



# WOODBIDGE

## View from the Bridge

Newsletter Committee:  
 Chairperson: Sherry Jackson  
 Secretary: Linda Cheatum  
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 Susie Elsea Shelbi Ronnau  
 Paul DeClue  
 Vol. 7 Number 1 Summer 2003

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- Special points of interest:
- **Did you know you can advertise in the newsletter?**
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### 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.

### Updates from the 2003 Annual Homeowners Meeting!

The Annual Woodbridge Homeowners Meeting was held June 5th. Listed below are some of the items that were brought up. As the neighborhood reps get responses to these questions, the answers will be posted at [www.woodbridgehomeowners.com](http://www.woodbridgehomeowners.com). Please check it periodically!

**\*When will the hiking trails be completed?**  
 When the commercial development gets underway.

**\*Hail damaged your roof?**  
 Then it is important to know that the color for replacement shingles is **Weatherwood**. Other colors can be a Code Violation.

**\*Interest in Tennis Courts and workout facilities were noted, but there are no current plans for such facilities.**

**\*What is the status of the Wylie Elementary School to be built in Woodbridge?**  
 The current plans are for two schools in the Development. One is currently planned for the corner of Creek Crossing and Woodbridge Parkway. No date has been set to begin.

**\*Is there an update on the retail in front of Woodbridge?**  
 Retail development at the entrance to Woodbridge depends upon the extension of Woodbridge Parkway across the railroad tracks. The railroad crossing issue is being considered by the City and railroad as other crossings may need to be closed before one can be opened at this location.

**\*Suggested Neighborhood Improvements at the Park in the Hills**  
 It was suggested that the benches in the park be rotated to back up to the water to help parents keep their eyes on children and balls while in the park.

**\*It was suggested that benches and grills be added to the parks and pool areas.**

**\*Comments were made that the play equipment can get hot and either a tree or some canopy-like device is needed to allow the children to play on the equipment more often.**

(continued on page 5)


### What is a Neighborhood Representative?

A neighborhood rep is someone who represents the area of the community where they live. They are the designated representatives to the Woodbridge Board of Directors and act as liaisons to the other committees.

### Who is My Neighborhood Representative?

**The Vistas/Summits :** Lindy Cairns - [Lindy.cairns@autosofttx.com](mailto:Lindy.cairns@autosofttx.com)  
 Scott Willoughby - [Scott@scottwilloughby.net](mailto:Scott@scottwilloughby.net)

**The Hills :** Barbara Cummings - [bc7107@yahoo.com](mailto:bc7107@yahoo.com)  
 Linda Cheatum - [linda.cheatum@ey.com](mailto:linda.cheatum@ey.com)



We recently had two neighborhood reps who had to resign their positions. If you are interested in being a neighborhood rep, please contact Amy Edwards at CMA (972) 934-0400 ext. 223.

# Are You Wasting Your Money and Your Water by Over Watering?



by Maribeth Flowers, Master Gardener, Sachse Gardens



A major concern of homeowners when the weather turns hot is providing adequate water to their landscape. However, many homeowners water too frequently or use too much water. Instead, water less often for a longer period of time allowing the soil to become fairly dry in between.

The amount of water needed differs depending on plant type, soil and weather. Plants in North Texas generally need one inch of water per week and the soil should be thoroughly soaked to a depth of six inches. For most of the irrigation systems in Woodbridge, watering two times per week is sufficient. Once we reach a constant temperature in the mid-90's, increase watering to three times per week. If you have popup spray heads, set each station for 7 minutes and set rotors for 20 minutes. New landscape plants or sod may need additional hand watering. The best way to determine if water is needed is to scratch the soil surface. Even though the first few inches of the soil are dry, the soil below may still be moist and no additional water is needed.

Improper watering may be harmful to your landscape. Short, frequent watering causes plants to develop shallow roots. As the season gets drier, these plants require even more water. Long, frequent watering is even worse because plants actually drown. Thoroughly check your irrigation system or have your system professionally inspected to ensure that it is watering properly and for the proper amount of time.

Clay soils absorb water slowly and water is likely to runoff before it is absorbed. In fact, a huge amount of irrigation water is lost through runoff. If runoff occurs, stop watering and wait for the water to be absorbed before continuing. Clay soils also hold water longer once it is absorbed and less watering is needed.

Remember water thoroughly, but less frequently. Proper watering can reduce water usage. That means money in your pocket as well as doing your part to conserve a precious natural resource.

If you would like further information or if we can help with your landscaping needs, please contact me at Sachse Landscape Services (972-414-4026).

**Join the Communications Committee**  
 Calling all aspiring writers and web geeks!

The Woodbridge Communications Committee is in need of volunteers! This committee is responsible for the Woodbridge Homeowners Newsletters and the [www.woodbridgehomeowners.com](http://www.woodbridgehomeowners.com) website. We meet the first Thursday of each month from 7:00-8:00 p.m. at the Woodbridge Golf Club.

Get involved!

If you have questions, please contact Sherry Jackson at [sherry@aplacetopaint.com](mailto:sherry@aplacetopaint.com).

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### Tips from the Pro at Woodbridge Golf Club

Director of Golf Instruction – PGA Professional  
Rick Woodson

Woodbridge Junior Clinics are now in full swing. Clinics start in mid June and run throughout the summer. Please call the Golf Shop for registration and all the details. Classes will fill up quickly !!!

Call today to sign up for the Woodbridge Resident Golf Lesson Special. Receive \$10 Off regular lesson rates for June and July. Contact Woodbridge Teaching Professional Rick Woodson at 972-429-5100 ext. 17 to schedule an appointment.

Golf Tip for the Month: Using your practice time efficiently can dramatically lower your scores. I see many golfers spend hours on the driving range hitting nothing but drivers and virtually none with the wedges. I recommend spending 75% of your practice time from inside 100 yards. Lower scores start from around the greens, not necessarily from hitting it farther!!! Try this for a month and see if your scores come down. For additional help on your game, call Woodbridge Teaching Professional, Rick Woodson at 972-429-5100 ext. 17.



**The Wylie Bridge Club needs new players!  
We meet at the Woodbridge Country Club  
Restaurant**

**On the 1st & 3rd Fridays from 10:30-3:00  
and on the 2nd & 4th Tues-  
days or at various homes  
of the members.**



**Call Jen at 972-442-6508 in  
Wylie for more informa-  
tion!**

### Social Committee News

Volunteers are needed: The Social Committee is in need of additional volunteers to help with all of the fun functions that we are putting together! Please email us at [SocialCom@Woodbridgehomeowners.com](mailto:SocialCom@Woodbridgehomeowners.com) We have tried to call everyone that turned in a volunteer form, but haven't been able to reach everyone. We meet the 2<sup>nd</sup> Thursday of each month from 6:30-8:00 at the clubhouse. If interested, please attend.

We've been busy! In April we had a successful Family Spring Fling that included an Easter Egg Hunt. In May we had our first Community Wide Garage Sale with a great turnout. We are going to try and do the Community Wide Garage sale again in the fall. Watch for the dates in the next newsletter. We also ordered signs that say Woodbridge Event so watch the signs for advertisements on future events posted throughout the neighborhood.

We were trying to put together a Block Party in June but due to scheduling conflicts our next function will be in August.

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

#### August

End of Summer Pool Party at the rock pool and the water feature pool on August 9<sup>th</sup> from 2:00 p.m. until 5:00 p.m. Let's all get out and meet our neighbors. The social committee will provide snack food and sodas. Come join the fun.

#### October

The Homeowners Association will have a booth/game at the Sachse Fallfest that is being held October 11th. If anyone is interested in working the booth/game or has an idea for a game we can do, please email us at [SocialCom@Woodbridgehomeowners.com](mailto:SocialCom@Woodbridgehomeowners.com).

#### December

2<sup>nd</sup> Annual Woodbridge Tour of Homes. If anyone is interested in working on the 2<sup>nd</sup> Annual Tour of Homes or opening up your home to be one of the homes being toured, please email us. We had 5 lovely homes in Woodbridge last year to tour and hope to have 5 or 6 this year.






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# Updates from the 2003 Annual Homeowners Meeting

(Continued from Page 1)

**\*Basketball Courts?** Two half courts are planned for the Park in the Hills. There has been a suggestion to add half courts to the city park in The Crest also.

**\*Unaccompanied children** are once again being seen at the pools. Teenagers with improper behavior are also being noted. The pools are places where behavior including bad language, climbing over the fence, and rough housing can ruin the experience for others. Please understand that the homeowners are owners of the pools and, as such, can ask unaccompanied children to show their entry card. The number on the card can then be reported so that parents can be notified of the violation. If violations are not remedied, pool privileges for the families involved can be denied. Should you ever encounter threatening language directed at another person, this can be reported to the police during the incident. Everyone at the pool should have a homeowner's card or be a guest of a homeowner present at that time.

**\*Animal Control:** Any animals running loose or constant barking late at night can be reported to the police. Animal control officers or police officers deal with these issues.

**\*Parents,** please monitor your children. Neighbors are concerned that bikes and ramps are left in the street; and that riding go-carts in the streets could result in serious injury or fatality.

**\*Parking boats** on the street or in the driveway for more than 48 hours during a 7 day period is a violation of the Restrictions of Woodbridge.

Please consult [www.woodbridgehomeowners.com](http://www.woodbridgehomeowners.com) website to learn about the rules so that you are not in violation of the Woodbridge Restrictions. The CC&R's and Bylaws are listed on the website. The Design Guidelines will be posted shortly. Homeowners found to be in violation will receive notice and possibly incur fines if violations are not remedied in a timely fashion. CMA checks for apparent violations and notifies individual homeowners by mail of violations noted.



We hope all residents have a safe and happy summer!



## BROADBAND UPDATE



Several inquiries have been made at Sachse City Hall as to why DSL service is not available to residents in Woodbridge. We have reviewed the Franchise Agreement between AT&T and the City of Sachse and have the following information to offer:

The agreement was approved by City Ordinance No. 1890 and the effective date of the Agreement was 11/15/01. This would put the upgrade in place by 11/15/03 and available to residential subscribers by 03/15/04.

The problem stems from the lack of "switching equipment" in the Woodbridge area.

**UPDATE:** As of May 12, 2003, the Franchising and Government Affairs department confirmed that Cable-Com, contractor for Comcast (formerly AT&T) is now performing cable installations along Highway 78 and Sachse Road. This is in preparation for the **equipment upgrade** as outlined in our franchise contract and due this fall. Comcast will mail flyers to each home when the new service is available. Verizon is also in the neighborhood installing DSL equipment.

It looks like both Cable Modem Access and DSL will be available for Woodbridge Residents in the very near future!!!

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Call Sara at 972-429-5100 Ext. 7

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

## What's New Around Town!

By Linda Fisher

If you've driven anywhere around town lately, you've seen construction going on. Everywhere you look things are popping up. Here are a few things that you will be seeing this summer:

In Sachse, Oak Grove Plaza will have the Kroger grocery store. It is set to open in August. Eckerd's and Bank of America will also be located there. No other tenants have been named yet.

Elsewhere in Sachse we have a Chicken Express being built next to Steak Kountry. It is slated to open in July. Currently there are no tenants for the 3 buildings on Hwy. 78 located between Hooper Rd. and Woodbridge Parkway. We look forward to seeing who will move in there.

If you have driven down 544 lately, you will notice a distinct difference. All lanes are open from Hwy. 78 to Wylie High School. This means traffic should move much more smoothly all the way to Murphy.

As you travel east on 544 you will see that both Blockbuster and Quizno's have already opened next to Albertson's. Home Depot is set to open on July 1<sup>st</sup>. Another Bank of America will open in Wylie near the new Home Depot. A Wendy's will also be opening in the same shopping center in about 6 months.

There has been some talk about a Super Wal-Mart coming to Wylie. This is true, but it will not happen very soon. Hwy. 78 will need to be expanded going north before ground breaking will occur. The store will be located near Wylie City Hall. It will probably be 12-18 months before the store will be built. We will continue to keep you up to date as we hear about things.

## Community Bulletin Board!

We are adding a Community Bulletin Board area to our Quarterly newsletter!

If anyone has tidbits of information they wish to share or if you baby-sit, pet-sit, etc., you may post your information here!

Please note...this is not for business owners!

Please e-mail your information to [sherry@aplacetopaint.com](mailto:sherry@aplacetopaint.com).

## From the Woodbridge Golf Club...

After surviving the first five months of the year, we are ready to dive right into summer. With the temperatures slowly rising, the golf course has seen a tremendous transition from tee to green. If you have not seen the course this year . . . come visit - you are in for a real treat !!

Our **Player Development Association** is growing by leaps and bounds . . . and this is the best time to join and take advantage of the long days and great practice times available. The lessons have been great for those who take advantage of it and they are enjoying the progress in their golf game. Starting with the month of April, we moved Wednesday's lesson time to 5:30-6:30 PM to accommodate those getting off work at 5 PM. We are also thinking about offering more playing opportunities at earlier times to accommodate various schedules. If you are not familiar with the program - here are the facts: PGA Lessons (20 hours/month), unlimited range balls, cart fee only golf, merchandise discounts, no long term contract; all for **Only \$29** per month.

The Woodbridge Grill will continue to improve your dining experiences with our weekend breakfast buffet for only \$4.95 and our daily lunch specials (Monday-Friday) for only \$4.95. If you are in a hurry, be sure to call ahead and pick up your lunch or dinner coming or going. We will have your order ready upon arrival; simply call 972-429-5100 Ext. 19.

So, grab your clubs and bring your appetite and come visit Woodbridge Golf Club this Summer - you will be glad you did !! From all of our employees here at Woodbridge Golf Club, we wish you a safe, fun and blessed summer.

## CMA CORNER

**(Property Management Company)**

**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.





## From the Developer

Woodbridge homeowners are enjoying the transition from spring to summer. This is evidenced by those seen in the parks, the hikers and joggers along the trails, the opening of the pools and Spray Park and those either playing golf or practicing on the driving range. We hope those of you who are experiencing your first summer in Woodbridge are having a great time.

The Association needs the ongoing support of members who have a desire to help preserve and enhance the lifestyle within our community. There are several committees who are very active in the Woodbridge Association, however, there are several who really need volunteers. If you have any questions or desire more information, please contact any of the Neighborhood Representatives or the Association Manager. Thanks to those of you who have volunteered to serve.

For those citizens interested in the Sachse area, the North Texas Tollway Authority (NTTA) has released its Environmental Impact Statement for the extension of the George Bush Turnpike (SH 190). The NTTA will be conducting several town hall meetings, of which one or more will be held in the City of Sachse, before selection of the final route. The northern route will have a significant positive impact on the City of Sachse by allowing further business park, commercial and retail development. This of course increases tax revenue for the city and decreases the need for future tax increases on homeowners. For more information visit the City's web site at [www.cityofsachse.com/general/calendar.asp](http://www.cityofsachse.com/general/calendar.asp) for meeting dates, places and times.

Plans continue for the development of the Woodbridge commercial property on both sides of SH 78. You may have noticed the article in the Dallas Morning News on Sunday, May 25th concerning a new railroad crossing for Woodbridge Parkway and its importance for essential commercial development northwest of SH 78. The topic of new and existing railroad crossings has been discussed at several council work sessions. The council has stated prior to any council action, there will be one or more public hearings on this issue. The railroad crossing and extension of Woodbridge Parkway is crucial to the overall commercial development in Woodbridge.

The City of Sachse has informed us the signal light approved for the Woodbridge Parkway and SH 78 intersection is to be installed this summer, however, TXDOT (Texas Department of Transportation) has not given the city an exact date.

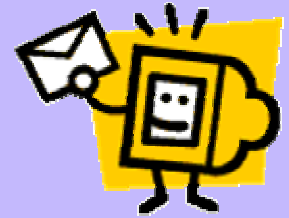
Please watch out for the children enjoying their summer vacation; drive carefully.

## 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.



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>

### Woodbridge Association, Inc.

1800 Preston Park Blvd. Suite 101  
Plano, Texas 75093