, April 20, 9:00 to 11:30 am
at the North Texas Food Bank's main distribution center at

3672 Mapleshade Ln., Plano 75077
(about 2 miles west of 75 off of the George Bush Toll Road)

Children, 12 or older, are welcome.

Sign up on the website or eBulletin.

We only have a limited number of



spots, so **sign-up today!**
Volunteers need to be registered for the shift prior to 3pm, Weds, April 10.

Be a Vibrant and Visionary Model of Service Above and Beyond Self

LAST WEEK (March 22)

Presiding: PE **Jeff Sheehan**
 Invocation/ Pledge: **Mary Bishop**
 Marketplace Advertiser: **Mark Neace**
 highlighting **Kyle Marmillion**
 Photographer: **John Brown**
 Chair of the Day: **Tom Rhodes**
 Speaker: **Dan Rhodes**
 Program: **Current Dallas Real Estate Market**



President **Jeff Sheehan** called the meeting to order. **Mary Bishop** gave the Invocation and led the Pledge of Allegiance and "The Star Spangled Banner." President **Jeff** introduced our visitors and guests, then asked for Happy Bucks.

Mark Neace introduced our MarketPlace Advertiser of the Week, **Kyle Marmillion**.

MaryAnn MacLeod gave her New Member Speech today, She said he had had so many jobs in her life. Her first job was driving the monorail at Disney Land, where she got to know Walt Disney. After that she lived and worked in Germany where she ran the base nursery school. Her husband was an Air Force pilot, and they were in the military for eight years. At the next post, she wrote for the base newspaper. When they were at Carswell, she found a restaurant for sale in Weatherford, and opened "Out To Lunch." Then she bought and renovated an 1890 building and opened a sandwich shop and ice cream parlor. After her husband retired, they traveled a lot. Then she heard that American Airlines was hiring older flight attendants, so she applied, was hired, and enjoyed a thirty-year career. She has al-ready gone on a Rotary cruise and has plans for future travel, as well.

The amount of the fifty-fifty raffle has risen to \$1137.00. **Kathy Wall** had the winning ticket but did not win the raffle.

Tom Rhodes introduced our speaker today, his son, Dan Rhodes. to speak on the Current Dallas Real Estate Market. He said his presentation would be geared toward the residential side of real estate. He said Dallas went into COVID with very low inventory. Availability remains very low. There are still many situations where there are multiple

Please remember

Please let us know your joys and concerns.



offers. Demand for houses is strong, but buyers do not have a sense of urgency. Their current mortgages are at 3-4%, but the current rate is at 7%. Instead of buying a new home, some owners are choosing to remodel. There is still a steady flow of people coming from out-of-state. The DFW area led the country in population growth in 2023. The DFW area has now surpassed eight million population. On the seller side, they see the demand and are looking for premium prices. There has been an increase in high-end, luxury sales of over \$5 million. There has been an increase in off-market sales for purposes of privacy and tax advantages. Other sellers wait for the best time to put their houses on the market. There also has been a significant increase in cash buyers. but there has been a decrease in overall transactions. Residential sales are heavily connected to the academic calendar. The peak buying months are March thru June and Sept. thru Nov, but the fewest homes are bought in July thru Aug. and Dec. thru Feb. The current market in the Park Cities as compared to historical averages is as follows:

- Months of inventory now: 2-3, historically 5-6;
- Actively listed: now 75+/-, historically 300+/-;
- Days on Market: now 25-35, historically 60-70;
- No. of solds: now 20-30/mo, historically 45-55;
- Sales price to List price: now 97-98%; historically 94-95%;
- Ave. \$/sq ft: now \$650+/-, historically 300+/-;
- Off Market Transactions: now 35%, historically 65%.

The average sales price compared to the number of homes sold in the Park Cities and North Dallas was fairly steady until COVID hit. The average sales price went from about \$1.5 million to about \$2.5 million, but the number sold has gone down. He forecasted that higher interest rates will be the new norm, that the supply will remain tight, that any slight downward change in interest rates will significantly increase buyer demand, that cash buyers still have an advantage in multiple offer situations, and that off-market transactions will remain steady at 35+/-%. There are also institutional buyers who are competing with individuals.

Our Mission

Building a legacy of good works and fellowship, we strive to:
 REACH those in need in partnership with others
 INSPIRE tomorrow's leaders with high ethical standards
 FOSTER lives of service above self
 – A supporting member of Rotary International

The Hub is the weekly newsletter of the Rotary Club of Park Cities (Dallas)

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Ley Waggoner, Chair

Bulletin/Internet Advertising

Mark Neace, Interim Chair



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 www.rotary5810.org

April						
S	M	T	W	Th	F	S
	M	M	M	M	Mtg	
7	M	M	M	M	Mtg	D F D
14	Mc	M	M	BD	Mtg	
21	M Pr	M	M	M Cn	Mtg	F
28	M	M				

A=Agape Health Serv Day

BD= Bnd of Dirts Mtg, 8am

BF=Bonton Farm

Cn=PCR Connect Event.

CP=ChildsPlay Work Mtg-Jill Jordan.

D=District 5810 Event

DH=Dentistry with a Heart- Michael Rainwater

F=Fellowship Event

FF=RCPC Foundation

Fund Mtg- Ed Fjordbak

FT=NTFB Truck.

FB=NTFB Evtnt- Susan Glen

In=Interact Special Project 8 am - Tracy Gomes.

LL=Legacy of Leadership

M= Meals on Wheels, Jim Weichel

various days and times

M = Mentoring at Hillcrest H.S.

various days, times

Mc=Ronald McDonald House

1 x/mo-Kathleen Klaviter

NM=New Member Event

Pr= Program Committee Mtg

RL=Readers2Leaders-various

days, times- Rob Levy





Rc=Rotaract- Ruth Alhilali.

SP=Strategic Planning Mtg

SpE=Special Service Event

VA=Veterans Support-

UPCOMING PROGRAMS

-  **Apr. 12 Darwin German**
Passive Investing in the DFW Market
-  **Apr. 19 Joe Trahan**
WFAA-TV
-  **Apr. 26 Sonya Parker Goode**
Grant Halliburton Foundation
-  **May 3 Meeting at Agape Clinic**
Tour and Box Lunch

ROTARY CONNECTED

-  <http://bit.ly/RCPCfacebook>
 -  <http://bit.ly/RCPC/linkedin>
 -  <http://bit.ly/RCPC/twitter>
 -  <http://bit.ly/RCPC/youtube>
 -  <http://bit.ly/RCPC/googleplus>
- Miss a Meeting? Watch it on** YouTube or as an event on **Facebook!**
-  <http://bit.ly/RCPC/youtube>
<https://www.facebook.com/events/>

Share Rotary! Post on your social media when you're at a meeting or event. Use our hashtags!
Like and Follow us on Social Media: Website: <https://parkcitiesrotary.org/>

Facebook: www.facebook.com/RotaryClubOfParkCities
YouTube: www.youtube.com/channel/UCf4ZH-2nwIscW8XNTnsbnov
LinkedIn: www.linkedin.com/company/park-cities-rotary-club/?viewAsMember=true

Make a post about or while at Rotary and use these hashtags

-  #PeopleOfAction
-  #parkcitiesrotary
-  #district5810proud
-  #goodthingshappeneonfridays

"Our 'Give Hope Give Hand' project restores mobility and dignity to individuals with limb differences, enabling them to live more fulfilling lives. Many of our recipients lost their hands as a result of being electrocuted, having road or industrial accidents, or mishandling fireworks.

"Many receive prosthetic hands during one-day events organized in partnership with local Rotary clubs holding medical camps.

"The impacts of a prosthetic hand are immediate and profound. One boy could use his prosthetic hand to write his 10th-grade exams, achieving a commendable score of 73%. Other recipients were able to resume previous vocations, earning income to support their families."



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CLUB ANNOUNCEMENTS

Please note that RCPC meetings and other events are public events where photos and video are customarily taken. By attending you are consenting to free use of your likeness on RCPC and related websites, social media, streaming video, emails, newsletters and similar methods.

Have a Great Idea for a Speaker? Your ideas are needed! Send your ideas with the details to Richard Stanford.

Help Wanted! At ANY RCPC Event or Project. Take a few pictures, include a few sentences (who, what, when, where and WHY) and send to Betty for The Hub

RI Foundation: \$100 (or more) Every Rotarian Every Year! See Greg Pape.

RCPC Foundation: \$100 (or more). See Birthdays below, then Van Oliver.

Attendance Rule Change. For those wanting to maintain Perfect Attendance, make-ups may now be completed within a year. RI is no longer tracking attendance.

Like Us! <https://www.facebook.com/pages/Rotary-Club-of-Park-Cities/115439238516325>

THOUGHTS ON . . .

Swimming

- In this business you either sink or swim or you don't. ~ **David Smith**
- If your ship doesn't come in, swim out to it! ~ **Jonathan Winters**
- The man who is swimming against the stream knows the strength of it. ~ **Woodrow Wilson**
- Be not the slave of your own past. Plunge into the sublime seas, dive deep and swim far, so you shall come back with self-respect, with new power, with an advanced experience that shall explain and overlook the old. ~ **Ralph Waldo Emerson**
- It's only when the tide goes out that you discover who's been swimming naked. ~ **Warren Buffett**
- He is the better equipped for life. As for swimming, who has the less to carry. ~ **Apuleius**
- In rivers and bad governments, the lightest things swim at the top. ~ **Benjamin Franklin**
- Most of us, swimming against the tides of trouble the world knows nothing about, need only a bit of praise or encouragement - and we will make the goal. ~ **Jerome P. Fleishman**

ROTARY INTERNATIONAL

from Mohan Kumar K V, member of the Rotary Club of Bangalore Prime, India via *Rotary Voices*

"Guided by Rotary's Action Plan, we embarked on a journey of service and empowerment, reaching the unreached by providing free below-the-elbow prosthetic hands to those who had lost limbs.

RCPC IN ACTION (cont.)

The program will be emceed by our very own Jeff Brady. This event is impactful and uplifting! Register on the website or in the eBulletin.

• **Friday, Apr, 26, 6:05 pm.** Frisco Roughriders vs Amarillo Sodpoodles, Frisco Roughriders Riders Field, 7300 Roughriders Trail, Frisco. \$27/person (includes \$10 food voucher)+\$5.00/car if purchased ahead. See the website or eBulletin to buy a ticket.

HE WHO LAUGHS, LASTS

What hair color do they put on the driver's licenses of bald men?

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Rotary Club of Park Cities Market Place



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Cost of the ad will be prorated during the year.

To change or update your ad, send an updated digital Business Card to
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Questions? Ask Mark Neace at mark@synclabmedia.com