



Newsletter Committee:
 Chairperson: Sherry Jackson
 Secretary: Linda Cheatum
 Patricia Low
 Joan Peoples
 Susie Elsea

Vol. 5 Number 1 Fall 2002

Editor for this issue: Paul DeClue

INSIDE THIS ISSUE:

<i>CMA Corner</i>	2
<i>Tips From the Pro</i>	3
<i>Golf Course News</i>	4
<i>Restaurant</i>	5
<i>Bulletin Board</i>	6
<i>From the Developer</i>	7

Special points of interest:

- Did you know you can advertise in the newsletter?
- You can make a difference join a Committee.
- Check out the community bulletin board on page 6.
- Read a message from the Developer
- Let's make a Neighborhood Watch a reality.

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.

Communications Committee News

By: Sherry Jackson

The Woodbridge Communications Committee is a volunteer group of homeowners who are working to develop and maintain a community website and publish the quarterly Woodbridge Newsletter.

The Communications Committee has met several times already since being formed and on Wednesday, October 30, 2002 elected Sherry Jackson as Chairperson. She will serve a one year term.

The Committee meets the first Thursday of each month. If you are interested in getting involved, please contact Sherry Jackson at 972-429-0927 or 972-495-9163 for more

information!

So what's happening? We are in the process of having a homeowners association website developed. Please check it out periodically for updates and new information at www.woodbridgehomeowners.com.

This website will be packed with information! It will have updates on what is happening with all of the different committees, a monthly calendar of activities, the quarterly newsletter, contact information for your neighborhood reps and committee chairpersons, a directory of residents, by-laws, local information and local business information! Please note that some areas of the website will be password protected to ensure the privacy of our residents.

Woodbridge Landscape Committee

By: Christi Shull

The Woodbridge Landscape Committee Needs You!

All those interested in our community's appearance, the landscape features and any programs that affect the landscape in our wonderful Woodbridge Neighborhood are invited to come be a part of The Woodbridge Landscape Committee. Your time and talents could be just what is needed to ensure our community's common areas are the best they can be.

The Committee meets on the first Monday of every month and looks forward to meeting any one who would like to join our fun, goal-oriented committee. The next meeting will be on Monday, December 2nd. For more information about attending the next meeting please contact Barbara Cummings by e-mail at bc7101@yahoo.com. Please note that any complaints or issues you have regarding landscape infractions of Woodbridge bylaws should be forwarded to Amy Edwards of CMA at 972-934-0400 or by e-mail at [\[cmamanagement.com\]\(mailto:cmamanagement.com\).](mailto:aedwards-</p>
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The Woodbridge Landscape Committee met for the first time on Monday, October 21, 2002. During the meeting, Sonny Mosby was appointed as the Chairman and Cristi Shull was appointed as the Secretary, both to serve a term of one year.

The committee is kicking off a 'Yard of the Month' program. Due to the size of our community, it was decided that each neighborhood within Woodbridge would have it's own winner. Signs are being ordered to represent the following neighborhoods; The Crest/Estates, The Courts, The Vistas/Summit, The Hills, and The Lakes. As construction continues, signs will be added for new neighborhoods. Committee members will choose the award winners during the months of March through October.

For December, we are looking forward to finding the three homes whose exteriors display the prettiest in "Holiday Cheer". We hope this program will help get everyone in the mood for the Holidays as we show our excitement by adorning our homes with holiday lights, holly and mistletoe.

CMA CORNER

(Property Management Company)

By: Amy Edwards, Association Manager
(972) 934-0400 ext. 223

Emergency Contact Information:

Contact Management during normal business hours. After hours, CMA maintains a 24-hour emergency cell phone. Please call the above number and listen for the emergency phone prompt. The extension number for emergencies will automatically transfer you to the cell phone. The emergency phone number should only be used in case of severe common area property damage, irrigation or pool malfunctions.

Recycling Do's And Don'ts

Hey, did you hear some garbage was going around?

And it's been showing up in some odd places!

Some residents have been putting garbage with their recycling. Please do not place trash with your recycling.

Recycled items include:

Glass bottles and jars
Aluminum, tin & steel cans
Plastic soda, milk, water and detergent bottles
Newspapers, magazines, junk mail
Cardboard boxes (unwaxed)
Grass/yard waste

Items not included in recycling:

Drink boxes, pizza boxes
Kitchen trash
Milk/juice cartons
Plastic/foil paper
Plastic butter tubs/yogurt cups, cups/plates
Styrofoam products

Your Advertising Here! *Quarter page*

To place advertising please contact **AMY EDWARDS @ (972)934-0400**. Advertising space is limited. 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).

Why not have this space work for you!

*There are over 900 families living in Woodbridge,
with more moving in every week!*

Rates can change without prior notice.



Hints for Safe Holiday Decorating

As the holiday season comes to light, remember to be safe when you decorate. To brighten our home without burning it down, follow these simple tips:

For live trees

Buy a fresh tree, water it regularly, and keep it away from heat sources. Dry needles are a fire hazard.

Arrange bulbs on the tree to touch as few needles as possible.

Use flame-resistant or noncombustible decorations.

Turn off tree lights when away from home or sleeping.

Don't place candles or flammable decorations on or near the tree.

When using indoor and outdoor lights

Check holiday lights and extension cords for worn wires or broken sockets, and replace them if necessary.

Use only indoor lights inside and outdoor lights outside.

Never run lights or extension cords in high traffic areas or under rugs.

With outdoor lighting, use only lights and extension cords certified by an accredited lab for outdoor use. Direct bulbs downward to keep moisture out of sockets and use insulated staples and Christmas light hooks to hang them. Don't use nails or tacks.

When lights are no longer in use, unplug and store them in a dry place.

And remember: once the Holidays are over, decorations must be taken down and stored within 30 days.



Announcing our New Member Benefits Cruise Program

We have made arrangements with the world's largest cruise retailer to offer you a program called Member Benefits. This program is available to all members, family and friends of the Woodbridge Homeowners Association and offers significant savings and other amenities on cruises. A wide variety of benefits are included such as:

- Purchase cruises at group rates even when traveling individually
- Accommodation upgrades
- Shipboard credits
- Reduced cabin fares such as 2 for 1
- Free or reduced airfares to your cruise

To book a cruise vacation using your Member Benefits, go to our designated benefit site at www.membercruises.com/woodbridge-sachse. On this site, you may view the current special offers and benefits as well as obtain general cruise information. You may also call the Cruise Specialist servicing this program, Susan Smith at (972) 713-9662 or email ssmith@cruisesinc.com.

Tips from the Pro

Too often I see golfers on the driving range only working on their full swing. I very rarely see our practice green utilized. Putting is approximately 40% of the game. Here at Woodbridge, we are fortunate to have a 13,000 sq ft putting green, and an 8,500 sq ft chipping and pitching green. My suggestion is to spend 50% of your practice time on the short game, and the other 50% on your full swing. During your practice sessions, try to practice the correct motions. I realize putting can be boring at times, so challenge yourself or a friend to certain games to get better. One game that comes to mind is back-up – each time you miss a putt, you back-up away from the hole the length of the putter. This will improve your short putting drastically because you are dealing with that distance between 3 – 8 feet. If you need any help with your game, please feel free to call myself or Rick Woodson and we will be happy to help you with any aspects of your game.

See you at the club,
 Jim Stalder
 Head Golf Professional

PLAYER DEVELOPMENT PROGRAM The best kept secret in town !!!



If you have not heard about our new Player Development Association, please call the Golf Shop at 972-429-5100. For \$29 plus tax per month, you get unlimited range balls 7 days a week, 5 different hours a week of complimentary golf instruction and play the golf course any day after 2:00 p.m. in the winter and 4:00 p.m. in the summer for just the \$15 cart fee.





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Hole-In-One Contest
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~ ~ ~

Prices vary according to date and time so call
TODAY to reserve YOUR preferred date.
Call Sara at 972-429-5100 Ext. 7

Also, ask about our Woodbridge HOA "Referral Plan" !!

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Visit our website at www.aplacetopaint.com

Superintendent Corner

Take Note

Frost Delays

How can a footprint be a killer?

When it's a footprint made on a putting surface that's covered with frost. It's hard to believe that simply walking across a golf green covered with frost can cause so much damage, but the proof will be there in a few days as the turf grass dies and leaves a trail of brown footprints. That's why most courses will delay starting times until the frost has melted. And it's also why golfers who appreciate a quality putting surface will be patient during frost delays.

* * * *

Frost

Frost is essentially frozen dew. It can form when the temperature (or wind chill) is near or below the freezing point. The ice crystals that form on the outside of the plant can also harden or even freeze the cell structure of the plant. When frosted, the normally resilient plant cells become brittle and are easily crushed. When the cell membranes are damaged, the plant loses its ability to function normally. It's not much different than cracking an egg. Once the shell is broken, you can't put it back together.

Wesley Avance, G.C. Supt.
Info. from GCSAA Resource Center

Did you know...

The City of Sachse is considering issuance of certificates of obligation to fund a new fire station. This fire station would help service the Woodbridge Community and would include an aerial fire truck, a new ambulance, and an 8,324 sq ft facility with sleeping accommodations for the firefighters. These new additions would potentially reduce our city ISO rating which could save you money on insurance! They are anticipating breaking ground in spring 2003 with completion in fall 2003. The complete description of plans were included in your water bill & hearings are scheduled for Dec. 2nd.

The Restaurant at Woodbridge

Open to the Public



Come Dine at Woodbridge



Serving Breakfast, Lunch & Dinner 7 Days a Week

Grill Hours of Operation:

Sunday - Wednesday 7am - 6pm

Thursday - Saturday 7am - 8pm

Kids* Now Eat for \$2.50

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Saturdays 7am - 11am

Sundays 7am - Noon

For To Go Orders please call 972-429-5100 Ext.19.

JUNIOR & ADULT GOLF ACADEMY

Our Woodbridge Junior and Adult Golf Academy was a great success this past season. We are planning to continue our junior golf program and look forward to our second annual spring break junior camp in March. In addition to the juniors, we also have family and ladies sessions available.

There are still plenty of warm days ahead, so don't let your golf game go too cold! Please contact me if I can help 972-429-5100 Ext. 17.

Good Golfing –
Rick Woodson
PGA Head Teaching Professional
Woodbridge Golf Club

Happy Holidays from Woodbridge Golf Club !!

* * * *

Woodbridge Golf Club

would like to cordially invite you and your associates to consider our facility to host **YOUR Company Holiday Party.**

Our Pavilion and Grill will be festively decorated & we offer both casual and formal dining with a variety of menu options.

To begin planning, simply call and we'll get started **TODAY !!**

Call Sara Alexander at:

(972) 429-5100 Ext. 7

Ask about our room specials !!

Don't Forget:

Woodbridge Golf Club has meeting and retreat facilities for both small and large groups. Let us help you and your colleagues get the year off to a good start by booking your 2003 Planning Retreat or Budget Meeting and, maybe . . . sneak in a little golf !!

Call Sara Alexander for date availability and menu options.

(972) 429-5100 Ext. 7 or

e-mail her at sara@airmail.net

Did you know...

We will be getting a traffic light at Woodbridge Parkway and Highway 78 in spring 2003!



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.

Community Bulletin Board

By: Linda Cheatum

New Neighborhood... New Friends

Whether you moved to Woodbridge from just down the road or from another state or country, we would love to know your interests.

If you would like to meet others interested in participating in a book club, Mother's Day Out, bridge, ballooning, canasta, tennis, bowling, baby sitters club (for young baby sitters), bunco, gardening, kite-flying, fishing, politics, crafts, poker, chess, painting, quilters, singles, ultra-lights, walkers ...whatever—let us know!

We are compiling a list of interests and interested neighbors that would be willing to participate in, or perhaps help organize a group, with similar interests. Don't limit yourself to those activities suggested, but let us know whether you are suggesting an activity for adults, children or both.

Just send an e-mail to Linda.cheatum@ey.com to let us know your name, contact information (address, phone or e-mail), what type of activity you would like to see in the neighborhood, and whether you would be willing to be a leader, participant, or both. If regular mail is better for you, drop a note to Dan and Linda Cheatum, 7021 Park Hill Trail, Sachse, TX 75048.

Check the website for updated information

INTERESTED IN A NEIGHBORHOOD WATCH PROGRAM?

As of yet it has been difficult to find interest in starting up a neighborhood watch program. Officer Mitchell of the Sachse PD has met with only a few homeowners and has provided good information as to how to get started and what a watch program actually is. However, it does need committed and interested homeowners to even begin. There currently is not any type of neighborhood watch program in Sachse. Woodbridge would be the first and could set the examples for others to follow. If you or any of your neighbors are interested, please send in your name to Linda.cheatum@ey.com and a way of contact (preferably email) and you will be contacted soon. More meetings are be scheduled if interest allows.

Municipal Affairs Committee

By: Shelbi Ronnau

As you may know, your Woodbridge community is putting together several different committees which will represent our communities' interest. One of these committees is the Municipal Affairs Committee. The Municipal Affairs Committee role is to act as a liaison between the City of Sachse and the Woodbridge community. The responsibility of the Municipal Affairs Committee is to establish a process for identifying the needs and desires of the community and communicate those needs to the City of Sachse. The Committee will also monitor the agendas from the City Council and other city sponsored committees to help identify items of interest for Woodbridge residents. To volunteer or obtain additional information regarding the Municipal Affairs Committee, please contact Shelbi Ronnau at shelbironnau@ebby.com. Thank You!

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From the Developer

We welcome all of you who have moved into Woodbridge since our spring newsletter. We now have approximately 900 families who call Woodbridge home.

There has been a flurry of homeowner association activity since the election of neighborhood representatives. The representatives as a group decided on establishing several committees to assist them in providing activities and services to the community. Each representative then volunteered to assist in the formation of one of the various committees. There are several articles in the newsletter about the representatives and the committees. With the broad diversity of the various committee functions, we hope you may find one of interest to you. We encourage your participation in the committees and support the work the neighborhood representatives are doing.

The construction of the Woodbridge Villas multifamily development is progressing nicely. The developers anticipate units will be available for leasing this spring. They are presently accepting inquiries for pre leasing.

We have recently completed three new phases of lot development adding another 369 developed lots to Woodbridge. The section of Phase 6 west of Country Club Drive provides additional lots in The Crest North Neighborhood. The section of Phase 6 east of Country Club Drive and Phase 7B will comprise the area known as The Lakes Neighborhood. Phase 7A provides additional lots to The Courts/Estates Neighborhood.

Some of you may not be aware that we opened another amenity center in Phase 6 this summer. This amenity center contains a pool as well as a spray park for all residents, young and old. During the construction, we became aware of a company that provides a continuous water quality monitoring system for pools in conjunction with an automatic chemical dispensing system. This new equipment was installed in the new amenity center. Additionally, we had the two existing pools retrofitted with the same equipment. We have been extremely pleased with the results.

Phase 6 also provides another connection to the trail system. The new access is located at the corner of Lakecrest Drive and Lake Meadow Lane and ties into the southern most end of the existing trail along Maxwell Creek and Muddy Creek.

The changing of the colors of the leaves on the trees signals the end of another summer and the beginning of the holiday season. We wish your family a happy holiday season and thank you for being a Woodbridge resident.

WOODBIDGE APARTMENTS OPENING SOON

The new "Woodbridge Villas" apartments being built on Country Club will open in December.

Lincoln Properties will be managing the one, two and three bedroom apartments that will range in price from \$640 up to \$1,150. The apartment community will have its own pool and will be allowed the use of Woodbridge hiking and jogging trails.

For leasing information contact Lincoln Properties at (972)429-1992.

WALKING / JOGGING GROUP

If anyone is interested in participating in an Early Morning or Evening - Walking/Jogging group give Joan Peoples a call at (972) 429-3676. Call and give your name, a phone number where you can be reached and whether you prefer an AM or PM time. We'll decide on a course and a time, the more people that participate the better. Hope to hear from you.



WOODBIDGE HIKING AND JOGGING TRAIL RULES

YOU ARE RESPONSIBLE FOR YOUR OWN SAFETY, USE THE PARK TRAIL AT YOUR OWN RISK

THE FOLLOWING RULES AND RECOMMENDATIONS ARE FOR YOUR PROTECTION.

1. STAY ON THE TRAIL. OTHERWISE YOU ARE ON PRIVATE PROPERTY - NO TRESPASSING
2. THIS IS A FLOOD PRONE AREA, PLEASE WATCH WATER LEVELS DURING RAINY WEATHER
3. WILDLIFE AREA, BEWARE OF SNAKES AND OTHER HAZARDOUS ANIMALS
4. PRESERVE NATURE, STAY OUT OF LAKES, CREEKS AND WETLAND AREAS
5. DRINKING WATER IS NOT AVAILABLE ON THE TRAIL
6. GOLF COURSE ON PROPERTY, BEWARE OF CARTS AND GOLF BALLS
7. CART PATHS ARE FOR GOLFERS USE ONLY
8. RESPECT GOLFERS AND OTHER TRAIL USERS
9. NO BICYCLES AND MOTORIZED VEHICLES ALLOWED
10. PETS MUST BE ON A LEASH AT ALL TIMES
11. ADULT SUPERVISION OF CHILDREN IS RECOMMENDED
12. WATCH FOR DEBRIS ON THE TRAIL
13. PLEASE PLACE TRASH IN RECEPTACLES

Woodbridge Association, Inc.

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Dallas, Texas 75243