



# THE HUB

## The Rotary Club of Park Cities

Volume 75, Number 29

[www.parkcitiesrotary.org](http://www.parkcitiesrotary.org)

March 01, 2024

*Serving to Make a Difference Since 1948*

### TODAY'S PROGRAM

*Program Chair of the Day: Mark Kashar*



## Mark Melton The Dallas Eviction Advocacy Center

Mark Melton is a partner in Holland & Knight's Dallas office. He focuses on corporate and federal income taxation issues related to domestic and international transactions of private equity and hedge funds, as well as other investment partnerships, joint ventures, real estate investment trusts (REITs) and operating businesses.

Mark is also the founder of the Dallas Eviction Advocacy Center, which provides free legal representation to tenants facing eviction in Dallas County. Since March of 2020 when he began this work, his team has assisted more than 15,000 families facing eviction.

### **The Dallas Eviction Advocacy Center**

We empower Dallas County tenants to maintain housing security by providing pro bono legal assistance.

The Dallas Eviction Advocacy Center serves tenants facing housing insecurity. Our services include providing pro bono legal advice and representation, housing assistance, rent relief and a clearinghouse of tenant and eviction information. DEAC assists all Dallas County tenants regardless of income, race, immigration status, or native language.

The Dallas Eviction Advocacy Center is here to assist tenants facing eviction in Dallas County. Our goal is to ensure the rights of tenants are protected through the provision of passionate and committed lawyers at no cost. See their Mission, Vision and Guiding Principles at [www.dallaseac.org](http://www.dallaseac.org)

### RCPC IN ACTION

#### COMING ATTRACTIONS

- **Saturday, Mar, 9, 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 eBulletin and RSVP so Herb Ziev will know you are coming.
- **Monday, Mar. 18, 4:30 to 6:45 pm.** Your help is needed at **Ronald McDonald House**. We have a few more volunteer spots. Details in Bulletin or ask Kathleen.
- **Friday, Apr, 26, 6:05 pm.** **Frisco Roughriders vs Amarillo Sodpoodles**, Frisco Roughriders Riders Field, 7300 Roughriders Trail, Frisco TX 75034. \$ 27/person + \$ 5.00/car when purchased in advance. Each ticket includes a \$10 food voucher.

**HAPPY BIRTHDAY, PRESIDENT JEFF!**



**The RCPC Fourth of July Parade Theme Has Been Selected!** Thanks to **Sarah Oliai** for the winning suggestion!

### **Boots & Bling District 5810 Conference & 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 & Dinner - \$125  
Additional Dinner ticket - \$25  
Saturday only - \$125  
Friday & Saturday - \$200  
(early bird til March 5th)

### **Volunteering at Ronald McDonald House Monday, February 19, 2024**

*thanks to Van Oliver for these pictures*

On the menu:  
enchiladas, beans, rice and salad



Ronald McDonald House has a new program; a chef prepares the meal, but volunteers are still needed to assemble and serve it. **Join the Team in March!**

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

## LAST WEEK

Presiding: President **Jeff Sheehan**  
 Invocation/ Pledge: **Cindy Cummings**  
 Marketplace Advertiser: **Mark Neace**  
 highlighting **Susan Glen**  
 Photographer: **Barb Jeffries**  
 Chair of the Day: **Valerie Pelan**  
 Speaker: **Pia Orrenius, VP, Senior Economist**  
 Program: **The Federal Reserve Bank**



President **Jeff Sheehan** called the meeting to order. **Cindy Cummings** gave the invocation; there were no new concerns today. She then led the Pledge of Allegiance and "The Star Spangled Banner."

President **Jeff** asked for Happy Bucks. All of the Happy Bucks given today will be donated to the North Texas Food Bank on February 29 to receive a quadruple match. **Sarah Oliai** and another member will also match the contributions up to \$1,000, which will then be quadruple matched.

President **Jeff** then introduced our visitors and guests.

**Mark Neace** introduced our Marketplace Advertiser of the Week, **Susan Glen** and SVP Client Relations and Non Profit Solutions.

President **Jeff** won the drawing, but did not win the raffle. The total is now \$851.

PP **Greg Pape** read a tribute on the life of Robert Frederick Hunter. Fred graduated from Woodrow Wilson HS and Texas A&M, He enlisted in the U.S. Public Health Service. He enrolled in the Sloan School of Management at M.I.T., and then went into business. He later graduated from SMU Law School and started a law practice. His sons Alex and Bob were present to represent the family. Bob thanked the club for this proclamation. He said that RCPC was near and dear to his father.



**Valerie Pelan** introduced our speaker today **Pia Orrenius**, Vice President and Senior Economist at Federal Reserve Bank of Dallas. She began by saying it was a pleasure to speak about the Texas economy. Right now economic activity is slowing, but is still robust. The Texas economy was up 3.1% which is

### Please remember

**Karl Von Bieberstein** who is recovering from surgery to repair a torn tendon.

**Jodie Ray** who is recovering from heart valve repair surgery.

*Please let us know your joys and concerns.*



above the national average, and the labor force grew at the fastest pace in decades. However return to trend growth is likely in 2024, but the medium and long term factors still favor the region. Texas's job growth in 2023 exceeded expectations. Inflation grew also. Compared to other states, Texas is about fifth in job growth. Among metropolitan areas in Texas, Brownsville was highest in job growth, while Austin, DFW and Houston lost jobs due to the loss of tech jobs. Typically, growth in the labor force is less than one percent, but last year the growth in the labor force in Texas was 3.4%. It makes sense when you look at the domestic and international migration. Construction values are high even though interest rates have increased from very low to five percent. There were spikes in non-residential construction in 2022 and 2023. Home sales have gone down in 2023, but building of single family homes has increased. Builders are building smaller homes and the cost of construction materials has gone down quite a bit. That makes it possible to sell what they build. House prices are pretty stable. When the Fed started raising interest rates, people were predicting a decrease in the housing market, but this has not really happened. Apartment rent rates are actually falling in many of the metropolitan areas. This is probably not due to declines in demand, but is due to overbuilding. Vacancy rates are going up for apartments, but this is just a factor of supply and demand. Office vacancy rates have finally stabilized in the fourth quarter of 2023. In 2023 Texas oil and gas production surpassed the pre-pandemic peak. A few years ago, oil producers in Texas were very pessimistic about their future, but the demand for American oil and gas is still there. When we have high energy production, we have high exports. Texas is the highest exporting state in the nation and 50% of the exports are energy related.

### 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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Shutterbug Committee

Ley Waggoner, Chair

Bulletin/Internet Advertising

Mark Neace, Interim Chair



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**Mark Kashar**, Treasurer

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www.rotary5810.org

March						
S	M	T	W	Th	F	S
					Mtg	
3	M	M	M	M	Mtg	F
10	M	M	M	M	Mtg	
17	M	Mc	M	BD	M	Mtg
24	M	M	M	M	Cn	NO mtg

**A=Agape Health Serv Day**

**BD= Bnd 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**

**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**

**Rct=Rotaract- Ruth Alhilali.**

**SP=Strategic Planning Mtg**

**SpE=Special Service Event**

**VA=Veterans Support- Evan Altemus**



## UPCOMING PROGRAMS



Mar. 08 Ann Drumm  
American Promise



Mar. 15 Jeremy Strick  
The Nasher



Mar. 22 Burton Rhodes  
The Dallas Real Estate Market



Mar. 29 **NO Meeting**  
Easter Holiday!

## 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.

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

## THOUGHTS ON . . .

### Houses

What is the use of a house if you haven't got a tolerable planet to put it on?

~ HenryDavidThoreau

Science is facts; just as houses are made of stones, so is science made of facts; but a pile of stones is not a house and a collection of facts is not necessarily science.

~ HenriPoincare

Of all the preposterous assumptions of humanity over humanity, nothing exceeds most of the criticisms made on the habits of the poor by the well-housed, well-warmed, and well-fed.

~ HermanMelville

A man builds a fine house; and now he has a master, and a task for life; he is to furnish, watch, show it, and keep it in repair, the rest of his days.

~ RalphWaldoEmerson

The ornament of a house is the friends who frequent it. ~ RalphWaldoEmerson

Bricks and mortar make a house, but the laughter of children makes a home.

~ Irish Proverb

The weird thing about houses is that they almost always look like nothing is happening inside of them, even though they contain most of our lives. ~ JohnGreen

A house that does not have one worn, comfy chair in it is soulless. ~ MaySarton

## ROTARY INTERNATIONAL

**Solar Cell Phone Chargers Help Ukrainians** *excerpted from Rotary Voices from Jerry W. Venters, PDG of 6040 and member of the Rotary Club of Lander, WY*

Four members of our Rotary Club attended the 2023 Dist. 5440 Conference where an international project found us.

A Peace Corps volunteer in Ukraine told about a program to convert used solar panels into cell phone chargers for the people of Ukraine. The program, developed in coordination with a professor and students at Western Colorado University in Gunnison, Colorado, was still in its infancy and only a very few chargers had been shipped to Ukraine.

The Ukrainian power grid remains a target of Russian airstrikes, and blackouts are common. Gas generators are more expensive, harder to ship, less mobile, and require fuel which is in limited supply. Solar chargers are easier to move and relatively inexpensive to re-

place if damaged or destroyed. With charged cell phones the Ukrainians can receive evacuation orders, air raid warnings, and school schedules. They can also stay in touch with friends and relatives fighting on the front lines.

We couldn't wait to get back to energize our club and start converting used solar panels into cell phone chargers. Our service committee quickly endorsed the project, and a retired engineer member agreed to lead it. We worked with a local solar installer to use the smallest and cheapest panels possible. . . .

*Read more at- [blog.rotary.org](http://blog.rotary.org).*

## HE WHO LAUGHS, LASTS

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AND ADVISORS  
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**Miss a Meeting? Watch it on** YouTube or as an event on **Facebook!**



<http://bit.ly/RCPCyoutube>

<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](http://www.facebook.com/RotaryClubOfParkCities)

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



#PeopleOfAction



#parkcitiesrotary



#district5810proud



#goodthingshapp e nonfridays



#district5810proud



#goodthingshapp e nonfridays

**Happy Birthday\***

Chris Clausen	3.1
Herb Ziev	3.3
Kelly Poppe	3.3
Stephanie Bohan	3.7

\*You are our  
RCPC Foundation Funders  
for this month.

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