

WOODBRIDGE

View from the Bridge

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Special points of interest:

- Did you know you can advertise in the newsletter?
- Look to see what is happening around town.
- Check out the community bulletin board on page 6.
- Read a message from the Developer

Editorial Policy

It is the editorial policy of Woodbridge Association Newsletter to inform the residents of the Association, in an unbiased manner, of issues and information that would be of help and of interest. It is also the editorial policy that no disparaging remarks regarding race, creed, color, national origin, marital status, or sexual orientation will be permitted. No personal attacks or comments, nor political endorsements, either local, state, or national will be permitted.

Woodbridge Online!

Woodbridge Association is pleased to announce that your community association is now online. Our website is hosted by www.Communitypath.com, a company formed to serve and facilitate the needs of homeowners associations nationwide. Please visit the website and follow the steps listed to join. It is still new and we will be adding appropriate information to the site.

Time For Swimming

By: Linda Fisher

Spring is officially here & hopefully the warm weather will be coming soon. April 1 was the opening date for the two current community pools. Hours are going to be 6:00AM-9:00 PM. Key cards are required for access to both pools. Shortly after moving in, you should have received an invitation to join the pools from the Home Owner's Association. Contact Greg Barnett with CMA at (972) 934-0400, if you haven't received a letter yet. Our pools have no lifeguards therefore certain rules are in

place for the safety of everyone. Small children are not allowed to come to the pools alone. There must be an adult or teenager of the minimum age of 15 accompanying them. Pets are not allowed at the pools. No diving or glass containers are allowed at either pool. The pool committee is aware of homeowner concerns and will be working towards resolution this swim season. Of main concern at "the rock pool", was children & adults

climbing, diving & throwing smaller children from the "rock wall". These rules are to protect everyone & everyone must set an example! Blatant disregard of the rules will cause the banning of this privilege. The key cards record access of all households entering & leaving the premises. Let's have a fun, safe & enjoyable season for everyone!



Calling all Moms...

By: Aundi Henderson



Children's playgroups are forming! Did you know that Woodbridge has its own Moms' Group? It does, and with summer approaching, we are planning more activities and fun for the Moms and kids of Woodbridge.

When I first became a stay at home Mom, I quickly realized that it was time to get out and meet other Moms in the neighborhood.

The problem was that I didn't know how to go about it. Do I grab the stroller and walk around the neighborhood hoping that someone makes an introduction, or what? Thank goodness I saw a note in the Woodbridge newsletter regarding the formation of a playgroup. I went to the meeting, and our Moms' group was formed. Months later, here I sit happily chatting with my new friends while my daughter squeals with delight watching the other children play. The group has been a great outlet for me, and I now have some terrific ladies I can call on for advice or (let's be honest) shopping. And more importantly, my daughter is getting to know children who will be her playmates for a long time to come.

In case you aren't familiar with how these groups work, I'll tell you a bit about ours. All of us in this particular group are first time Moms with young children. We meet once a week at

various members' homes, and our children play for a couple of hours while we have a bite to eat and visit. With the weather getting warmer, the weekly meetings will move outside so that the kids can enjoy the outdoors (and we won't have to clean our houses anymore). There are additional activities planned throughout the coming months, like a trip to the zoo and a picnic in the park. One nice perk is the "Girls' Night Out" where we get together one evening a month without the children (and yes, without the husbands) for dinner and a movie. There's also been talk of scrapbooking, card games, dinner parties, etc.

Since our formation, Woodbridge has grown, and there are now many more Moms looking to join playgroups for children of various ages. Therefore, we are in the process of organizing new groups. If you are interested in joining a Moms' group, please contact Aundrea ("Aundi") Henderson before May 11, 2001 at 972/442-9845 (or e-mail me at aundi1@swbell.net). I will need your name, address, phone number, and the names and ages of your children.

Join a Moms' group – it's a GREAT way to meet your new neighbors!



Woodbridge Home Selling Tips

By: Shelbi Ronnau

Ebby Halliday Realtors "Your Neighborhood Real Estate Expert"

Interest rates are on the way down, and with this decline, home owners naturally start thinking about refinancing their existing home, or purchasing a new one. Our Woodbridge community has many amenities that attract homebuyers. This is evident with the 551 homes that are already built, and the average of over 20 new homes, per month, being completed. When you include the pre-owned homes being sold each month, many new families are calling Woodbridge home. If you are thinking about selling your existing home, it is very important to interview multiple Realtors to help you during this most important time. Make sure your Realtor lives in or close to your community. The closer your Realtor lives to you, the more community knowledge and responsiveness he or she will have. Make sure your Realtor has a web site that he or she will utilize to advertise your home. Many homebuyers prefer to search online for homes and your Realtor should take advantage of this additional marketing avenue. Also, ask your Realtor for references. Interviewing a Realtor, to help you sell your home, is very similar to interviewing someone to work in your office. References can be a reliable way for you to understand how he or she works. Finally ask your Realtor how they will develop the pricing and marketing strategies for your home. Pricing a home correctly is the single most important factor in determining if a home sells quickly, or at all. Ask for the marketing strategy in writing so you can clearly understand the approach the Realtor will take in trying to sell your home. I hope these important tips will assist you in finding the right Realtor in selling your home. If you have any other Real Estate questions please contact me at (972) 733-9577, or by email at



Time for watering & clearing out trash

By: Linda Fisher

Spring brings May flowers & time to consider your watering habits. Last year's drought caused a big surprise to many of us when our water bill arrived. To ease that stress, consider using the early morning or late evening to water your yards. By limiting your systems to turn on only 2-3 times a week, this prevents over-saturation. This will also limit the shock to your landscaping when the real heat of summer kicks in.

You may notice during the summer months that your sewage charge will remain the same. The city takes an average of your sewer charges from Nov.-Mar., dropping the highest & lowest numbers & comes up with an average, which is used during the heavy watering months of April-Oct.

Springtime also means time to clean out your garage & backyard of accumulated trash. To better explain heavy trash pick-up; the week of the 2nd Wed. of the month is when anything that won't fit into your trash container should be put on the curb. Put heavy trash out on Friday, next to your trash containers. We have been told that pick-up will not occur before this day, so hold off putting things out too early. If you look on your water bill, it will sometimes give a reminder date of heavy trash pick-up.

CMA Corner

The following are some friendly reminders as we start the Spring season. If we are all good neighbors and observe these few rules, the value of our community and our quality of life will be enhanced.

- All Holiday Decorations should be taken down by now. Thanks to everyone who helped "light up" Woodbridge this past holiday season.
- All pets must be leashed when not in your own yard. Please don't let your dogs and cats run free throughout the neighborhood and keep your "pooper scooper" handy when walking your pet on common area or near your neighbors' lawns.
- Trash pick-up is Friday. Please don't put trashcans out before dusk the night before, and bring them in by sunset on pick-up day. And remember that trashcans must be stored out of sight.
- All boats, trailers, unregistered cars, etc. must be parked inside your garage or in the backyard screened from view. They must not be visible from the street. Please park all autos in the garage or driveway.
- **Any alterations to the exterior of your home**, or yard landscape must be submitted to the Modifications Committee for review before commencing the work. This includes pools, spas, play sets, decks, arbors, changing trim or paint colors, etc. If you are simply replacing existing landscaping or are re-painting trim/shutters/gutters with the same color you need not submit the work for approval. The Modifications Committee is required to review your submittal within 30 days of receipt and must return to you in same time period. Failure to submit your modification for approval may result in the resident bringing the project into compliance if you build before submitting. Architectural Forms are available from the www.communitypath.com website library or by calling CMA.

What can be done about people parking conventional vehicles on the street?

The streets in the subdivision are public property and fall under the jurisdiction of the City. The Documents provide that all vehicles must have current license and registration, be in daily use and operable condition.

Who maintains the streetlights within Woodbridge?

TXU maintains the streetlights, which are the property of the City. If you have a streetlight out, call TXU directly at 972-791-2888. The nearest intersection and closest street address are required by TXU to process a repair work order.

The Golf Club

Starts in May

Woodbridge Neighborhood Couples Mixer

9-Hole Shotgun Scramble

Sundays at 5:00 ~ \$35.00 per couple

Join us on the 2nd Sunday each month for a fun couples golf mixer. Golfers of all levels are welcome to play this best ball format.

Homeowners and their adult guest must sign up in the golf shop by 5:00 p.m. the Friday evening before.

Maximum 30 teams –our staff will pair foursomes. Awards after play.

Woodbridge Golf Club Men's Golf Association

Join the Woodbridge Men's Golf Association!

We offer high quality events with a different format each month. You must have a current established handicap at a recognized facility to join.

Woodbridge Homeowner's annual association dues \$25 (general public \$50).

Call the Golf Shop for more information or to sign up.

Upcoming Events: May 5th, 2-Man Best Ball ~ June 9th Individual Quota
July 7th, 2 Man Chapman (modified alt. shot)

Are you ready to take advantage of the beautiful golf course right out your back door?

Check out our Annual Pass Programs

- We have a variety of programs for both individuals and families.
- Best of all – Woodbridge Homeowners receive 10% off of the annual fee.
- Call for details or check our website for more information.

Golf Tips From Jim

I often see golfers with an aggressive swing trying to "hurt" the ball.

Remember to make your takeaway pace and your downswing pace the same.

Too many golfers take it back slow, and then violently swing at the ball. You cannot "muscle" a golf ball, so use good timing to hit those "pure" shots.

See you at the club,

Jim Stalder

PGA Head Golf Professional



Ladies!
Ladies!
Ladies!
Ladies!
Ladies!
Ladies!

Lady golfers of all levels are invited out for a fun play day.

*Select Mondays
Beginning April 16
Tee times start at 4:00*

Just sign up for the Mondays you can join us. You may sign up as an individual or bring a team! Cost \$15 includes 9 hole green fee, cart & tax. Call Cinde at 972.429.5100, ext. 11 for details.

Visit our website www.visitwoodbridge.com

The Restaurant at Woodbridge

*Treat mom to our
Mother's Day Brunch Buffet
 on Sunday, May 13
 Adults \$18.95 ~ Children (under 10) \$8.95
 If you made reservations last year ~ you
 know this one fills quickly! Call Cinde at
 972-429-5100, ext. 7 for seating times,
 menu & to make a reservation.*

Walk to work!
 The Restaurant at Woodbridge Golf Club is seeking
 enthusiastic, dependable staff. We are hiring in all ar-
 eas of food and beverage. Great job for moms with
 kids back at school or students looking for part time
 employment. Apply in person at the
 Restaurant Monday – Friday between 2 – 4 p.m.

The Restaurant at Woodbridge
 Open Daily
 Dine in the Restaurant, Alfresco on the Patio
 or call ahead and Carry Out.
 Full Breakfast Thursday – Sunday
 7:00 a.m. – 11:00 a.m.
 Regular Menu Daily 11:00 a.m. – 3:30 p.m.
 Extended Dining
 Thursday – Saturday until 8:00 p.m.
 Watch for new menu items!
 Alcoholic Beverages are available for purchase with unicard.

**Woodbridge Golf Club
 Banquet Rentals**
Pavilion Banquet Room
 Accommodates groups
 up to 150. Perfect for wed-
 ding receptions, company par-
 ties and other special occa-
 sions. Our experienced ban-
 quet and catering staff will be
 on hand to make sure your
 event is a success!

Conference Room
 Perfect for small lunch-
 eons and meetings. This inti-
 mate room offers guests a
 beautiful view of the golf
 course.
 If you are looking for a scenic
 banquet or meeting site call
 Cinde Manoel at ext. 7.

The Restaurant at

 Present this coupon for
 1/2 off one Entrée
 with the purchase of
 another Entrée.
 (Valid through 5/31/2001)

Community Bulletin Board


POOLS OPEN - For the homeowners' benefit and enjoyment, both pools opened April 1st. One pool access card is available for each home. Replacement costs for lost cards will be \$25.00. All residents of Woodbridge are welcome to use either pool.


Woodbridge Association will be sponsoring a "Meet the Candidate" evening on April 26 at 7:00pm in the Woodbridge Golf Club Pavilion. Candidates for the Garland and Wylie School Board and the Sachse City Council are invited to participate. Each candidate will be given 5 minutes to address any issues of their choice. There will be a period for questions from the audience for each of these groups of candidates.

Committee Chairs!

Committee chairs are needed for the following committees to form: Social, Easter, 4th of July, Halloween and Holiday. Other committees of interest—Yard of the Month, Bunko, Men and Women's Golf League (to work with the golf club) and Welcoming. If interested please call Greg Barnett at CMA 972-934-0400.

Going to College in the Fall!
 Teenage girls looking for summer income will baby-sit.
 Call 972-429-8781 for more info.

Digital Subscriber Line- Computer people will have to wait a little longer. Recent word is that DSL has been delayed coming to Woodbridge until early 2002.

Who is the emergency contact regarding Association property? Contact management during normal business hours. After hours, CMA maintains a 24-hour emergency pager (800-672-4363) that should be used in case of severe common area property damage, irrigation or pool malfunctions.

QUESTIONS, COMMENTS AND/OR CONCERNS - Should you notice any problems in the common areas (malfunctioning sprinklers, etc.) or have any questions, comments or concerns regarding Association related matters, please call Greg Barnett at CMA, (972) 934-0400 extension 253.

From the Developer

We have received numerous compliments on the inaugural issue of "A View From The Bridge". Our thanks to the Newsletter Committee, Julie Kline, Linda Fisher and Shelbi Ronnau for their dedication to the newsletter. Your efforts show.

There have been significant changes since the last issue, both within the neighborhood and with some of the people behind the scenes. On the development side, we have completed development of Phase 3 and should have paving completed in 4B (weather permitting) by the time the newsletter is printed. Additionally, we should have started grading on Phase 5 which will give us over 1,200 lots either completed or under development. As of last month, we have 564 registered homeowners in Woodbridge.

For those of you who are new or were unable to attend the Annual Meeting, we are pleased to have CMA on board as the association manager. Judi Phares and her staff bring a vast knowledge of experience and expertise to Woodbridge. Greg Barnett is the property manager directly responsible for the day to day management of the Association. Greg can be reached at 972-937-0400.

We are also pleased to welcome Mark Aston to the Woodbridge Golf Club as general manager. Mark brings a vast amount of knowledge, experience and professionalism to Woodbridge. For those of you who have not had the opportunity to meet Mark, please stop by the golf club and introduce yourself.

In addition to having Continental Homes, Highland Homes and Ray Morris Homes building in Woodbridge, we are please to welcome BMI Designer Homes who will also be building in The Estates. They are building a model home at 5615 Lena Judd Drive. If you have any questions you may contact them at 214-356-4161.

With the arrival of spring the pool committee will be busy. Our thanks to Susie Elsea (Pool Committee Chairperson), Mitchell Curry (Pool Committee Vice Chairperson), Julie Kline (Secretary/Treasurer), Cary Betts, Linda Fisher, Bob Kiernan, Talou Miller and Tena Oliver who are on the pool committee. If you wish to become involved, please contract Greg Barnett or any of the committee members.

Warmest Regards,

Herzog Development Corporation

What's happening around town?

In Sachse along Hwy. 78, there will be a new Subway & Pizza Hut Express that will be ready to dine at in mid-April. Details for Kroger are still being worked out, but will be located on Hwy. 78 at Bunker Hill, which is just past the light at Murphy Rd. as you enter the city limits. Development is expected to start by mid summer.

Both Sachse parks have improvements planned or currently going on. Heritage Park, which is located behind the Sachse elementary school, is adding an additional 80 parking spaces closer to the ball fields. For those who haven't visited Heritage Park, take Hwy. 78S, turn left at Sachse Rd., turn right at the police station & library onto Miles Rd. The schools are 1 mile down the road on your left. This is also where Sachse Fallfest is held in Oct. Sachse' original park, Salmon Park, is located going on Hwy. 78S, turning left on Williford. A concession stand is being planned for the ball fields at Salmon.

Wylie has a great little historic downtown area of shops & restaurants. It can be found by taking Hwy. 78N & turning left at Ballard. You may have noticed the sign put up recently for the new Albertsons in Wylie at FM544 & Westgate. Construction should begin in June. Two new Italian restaurants, Napoli & Italian Villa, will be opening along Hwy. 78 by the end of May. Wylie is also planning a summer concert series starting in late May that will be held at Old City Park on Hwy. 78N & Ballard. Construction on Hwy. 78 continues. It is expected that the current section of road just outside of Woodbridge all the way to FM544, should be finished by August.

Wylie recently dedicated a new park, Founders Park located behind Wylie High School on FM544 & Country Club. This park has 5 soccer fields & 2 ball fields. Lighting for the area should be finished in May if the rain lets up enough. Community Park also serves Wylie. It can be found by taking Hwy. 78N towards Wylie, turn right at the light on Ballard, turn left on Stone & turn right again on Thomas. Wylie's library is located by this park.

Both Sachse & Wylie are currently having sign-ups for their summer youth programs. The Sachse Youth Center accepts kids ages 9-15. Call 972/530-3337 for more info. Wylie Wave will be accepting kids ages 10-14. Contact Robert Diaz at 972/442-8197 to find out details. By: Linda Fisher

Woodbridge Association, Inc.

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