



# WOODBRIDGE

## View from the Bridge

Newsletter Committee:  
 Chairperson: Sherry Jackson  
 Secretary: Linda Cheatum

Patricia Low  
 Scott Willoughby  
 Susie Elsea

Linda Fischer  
 Joan Peoples  
 Shelbi Ronnau

Vol. 6 Number 1 Spring 2003  
 Editor for this issue: Paul DeClue

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- ### Special points of interest:
- Did you know you can advertise in the newsletter?
  - You can make a difference join a Committee.
  - Gardening Tips on Page 8
  - Read a message from the Developer
  - Let's make a Neighborhood Watch a reality.
  - Our Advertisers Page 4

### 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.

### A Note From Your Woodbridge Landscape Committee

Thank you to all who decorated your homes with lights for the Holidays. Your work resulted in a neighborhood full of Holiday Cheer, glitz and good feelings. The Landscape Committee would like to make note of our 1<sup>st</sup> through 3<sup>rd</sup> place winners of the 'Holiday Lights' decorating contest. Third place went to Ken and Linda Fisher at 6105 Aspen Estates, and second place was awarded to Will and Tassie Large at 6904 Lake Meadow. First place went to the home at 5720 Meadow Crest (sorry we do not have their names). The home was adorned with snowmen, reindeer and lights which provided a beautiful sight for all who passed. Thanks to everyone in Woodbridge for your hard work.

Spring is drawing near, so it's time to get out the edger's, lawn mowers, mulch and fertilizer. In April the Woodbridge Landscape Committee is looking forward to kicking off a 'Yard of the Month' program. Due to the size of Woodbridge, 'Yard of the Month' will be awarded to one home in each neighborhood on a monthly basis. This means there will be several yards that will be recognized for their landscape.

Also, look for some gardening programs to be offered this summer to all Woodbridge residents. We think it would be fun and informative to be able to learn from local landscape and plant experts on the "how tos" and "how nots" of gardening in our zone. We will forward more information to you as programs are planned. If you are interested in these types of programs, please forward an email to [Cristi74@prodigy.net](mailto:Cristi74@prodigy.net). In the subject line put **Info for Landscape Programs**. When a program is arranged an informative e-mail will be sent to you.

There is still a need for more people who would like to join the Landscape Committee. As our community gets completed the committee will become more responsible for the common areas of our neighborhood. Our potential to be a great community lies with all the Woodbridge residents who can give their time and talents to improve our greenways. It is a fun way to get to know others in the community who share a desire to keep Woodbridge at its best. Our Chairperson, Sonny Mosby, had to step down due to other volunteer commitments he has in Woodbridge. Thank you Sonny for your continued work with the community. If you are interested in volunteering as chair or would just like to be involved on the committee please come to our next meeting. Meetings are on the first Monday of every month at 7:00 pm. For meeting location information, please email me at [Cristi74@prodigy.net](mailto:Cristi74@prodigy.net). Your time would be very appreciated.

## The Restaurant at Woodbridge

Book your Spring Tournament at  
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Our Tournament Package includes:

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~ ~ ~

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Call Sara at 972-429-5100 Ext. 7

Also, ask about our WBHOA "Referral Plan" !!

### Woodbridge Golf Club

would like to cordially invite you and your family to consider our facility to host YOUR family festivities.

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

Whether it is a Birthday Party for 20 or a Wedding Reception for 150 , simply call and we'll get started TODAY !!

\* \* \* \*

Call Sara Alexander at:  
(972) 429-5100 Ext. 7

e-mail her at [sara@airmail.net](mailto:sara@airmail.net)  
Ask about our room specials !!

### Neighborhood Reps

The Vistas/Summits Representatives:

Lindy Cairns -

[Lindy.cairns@autosofttx.com](mailto:Lindy.cairns@autosofttx.com)

Rob Hurmence -

[rob\\_hurmence@dpsu.com](mailto:rob_hurmence@dpsu.com)

Scott Willoughby-

[Scott@scottwilloughby.net](mailto:Scott@scottwilloughby.net)

The Hills Representatives:

Barbara Cummings - [bc7107@yahoo.com](mailto:bc7107@yahoo.com)

Linda Cheatum - [linda.cheatum@ey.com](mailto:linda.cheatum@ey.com)

Sonny Mosby -

[mosbyfamily@netzero.net](mailto:mosbyfamily@netzero.net)

Tips from Woodbridge Director of Golf Instruction – PGA Professional Rick Woodson

*Many golfers overlook putting as part of their practice routine. This simple drill will help you make more putts from inside six feet. First make five in a row from one putter length, five in a row from two putter lengths, and five out of six from three putter lengths. I call this the 5-56 drill. It is a fun drill that will also help you become more confident with putts under six feet.*

*If you need help with any part of your game please contact Rick Woodson at Woodbridge Golf Club (972) 429-5100 ext.17*

## The Golf Course

### 2003 Here We Come!

As the days fly by, it's hard to believe that Easter is fast approaching and we only have about 10 months left in 2003. So, before the year is over I wanted to be sure everybody knew what we have happening and invite you to visit Woodbridge Golf Club.

As far as golf goes, we are seeing great participation in our Player Development Association. We hope to continue with those trends and encourage you to sign up and even include your family. The program was designed to better your golf game. It is great for spending time by yourself or with your family. Instead of catching a movie or going shopping, come out and improve your golf game. In April the program will be in full swing with the daylight savings taking affect, we push back the playing time to 4pm and will be moving the lesson times around to accommodate the late working schedule as well. PGA Lessons (20 hours/month), unlimited range balls, cart fee only golf, merchandise discounts, no long term contract; all that for **only \$29** per month, so what are you waiting for?

We are excited to announce our affiliation with the Dallas Fort Worth Society. The DFW Society gives the residents and our current annual pass holders a chance to enjoy over two dozen clubs across the Metroplex and over 300 worldwide. We know the DFW Society will add to all the other amenities you already enjoy with your lifestyle as a Woodbridge resident.

Woodbridge Golf Club will be hosting numerous summer clinics for your junior golfer. For more information or to sign up before we fill up, contact Rick Woodson, Teaching Professional at 972-429-5100 xt 17.

The Woodbridge Grill is already hopping on the weekends with our breakfast buffet for only \$4.95. We have started our daily lunch specials (Monday-Friday) for only \$3.95. If you have not experienced our food, or thought we are not open to the public, please come experience our grill for yourself. We want to give you choices in Wylie and Sachse and we are positive our prices will attract you, but our food will keep you coming again, and again, and again.

I better let you all get back to your daily activities and start enjoying 2003 before it is over. Hope to see you at the club in 2003.

Paul Kenney  
General Manager



## Social Committee

The Woodbridge Social Committee would like to thank everyone that opened their homes as well as the homeowners that helped out with our first annual Tour of Homes. It was a big success and we all had a great time putting it together. The proceeds went to Sachse Friends of the Library to help with the summer reading program.

The following is a calendar of events that we have scheduled:

### April

Our next activity will be a Family Spring Fling scheduled for Sunday, April 6<sup>th</sup>, 2003 from 1-4 PM with a rain out date of April 13<sup>th</sup> at the park at the intersection of Woodbridge Parkway and Laurel Crest Lane. This will be a family picnic with the Woodbridge Social Committee providing the hot dogs, condiments and paper goods. Please bring snack foods, chips and dips, desserts and whatever non-alcoholic beverage your family will drink. There will be activities for the kids as well as an Easter Egg Hunt. We are looking for people to bring grills to cook the hot dogs on. If you can bring your grill call Kyra Murray at 972-442-0337. Look for additional information as we get closer to the event date. Plan to attend and meet your neighbors in Woodbridge.

### May

We are also planning a Community Wide Garage Sale on May 16<sup>th</sup> and 17<sup>th</sup>. Each home will be responsible for their own garage sale but, the Social Committee will advertise it in the paper, coordinate the garage sale permit with the city and put out signs the day of the event.

### June

Block party, Saturday June 7<sup>th</sup> at 5pm, details to follow.

### August

End of Summer Bash Pool Party at all three pools on August 9<sup>th</sup>. Details to follow.

The Homeowners Association will have a booth/game at the Sachse Fallfest that is being held in October, date to be determined by Sachse Fall fest Committee .

### December

2<sup>nd</sup> Annual Woodbridge Tour of Homes. Anyone interested in opening your home for the Tour of Homes, please email us at the address below. We had 5 lovely homes in Woodbridge last year to tour.

If you would like to help with any of these activities, please email us at [SocialCom@Woodbridgehomeowners.com](mailto:SocialCom@Woodbridgehomeowners.com) and we will let you know when our next meeting will be.

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CALL (972) 429-1919 FOR A COMPLEMENTARY ESTIMATE

Scott Willoughby one of Woodbridge's Neighborhood reps. Has filed as a candidate for the Sachse City Council. The Election is on May 3, 2003. He would appreciate your support. Get out and Vote.



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Woodbridge Villas offers a difference between living and living well. This 222 unit, multifamily community is located at the corner of Country club Drive and Hwy 78. The community offers the ultimate carefree living environment.

Tucked away in the prestigious Woodbridge development, the community showcases amenities you would typically find in a custom home. Amenities such as, ceramic tiled entries, intrusion alarms, custom crown molding, white on white beveled cabinetry, White GE appliances with a built in microwave, raised panel doors, brushed chrome hardware, and deep soaking Roman tubs in the master bath. In addition, the community offers breathtaking views of the Woodbridge Golf Course and Country club as well as lavish resort style views of our picturesque pool and cabana.

Residents of Woodbridge Villas can enjoy spacious 1, 2, and 3 bedroom floor plans that range from 668 – 1147 sq. ft. The larger 2 and 3 bedrooms are available on the first floor with a direct access entry garage. Freestanding detached garages and covered parking are also available to lease.

The community offers a multi-level clubhouse where residents can enjoy a relaxing cup of hot cocoa curled up by the native stone fireplace, unwind in the state of the art health and fitness center, or catch up with old friends via the internet in our resident services center.

The Community clubhouse is now open and accepting lease applications for Spring 2003 move-ins. We would like to encourage you to make an appointment to tour one of our elegant model apartment homes. If you are not able to stop by you can view floor plans and pricing via the web at <http://www.lincolnapts.com>. The leasing center is open Monday – Friday 8:30 a.m. to 5:30 p.m., Saturday 10:00 a.m. to 5:30 p.m., and Sunday from 1:00 p.m. to 5:30 p.m. The community is professionally managed by Lincoln Property Company.

**Getting the OK Before You Make Changes to Your Home**

You bought the house, unpacked the boxes, settled in, and now want to make changes to the **exterior structure** of your home. What do you do?

**Before** beginning you should submit your plans for approval by the Woodbridge Architectural Control Committee. The proper form for use is available from Amy Edwards, **972-934-0400** at CMA which will be forwarded to the ACC for approval. **A sample copy is shown here.**

Please review Exhibit "E" of the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Woodbridge, Initial Design Guidelines of Woodbridge Association, Inc. to find detailed requirements for your project.

Remember that while you may be very familiar with your project., the Architectural Control Committee is not. For this reason, provide specific details when submitting your project to eliminate questions and unwanted delays for processing by the Architectural Control Committee.

Please **make sure** you provide the following information:

- A completed Architectural Control Committee Submission Form
- A plot plan showing the location of the house along with any other structures on your lot, and the proposed structure (including dimensions from the property line or other structures)
- A description of the project, including dimensions
- A complete materials list of the project, including paint and/or stain color
- A picture or drawing of the intended project

This information must be provided before your application will be submitted to the Architectural Control Committee for consideration. The Committee will advise you of their decision within 30 days after receiving your plans. The Committee may request additional information to make a final determination on your submittal, so the more complete your request is the better chance of avoiding delays.

This process will assure that you comply with the restrictions that govern Woodbridge.

It's too bad you don't have "Mow Time" to care for your lawn!

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**Did you know...**

Sachse residents may take non-hazardous solid waste to the new HINTON LANDFILL at 3175 Elm Grove Road. The landfill is open Monday through Saturday from 8 AM to 5 PM. Take wood waste to the Castle Drive Wood Recycling location on Castle Drive.

Trash pickup is on Fridays. Please place trashcans by the curb on Thursday evenings and take in by Friday evenings.

If you have an alarm system, you need to register with the Sachse Police Station.

Utility providers are:

TXU - 800-242-9113 (electric and gas)

Verizon - 800-483-4400 (telephone service)

AT&T Broadband - 972-445-5555 (cable TV)

If you are interested in joining a walking group, there is a group meeting at 6:00 AM on weekday mornings. For more information, call Joan Peoples at 972-429-3676.

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### Woodbridge Communications Committee Advertising Guidelines

The Woodbridge Communications Committee meets on the first Thursday of each month. The Committee is responsible for the Quarterly Woodbridge Community Newsletter as well as the Woodbridge Homeowners Association Website.

Advertisements will be accepted from area businesses to offset the cost of printing and distributing the quarterly newsletter. The following guidelines are set forth as of February 5, 2003:

1. No more than ten advertisers per issue will be accepted. This is in addition to the barter advertising agreement with CMA and the Woodbridge Golf Club.
2. Preference will be given to residents of the Woodbridge Community.
3. Advertising prices are as follows; \$30.00 per issue for business card size, \$110.00 per volume (4 issues)
4. All advertisers are to contact the Woodbridge Communications Committee Chairperson to check availability.
5. All advertisers are to furnish advertisements in camera ready format such as a jpeg, TIF or publisher file. These advertisements MUST be sent to the Communications Committee Chairperson to be reviewed and recorded.
6. All payments for advertising are to be collected and recorded by the Communications Committee Chairperson.
7. Deadline for advertisers are the 15<sup>th</sup> of the month prior to distribution.
8. Payment MUST be received prior to the deadline.
9. All payments are to be made out to Woodbridge Association, Inc.
10. All payments will be forwarded to CMA one week after the advertising deadline.

2003 Newsletter Dates will be:  
March 15<sup>th</sup>; June 15<sup>th</sup>; Sept 15<sup>th</sup>; Dec 15<sup>th</sup>

### 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.

### Being a Good Neighbor

One of the reasons many people move to Woodbridge is its pleasant appearance. The entrance to the community, the flowers, trees, park equipment and pool areas, nice street lighting and holiday decorations all add to that nice neighborhood feeling.

So what is your part in all this?

Just being a good neighbor by bringing the trash can and recyclable tub into the garage after garbage pickup. Most people are doing a great job complying with restrictions that these containers should be placed out no earlier than the night before pickup and be stored in the garage that evening.

Lots of portable basketball goals are springing up around the neighborhood. Technically, they should put up after use. However, the primary concern is two-fold: safety for the children and appearance of the neighborhood. Keep the basketball nets out of the streets for the safety of the children. Put the nets away when they are not regularly used.

While we are we speaking of children's safety, have you recently talked to the kids about watching for cars, and the dangers of running out from behind or between cars or chasing balls into the streets without looking for on-coming traffic? While drivers should always be watching out for children and observing the speed limits, anyone in the street should be careful for his own safety. Many parents are seen playing with the kids, but unattended kids can often forget to watch for traffic including the large trucks and vehicles involved in neighborhood construction.

All of us are happy to see both sides of Woodbridge open to traffic now, so that we don't have to worry about the occasional driver who became confused and continued on the wrong side of the road on the sections of the road. Please note that Woodbridge Road is a high compliance road and restrain your impulse to zoom through the newly completely sections. Don't be embarrassed to be stopped by the Sachse police. They regularly patrol in cars and on bikes and ticket offenders at all hours.

As you begin to work on your yard for spring, help out by removing bits of trash that appear in the streets nearby. Walkers can help by keeping a small sack with you to help remove litter along your route.

Volunteers are still needed for the Landscape committee and the Neighborhood Watch is having trouble finding interested neighbors to participate. Most committees require not much more than an hour each month so consider if there are ways you can help out in the future.

Thanks to everyone for doing your part to keep Woodbridge a great place to live!

## From the Developer

We welcome all of you who are reading this newsletter for the first time and continue to appreciate those of you who call Woodbridge home. We thank those volunteers who devote their time and effort to solicit information, write articles and publish this newsletter as a service to the Woodbridge community. Let us take this opportunity to invite all who have an interest in submitting an article or working on the newsletter to contact Sherry Jackson at 972-495-9163 or e-mail [Sherry@aplacetopaint.com](mailto:Sherry@aplacetopaint.com). your contribution or assistance will be greatly appreciated.

If you haven't heard, the Woodbridge Villas apartment complex is open, located on SH 78 and Country Club Drive. The one bedroom-one bath units consist of 668 square feet of living space and continue up to a spacious three bedroom-two bath unit consisting of 1,193 square feet of living area. Check out the views of the 17th green on the golf course as well as those of the cabana and pool area within the complex. If you know of someone who is looking for a unique experience in renting, tell them about Woodbridge Villas. Rents start at \$640, however the early bird move-in specials will not last long. For information contact Ruth Summer at 972-429-1992.

Woodbridge Golf Club welcomes Dollie Grounds as Manager of Food and Beverage. Dollie brings a tremendous amount of professionalism and experience to Woodbridge. If you have previously been a patron of Firewheel you may have met Dollie or experienced her desire to make your visit a pleasurable occasion. Stop by and meet Dollie while visiting the breakfast buffet on weekends, checking out the lunch specials or having dinner Thursday, Friday or Saturday nights.

A few days ago we noticed some dogwoods beginning to flower. Then came the sleet and ice. Hopefully spring is just around the corner. It won't be long and the pools and spray park will be open. There will be more people enjoying the trails and having fun outdoors. You may have noticed the new sign at the park located at Woodbridge Parkway and Laurel Crest Lane. This park has been named the Joe and Patricia Stone Park. The Stones have been long time residents of Sachse and it is a pleasure to see them honored by the City of Sachse.

We hope you enjoy this spring at Woodbridge. May this be your best ever.

### Municipal Affairs News

*Want to find a way to be involved in your community?*

**City Council:** Meets the 1<sup>st</sup> and 3<sup>rd</sup> Mondays of every month at 7:30pm (at City Hall)

**Economic Development Corporation (EDC):** Meets the 2<sup>nd</sup> Wednesday of every month at 7:00pm (at City Hall)

**Board of Adjustments:** Meets the 3<sup>rd</sup> Thursday at 7:30pm (at City Hall)

**Library Board:** Meets Quarterly-2<sup>nd</sup> Monday at 7:30pm (at Sachse Library)

**Parks and Recreation Board:** Meets the 3<sup>rd</sup> Thursday of every month at 12:00 noon (at City Hall)

**Planning and Zoning Commission:** Meets the 2<sup>nd</sup> and 4<sup>th</sup> Mondays every month at 7:00pm (at City Hall)

**Sachse Chamber of Commerce:** Luncheon held every Second Tuesday of each Month. Please visit [sachsechamber.com](http://sachsechamber.com) for additional information.

Additional information regarding these meetings can be found at [www.cityofsachse.com](http://www.cityofsachse.com)

### ***Gardening – It's Not Just a Project, It's a Process***

By: Maribeth Flowers  
Master Gardener

As the weather warms our thoughts naturally turn to gardening. But what should we do first? Gardening is a long-term process with each season offering the best opportunity for different projects.

January – Winter is the time to assess your landscape and to create a master design or plan.

February – Plants are starting to bud. Prune roses and trees, but not spring blooming shrubs. Add pre-emergent to your lawn. Cool season vegetables, herbs, and flowers are available now.

March – It's time to start your spring cleanup, if you haven't already. Create new beds by tilling in organic compost and planting trees, shrubs, perennials, and annual color.

April – Finish your spring cleanup and those new flower beds, but don't be too anxious to plant warm weather plants. Spread grass seed.

May – It's time to plant those warm weather plants and tropicals. Apply fertilizer to actively growing plants. Start adding mulch.

June -- Mulch! Mulch! Mulch! Before it is too hot and dry, you should add mulch to all your beds. Mulch helps control weeds, moderate the soil temperature, and conserve water.

July & August – It's HOT! Don't forget to water those containers and baskets. Make sure your irrigation system is working properly. Please don't over water!

September – Once it starts to cool off, spruce up your landscape by trimming or removing any plants that didn't survive the heat. Add early fall annuals for a burst of new color. Add fall pre-emergent to your lawn.

October – It's time to plant pansies and other winter color. It's a great time to plant trees and shrubs. Plants added now will thrive next spring.

November & December – There's still time to plant pansies, bulbs, trees, and shrubs. After the first hard freeze, cut perennials that have died to the ground. Winter is here, its time to start thinking about what projects to do next spring.

Look forward to future columns detailing various gardening tasks, or if you need assistance with your landscaping, please contact me at Sachse Landscape Services (972-414-4026).

### **Storage Building Guidelines**

Running out of room in your garage? Need extra space for your hobbies? Contemplating adding a storage building in your yard?

Any project involving adding accessory buildings within Woodbridge involves prior written approval from the Architectural Control Committee (ACC) of Woodbridge Association, Inc. Accessory buildings constructed within Woodbridge must be permanently placed on a concrete foundation. No temporary buildings are allowed.

The accessory building must be constructed of substantially the same materials as the home, including siding, brick and shingles that match the architecture of the home. So if the home has horizontal siding, the accessory building should have horizontal siding. The new structure must be substantially the same color as the home, including siding, brick and shingles.

An important part of the restriction on accessory buildings is that it is not be any higher than the fence.

- A **6** foot shed (at the peak), would meet the requirement with both a **6** or **8** foot fence.
- An **8** foot shed (at the peak) would meet the requirement with an **8** foot fence, but **would not meet the requirement with a 6 foot fence.**
- A transitional fence **8** feet high with a step-down transition to **6** feet so as not to be visible from the street may be allowed.
- **Any fence over 6 feet in height must have prior written approval from the ACC.**

The ACC will consider any request that varies from the above guidelines; however, **approval is less likely.** The ACC may contact nearby property owners regarding any proposed accessory building request.

Woodbridge Association, Inc. requires requests to construct accessory buildings on residential lots within Woodbridge supply:

1. A plot plan showing the boundaries of the homeowner's property with the location of the existing home and the proposed location of the accessory building with dimensions.
2. A floor plan of the accessory building with dimensions.
3. Exterior elevations with dimensions for each side of the accessory building including the height and showing the placement of doors, windows, siding, masonry, roof pitch and any other exterior features.
4. A materials list indicating what materials will be used to construct the accessory building including brand name and color.
5. *Approval by the Architectural Control Committee does not supersedes the restrictions or requirements of the City or any other governmental authority with jurisdiction over the property for approvals and permits.*

**To avoid any problems, please get the proper approval before you build.**