



THE HUB

The Rotary Club of Park Cities

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www.parkcitiesrotary.org

April 19, 2024

Serving to Make a Difference Since 1948

TODAY'S PROGRAM

Program Chair of the Day: Jeff Brady



Joe Trahan, Sports Anchor WFAA-TV

Joe Trahan is the main sports anchor at WFAA in Dallas, TX. **1) Who are you?** Joe joined Channel 8 in June 2003 and has been a fixture on the local sports scene for more than half of his nearly 30-year career in local television news.

The native Houstonian began his career in 1989 while he was still in college. During his senior year at Loyola University, he worked the overnight shift as a news writer on WWL-TV's highly successful morning show.

Joe's on-air sports career began at WCBD-TV in Charleston, SC and included a return to New Orleans for a 9-year stint at WVUE-TV where he was named sports director.

Since joining WFAA, Joe's covered title runs from the Rangers and Maverick including the Mavs magical run that ended with a championship in 2011. He's still waiting on something similar from the Cowboys and Stars.

2) What are your interests? Joe covers the gamut of sports but readily admits following the NFL is his favorite. "It's seemingly never a dull moment when you cover the Cowboys," he says. Joe says they're controversial and compelling and that's "good for business."

He also likes sharing stories that highlight the best in people. Finding examples in sports that illustrate the triumph of the human spirit are his favorite.

Joe and his wife Amy and their two daughters Sophia and Sydney live in Frisco. When not spending family time, you can find Joe on the links, working on his golf game.

3) What do you like about working at WFAA? It is an honor to work with so many talented and creative journalists. The work that is produced is truly incredible. There are stories and moments that make you realize we at WFAA can make a difference in our communities, and that is the foundation of what we do. That is where the magic happens.

Social media has allowed us to connect with viewers like never before. At the end of the day, local television news is a service industry. So, our ability to connect and engage has allowed us more than ever to fulfill our mission to serve our viewers in the best way possible.

4) What's one thing people would be surprised to learn about you? The father of two girls, Joe says he knows more about pop music that you could ever imagine.

While some of his favorites are Stevie Wonder, Earth, Wind & Fire, and Sting, Joe knows more about Taylor Swift than you would ever think.

"I've got to do my best to keep up to be involved and make connections with my girls," he says.

www.wfaa.com › [team-bios](#) › [joe-trahan](#)

RCPC IN ACTION



Saturday, Apr. 20, 9:00 to 11:30 am NTFB RCPC Volunteer Food Packing Day at the North Texas Food Bank's main distribution center, 3672 Mapleshade Ln., Plano 75077 (about 2 miles west of 75 off of the George Bush Toll Rd)

Registration for this event has closed!

• **NEW Date ! Monday, Apr. 22, 6:00-8:00 pm** Program Committee Meeting at Moody YMCA, 6000 Preston Rd, Dallas 75205. ALL RCPC members are on the Program Committee. Bring great ideas; eat pizza!

• **April 22-25, EarthX Conference** at Hilton Anatole Hotel, 2201 N. Stemmons Fwy, Dallas 75207. Rotary will showcase many projects from many clubs in Texas or around the globe. There is a Rotary Discount code for Rotarians to use to attend any day of the conference. See the eBulletin for the code to register.

• **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. 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

• **Thursday, Apr. 25, 5:00-7:00 pm.** Join us for **PCR Connect** at Hillstone, 8300 Preston Rd, Dallas TX 75225. (We will be on the patio.) RSVP on the website or eBulletin to let us know you're attending! Bring a friend! Connect, Socialize, Sip, Graze, and Mingle!

• **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 tickets

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

LAST WEEK

Presiding: President **Jeff Sheehan**
 Invocation/ Pledge: **Eric Heitkamp**
 Marketplace Advertiser: **Shawn Foster**
 highlighting **Mark Neace**
 Photographer: **Barb Jeffries**
 Chair of the Day: **Eric Heitkamp**
 Speaker: **Darwin German**
 Program: **The World of Multifamily and Passive Real Estate Investing**



President **Jeff Sheehan** called the meeting to order. PP **Eric Heitkamp** gave the invocation and then led the Pledge of Allegiance and "The Star Spangled Banner." President **Jeff** asked for Happy Bucks and introduced our visitors and guests.

PP **Greg Pape** reported that fifty-four members had contributed to the RI Foundation so far this year, and the combined members of District 5810 had contributed over \$341,000 to the RI Foundation. He introduced VP **Sarah Oliai** as a Paul Harris Society member and awarded her her sixth level Paul Harris pin. Members of the Paul Harris Society contribute \$1000 every year to the RI Foundation. Congratulations, Sarah!



Shawn Foster introduced our Marketplace Advertiser of the Week, **Mark Neace** and Synclab Media. Since **Mark** was attending the District Conference, he sent a video he had created about his company.

A special guest and visiting Rotarian, **Steve Bender**, President of the Newport Beach, California, Rotary Club is in Dallas in his role as the Director of the Environmental Sustainability Rotary Action Group (ESRAG). He will be presenting at the EarthX Conference in Dallas on Tuesday, April 23. President **Jeff** said that Steve was appointed by RI as the Director for Western North America for RI's Environmental Sustainability Rotary Action Group (ESRAG). As Director of ESRAG, Steve is working with Trammell Crow Jr. to highlight Rotary International's efforts in environmental and sustainability projects. Last year, Past RI Presi-



Please remember

Please let us know your joys and concerns.

dent **Mark Maloney** was recognized for his efforts in making the environment the 7th Area of Focus. This year, Rotary will showcase many projects that any club in Texas or around the globe can participate in. There is a special Rotary Discount Code so Rotary members can attend any day of the conference. [See eBulletin] PP **Eric Heitkamp** introduced our speaker today, **Darwin German**, to speak on "The World of Multifamily and Passive Real Estate investing." He began by saying that this is the best market for multifamily investing; it pays higher than average returns. You have to learn how to invest and where to invest. You have to learn to go through market cycles. He said that his dad had said, "There is nothing wrong with doing well while doing good." He said properties should be a "win" for investors and a "win" for residents because they provide a good quality product and are safe, so it is also a "win" for the community. They are not flippers; they hold for a longer term, usually about five years. They raise money from their about one thousand partners. They provide the expertise in acquisition and operation of multifamily investments. The numbers don't lie; the right assets can thrive in any economy. Their strategy is first to acquire the property, then to implement a turn around program to improve the property, then to maximize the net operating income, then they refinance the debt, then they hold the property for three to five years, then they sell the property and repeat the process. They average about 32% a year at the partner level. He believes that transparency is never negotiable; that sunlight is the best disinfectant. They provide education in how to buy real estate. Their staff provide professional, informative services. Investments should begin with a conversation. After Hurricane Harvey they had empty apartments and they gave them away for free. The other residents of the property organized a "garage sale" where the persons displaced by Harvey could take what they needed for free. Their goals are to increase occupancy in their properties, increase resident retention and screen for quality tenants.



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= Bld of Dirs 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-

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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UPCOMING PROGRAMS



Apr. 19 Sonya Parker Goode Grant
Halliburton Foundation



Apr. 26 Meeting at Agape Clinic
Tour and Box Lunch



May 3 Paul Reed, Vietnam Veteran
Tiny Diary Unites, Heals Enemy Soldiers



May 10 Lesley McCaslin
Life on the Sidelines with the Texas Rangers and Dallas
Mavericks - A Reporter's Perspective

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.

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ROTARY CONNECTED



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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/RotaryClubOfPark-Cities

YouTube: www.youtube.com/channel/UCf4ZH-2nwIscW8XNTnsbnw

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



#goodthingshapp e nonfridays

THOUGHTS ON . . .

Television

It is difficult to produce a television documentary that is both incisive and probing when every twelve minutes one is interrupted by twelve dancing rabbits singing about toilet paper. ~ **Rod Serling**

If it weren't for Philo T. Farnsworth, inventor of television, we'd still be eating frozen radio dinners. ~ **Johnny Carson**

The human race is faced with a cruel choice: work or daytime television.

~ **Unknown**

Television has proved that people will look at anything rather than each other.

~ **Ann Landers**

The great thing about television is that if something important happens anywhere in the world, day or night, you can always change the channel.

~ **From "Taxi"**

Television is the first truly democratic culture - the first culture available to everybody and entirely governed by what the people want. The most terrifying thing is what people do want.

~ **Clive Barnes**

Imitation is the sincerest form of television.

~ **Fred Allen**

ROTARY INTERNAT'L ENVIRONMENTAL SUSTAINABILITY



EarthX 2024

"The Partnerships for the Goals Conference will showcase speakers from around the globe. **It will also showcase many Rotary International and United Nations Association speakers**

HE WHO LAUGHS, LASTS

One day a man went to an auction. While there, he bid on a parrot that was supposed to talk. He really wanted this bird. He got caught up in the bidding, but kept getting outbid, so he bid higher and higher. Finally, after he bid way more than he intended, he won the bird – at last!

As he was paying for the parrot, he said to the auctioneer, "I sure hope this parrot can talk. I would hate to have paid this much for it, only to find out that he can't talk!"

"Don't worry," said the auctioneer, "He can talk. Who do you think kept bidding against you?"

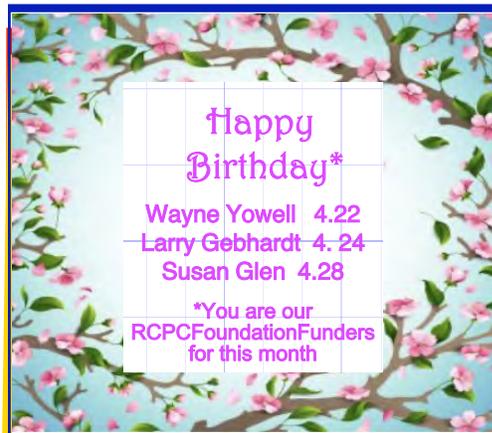
and projects.

April 22-25 at the Hilton Anatole Hotel, 2201 N. Stemmons Fwy, Dallas 75207.

See www.earthx.org for a complete agenda.

Use the Discount Code ROTARY It will say \$350 to attend. If you say No to meals and banquets, it will discount to \$99 for one day.

To attend networking breakfast, lunch and cocktail reception, use the link and the 20% off discount code: SEA2SKY. See the eBulletin and use the link.



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