



Beautiful spring gardens

Now is the time to get your garden in shape. One of the most important spring tasks is pruning. Create a more natural shape by hand pruning rather than shearing your shrubs. Only shear your shrubs if you want a formal structured look. Hand pruning is especially important for shrubs with soft branching structures, such as Nandinas, Barberries, Loropetalums, and many flowering shrubs.

Timing is also critical. Pruning now enables you to see where to make the proper

“

Springtime pruning can be an enjoyable task, if you know when and where to prune.

”

cuts. When the new leaves appear, they will hide the cuts. Don't prune spring flowering shrubs like Indian Hawthorns, Azaleas or certain Spireas until after they flower. In contrast, some summer flowering shrubs and woody perennials benefit from springtime pruning. Cutting back a significant amount of the plant and removing the oldest stems creates a bushier appearance. Use this pruning technique for summer blooming Spireas, roses, and woody perennials such as Salvia Greggii and Artemesia.

Do not over prune your crape myrtles. They will form larger, more beautiful plants if left alone. Radical pruning does not increase flowering, but rather creates weak, spindly branches and ugly knots. Only remove suckers



Pretty in Pink: Don't prune your azaleas until after they flower.

and unwanted stems from the base, sprouts along the main trunks, and any crossing branches or those too close to the house. Although you can remove small branches and seed pods, it is unnecessary.

Now is the time to cut back your perennials that have died back to the ground. You will be able to tell where to prune because a rosette of leaves will form at the plant's base. Also cut back your ornamental grasses before significant new growth appears.

Springtime pruning can be an enjoyable gardening task if you know when and where to prune. We would be happy to assist you



Crape Myrtles: Do not over prune your crape myrtles if you want them to become big and beautiful.

with your spring cleanup including pruning your shrubs and perennials. If we can be of assistance with any of your landscaping needs, please contact us at 972-429-7707.

by: Maribeth Flowers

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Did you know?

>> If you have an article you want in the Newsletter, submit your idea to Trish McGilvery: juzchillin_inca@yahoo.com

>> The spring garage sale is right around the corner! Mark your calendars: April 20-22.

>> Woodbridge has a newly designed website! Visit it at www.visitwoodbridge.com.

Woodbridge Pools

into the thousands of dollars.

>> Our HOA and the local police departments work together to curb vandalism. Both the Developer and Woodbridge HOA have a zero tolerance policy for behavior that damages or destroys property within Woodbridge, including our pool/cabana areas. **The HOA will pursue prosecution of vandals, whether they are juveniles or adults.** The legal penalties range from fines to incarceration (*see note*).

>> When vandals are not caught, all (continued on page 6)



Barking & Muzzled Dogs: Barking dogs can cause stress to people and dogs alike. Pits help to control your dog's barking.

Please... stop the barking

Imagine, you have just settled in for the night after a long day at work, and there it is: the dreaded persistent barking from your neighbor's dog.

Officer Laura Wise with Sachse Animal Control offers Woodbridge homeowners some sound advice about this issue. First, please know that if your dog is barking and bothering your neighbors, there is a city ordinance which states "no excessive barking/noise; considered animal public nuisance." This is subject to a citation ranging from \$154 - \$265.

Officer Wise recommends calling Animal Control first, whether in Sachse or Wylie. If it is after hours, then call the police so your complaint can be documented. You can even ask for a call back with an update so you know they have answered your complaint. The Police Department will speak with the dog's owner first. Next, a citation will be issued if the complainant is willing to

have his name on the citation. It is common courtesy to try to resolve this issue yourself. Officer Wise suggests trying the following:

- >> Crate train for when you are away from your home.
- >> Muzzle to stop the barking. The dog will still be able to eat and drink.

Dogs bark for a reason, says Officer Wise. Barking indicates they are lonely, they smell other dogs nearby, they hear other dogs, they have been left alone too long, or they may need food or water. Many dog owners don't even know their dog is barking when they are away. The next time you see your neighbor, ask if they have noticed your dog barking persistently, or mention that their dog is barking while they are away. If it continues, then make a call to the Animal Control/Police Dept. Unfortunately, the Homeowners Association cannot resolve this issue for you.

by: Trish McGilvery

The larger increases in the annual assessment should come to an end when the Association becomes financially independent and the developer's subsidy reaches zero. At that time, the HOA will be transitioned to homeowner control and the residents will elect their own Board of Directors.

When will this occur? The best estimate is 4-5 years, based on 90% of the lots within the land plan having Certificates of Occupancy.

HOA highlights

Because our annual assessments just became due at the end of January, I thought I would address questions about the administration of our HOA in this issue.

How are dues increases determined? *The Covenants, Conditions and Restrictions* allows for an increase up to 25% over the entire membership. Anything beyond that requires a vote of the membership. The annual assessment is based on the projected expenditure and reserve funding requirements of the budget.

What are the funds used for? All the expenses of the Association, including maintenance of all recreational facilities, common areas, property maintenance, mailings, Association sponsored events, and administration of the association.

Is there a planned cap on dues? Currently, no. At this time the developer subsidizes a portion of the Association's expenses (you will find the amount listed on the budget summary sheet received with your assessment notice). This subsidy decreases each year as more homeowners are added.

“Consider becoming involved in the Association to help make it the best it can be.”

relocating to Texas in December 2005, I feel that homeowner associations have many advantages - including maintaining property values, developing a sense of community, and homeowner control of the development. Until the transition to a full HOA takes place, we are fortunate to have a developer that is involved and vested in assuring that Woodbridge continues to grow, prosper and be a great place to live. I hope that you will consider becoming involved in the Association to help make it the best it can be today and in the future.

by: Jan Collins, Neighborhood Rep Summit/Vistas

New in town

Whether you have lived in this area for years or months, you have undoubtedly noticed the recent dynamic growth in population, housing, and businesses. Sachse and Wylie are enjoying economic expansion. The population of Wylie has more than doubled in the last six years, up from about 15,000 in 2000 to around 35,000 residents now. Sachse's current population is about 16,500 up from 9,751 in 2000.

Wylie ISD reached a student enrollment number of more than 10,000 in January, double what it was seven years ago. To handle the growth, Wylie will open three new schools in August: Wylie East High School (freshman center only), Dr. Al Draper Intermediate (grades 5 and 6), and Rita G. Smith (continued on page 3)

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New in town

(from page 2)

Housing trends in Wylie show that people are building larger homes on larger lots now, at the rate of about one home every ten hours!

A three-story Best Western Hotel will break ground in the next month, and the NFL Sports Complex is coming soon. Wylie has been selected to host the opening ceremonies for an international soccer event, to be held in Pirate Stadium this spring.

Despite the amazing expansion, Wylie is committed to its small town sense of community. Residents enjoy the quaint downtown shops and restaurants and the traditional activities there such as the annual tree lighting ceremony and parade. "Wylie has a small town environment with big city amenities," said Public Information Officer Mark Whitten. "We are excited about our continued commercial

enhanced by the proposed Tollway extension, scheduled to open in 2010. According to Guy Brown, Executive Director of the Sachse Economic Development Corporation, "The Tollway is a prime opportunity to attract a high quality business district within our community and diversify our tax base so that the entire tax burden does not fall directly upon the local homeowner. It will provide new employment, shopping and entertainment opportunities for area residents."

Sachse and Wylie, along with the neighboring city of Murphy, have strong community partnerships in many areas of development. Woodbridge residents will continue to enjoy the benefits of these thriving cities for years to come.

by: Jan Delsol

Businesses continue to open in Sachse, too. Some that have opened or that will soon open include Precious Pups Grooming, Café Roma, WaiGreen's, Discount Tires, Monkey's Pub, Asado's Mexican Restaurant, and Bahama Bob's. Tacos Y Salsa has expanded and now includes a bar area.

Sachse is proud of its history and has recently expanded the hours at the Sachse Museum, located at 3033 Sixth St. You can get a glimpse of early Sachse each Tuesday from 9 a.m. to 1 p.m. and the second and fourth Saturday of the month from 1 pm. to 4 p.m. A newly designed blue and white Afghan featuring historical buildings can be purchased at the Museum. Starting in mid-March, many interesting historical relics will rotate on display in the Sachse Public Library, located at Sachse Road and Milnes Road.

Sachse's future growth will be greatly

Caution: bicycles ahead

Few motorists go out of their way to deliberately hit or frighten bicyclists. However, an equally small number really appreciate the impact they can have on the safety and comfort of those around them who are outside the protection of a steel cage. When passing a bicyclist, motorists are worried about how close vehicles in the adjacent or oncoming lanes are rather than how close they are coming to the bicyclist - and they are certainly in too much of a hurry to stop and wait for a gap in traffic before pulling out and safely passing a rider.

If a bicyclist is "holding up" a motorist by riding in the middle of the travel lane, the chances are the bicyclist would be more than happy to be riding in a designated bike lane or on a paved shoulder, but none exists. And, it is often safer for the biker to take the whole lane, or at least ride a little bit to the left, rather than hug the right curb. It's perfectly legal for riders to take the lane when appropriate. Texas State Law says you have to ride as far to the right as is "practicable." Here are some things that make it impracticable to ride to the extreme right:

- >>> You're in a heavy traffic area with lots of side streets, parking lots, or driveways ahead and to your right. Cars turning left won't see you because they're looking for traffic in the middle of the road, not on the extreme edge of the road. Move left.
- >>> Cars are passing you too closely.

>>> Cars are parked on the right-hand side of the road. If you ride too close to these you're going to get doored (also known as The Door Prize) when someone gets out of their car. Move left.

Sometimes it might seem as if the cyclist is "all over the road." Certainly some cyclists do weave around and are unpredictable. More often than not, the cyclist is simply trying to avoid a pothole, dodge a rock or broken glass, or



Helmetts: May not be the law, but always a good idea.

stay away from a crack in the road between the gutter and the asphalt. Cyclists are not required or expected to ride in the gutter and are not required to get out of the way of motorists. Equally, a cyclist should not deliberately hold up a motorist when there is space for safe passing. Traffic tickets can be given to motorists and bikers alike.

- >>> Bicycles are legal vehicles and, unless specifically prohibited, can be expected on all roadways.

>>> A bicycle is considered a vehicle and is bound by the same laws as other vehicles, e.g. riding with traffic, obeying red lights and stop signs.

>>> Motorists must treat a bicyclist with the same respect as other motorists.

>>> Since bicyclists are more vulnerable if they are hit - no safety belt, no steel exterior to take the brunt of a hit - safe behavior is essential!

Information for this article taken from: www.bicyclinginfo.org/ee/index.htm, www.bicyclesafe.com, www.helmets.org

Special thanks to fellow Woodbridge resident and Sachse Police Officer Dan Lewis. Look for him at the annual Bicycle Rodeo in May!

NHTSA has released their assessments of deaths and injuries on the roads in 2005. The 2005 numbers represent the highest level of national cycling fatalities since 1997.

- >>> Total bicyclist deaths in 2005: 784
- >>> Bicyclists killed by motor vehicles: 720 (92%)

>>> 1 in 8 of the cyclists with reported injuries has a brain injury.

There is no federal law in the US requiring bicycle helmets. Texas does not have a state law requiring the use of helmets. Sachse also does not have a law requiring the use of helmets for bicyclists. (However, law requires a helmet must be worn at all times when riding a motorized scooter!)

information compiled by: Nicole Tucker



Hello Neighbor,

My name is Stephanie Riehey. I am a Real Estate Consultant with Keller Williams and have built a successful business as a Realtor. Are you thinking of buying or selling a home? I want you to know you now have a real estate expert in your neighborhood, at your service. Call me for a Free Market Analysis and Top 10 Tips for buying or selling a home!

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Let's get Social!

—what's happenin' and where it's at—

Holiday decorating contest winners

A big thanks to everyone that participated in the Holiday Decorating Contest. Here is a list of winners:

- The Lakes:
6910 Lake Meadow
- The Crest South:
6207 Cresridge
- The Courts:
6609 Falcon Crest
- The Estates:
6905 Bradford Estates
- The Summits:
7302 Summit Ridge
- 4314 Bluffview
- The Highlands:
316 Highland Glen
- The Courts:
6311 Creekswood Ct.
- The Villas:
5801 Vista Glen
- The Hills:
6420 Hillview

Upcoming events

Spring garage sale

>>> April 20-22

Easter egg hunt

- >>> April 1
- Will be located at Phase 2 B Park (Vista Hill Lane/Lake Hill Trail off of Clubhouse Drive)
- Age Groups: 0-3 yr olds: 2pm, 4-6 yr olds: 3pm, 7-10 yr olds: 4pm, 11-13 yr olds: 5pm

If you would like your child to participate, please donate either 1 bag of plastic eggs or 1 bag of candy. You can drop these donations off by March 15th at 6008 Crest Court.

Also, we are asking you to RSVP to woodbridgesocialcommittee@yahoo.com so we can get a final head count per age group. Pictures with the Easter Bunny will be taken of each age group and will be available online.

What's your pleasure?

For a great way to meet your neighbors and spend time doing the things that you love to do, join an interest group. Here are some groups that have formed in our Woodbridge community and how to get in touch with them.

Scrapbooking

Michelle Foster - 972-429-5066, woodbridge_scrapbooking@verizon.net

Bunco

Trish McClurey - 972-941-8887, juzchillin_inca@yahoo.com

Progressive Dinner

Melissa Hoolwerf - yesmelissa@aol.com

Book Club

woodbridge - ddub3@msn.com

Dining Out Group

Diane Model - diane.model@wyltelsd.net

Singles Group

Donna Williams - ddub3@msn.com

Bridge

Sharon Hamilton - 214-256-3605, sharonkay@chilitech.com

Play Groups

- 0-12 months (we need more members!)
Yuko Kolega 972-4429-5717, yukokolega@hotmail.com
- 12-24 months
Carrie Powell - 972-429-0873, clpowell1@comcast.net
- 24 months & older
Jennifer Craig - 972-429-3987, demcra@cs.com

Want to start your own Woodbridge Interest Group? Contact Lesa Hicks at 214-325-4077 or woodbridgesocialcommittee@yahoo.com.



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From our Developer

There has been a flurry of model home construction in Woodbridge the past few months. Three new model homes are the product of existing builders. David Weekley Homes has completed a new model at the corner of Summit View Lane and Woodbridge Parkway. Homes will be offered in The Fairways, a new phase of development located in Wylie.

Park Avenue Custom Homes has a model home under construction at the corner of Country Club and Lakecrest Drive. They are offering homes on golf course lots in The Lakes.

Shanti Custom Homes has a new model home located at the corner of Magnolia Estates Court and Creek Crossing, across the street from Cheri Cox Elementary School. Shanti will continue to offer new homes in The Estates and The Parke.

Additionally we are pleased to welcome two new builders to Woodbridge. K. Hovnanian Homes has a new model located on Summit View Lane, just south of Woodbridge Parkway, offering homes in The Fairways. K. Hovnanian Homes also has a new model at the corner of Magnolia Estates Court and Creek Crossing. In this model, they are

offering homes in The Estates and The Parke neighborhoods.

New Lineage Custom Homes is also another new builder with a model under construction on Creek Crossing just west of Magnolia Estates Court, across the street from Cheri Cox Elementary School. They are offering custom homes in The Estates, The Courts and The Lakes.

You are invited to visit these new model homes and see what is new or perhaps pick up a decorating idea or two.

You will be receiving a copy of the Second Amendment to the restrictions in the mail. This document releases previously annexed property from the restrictive covenants of the Association. The property was planned for single family use prior to annexation. A large portion of the property was purchased by the Wylie I.S.D for the existing Raymond Cooper Jr. High School and the Al Draper Intermediate School currently under construction. The remaining property will be used as part of a multifamily project located north of and adjacent to Raymond Cooper Jr. High, west of the high school stadium.

There has been activity on the railroad crossings both at Woodbridge

Parkway and Ranch/Hooper Road.

The Interim City Manager sent a letter to Kansas City Southern Railroad (KCS) on December 1, 2006 informing KCS the city council had adopted a resolution authorizing the condemnation of the right-of-way for the Woodbridge Parkway crossing and was giving KCS until December 15, 2006 to respond. KCS responded by requesting a meeting between KCS staff and City of Sachse staff. A meeting was held on January 22, 2007 at which time the plans for both crossings were discussed as well as improvements to the 5th Street crossing. We are cautiously optimistic a satisfactory conclusion will be reached by all parties. This will allow Woodbridge Parkway to be extended north to F.M. 544 and connect with F.M. 1378 at the Wylie High School.

Spring is just around the corner. Although we are thankful for the rain we have received and the partial filling of area lakes, the water restrictions are still with us. Let's hope the spring rains still to come will fill the reservoirs to their normal capacity allowing for the removal of the water restrictions.

Pool update

(from page 2) homeowners pay the price for restoring damaged property.

With damage to our pool areas costing thousands of dollars, homeowners need to be concerned about this problem. We should help police ourselves and make sure the rules governing pool use are enforced.

You should immediately call the police (not your neighborhood representative or the Homeowners' Association) if you think criminal mischief is occurring. Your quick action might prevent a crime or catch a vandal.

Note: To read the State of Texas Penal Code information about criminal mischief, and it's penalties, visit: 62.51.state.tx.us/statutes/pe.coc.htm. Title 7 sec.2803.

By: Jan Doleh

Pool rules

Woodbridge has recently updated the rules and posted new signs with the following information:

- >> Pools are open from 6 a.m. to 9:30 p.m., April through October. Anyone in the pool area outside these hours is trespassing.
- >> Homeowners may have up to five guests in the pool area.
- >> Pools and cabanas areas are available for all 2,000 Woodbridge residents and may not be reserved for private events.
- >> Children under the age of 15 must be accompanied by an adult (age 18 and older) in the pool area at all times.
- >> These restrictions apply inside the fenced area: no running, diving, glass, smoking, alcohol, cooking, pets, rafts or large flotation devices, bicycles, rollerblades, skateboard, or wagons. No food or drinks within ten feet of the pool. No climbing on the fence or entering the pool equipment area. Also, change diapers only in the restrooms, not on the pool deck area. Wading pools are for children age 6 or under and handicapped residents/guests only.
- >> Members and guests swim at their own risk.

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Editorial policy

It is the editorial policy of Woodbridge Association Newsletter to inform 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.

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Woodbridge Scrapbook Club

If you love to scrapbook and you live in Woodbridge, you are invited to join us! Beginners or masters alike, come create memories that can be shared for a lifetime.

Upcoming Scrap Events for March:

March 4th at 2:30 -- Crop time!
March 25th -- "Scraps" class

Visit our website for more information and a full calendar of events for 2007.
<http://mysite.verizon.net/resqhpmk/>



Habitat for Humanity is coming to Wylie



Your local Keller Williams office is raising money to raise a roof by sponsoring the first ever **Wylie Habitat for Humanity build**. Habitat is still in the process of selecting the recipient family, but work is already underway to welcome them as our neighbors. We need volunteers and fundraisers to help us make a home for this deserving family.

This all Women Build project will begin in April and will be completed just a few weeks later for its Mother's Day dedication. Remember, men can help too. We cannot do this without everyone's support.

You can help by:

- >> Volunteering your time at any of our pre-build events, such as the Spring Fest (vendor booths still available!)
- >> Monetary donations
- >> Construction material donations
- >> Purchase goods that support the build
- >> On-site help during the build

LNL's store in downtown Wylie already has stock of our fabulous Women Build bright pink tool belts, tool bags, and gloves that can be used for any household project or on-site during

the build.

Chili's in Wylie hosted our kick-off party in January and donated a portion of that evening's sales to our project. That evening we raised \$1200! That was a great start on our journey to raise \$80,000 but we have a long way to go and not much time left.

Because we have such a short time and details continue to develop, please visit my Habitat page on my website at www.NicoleRE.com to stay up-to-date on all the fun events and our fundraising progress!

by: Nicole Tucker

