



# WOODBRIDGE

View from the Bridge

Newsletter Committee:

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Editor for this issue: J. Kline

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## Special points of interest:

- CMA Corner
- Did you know you can advertise in the newsletter?
- What's new in your neighborhood!
- 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.

## Spring Planting Fever!

By: Shelbi Ronnau

Gardening is a great way to bring beauty and life to your property. Spring is the time of year we all enjoy working in the yard. The weather is cool and plants are adorned with new green growth. We need to take advantage of this time when our enthusiasm is at its highest level to make some changes in our landscapes. If we wait too long, the warm weather and the mundane task of mowing grass will erode most of our motivation.

The time spent preparing your planting beds is important if you are to be successful with annual flowers. Flower beds should be spaded or tilled at least six inches deep several weeks before planting. Garden soils, especially in recently developed areas, are frequently infertile and require fertilization prior to planting. Fertilizer should be used at planting time and repeated on a monthly basis. Once your beds are ready and you determine the number of plants you will need, you are ready to purchase plants. Annuals purchased in compartmentalized plastic flats usually have pot bound root systems. If these plants are planted intact, the root system will be slow to establish in the surrounding soil and will suffer moisture stress. A preferred planting method is to loosen and untangle the root system without breaking the soil ball. Before rushing out to a nursery to buy plants, study your planting site and try to match the growing conditions that exist on your site with the growing requirements of the plants you will buy. Some plants grow best in full sun while others prefer partial shade. Azaleas and camellias grow best in acid soils while many other plants grow well in alkaline soils. Plants come in many sizes, shapes and qualities. It is just as important to evaluate a plant before you purchase it as it is to carefully inspect a garment or home appliance. First of all, patronize a reputable nursery that has a neat and presentable store. A sloppy nursery often indicates poorly maintained plants. Secondly, inspect each plant individually. An unhealthy plant is apparent in most cases. A compact plant is usually more desirable and excessive yellowing of leaves is an indication of a problem. Get out and enjoy the outdoors before it gets too HOT and I hope these tips will help bring beauty to your home!

## Playgroup News

By: Aundi Henderson



Since putting the first article in our Woodbridge newsletter, 8 new playgroups have formed! The grapevine has it that all are as happy as can be and are having lots of fun week-by-week. With each playgroup being filled to capacity, it's time to begin forming new groups!

For those of you new to Woodbridge (or even those of you who are not), a playgroup is a great way to get to know others in your neighborhood. The groups are comprised of Moms (or Dads) and children of similar ages. Playgroups meet weekly, have a few snacks and play! That's about all there is to it! It's a nice way to get out of the house, make some new friends and have some fun! The kids absolutely love it!

My playgroup also enjoys taking additional trips to the arboretum, zoo, parks, and the like. Believe it or not, we even brave a trip once in a while to Chuck E. Cheese. An added bonus is that one night a month, just us Moms get together for "Girls' Night Out." We go to dinner and see a movie without the kids (gasp)! What's more, I've made some wonderful new friends! It's truly been a sanity saver!

The new playgroup lists are forming! If you would be interested in joining a playgroup, please contact me (Aundi Henderson) at 972-442-9845, or e-mail me at [aundi1@swbell.net](mailto:aundi1@swbell.net).

## CMA CORNER

By: Greg Barnett, CMCA<sup>â</sup>, AMS<sup>ô</sup>, Association Manager (972) 934-0400 ext. 253

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 front 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 website library or by calling CMA.

### *Answers to Frequently asked questions*

#### **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 Woodbridge Covenants, Conditions, and Restrictions provide that all vehicles must have current license and registration, be in daily use and operable condition. Please be considerate of your neighbors.

#### **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.

### **Who maintains the streetlights within the Association?**

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.

### **Other Topics of Interest**

#### **Security Tip for a Safe Community**

According to local police, outside lighting deters criminal activity and is your least expensive and best crime deterrent. If you leave a 60-watt bulb on in front of your house and a 40-watt bulb on in the rear, it costs about 60 cents per evening. Not much for the security you get from it. In addition, the new compact florescent bulbs (for outdoor use) are more efficient and have a much longer life (up to five years).

Outside lights should be left on during all hours of darkness. You may choose to purchase a timer, photo-electric (light sensitive), or motion sensor device to automatically turn lights on or off.

#### **Renters**

Reminder to non-resident homeowners that being a non-resident homeowner does not excuse you from being bound by the Covenants, Bylaws and Regulations of the Homeowners Association. Your renters are required to follow all applicable Architectural and Parking Regulations imposed by the Association.

The most visible regulations that renters should be informed about include regulations on trash and recycling containers, parking and lawn maintenance.

Please help us to maintain an appealing neighborhood by informing your renters of Association rules and regulations.

#### **Let's Be Good Neighbors**

It has been brought to the Board's attention that many of our neighbors are not being neighborly when it comes to various problems in the neighborhood. Some neighbors are notifying the police, or calling the board on such matters as trash and broken bottles in the streets and lawns, cars blocking sidewalks, parking in front of neighbors' homes, dogs barking and defecating on lawns without the owner cleaning up. We should all try to pitch in and be more aware of our neighbors and neighborhood.

Also leaving unsightly items such as lawn debris, mulch bags, wheel barrows, mowers, and general junk on the side or back of homes may be a treasure to one homeowner but viewed as an eye sore to another. With spring approaching let's all be considerate and clean up these problem areas.

If you do have a concern with a neighbor try to work it out together before contacting the police or the board. Remember that the management company is there for problems that cannot be resolved.

#### **Neighborhood Reps Elected**

As mentioned at the 2001 Annual Meeting, Neighborhood Representatives were elected for The Vistas / Summit Neighborhood and The Hills Neighborhood.

The notice of the meetings were mailed to the residents of both neighborhoods in late January of this year and our elections were held in February. Each neighborhood elected 3 members.

The Neighborhood Representatives will vote the majority consensus on behalf of homeowners in your neighborhood on Association matters requiring a membership vote. Each Neighborhood Representative shall serve a term of two (2) years or until his or her successor is elected and qualified.

Please keep in mind, as other neighborhoods are built out, we will need representatives for each neighborhood as well. If you are interested in serving as a representative for your neighborhood, feel free to contact Greg Barnett or any of the following Representatives.

*The Vistas / Summit Neighborhood* elected Lindy Cairns, Rob Hurmense and Scott Willoughby.

*The Hills Neighborhood* elected Barbara Cummings, Mitchell Curry and Shelbi Ronnau.

# What's new in your Neighborhood!

By: Linda Fischer

Spring is finally here & hopefully the warm weather will come also. If you have looked around the area lately, we have many new businesses coming our way. In Sachse we have quite a few new places about to open.

For the ladies, we have a fitness center opening on April 1st. Curves is located on Hwy. 78 before the Sachse Rd. turn, next to The Picket Fence. Estrella's is a new Mexican food restaurant also located on Hwy. 78 in the strip center where the Movie Club was located. We have a new garden center opening in the coming months. Located on Hwy. 78, this is formerly where the Sachse Lawnmower shop used to be. A new shopping strip is being built currently on Hwy. 78 near the Dollar Store. If you need to get a prescription filled, you have quite a few choices in Wylie. At the intersection of Hwy. 78 & FM 544 we will soon have a total of 4 pharmacies to pick from. Eckerds & Brookshires are already there. CVS Pharmacy & Walgreens are the two new businesses are very soon to open.



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## Golf Clinics for YOU !!!

Woodbridge is now offering golf instructional clinics for our residents. Our new Head Teaching Professional, Rick Woodson, will begin these lessons in May at a reduced price for Woodbridge Homeowners. Each participant will also receive two complimentary green fees and \$20 range pass for the month of the clinic. Juniors, ladies and the entire family are invited to participate. For further information and registration for our clinics, please call Rick at (972) 429-5100 Ext. 17.

We would also like to take this opportunity to thank all the participants of the Spring Break Golf Camp. We had over 80 junior participants – Thank YOU for the support. Please look for additional programs this Summer !!!!

### Woodbridge G.C. Men's Golf Association 2002

On behalf of Woodbridge Golf Club, we would like to extend an invitation to you to join the Men's Golf Association. We will offer high quality events with a different format each month for your enjoyment. One stipulation is to have your handicap established at a recognized facility. The Committee will make the final decision on any disputes. If you are an annual pass holder or Woodbridge homeowner, the dues will be \$25 for the year. All others will be \$50 for the year. Following is a list of the upcoming events with dates and formats:

April 13	Individual – Masters
May 4	2-Man Best Ball
June 1	Individual Quota
June 15	Individual-U.S. Open
July 20	Individual-British Open
August 3-4	Stroke Play Championship
August 17	Individual-P.G.A. Championship
September 28	2-Man Quota
November 1-3	Member-Guest

\*Match Play Championship will be played starting in June and will last approximately 2 months.

We thank you for choosing Woodbridge as a "home" course, and if there is anything we can do for you, please let us know.

Head Golf Professional  
Jim Stalder

## Woodbridge Golf Club

### Banquet Rentals

#### Pavilion Banquet Room

Nestled amongst tall trees, Woodbridge offers a rich and natural setting for your next outing/tournament, corporate/organizational meeting/retreat or banquet. Woodbridge features a conference room for smaller groups up to 20 and a detached, enclosed pavilion for larger groups up to 175. We have an experienced catering staff who can assist you with all your events from beginning to end to suit your individual needs (at affordable prices, of course). We have a wide variety of menu items to select from for breakfast, lunch and dinner. So, if you are searching for a natural, scenic location for your special event, please give Sara Alexander a call at (972) 429-5100 Ext. 7 and we will start coordinating your event today !!

# Community Bulletin Board

 **POOL OPENING** - For the homeowners' benefit and enjoyment, both pools will open April 1<sup>st</sup>. One pool access card is available for each home. *Replacement costs for lost cards will be \$50.00.* All residents of Woodbridge are welcome to use either pool.

**Need a babysitter or pet sitter?**  
 Give us a call  
**972-429-6332**  
**Lindsie Kline**  
 Junior at Wylie High School  
 and member of the Wylie Band  
**Lauren Kline**  
 Sophomore at University of North Texas home for the summer

## Unsupervised children

The association has received complaints regarding the endangerment of and destruction by neighborhood children. Parents really need to control their children, or they can be held liable for their actions.

If you're reporting vandalism or dangerous activity, you can request anonymity if you desire.

## 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!

## 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

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.

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

## From the Developer

Our community is experiencing continued growth. We have approximately 758 families calling Woodbridge home. This growth has brought change to the makeup of our homeowners association. At the annual meeting in December, the adoption of the restatement of the restrictions provided for the creation of neighborhood groups and established boundaries for each neighborhood. Two of the neighborhoods contained sufficient homes to have neighborhood meetings in February to elect neighborhood representatives. For more information please see the related article in this newsletter.

The trail system through the golf course and along the creek is open. There are two points of access. One is located in The Hills at the intersection of Creek Crossing and Green Hill Court. The second access point is located in The Courts at the end of the cul-de-sac on Creek Bluff Court. There will be another access point constructed with the completion of Phase 6. Please observe the rules posted at the access points and along the trail. Hope you enjoy.

Plans are underway for additional improvements for the park located in The Hills (Phase 2B). As soon as the plans are complete, we will be meeting with the adjacent homeowners to review the improvements.

Since our last newsletter home construction has begun in The Courts (Phase 4B) and in The Crest (Phase 5). The Courts offers an additional product line to the Woodbridge homeowner priced from the \$330's to \$500+. The builders are Huntington Homes and Buchar Designer Homes. Additionally we have begun development in two additional phases of The Lakes (Phase 6 and Phase 7B).

With the development of Phase 6, we will be constructing another pool facility which will include a spray park for the kids. The amenity center is under design with construction to begin this spring. Completion is anticipated for use late summer weather permitting.

Woodbridge has formed a partnership with a multifamily developer for the construction of 222 units at the corner of Highway 78 and Country Club Drive. The units will range in size from 650 square feet for a 1 bedroom/1 bath unit to 1207 square feet for a 3 bedroom/2 bath unit. Construction should begin in April.

The City of Sachse has been informed by the Texas Department of Transportation that a signal light will be installed at Highway 78 and Woodbridge Parkway. The signal light should be operational next spring.

Site plans and building design standards are also being formulated for the commercial area along Highway 78. We are very excited about these plans and hopefully will have more news to share with you soon.

Approximately one year ago we circulated a survey about Woodbridge among the homeowners. The information provided proved to be extremely valuable both to the builders and us. We want to do this again to provide you an additional opportunity to tell us about Woodbridge from your point of view. Included in the newsletter is a survey form for your use. We hope you will take a few minutes to fill out the survey. We value your opinions and views.

## **In the Swim**

Here are some suggestions for a safe season of swimming:

Prevent accidents by not running or engaging in horseplay.

Wear sneakers or other rubber-soled shoes to avoid slipping on wet pool surfaces.

Do not swim during thunder or lightning storms.

If your children can't swim yet, use life preservers, bubbles or other certified flotation devices.

A quick rinse before getting into the pool will keep suntan oil and other cosmetics out of the water. In any case, a swimming pool must be properly disinfected or sanitized for three primary reasons: health, safety, and aesthetics.

## **Smart Lawn Care Tips**

### **Mowing**

When mowing, never remove more than one-third of the blade surface.

Be sure to keep the lawn mower blade sharp.

Leave grass clippings on the lawn. They decompose quickly and put nutrients back into the soil.

### **Fertilizing**

Fertilize about once every six weeks, beginning in the spring.

To keep roots healthy during the winter, fertilize in the late fall.

### **Watering**

Watering should be done heavily and infrequently.

Lawns need about one inch of water per week.

Water in the early evening or morning when there is less heat and wind.

*Woodbridge Association, Inc.*

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Plano, Texas 75093