



From the developer



dis- those oppor- hood or read outline of how Woodbridge Parkway came into existence.

As some of you are aware, the removal of stop signs and a portion of the landscaping on Woodbridge Parkway has become the most recent topic of discussion in Woodbridge. For those of you who have not had the opportunity to attend the neighborhood meeting, city council meetings or read the email postings, here is a brief outline of how Woodbridge Parkway came into existence.

The zoning process for Woodbridge lasted more than a year. The zoning ordinance for the planned development was approved by the Sachse City Council in February of 1997. The city Thoroughfare Plan called for a 4 lane divided street to be constructed in the vicinity of Woodbridge Parkway. The zoning ordinance also addressed specific items such as corner visibility easements, landscaping requirements, screening walls, subdivision entrances and hiking and jogging trails. The zoning would not have been approved without compliance with the Thoroughfare Plan. The 4 lane divided street was shown on the approved concept plan attached to the zoning ordinance.

Development began in August of 1997. Woodbridge Parkway was constructed in several phases. Plans for the development of each phase were designed in accordance with existing city design standards and approved for construction by the city engineer. Plans were prepared for grading, utilities, storm drainage and street improvements. The design of the streets included design

speed, the appropriate curve radius, site distance and landscaping requirements. All streets were constructed in accordance with the approved plans. Inspections were done during construction by city staff. Upon completion and installation of traffic control devices required by the city, all improvements for each respective phase of development were accepted by the city. After acceptance, building permits were issued to various builders for the construction of homes.

There was no plan for a school within Woodbridge at the time of zoning. Later discussions were held with the WISD for an elementary school site on the Wylie side of Woodbridge at Creek Crossing and Lost Highlands. In the fall of 2003, after an enrollment increase of approximately 15%, the WISD needed to construct a new elementary school. Because there were no utilities available to the Wylie site at that time, the WISD decided to purchase the Cheri Cox school site in October of 2003 and immediately began construction of an elementary school.



As far as we know, the first public discussion on the removal of stop signs on Woodbridge Parkway was during a city council meeting held May 21, 2007 when the council discussed Bailey Road. Subsequent to that meeting, we were told by city staff the visibility requirements of the city had changed and shrubs planted in the Woodbridge Parkway median at several intersections obstructed visibility. Safety was the most important factor in the decision by the developer to remove the shrubs and replace
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Did you know?

>> Now is the perfect time to get involved in the community. Between committees and interest groups, there is something for you!

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

Plant now for springtime beauty

The most beautiful gardens include plants that provide interest each season. This fall, look for plants that have early spring flowers. Shrubs such as Quince and Forsythia flower before their leaves emerge. Several Spireas provide a great early display of white. If you are interested in an evergreen, choose Indian Hawthorns for spring blooms. Also consider adding a vine like Carolina Jessamine.



Many gardeners want to try spring flowering Azaleas, Gardenias and Camellias. These shrubs are not well suited to our environment. They prefer a more acidic, well-amended soil and need protection from the harsh sun and temperature found in most suburban yards. They also require more water and

chemicals and are not considered part of a water-wise garden.

Trees such as Redbuds, Mexican Plum and Pears provide spring flowers on bare wood. Although the Bradford Pear is the most well known spring flowering tree, it is not the best choice because of its short life and weak structure.

Perennials are always a good addition. However, only a few bloom in early spring, including Phlox/Thrift, Candytuft, Columbine, Dianthus and Hardy Geraniums. Instead, use bulbs and annuals to provide early spring impact. The best bulbs are Daffodils/Narcissus, Hyacinths, Native Tulips and Irises. Many people consider Dutch Tulips the hallmark of spring. These Tulips do not like our climate and need to be prechilled before planting. Add annuals such as Snapdragons with your Pansies. While they do not

flower as well during the height of winter, they will reward you once the days start to lengthen. Fall is also the time to sow bluebonnet and other wildflower seeds.

Fall is a great time to plant. Newly installed plants become established more easily in cooler weather. The rain this year is not likely to continue. Choose heat and drought tolerant spring flowering plants that can survive a Texas summer.

Now is the time to think ahead for spring. We would be happy to assist you in creating a more beautiful garden. Please contact us at (972)429-7707.

by: Maribeth Flowers



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Notes from the pool

There has been a growing problem in our neighborhood concerning our pools. The past few summer months our pools have had many alarming incidents of vandalism and illegal, inappropriate behavior. Some of the problems have occurred when residents allow non-residents to enter and use our pools, or from children swimming unaccompanied by an adult. We want our pools to be a safe, clean and enjoyable place; where Woodbridge residents and their guests may come to relax and spend time with family and friends. If we all work together, we can stop the vandalism. Here's how YOU can help:

- >>The rules are clearly posted; please follow them and remind others to follow them also. They are there for everyone's safety!
- >>If you see trespassers or unaccompanied minors, DO NOT let them in. Call the police if you witness trespassing.
- >>Volunteer! The pool committee needs your input and ideas to maintain the integrity of our neighborhood pools. We need to work together! It's our dollars that pay for the costly repairs.

There is still some time to enjoy the neighborhood pools, let's all make an effort to reduce the crime and keep Woodbridge a safe and beautiful place to live.

To volunteer on the pool committee, or if you have ideas or suggestions, contact Faith Cook at cosmocook@yahoo.com

HOA Highlight: Jenny Bunney

So, you're thinking about putting in a flower bed, or installing a shed in your back yard or changing the height of your fence. Or, maybe you'd like to put in a swimming pool or plant some magnolia trees.

Before you start any project that makes a permanent change to your property, you need to make sure you won't be violating the Covenants and Restrictions in place for Woodbridge. That means submitting the proper paperwork, which includes the "Architectural Control Committee Submission Form," found on the website www.woodbridgehomeowners.com. Every permanent change to a Woodbridge property needs to be approved by the ACC.

And that's where Jenny Bunney's office comes in. "I'd much rather have homeowners send me an email or call before a change is made," she said. "It's important that homeowners read and follow

their deed restrictions. I don't enjoy issuing violations. If you are in doubt, submit the form."

For three years, Jenny has been the Association Manager for CMA, which was hired by the Board of Directors to enforce the HOA restrictions. She and her staff manage Woodbridge and two other properties – a total of 3,700 units. Her responsibilities include communicating with homeowners about ACC submission forms and inquiries, addressing homeowner complaints, managing and maintaining all physical aspects of Woodbridge (pools, trails, easements, etc.), preparing the annual budget and monitoring expenses and managing vendor projects.

"Sometimes homeowners see me as a meanie," Jenny said. "That's not who I am. I don't make the rules, and I try to be the homeowner's advocate in board meetings."

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Stop signs

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them with crepe myrtles at the developer's expense. That work is in process.

At the council meeting on August 6th, the council agreed to leave the stop signs in place for now, have an ordinance prepared to validate all stop signs and get proposals for a traffic study for Woodbridge Parkway.

There is a bright side to adversity. The neighborhood came together and rallied around the stop sign issue. Don't stop here. Since the beginning of the association, we have promoted neighborhood involvement on various association committees such as communications/newsletter, crime watch, municipal affairs, pool

“ The fire has been ignited. How well it continues to burn is up to all of us ”

What's new in town

Sachse

Posh Car Wash, Firestone, Taco Bueno

Wylie

Starbucks (with drive through!)

Garland

Dick's Sporting Goods, Avocado California Roll & Sushi, Gloria's Taco Bell

Events:

Sachse Fallfest - Saturday Oct. 13th 10 am - 4 pm @ Heritage Park

Equest Ridefest - Saturday Oct. 27th 10 am - 5 pm @ 3800 Troy Rd. www.equest.org

For more events visit: www.cityofsachse.com/parks www.wylietexas.gov/events

and social committee. Another important association need is for neighborhood representatives. Community involvement is also important by applying to serve on boards and commissions at the city, becoming a registered voter or working on voter registration of others, attending meet the candidate forums and voting in municipal elections.

The success and accomplishments of an association are only limited by the lack of people interested in becoming involved. The fire has been ignited. How well it continues to burn is up to all of us.

PIANO LESSONS FOR BEGINNERS

Faith Cook
972-442-0701
Woodbridge Resident

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Let's get Social!

what's happenin' and where it's at

Fun times with new friends

“ Please email us at woodbridgesocialcommittee@yahoo.com if you are interested in becoming a member of the Social Committee. ”

Upcoming events

2nd Annual Woodbridge Family Fest

October 6th 2-6 pm

Cherri Cox Elementary Parking Lot

- >> Arts & Crafts
- >> Face Painting
- >> Free Hot Dogs and Chips
- >> Music
- >> Games
- >> Chili Cook-Off
- >> Water and Soft Drinks for purchase

Please contact the Social Committee if you are interested in being a part of the Chili Cook-Off or becoming a judge.

We are also looking for volunteers to make this event a success! Contact the social committee at woodbridgesocialcommittee@yahoo.com if you are interested.

Vendors contact Paula Garcia at garcia@dfwair.net to find out more information on how you can have a booth at the Fest!

The newly formed Newcomers group has already been up to a lot this summer! Not just for recent homeowners, but any adults that want to meet new people in the neighborhood and get together for fun events in and around Dallas.

So far, the group has already been to a



Fun at the Winery: Newcomers Group enjoying wine at Harvest Fest at San Martino Winery.

Beatlegras Concert in Wylie, a Harvest Fest at the San Martino Winery and just

gotten together for drinks at a local bar. If you are interested in joining in on some of the fun contact Nicole Tucker who is organizing this group. Her number is: 972-992-8204 or email her at nicole@nicolere.com for upcoming events.

Our next event will be with The Texas Chi chapter of Sigma Alpha Epsilon



Beatlegras: A fun concert that took place in Wylie.

Fraternity who will be hosting “Rock the Campus for the Cure 2007.” This event will benefit The Leukemia & Lymphoma Society. This annual concert honors Sigma Alpha Epsilon Fraternity brother Brad Monks, a student at University of Texas at Dallas who lost the battle with lymphoma in May 2005. In the last two years, this annual event has raised more than \$15,000 for the Society. The concert features local bands including The Vanished, The Opus Flux, Sidekick Mafia and many others who have donated their time and talent to the cause.

Halloween creeps closer

Wylie has a haunted house open the month of October. Call 214-747-2837 or check out the website www.lafitteslanding.com for more information.

Other things to keep in mind as Halloween approaches:

- >> On the eve of Halloween, please remember to be safe and keep an eye open for our Woodbridge kids.
- >> Slow down and watch for children darting out between parked cars.
- >> Watch for children on roadways, curbs and medians.
- >> Watch for kids wearing dark clothing without reflectors.



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Nicole Tucker
Woodbridge Resident since 1999

Dallas Metro East Office
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Neighborhood crime watch

Woodbridge has a newly formed Crime Watch Committee. Chairman Rick Guzman has graciously volunteered to head up this group! His email is rgtg@usana.com. His numbers are: cell-210-215-7196 and home- 972-429-9425. We have established a Yahoo Group for this committee and you can email woodbridgecrimewatch-subscribe@yahoogroups.com to subscribe to the group. This group can be used to warn homeowners about all criminal activity that you are aware of that is going on in the neighborhood. Please spread the word if your home or car is broken into, or if you witness any vandalism in the neighborhood. The time to take charge is NOW. Please join in on the fight against crime in Woodbridge.



“ Another way to stay informed with neighborhood is to join the Woodbridge Homeowners Yahoo Group at WoodbridgeHomeowners-subscribe@yahoogroups.com. It'll help you to stay current with everything Woodbridge! ”

Woodbridge bridge club

Played bridge lately? Come and join us for an entertaining game of cards. Not a bridge player, or haven't played in awhile? No problem! Our group is comprised of beginning players that play at least once a month on Tues. at 7 pm. We would love for you to join. Please call Sharon at 214-256-3605 for more information.





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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:

Some upcoming events:
 Sept 22nd- Celebrate Dallas, Arlington Convention Center
 Sept 23rd- WB Clubhouse Crop
 Oct 13th- Haunted Crop; 9am- 1am (16 hours of crop time!)
 Oct 21st- WB Clubhouse Crop
 Find more information at mysite.verizon.net/resqhpkm/
Michelle Foust- 972-429-5066,
woodbridge_scrapbooking@verizon.net

Bunco:

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

Book Club:

Rona Pfaffle- 469-366-5626 or
Jan Doleh- 972-461-9911

Newcomers Group:

You do not have to be a recent homeowner. Just an adult who wants to go out for fun events! *Nicole Tucker*- 972-992-8204 or Nicole@NicoleRE.com for a calendar of upcoming events!

Bridge:

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

Play Groups:

0-12 months
Yuko Kolega- 972-461-2533

12-24 months

We are looking for a new leader for this group. Contact Lesa if you are interested in organizing this group. Her number is: 214-325-4077.

24 months and older

Jennifer Craig- 972-429-3987, denncra@cs.com

NEW GROUP! Homeschoolers Group:

Angela Snodgrass- snodgrass91@msn.com

NEW GROUP! Bible Study Group:

Mignon- mmorse62@verizon.net

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

Dog park



The Garland Parks Department, Parks Board and many of our

Council Members want an off-leash dog park. The Parks Department has committed to include an off-leash dog park in the master plan for the future park to be located at Firewheel Parkway & Castle Roads. As with all cities, funding is an issue. The Parks Board has let us know that if we can help raise funds for a park, the City is more open to come up with the matching funds to actually build the park. If we don't do fundraising we will need to wait for the next bond package to be put to citizen vote and hope that the dog park is part of that bond package. For more information on this subject go to: www.garlandbarkpark.org.

by: Nicole Tucker

Wit and wisdom

With all of the rain we have had, I find that we are overrun with mosquitoes. I've found a great cheap bug spray that can be found in your own bathroom. Put Listerine in a spray bottle and spray yourself. Works like a charm!

As the weather warms up, I find my garbage can begin to smell. Just add baking soda to the can and it will control odor until you empty it.

Crystal sparkler

Soak crystal, cut glass stemware and serving pieces briefly in a solution of 1/2 cup baking soda and 2 quarts of water. Rinse thoroughly and dry. This will remove spots and return the sparkle!

Insect bite & sting relief

Quickly apply a paste of 1 tbsp baking soda, 1 tsp water & witch hazel or clear ammonia. Simply cover with a damp dressing & voila!

The wonder of mustard

Not only is dry mustard great in cooking, but it is also valuable in your garden or medicine chest.

- >> Dry mustard kills garden pests and repels ants from your doorstep.
- >> Butterflies love it – plant it in your garden and they'll come!
- >> A mustard bath will sooth aching feet.
- >> Mustard cleans odors from dishes and plastic containers.

Mother nature

On a more personal note, I recently watched three black swallow tail butterflies emerge from their cocoons and it was absolutely breath taking. This was simply mother nature at her best. Always take time in life to watch the small miracles all around you.

by: Ms. Summers

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Woodbridge Resident

Jenny Bunney

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It's not unusual for her office to get a dozen calls a day from homeowners who each want an instant response to their particular problem. Recently a homeowner called after her mailbox was knocked down. She had received a postcard from

Jenny Bunney, CMCA®

Association Manger
RTI/Community Manager
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ness Ethics Award

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jbunney@cmamanagement.com
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CMA requiring her to fix it within ten days, but she wasn't able to replace the mailbox that quickly. "I'm working with her," Jenny said. "She is following the correct procedure and we both are keeping a sense of humor about it. Brick layers can't always be scheduled in ten days."

By the way, the "you-have-ten-days" postcards and other letters used by CMA are not composed by Jenny. They are legally binding documents written by lawyers to enforce the HOA's rules and comply with state and local laws.



Dealing with issues ranging from pool vandalism to homeowners installing hot tubs is part of her job. Her office plays a huge role in maintaining the beauty and quality of Woodbridge that attracted homeowners here in the first place.

Jenny is on-site at Woodbridge at least twice a week and often does walk-throughs to see what needs to be repaired in pool areas, common areas and on the trails.

"When I saw Woodbridge for the first time, I thought it was the most beautiful property I had seen," she said. "We want to keep it that way. Call my office or email me if you have any questions concerning your property or a violation issue. We now have a support staff that includes a compliance director and others besides me and we want to work with you."

by: Jan Doleh

Advertise in the Woodbridge Newsletter!

Contact Nicole Tucker at:
ads_woodbridge@yahoo.com
for more information.

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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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Come write with us!

If you enjoy writing and have some story ideas for the Woodbridge Newsletter, we need you!

Join us Sept. 23rd at 3 pm at the WB Clubhouse for a Newsletter Meet & Greet. Bring your ideas for articles and come enjoy some refreshments.

Please email Trish McGilvery at juzchillin_inca@yahoo.com or Amanda Dittlinger at dittlinger@verizon.net if you are interested in attending. Be a part of the news, come join the Ragtag Woodbridge Freelancers!



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Woodbridge stop signs

On August 2nd, the Woodbridge HOA Municipal Affairs Committee held a homeowners meeting at the Woodbridge Pavillion to discuss concerns and possible action by the homeowners to insure the continued safety of pedestrians on Woodbridge Parkway. A petition was started to request that the City Council reconsider its decision about the stop signs.

Through the efforts of many residents, including nearly 100 who attended the August 6th City Council meeting, the Council voted to delay action on the stop signs until a thorough study of traffic patterns on the Parkway can be conducted.

Many concerns over the future of this issue remain. Your Municipal Affairs Committee will remain in dialogue with the city throughout this process. We encourage you to become involved as well.

The cities of Sachse and Wylie are great places to live, and can only be made better by citizen involvement. If you would like to work with us and become involved in the process, please e-mail the Committee Chairman at hghinck@aol.com.

Hal Hinckley, Chairman
Woodbridge HOA, Municipal Affairs Committee

Sachse library booksale



The Friends of the Sachse Library will hold their annual book sale Friday and Saturday, Sept. 21-22. Stop by the library for some wonderful bargains. You'll find a huge selection of hardback and paperback novels. If you like

to read you will find plenty of treasures to keep you satisfied for awhile. All proceeds from this sale benefit the library.

You can also participate in the ongoing silent auction, featuring everything from dinners at some of our best restaurants to wine baskets and gift cards.

The sale opens at noon on Friday to anyone who has joined Friends of the Sachse Library, so why not pay \$5 to join and shop when the selection is best? You can join at the library any time or when you come to the sale. Saturday, the sale is open all day to everyone.

For more information, please call the Sachse Library at 972 530-8966.

by: Jan Doleh