



# WOODBIDGE

View from the Bridge

Newsletter Committee:

Julie Kline  
Linda Fisher  
Shelbi Ronnau

Vol. 3 No. 1 Summer 2001

Editor for this issue: J. Kline

## INSIDE THIS ISSUE:

<i>Playgroup News</i>	2
<i>Internet and Kids</i>	2
<i>CMA Corner</i>	3
<i>Pool Rules &amp; Regs</i>	4
<i>Golf Course News</i>	5
<i>Bulletin Board</i>	6
<i>From the Developer</i>	7

## WOODBIDGE ONLINE

Woodbridge Association is pleased to announce that your community association is now online. Our website is hosted by [www.Communitypath.com](http://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.

## Caution: Children Playing

Children playing outdoors are often caught up in the excitement of their games and aren't always paying attention to passing cars. Please drive safely and slowly through the community.

## Special points of interest:

- Did you know you can advertise in the newsletter?
- Internet safety for children.
- 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.

## Preparing Your Home for Vacation

By: Shelbi Ronnau

You and your family are finally taking that well-deserved vacation. You have planned your trip carefully, including boarding the family pets. Below are some additional suggestions to help safeguard your home while you are enjoying your time away.

- Stop mail, newspaper and other delivery services (UPS, Fed Ex, etc.) or ask a neighbor to collect these items. Nothing screams no one is home louder than stacks of deliveries in front of your home.
- Don't tell the world you are on vacation. Record a generic message on your answering machine like "we can't come to the phone right now."
- Use timers on several lights throughout the house. Leave draperies open a bit, especially on upper level floors that aren't easily visible.
- Check all windows to make sure there are no broken panes or loose latches. If you have an extra door key under an outside mat or rock, move it. If it is easy for you to get to, a thief will find it equally easy.
- If your car will be visible on the property, make sure to remove your garage door opener from it.
- Notify at least one neighbor of your trip and provide a way to contact you in case of an emergency.
- Check with your Sachse police department. They have a program to drive by homes, test locks and walk into the back yards while you are away.

With a little preparation and a few precautions, you will have greater peace of mind that your home and possessions will be safe and sound.

## Playgroup News

By: Aundi Henderson

As a result of the article regarding the formation of playgroups in the last newsletter, 30 women and their children are now in playgroups. We have children aged 5 months to 5 years meeting new friends and future playmates. If you missed the last newsletter or have just recently moved into the area and are looking to join a playgroup, please contact me at the number listed below for more information.



Playgroups are not just for women. I have it on good authority that there are some Dads out there who would be interested in forming a "Dads' Club." Men – if you're out there, please contact me for more information on forming your own group. As stated in the last newsletter, our Moms group has been more than just an outlet for the kids. It's allowed women in the neighborhood to meet other women with whom they have something in common. Children have a way of bringing everyone together.

If you have not yet joined a playgroup but would like to bring your children out to meet other children in the neighborhood, please give me a call at the number listed below to make your reservation. Aundi Henderson (972)442-9845.



## The Internet and Your Kids

By: Richard Linn

The good news is that the Internet gives you access to valuable information on almost any topic you could want to see. The bad news is that without proper planning and supervision, your children could have access to everything you don't want them to see.

Here are a few Internet tips to help supervise what your children are exposed to:

- **Education** – This applies to both you and your children. You should be aware of both the good and the bad that the Internet has to offer in order to better guide and educate your little web surfers. Children can be naive, trusting and eager to talk about themselves. Make sure they know NOT to give out ANY personal information to strangers on the Internet.
- **Supervision** – Spend time in front of the computer with young and/or new Internet users. Show them the cool web sites, show them how to search for information, but most of all, teach them the responsibility involved in having Internet access.
- **Content Filtering** – Web Browsers like Internet Explorer offer web site content filtering. Think of it as your own MPAA rating system (Motion Picture Association of America). The MPAA decides whether

a movie is rated G, PG13, R, etc., based on the movies content. Content Filtering allows you to limit or restrict access to certain web sites based on their content, Language, Nudity, etc.

### Where to find Content Filtering:

- Open Internet Explorer – Click on the "Tools" drop down menu at the top of your screen –
- Select "Internet Options" – Select the "Content" tab in the "Internet Options" window –
- In the "Content Supervisor" area of the "Content" tab, click the "Enable" button and begin configuring the Filtering Parameters.

Children of today have grown up around computers. Unlike my generation, most of them have had PCs since they were very young and many have had advanced technical training made available to them in the public school system. What does this mean? It means that parents may be dealing with a younger generation that could possibly know more about Computers and the Internet than they ever will. We must take it upon ourselves to educate and guide our children in the constructive use of this in-

	
<b>Richard Linn</b>	
<b>Technical Consultant / Systems Integrator</b>	
<b>Network / Server / PC / Printer</b>	
<b>Internet Connectivity</b>	
<b>Hardware / Software</b>	
<b>Installation / Configuration / Upgrades</b>	
<b>Troubleshooting / Repair</b>	
<b>On Site Service - Home or Office</b>	
<b>Reasonable Hourly Rates</b>	
<b>Richard_Linn@Hotmail.Com</b>	
<b>214-673-8508</b>	

## CMA CORNER

By: Greg Barnett, CMCA<sup>®</sup>, AMS<sup>®</sup>, Association Manager



The following are some friendly reminders. 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 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.

### THE FIRST COMMUNITY ASSOCIATION

Some people contended that condominiums evolved directly from prototypes built during the 6<sup>th</sup> century B.C. in Rome. More recent research indicates that the condominium form of ownership had its roots in Medieval Germany and was a logical solution for meeting the homeownership desires of an emerging middle class of merchants.

The first HOA in the United States was Louisburg Square, a townhouse association built in 1828 in Boston, Massachusetts. The first housing cooperative was established in New York City in 1918. The nation's first condominium, The Greystoke, was built in Salt Lake City, Utah, in 1962.

### GROWTH IN COMMUNITY ASSOCIATIONS

The community association management profession continues to grow in required knowledge and experience as an increasing number of homes are built in homeowner, condominium, or cooperative associations. In just 25 years, the number of community associations in the United States has grown from 10,000 to over 200,000 representing 42 million people.

Homeowners living in community associations have made substantial investments, both financial and emotional, in their homes and community. They are concerned about and have high expectations regarding the value of their home and community, the condition of common areas and facilities and a myriad of other issues related to their quality of life.

A community association handles the business of common interest to all the homeowners. Every community association is part *community*, with distinctive characteristics, striving to retain a certain quality of life; part *business* managing funds and facilities for homeowners; and part *government*, providing representative decision-making as well as enforcing rules and regulations of the association.

To meet the expectations, demands and responsibilities of the homeowners and community associations and effective community association manager must possess a wide range of knowledge and skills in a variety of areas, including finance, laws and regulations, maintenance, insurance, personnel, management and many others. In addition, he or she must have excellent oral and written communication skills, facilitation skills, and the ability to successfully handle multiple projects to completion. That is why one of CMA's commitments to the associations that we manage, is continuing education for all of the managers we employ. Almost all of our managers hold certifications level of Certified Manager of Community Associations (CMCA<sup>®</sup>), Association Management Specialist (AMS<sup>®</sup>), or Professional Community Association Manager (PCAM<sup>®</sup>). Our community association managers always have the best interest of the Association in mind.

# Woodbridge Pool Rules and Regulations

By Susie Elsea, Chair Pool Committee



The following is taken from the signs posted at our pools. These rules were made for everyone's comfort and safety. Members are responsible for their children and their guests complying with ALL the rules governing the swimming pools, pool areas and the grounds surrounding the pools. ANYONE not adhering to the rules and regulations is liable to eviction from the areas. Should you choose not to follow the rules, your card can be deactivated in a very short amount of time. Let's all comply and make this a safe and fun swimming experience for everyone.

**POOL HOURS** – 6:00 a.m. to 9:30 p.m. (NO exceptions)

**GUESTS** – no more than FIVE- (5) guests may accompany any one FAMILY into the pool area(s).

**CHILDREN** – children under the age of FIFTEEN (15) must be accompanied by an adult (age 18 and older) in the pool area at ALL times. Dropping your young child/children off at either one of the pools is strictly prohibited. Residents can and will ask, and those children under the age of 15 without adult supervision will be evicted. This is for their safety.

**RESTRICTIONS** – there are NO exceptions – running, diving, glass of any kind, smoking, cooking, pets, large floatation devices, no food or drinks permitted within ten (10) feet of the water. NO bicycles, rollerblades, wagons, or scooters are allowed inside the fenced pool areas. **ABSOLUTELY NO CLIMBING ON THE FENCES, ROCKS, LEDGE, OR WATERFALL.** No climbing on the perimeter fences after pools are closed. No entering the equipment areas. The wading pools (baby pools) are for children ages 6 and under and for the handicapped.

**RISK** – members and their guests swim at their own risk at ALL times. There are no lifeguards.

**PARKING** – parking ANY vehicle in either one of the pool parking areas is prohibited unless you are parked there to enjoy the pool. Residents living around the pool parking areas may not use these spaces as their personal spaces for any kind of vehicle, boat, trailer, or motorcycle. This restriction also applies to commercial vehicles.

Woodbridge has posted warning signs in and around the pools. Please take these seriously. Thanks and have a GREAT summer.

**WOULD YOU LIKE TO ADVERTISE  
IN THE WOODBRIDGE  
NEWSLETTER?  
CALL GREG BARNETT @  
(972)934-0400**

**QUARTER PAGE: \$55.00 PER ISSUE  
OR \$200.00 PER VOLUME  
(4 ISSUES)**

**BUSINESS CARD: \$30.00 PER ISSUE  
OR \$110.00 PER VOLUME  
(4 ISSUES)**

**The Wylie Gallery  
And Frame Shop**  
Carter B. Porter  
Proprietor  
Custom Picture Framing • Fine Art Prints • Limited Editions  
972-442-7652 • 106 North Ballard • Wylie, Texas 75098

**SEWELL MOTOR COMPANY**  
WILLIS R. JORDAN  
214-902-6014  
5704 Lemmon Avenue • Dallas, TX 75209  
(214) 902-6000 • Fax (214) 350-5073

*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*

**The Restaurant at Woodbridge  
Open Daily**

**Dine in the Restaurant, Alfresco on the Patio  
or call ahead and Carry Out.**

Breakfast Service	Lunch Service
6:00 a.m. ~ 10:30 a.m.	11:00 a.m. ~ 5:00 p.m.

Dinner Service  
Sunday ♦ Monday ♦ Tuesday ♦ Wednesday  
5:00 p.m. ~ 7:00 p.m.

Thursday ♦ Friday ♦ Saturday  
5:00 p.m. ~ 9:00 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 wedding receptions, company parties and other special occasions. Our experienced banquet and catering staff will be on hand to make sure your event is a success!

**Conference Room**

Perfect for small luncheons and meetings. This intimate 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 (972)429-5100 ext. 7.

**The Restaurant at**



**Present this coupon for  
1/2 off one Entrée  
with the purchase of  
another Entrée.**

(Valid through 8/31/2001)

# Community Bulletin Board



## Babysitter – Petsitter

Laura E. Elsea

Honor Student

Freshman @ Wylie High School

Member of 1<sup>st</sup> Presbyterian Church-

Richardson

(972) 442-5909



## COMMITTEE VOLUNTEERS NEEDED

Woodbridge Association is currently seeking interested individuals with a desire to take a leadership role within our association. Remember, the association needs the ongoing support of members to continue efforts in preserving and enhancing the lifestyle of our community.

Please contact CMA Management for more information.

The July 28th social was canceled. We are looking into a future date but are in need of more help. With a community as big as ours it is more than a one person job to put something together and get the word out. If you are interested in being on the social committee please call Michelle Watson @ 972-429-4835. We do have a budget that comes from the dues we pay.

- Tips for beautiful turf and weed free beds
- Mow once a week in the growing season
  - Edge once a week in the growing season by the sidewalk, curb, alley and driveway
  - Remove weeds/grass in sidewalk joints regularly
  - Treat for broadleaf winter weeds October through March
  - Fertilize April 1, May 15, July 1 and August 15.
  - Treat for grassy weeds May and June

**Garland Area Mothers of Twins Club.**  
**If you are a mom of multiples and are looking for fun and support give us a call!!!!!!!**

**972-429-4835 Michelle Watson**

**GOT SOMETHING TO POST? CALL GREG BARNETT @ CMA (972)934-0400 EXT. 253**

**BUNCO ANYONE? FOR INFORMATION ON JOINING A BUNCO GROUP CALL JULIE KLINE (972)429-6332**

**Smoke Detectors**  
We want to remind you all once again to be sure to check and replace your batteries in your home smoke detectors. It is vital and important to have functional smoke detectors in your home! Take the time to check!

**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

Summer is with us again. This is quite evident if one takes a few moments to stop by one of the pools. We ask that you please observe the rules. They have been implemented for your safety. Thanks again to the pool committee. Have fun and enjoy.

As most of you are aware, another access to Woodbridge is now available with the completion of Country Club Drive to Hwy. 78. In addition to convenience, this street provides a third safety access for police, fire and ambulance service to the community. Home construction will begin shortly in this area, consisting of 54 lots, which will be known as "The Courts".

Grading has been completed and utility construction has begun on another 151 lots along Sachse Road in Phase 5, called "The Crest." We anticipate home construction will begin this fall. Another 266 lots in Phase 6 is under design in this same area.

Irrigation and grass seeding has been completed in the Phase 2B park between Lake Hill Trail and Vista Hill Lane. Additional improvements are being considered.

Those of you who have not driven the President George Bush Hwy. (Hwy. 190) recently, construction has begun to widen the two lane section to three lanes from Hwy. 78 to the toll booth. This will be a welcome addition to those of you who drive this toll way frequently.

The City of Sachse has been diligently working on updating the Sachse Comprehensive Plan. Some of the items under consideration during this extensive process, which involves citizen input, are future land use, transportation, park master plans, neighborhood guidelines and historic preservation. Earlier this month there was an opportunity for all interested citizens to review the plans and provide citizen input at a walk in town meeting held at the Sachse city hall. Watch the Sachse newsletter or their web site for dates and times of future public hearings to be held by the Planning & Zoning Commission and the City Council.

Thanks to those of you who responded to the Woodbridge Homeowner Questionnaire. We are continuing to compile the results of the survey. If you would like to give us your input, the survey form may be found on the Woodbridge Association web site, in the library of documents, located at [www.communitypath.com](http://www.communitypath.com).

Thanks again to those who serve on the various HOA committees. If you are interested in serving on a committee, please contact Greg Barnett at 972-934-0400.

# “What are we gonna do today?”

By: Amy Wood

If your kids are anything like mine, everyday they seem to say “What are we gonna do today mom?”. Here are a few ideas for fun things to do indoors and out.

Nicklerama Arcade  
1238 Beltline Rd.

Admission is \$1.95 per person and then all games take nickels. Bring your own nickels or they can make change for you. Kids play games to win tickets, which they can exchange for prizes of their choice. This is also a great place for birthday parties. Hours of operation are: 3pm-9pm during the week, 11am-10pm Saturday and 12pm-10pm on Sunday.

Paint and Party

Located at the SW corner of Parker and Independence, Plano

Paint and Party has a huge selection of bisque and plaster crafts. Kids, as well as adults can choose what they want to paint. The price is determined by what you choose, and the paint is included. This is another great place for parties and they also offer a summer camp program. Hours of operation are: 10am-6pm Tuesday-Friday, 10am-5pm Saturday and 1pm-5pm on Sunday.

The Dallas Arboretum  
8525 Garland Road

This is a great place to visit on a warm summer day, there is something for everyone to enjoy. Of course there are magnificent flower gardens in full bloom as well as horticulture demonstrations, children’s crafts, horse-drawn wagon rides, Texas wildflowers, and beautiful lawns to picnic on. Activities vary throughout the year. Sometimes there are outdoor concerts, children’s story time and petting zoos. Check their website for details [www.dallasarboretum.org](http://www.dallasarboretum.org). The arboretum is open daily 10am-6pm. Admission is adults \$6.00, seniors \$5.00, children ages 6-12 \$3.00, children under 5 are free, and parking is \$3.00.

If anyone would like to share their ideas for family fun, please contact me at [thewood@flash.net](mailto:thewood@flash.net). We will try to print your ideas in the next newsletter.

*Woodbridge Association, Inc.*

1800 Preston Park Blvd. Suite 101  
Plano, Texas 75093