



City leaders include WB residents

Within our diverse, talented mix of Woodbridge neighbors are several residents who have stepped up to lead in official City positions. This issue takes a look at two such residents, Sachse City Councilman **Bill Adams** and Sachse Economic Development Corporation member **Scott C. Smith**.



Sachse City Councilman Bill Adams grew up in Garland and was active in the Fellowship of Christian Athletes and the National Honor Society at North Garland High School. He left college to pursue business opportunities and has built a career in specialty packaging sales. In 2003, he and his wife Kelly moved to Sachse after looking at several communities in the area.

“We kept comparing the other cities to Sachse,” he said. “Even though we knew Sachse still had some growing pains to endure, we made the decision based on the small town feel in the midst of chaotic surroundings.”

Adams has looked for ways to contribute to Sachse. He has served on the city’s Parks and Recreation Commission and is a member of the Citizens Police Academy Alumni Association, the Sachse Lions Club, the Community Emergency Response Team, and the Neighborhood Watch Committee. Last November, he was elected to serve out the term in Place 4 of the City Council.

“I hope to use my position on the City Council to make the right decisions for Sachse’s citizens regardless of the subject,” Adams said. “Many decisions involve short term results, but my desire is that 10 or 15 years from now, I will look back with pride at the long term decisions and be able to say ‘that was the right decision, and I am proud that I was a part of it.’”

His values were largely shaped by his father, who taught him that “the definition of integrity is doing the right thing, even when no one is looking.”

Adams is very enthusiastic about life in Woodbridge and offers this advice: “I love the pride we have in our neighborhoods and hope that the official Crime Watch gets off the ground. But, in the meantime, I implore everyone to look out for each other, report suspicious activity, vehicles, etc., to the police, as we can accomplish many of the same goals as a Crime Watch designation can as long as we stay alert. Get to know your neighbors, and you will know when someone is out of town and there’s a strange car parked at their house. If everyone would just do this one simple thing, it wouldn’t take long for the word to spread amongst the criminal element that Woodbridge isn’t worth the risk of criminal activity. One other thing: Folks, please don’t take 2, 3, 4 days to remove your trash containers from the street when empty. The effort is minimal.”

Councilman Adams noted that the city has another election in May and encouraged everyone to vote.

Sachse EDC member Scott C. Smith was raised in Springfield, Missouri. Because of his leadership activities in high school and college, he came to SMU with a full scholarship. He graduated Summa Cum Laude with a BS in Economics and Magna Cum Laude with an Honors BBA in Organizational Behavior. Smith is a senior manager for Accenture, where he has worked for eleven years, specializing in organization and talent management. He and his family moved to Sachse in 2005.



“I had lived in Addison, but when it

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Did you know?

>> Jenny Bunney is no longer with CMA. Call 972-943-2850 if you have any concerns regarding the HOA.

>> Woodbridge Pools are open from April - October from 6am to 9:30pm. Remember to respect the pool property.

>> Thanks to all the wonderful article submissions we were able to do a 12 page newsletter this time around! Keep the articles coming!

City leaders

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came time to focus on the 'family' aspect, there was no better place than Sachse," Smith said. "It has small town charm and convenience to the big city life in just a short drive. It is a place where you can feel safe and know your family is protected; a place where neighbors watch out for each other."

When asked what he is passionate about, Smith first mentioned his family, which includes not only his wife Karen and step-daughter Jordan, but also three dogs and a 105 gallon reef aquarium. But he also cares about issues related to quality of life in Sachse.

"We are approaching a point in our city where commercial development is absolutely crucial," he said. "As we approach residential build-out, our city will begin to face an operating revenue shortage. We will be left with three options – derive additional sales tax revenue from commercial developments, significantly increase property taxes, or decrease municipal services.

"I joined the Sachse Economic Develop-

ment Corporation to help our city drive responsible commercial development. We have two primary areas left for this, and we need to plan carefully to maximize their potential – Woodbridge West and the George Bush Tollway Corridor. Sachse will have two exits off of the coming Tollway at Miles and Merritt Road."

Smith noted that each of us can find ways to give back to the communities of Sachse and Wylie. Whether it's participating in Veterans Appreciation Event in the fall, supporting the local animal shelters, or donating needed items to institutions such as the Hillcrest Nursing and Rehab Center in Wylie, it's important that we work collectively to improve our cities.

"The benefits are two-fold," Smith said. "Foremost, it is simply the right thing to do. Second, actions by residents of Woodbridge will help address the ongoing misconception by some of our city leaders that we ask for too much and never give back."

by: Jan Doleh

More news from the developer

Woodbridge is also pleased to also announce the sale of 64.5 acres of land for a shopping center to be named Woodbridge Crossing, located on FM 544 at the southeast corner of McCreary Road in the City of Wylie. Simultaneous with the closing to Direct Development, the Target Corporation acquired a 13.6 acre site for a new Super Target which is scheduled for an opening in June 2009. Woodbridge Crossing is planned for more than 575,000 square feet of retail shopping and restaurants.



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From the developer:

April 2008 will be the 10th anniversary of the opening of home sales in Woodbridge. It is hard to believe it has been that long. If you want to know what it was like in the beginning, stop by the Horizon model and talk to Marilyn. She has been marketing homes in Woodbridge from the beginning and has a great perspective about Woodbridge and how it has grown to become the community it is.

We are pleased to announce Centex is the newest builder to have a presence in Woodbridge. Their new model home is located on Clearmeadow Lane in Phase 8 across the street from the existing model homes. They will be building in Phase 14 which is located along Ranch Road by the new elementary school currently under construction. You are invited to visit their new model.

There has been an abundance of doom and gloom in the newspaper, on radio and TV about the housing market. We have seen a reduction in the number of home starts across the Metroplex. Housing starts in Woodbridge have slowed somewhat, but not to the extent we have seen in other subdivisions. As you drive around Woodbridge, you will see homes under construction in all price ranges. An excellent case in point is Woodbridge Phase 14. The lots in Phase 14 were completed in November 2008. As of February 1st, there were nine new homes under construction. The consensus of major builders is during downturns in the housing market, homes in master planned communities seem to better hold their value and attract a higher percentage of home buyers.

The City Council, at their January 21st

meeting, adopted a resolution approving a Consultant Services Agreement with Lee Engineering for a traffic study along Woodbridge Parkway and Miles Road. This traffic study, along with providing projections for future traffic volumes, will provide recommendations for control devices for the movement of traffic on these two streets.

Additionally at this meeting, the Council approved a final alignment for 5th Street improvements from Hwy. 78 to Ingram and adopted a resolution approving a Consultant Services Agreement with Teague, Nall & Perkins Engineers for the construction of two additional lanes along DeWitt Road from Ingram to Ranch Road. The improvement of 5th Street and DeWitt are consistent with the City of Sachse and the City of Wylie Thoroughfare Plans for a street connecting Hwy. 78 at 5th Street to FM 544 in Wylie at McCreary Road.

If you have not heard yet, as of January 17th Jenny Bunney has left CMA for another employment opportunity and is no longer our property manager. After careful consideration, CMA has recommended, and the Board has accepted the appointment of Liz King as our new property manager. Liz has an extensive resume including management of other developer run associations, property transition to homeowner control, commercial association and a really strong customer service ethic. In short, her skill set is exactly what Woodbridge needs. She may be reached at (972) 943-2862 or at lking@cmamanagement.com. Also, joining Liz as the new Compliance Coordinator is Candice Roy at 972-943-2860.

You can save the environment

Pollution is piling up in our ground and sewer systems. Citizens are turning to recycling to save money and to help save the environment. However, people who recycle are still in the minority in today's society. Listed below are some simple things you can do to help save the environment that take minimal time and effort. Please make 2008 your year to start recycling.

>> Utilize the City of Sachse's weekly recycling program. Every household has a recycling bin. Newspapers, plastic, paper, and aluminum cans can be recycled in your bin along with cardboard. There is a monthly bulky recycle day for each household on the same day as your trash pickup. Hazardous waste materials can be disposed of at local landfills. If you would like more information, please call 972-495-1212 ext. 30. Did you know that every ton of paper recycled saves 17 trees? Think about this fact and start recycling.

>> Reduce junk mail. Most junk mail is thrown away without being opened, and it has a tremendous negative impact on the environment. More than 4 million tons of paper are wasted every year due to junk mail. What can you do to help reduce junk mail? Sign up for the "no

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“

A great way to stay informed is to join the WB Homeowners Group at Woodbridge Homeowners-subscribe@yahoo.com.

”

Upcoming events

Spring garage sale

Time to purge those cupboards and clean out the garage. Our community wide sale is **Friday through Sunday, April 18th - 20th**. Residents should secure their own sale permits from the city. The social committee will place an ad in the Dallas Morning News, as well as provide signage at each entrance to the subdivision. Any additional signage pointing shoppers to a particular location will be the responsibility of the individual homeowner. For questions contact Kathy Taylor at 972-429-5005.

3rd annual family fest

October 25th. Look for more information in the next Woodbridge Newsletter!

Fall garage sale

October 10th -12th. Start your planning in advance, as the HOA only allows garage sales during the community-wide sales.



Christmas Caroling: This past Christmas 30 Woodbridge residents gathered to walk around the neighborhood and sing Christmas songs. Look to join us next year; we hope to be able to have a hayride!

Deck the halls

Deck the halls and trim the trees! Santa certainly didn't have any trouble finding Woodbridge this past Christmas season. "Santa Land Here," flashing disco trees and even a Harley riding Santa graced area lawns and homes in what turned out to be an amazing display. The residents of this great community have taken the Christmas House Lighting Contest to a whole new level! Thank you to everyone who participated in making Woodbridge THE place to take in the lights this year!

First Place Overall

6905 Bradford Estates

Second Place Overall

7302 Summit Ridge

Third Place Overall

7831 Shadow Glen

Neighborhood Winners

6302 Creekwood Ct.

5720 Meadowcrest

311 Highland Glen

7521 Forest Ridge

6703 Falcon Crest

310 Park Lake Dr.

7714 Vista Ridge Ln.

6420 Hillview Ln.

6404 Lakewood

Best Lit Neighborhood

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Bradford Estates Lane

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Bluffview St.



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Interest group highlights

Homeschoolers:

Whether you are new to homeschooling or a seasoned veteran, join us as we share ideas, encouragement and friendship along the path of homeschooling our children.

Mom2Mom meetings - last Monday evening of the month

Kid Connection - First Friday morning of the month

Homeschool P.E. Group - Tuesdays from 1:30- 3:00pm

Feb- Kickball and baseball

March- basketball

March- tennis clinic (date TBA)

Questions: Contact Angela Snodgrass at 972-429-3894 or snodgrass91@msn.com.

Bible study:

Would you like to have an opportunity to meet fellow Christians and study the Bible together? I am interested in starting a Bible study on the 1st and 3rd Sundays from 6-8pm. I think this will be a great opportunity to grow spiritually and get to know your neighbors. If you are interested in participating, please contact Mignon Morse at mmorse62@verizon.net.

Scrapbookers:

Scrapbooking, scappin', cropping....or whatever you call it, is a great way to relax and put your memories, thoughts and creativity on paper. Today scrapbooking takes many forms. Traditional scrapbooking involves paper, glue and printed photos. Digital scrapbooking, or "digibooking," is done on a computer with specialized software, allowing you to create pages or books using background images with your digital photo files. Oh, and there is also card making, stamping, embellishing, embossing and so much more! The options are endless....I even once used a soda can pull tab to hang a tag on a scrapbook page....so anything not nailed down in our house can be considered "scrapable."

Yes, I unfortunately have an obsession with scrapbooking. I'll admit it. But fortunately I have found others with the same addiction in our community. So if you need a "12 x 12" step program like a few of us do, join us and become a member of the Woodbridge Scrapbooking Group. Last year we had crops almost every month, and we held our first "scraps" sale, to sell those items we no longer needed (and could part with). If you are a beginner, the group is a great place to get started. We'll have you talking the lingo and dry embossing in no time!

To join the group, send an e-mail to WoodbridgeScrapbooking-subscribe@yahoogroups.com. We are in the process of finalizing our crops for February and March and there is even the opportunity to scrapbook an entire weekend in April. So don't miss out!

by: Michelle Foust

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:

Find more information at mysite.verizon.net/resqhpmk/
Michelle Foust- 972-429-5066,
woodbridge_scrapbooking@verizon.net

Bunco:

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

Book Club:

March 12 -- The Glass Castle by Jeannette Walls

April 9 -- Before You Know Kindness by Chris Bohjalia

May 14 -- Tender at the Bone: Growing Up at the Table by Ruth Reichl

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- 972-940-9270, 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 Shari if you are interested in organizing this group. Her number is: 972-429-6029.

24 months and older

Nancy Ferrel 972-429-6029, sebnjul@yahoo.com

Homeschoolers Group:

Angela Snodgrass- snodgrass91@msn.com

Bible Study Group:

Mignon Morse- mmorse62@verizon.net

NEW GROUP!! StrollerRollers

Are you a Stay At Home Mom who wants to get in shape? I'm looking to start a group to walk around the neighborhood with our strollers!

Melissa Thrasher- 972-636-1843 or melissa.thrasher@verizon.net

Want to start your own Woodbridge Interest Group? Contact Shari Sanders at 972-429-6029 or woodbridgesocialcommittee@yahoo.com

Check out the Social Committee's website for current information on what's happenin' in the neighborhood.

Log on to: <http://woodbridgesocialcommittee.googlepages.com/>

Tips for your next successful garage sale



cleaning has with an abundance of useful but un-

items... plan a garage sale. To some it may sound like work, but with the right planning and a few tried and tested ideas, it can be fun and advantageous! The first steps to having a great sale are planning and preparation. Start by getting a free permit from the city. Stop by the Sachse or Wylie city office to pick up your permit. Next, go to your bank and get change. You will need \$100.00 in one dollar bills, and another \$50.00 in larger bills. This is necessary in case a customer only has a large bill. Having loose change on hand can also help if you set prices below \$1.00. Lastly, make signs that are large enough to see from the street and give enough information: date, times and address (directional arrows also work well). Once you have your permit, your change and your signs, you are almost ready to start selling!

When the weather starts to turn warm and your spring dance of necessary

1. The HOA has allows for two community wide sales each year.
2. Remember to pick up your personal signs after the sale is over.

You know what they say: "One man's junk, is another man's treasure!" As you start your sale, remember that sentimental value doesn't mean as much to a potential buyer, as it would to you so set your prices accordingly. Be willing to negotiate, and remind yourself, "Do I want to take this back inside after the sale?" Pricing is the most crucial element in a successful sale. If several different people ask about an item and no one purchases, you may be asking too much.

Many people like to tag the prices on their items. I have found that this isn't always necessary, as the majority of customers will ask for the price. A poster board of listed prices for large items or for items of clothing (T-shirt = 50 cents, Jeans = \$2.00) could be useful as well. While setting up your items for a garage sale, place large items nearest the curb. Hang any clothing you have to sell on the bottom edge of the garage door which can serve as a clothing rack. Place smaller items on tables. Make sure that all of your items are clean.

Toys can be put in baskets or boxes so children can shop too. Mark a basket of small toys and books under \$1.00, as young shoppers might be interested. A box near the curb with "FREE" written on it can help entice customers to stop and browse. In this box, place items that you don't feel would sell but you don't want to throw away. Have a cooler of water and sodas to sell for 50 cents each, especially if it is hot outside. Books are good garage sales items; just make sure the books are not dusty. This de-values them. Tools and power equipment are valuable, but be willing to negotiate. When selling furniture, offer to hold large items until the end of the day, pre-paid of course! Rope off any areas of the garage that hold items not for sale.

Large items can be marketed at a garage sale as well. When selling a motorcycle, a pool table, dinettes, etc, have flyers with your contact information listed describing the item(s). Also put them on Craig's List with a picture. Many high dollar items will need to be seen by both partners and often times they aren't together during your sale. Having done this could possibly mean that you will

have another chance at a sale if the item doesn't sell that day.

A few luxuries are necessary when you have a garage sale. You will need some shade, sun screen and a chair! Don't wait until you have customers to decide to go back inside to get your hat. Recruit a friend or neighbor to join you in your sale. Everyone has items to be sold! Keep your pets inside for their own safety as well as your customers'. Even the friendliest of pets can become territorial with lots of traffic.

When the day is done and you have made some extra money, box up whatever you have left and drive it to a donation center. Don't forget your receipt; it is tax deductible!

Now that you have experienced a well



prepared garage sale, you can see how it is fun and advantageous. You cleared unwanted items from your home, got to spend a few hours with friends, met new people, made some extra cash and now have room in your closet for the new clothes that you have been eyeing at the mall! Have fun, and we will see you at your sale!

by: Christy Fajerson

Protect your child

As parents, it is our responsibility to keep our children, and all children, safe. Too often, predators slip through the cracks and turn up in your neighborhood; an estimated 100,000 predators are roaming unchecked in our country. Law enforcement isn't the first line of defense against those who prey on our kids; we, as parents, are. The more involved you are in your child's life, the less likely it is that your child will seek attention from other, potentially dangerous adults.

According to the 1999 NISMART study an estimated 58,200 children were victimized in non-family abductions. Seventy-one percent of these kidnappings took place outdoors. More than half of these kidnappings are crimes of opportunity with the method of abduction being first a sighting, then a sudden assault leading to the abduction.

As parents, we pride ourselves in teaching our children many things. Yet teach-

ing them to recognize and fight abduction is perhaps one of the most challenging and essential responsibilities that we must face. According to the National Center for Missing and Exploited Children, the stranger danger concept, is outdated and does not go far enough in protecting children from real danger. It is more beneficial to teach them how to respond to a potentially dangerous situation than to look out for a particular type of person.

It is never too early to start training your children how to protect themselves from abduction. By the age of three children should know when to yell for help. By the time your child is five they should know how to resist an abductor:

>>MAKE A SCENE- draw attention to yourself by kicking, screaming, and yelling "this is not my mom or dad".

>>RUN- run the opposite direction of traffic if possible. If you are riding a bike do not let the bike go. This makes it

Personal story

*A few weeks ago my husband took his dog to a park in Woodbridge. My husband, Mark, noticed a man fishing and a little girl not far from him. He assumed that it was a father/ daughter fishing trip. Later, my husband notice the little girl walking towards him. She asked if she could pet his dog. After a few minutes talking to the girl, Mark asked the little girl if that was her father fishing. She said no and that her older brother was with her at the park. The older brother was at least 50-80 yards away and on the other side of the pond. My husband told the girl that she better go back to her brother and that he was a stranger and that she should not be talking to him. I would like to remind everyone that there is (or use to be) a registered sex offender living in Woodbridge not far from this park. Dogs on a leash are used by sexual predators to lure children away from playgrounds. Parents, go over the rules with your children about the dangers of strangers.....
-email submitted by WB resident*

harder for a perpetrator to pull you into the car.

>> If your child is pulled into a car teach *continued on page 11*

Save the environment

continued from page 3

junk mail" list at www.directmail.com/directory/mail_preference/

>> Use compact fluorescent light bulbs to replace ordinary incandescent light bulbs. This one simple change will be a significant step in reducing green house gases and overall fossil fuel use. If each household in the U.S. installed one 15-watt

compact fluorescent light bulb to replace one 60-watt incandescent bulb, we could save enough energy to provide power for 1.5 million people.

>> Recycle old cell phones through PetSmart. What do you do with your old cell phones? Discarded phones create approximately 65,000 tons of toxic waste each year. Instead of tossing your phone, consider donating it to a good cause.

PetSmart has a program to help homeless animals with funds generated from cell phone donations. For more information, go to www.petsmart.com or call the store on North Garland Road at 972-675-4900.

>> Recycle batteries, ink cartridges, and computers. Do you have old rechargeable batteries, ink cartridges or computers at your house? Staples has a program that recycles all of these items. Go to this website for more information: www.staples.com/sbd/content/about/soul/index.html

>> Wash clothes in cold water and save energy. Eighty to ninety percent of the

energy used to wash clothes is in heating the water. Washing clothes accounts for 22% of a household's total water use and up to 36% of the hot water use.

>> Consider donating your used clothing to someone less fortunate like the Salvation Army, Goodwill, and/or the Samaritan Inn in McKinney.

>> Reuse plastic bags. Whole Food Market is the world's largest retailer of natural and organic foods. They recently announced they are doing away with plastic bags and encouraging customers to bring their own bags. Most local grocery stores, such as Albertson's, recycle plastic bags for you.

Sources:

www.charityguide.org

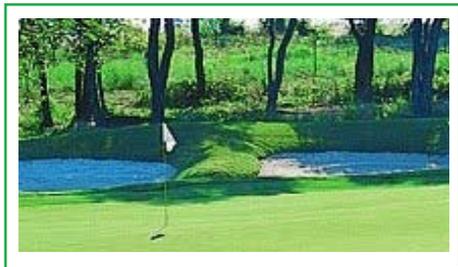
www.recycling-revolution.com/recycling-benefits.html

www.cityofsachse.com

by: Mignon Morse



WB Golf



A sure way to learn to play golf or improve your current scores; take lessons from a PGA Professional!! We offer a variety of lesson programs and clinics through Woodbridge Golf Learning Center. Juniors and adult sessions are now open for registration.

Simply go to www.wbgolfclub.com then click the instruction tab to learn more about current lesson programs. You may also contact PGA Director of Instruction Rick Woodson at (972) 429-5100 ext. 17 or e-mail r.woodson@pga.com for additional information. Don't wait any longer to use this facility here in your neighborhood!

Municipal affairs update

Your Municipal Affairs Committee (MAC) continues to be actively engaged with the Cities of Sachse and Wylie. We are monitoring the city of Sachse's actions as their consultant prepares to study Woodbridge Parkway. We expect this to be done in the next few weeks with a recommendation to follow regarding the disposition of stop signs and/or other traffic control devices. We will post follow-up information on the Yahoo Group Website (<http://groups.yahoo.com/group/WoodbridgeHomeowners/>).

In addition, we provide snack trays to both the Wylie and Sachse Police Departments on the 15th of each month as our way of saying thanks for keeping our neighborhood safe. These trays are funded by individual donations, not HOA dues. The cost for providing trays to both departments is \$40.00, and donations are gladly accepted. We also want to say thank you to the Sachse Kroger for providing these delicious snack trays at this

discounted price.

Don't forget that City Council elections are held in May. One of the goals of this committee is to increase awareness among our neighbors of municipal activities. Our involvement with the city on various levels demonstrates to them that we care about the whole city, not just our neighborhood. Taking an interest in City Council elections, and making an effort to vote is not only our right, but also our responsibility as citizens. The MAC will host an opportunity to meet all the candidates that file for the May elections. Signs will be posted at the entrances to the neighborhood indicating when and where this "forum" will take place. In addition we will be diligent in our continuing effort to encourage voter turnout. If you would like to participate in the Municipal Affairs Committee, please e-mail me at hghinck@aol.com.

by: *Hal Hinckley, Chairman*

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Sunburns, bee stings, and rashes

Ahhh! Summertime. If your summer is anything like ours, it is full of grilling out, camping out and anything else that can take place outside! After the first long day outside, we always come back in to remember the downside of the great outdoors, the toll it takes on our skin. From sunburns to bee stings, poison ivy and other owies, sometimes it's just enough to leave us longing for cooler weather again.

Fortunately, these minor inconveniences can be just that: minor. By planning ahead and keeping a few natural remedies on hand, we can stop those pesky nuisances in their tracks and get back to the fun to be had outdoors. Since sunburn, bee stings, poison ivy and most other summer rashes mainly consist of inflamed, and itchy skin, their treatments are similar, and a few herbal staples can offer multiple uses. All of these remedies can be tossed into a diaper bag or suitcase, making them both convenient and effective.

As with all natural remedies, test in a small area first to rule out reactions to the herb(s) and discontinue use if any occur. For more information or severe cases, be sure to consult with a trained holistic professional.

Here are a few tips and tricks to keep these troubles at bay:

>> Chamomile Tea Bags: This anti-inflammatory herb is easy to find or grow yourself. Not only does it promote wound

healing, it is anti bacterial and stimulates skin metabolism, according to Germany's Commission E.

For sunburns or other inflamed skin, try brewing a bag, then applying the cooled packet to the affected area. For larger areas, try adding the tea to the bath. These are the easiest to keep on hand as they do not spoil, and they can be found in any health food store or grocery store (or your garden!).

>> Arnica oil: Topically, arnica oil is useful for inflammations and bug bites. It has been shown to have analgesic and antiseptic activity, but be sure not to use it internally or on broken skin. Look for arnica oil in the herbal section of your health food store.

>> Oat Straw: Yep, your grandmother's folk remedy has some merit after all. Oats are wonderful for any inflamed itchy skin irritations. Approved by the German Commission E, 100g of the herb in a warm bath is just the key for these summer time disturbances. One of my classic remedies is old-fashioned oats in a muslin tea bag. Simply drop the bag into the bath then squeeze the "milk" onto the affected areas.

>> Witch hazel: Look for a liquid extract of witch hazel in your grocer's *continued on page 11*



Twisted Zen

Nothing to do on a Friday or Saturday night? Check out Twisted Zen, a local gaming hang out and internet cafe. TZ (as known by the regulars) is located between Lucky Chan and Monkey's Pub in the strip mall off Hwy. 78.

TZ offers tons of gaming choices, whether it's Rock Band on X-Box 360 played on a large drop down screen, Bowling on Wii, or various computer games.

TZ has monthly gaming tournaments, gaming teams, plus other special events throughout the year.

You pay by the hour at Twisted Zen, and it's relatively cheap for entertainment. They also have soda, candy and more. Check out the website at: www.twistedzengames.com. They are open Tuesday through Sunday. Stop in and say hello, and tell your friends to meet you there! You're gonna love this place... .

by: Cody McGilvery age 15

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Your local real estate update

Everyone seems to be asking the same question with regard to real estate these days: "What happened?"

Let's start at the beginning. (I won't get in to our stock market and foreign markets with investments in US companies and land; just the common, simple story.)

1. Interest rates dropped.
2. Mortgage qualifications drastically eased.

This caused the following:

>> Current homeowners refinanced. Some of them refinanced to ARMs - adjustable rate mortgages, where the interest rate is very low for the first few years and then subsequently increases. Now these rates are adjusting to the higher amount and some people cannot afford this new higher house payment. Also, as the mortgage qualifications are tightening, these homeowners in a pinch cannot refinance to a lower payment. So, they can't afford to stay in their homes, probably have little equity and are now forced to sell. Even worse, some are already so far behind, they don't have time to try to sell and their home goes into foreclosure.

>> Concurrently, a whole new market opened up for the first time homebuyer. This new group of people who couldn't get a mortgage before were now able to qualify for home loans with little to no money down, some even rolling their closing costs in to the loan as well. Home ownership is expensive and unpredictable at times. And, the smallest financial set-back can cripple those who are barely getting by. So, a lot of people mortgaged to the max could no longer afford their homes, and also could not sell for the 100% value plus closing costs that they had financed. Homes couldn't sell and went into foreclosure.

So, that's the "bad news." Here's the good.

1. Texas continues to create more jobs than the national average.
2. Our unemployment rate is falling.

These are generally good economic signs. Also, building permits have decreased. But there was a 42% decrease in permits in December 2007 compared to December 2006. This is bad for our cities as they can collect less income from the fees associated with the filing these permits. However, it is good for the homeowner, especially in our area where residential builders have been our biggest competition. Yes, builders are still building in our neighborhood/area. And, most of our builders are national builders and thus feeling the "hit" from their other areas, causing them to lower their prices and offer more incentives than usual. But, they have fewer "spec" houses on the ground, meaning people wanting to buy will have to wait 3-6 months to build a new home.

National hype and numbers are just that - national. The media is picking the hardest hit areas that have a 15% drop because that is more sensational news. In our market, since Q1 of 2005, we have had an almost 9% increase for Wylie and only a 2% decrease in Sachse/Rowlett areas. (We assume this decrease is

mostly from Rowlett, not Sachse.)

But, all things considered, our local real estate market is not as bad as you might think. We are seeing a "softening market." Fewer homes are selling, but the sales prices are staying strong. Here are the hard numbers for the last two years:

Sachse/Rowlett	Q1/06	Q2/06	Q3/06	Q4/06
Sales	264	601	951	1237
Change	+5%	-8%	-3%	-3%
Median Price	\$149,200	\$146,500	\$153,300	\$150,500
Change	0%	0%	3%	0%
Days on Market	68	64	67	65
SqFt Price	\$74	\$74	\$74	\$74
	Q1/07	Q2/07	Q3/07	Q4/07
Sales	257	637	948	1174
Change	-6%	+2%	0%	-6%
Median Price	\$146,000	\$145,700	\$146,000	\$145,130
Change	-2%	-1%	-5%	-3%
Days on Market	82	71	71	71
SqFt Price	\$72	\$73	\$73	\$72

Wylie	Q1/06	Q2/06	Q3/06	Q4/06
Sales	203	487	788	968
Change	+5%	+10%	14%	-1%
Median Price	\$153,800	\$153,800	\$157,000	\$157,250
Change	+5%	+5%	7%	+6%
Days on Market	77	67	62	65
SqFt Price	\$73	\$75	\$77	\$77
	Q1/07	Q2/07	Q3/07	Q4/07
Sales	198	481	716	919
Change	-20%	-10%	-9%	-10%
Median Price	\$159,290	\$158,500	\$157,240	\$158,500
Change	+3%	+2%	0%	+1%
Days on Market	85	75	74	75
SqFt Price	\$77	\$77	\$77	\$77

Compiled from MLS stats by The Dallas Morning News and reformatted by Nicole Tucker

Bottom line - there are many factors which contribute to our local residential real estate market. Ask a local real estate professional for the actual sales numbers for your area before relying on the information from our national newscasters, friends, neighbors, etc.

I have dedicated pages on my website that I update regularly with monthly and quarterly statistics for our area and our Woodbridge neighborhood, specifically. If you have any questions, please contact me directly at (972) 992-8204, or by email at Nicole@NicoleRE.com.

by: Nicole Tucker

Natural remedies Children

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pharmacy. Witch hazel is astringent and anti-inflammatory, making it useful for minor injuries and skin inflammation. Simply dab onto a cotton ball and apply to the affected area.

Calendula: Also known as marigold, calendula could easily be one of my favorite herbs. Not only is this plant beautiful even when dried, it offers anti-inflammatory effects, which are ideal for our summertime troubles. When applied topically, it is best used for poorly healing wounds, including our burns, stings and other miscellaneous owies. The best way to apply calendula is in an ointment made from infused flower petals and beeswax. These can be purchased from various companies, in a health food store, or you can make one yourself at home.

Here's a great calendula recipe for those summertime bites, stings, burns and other inflammatory skin problems.

You will need: 1/2 cup dried calendula petals (available in bulk at a health food store or from your garden; you may find it under its nickname, marigold), 1 ounce beeswax, 1/2 cup olive oil, a sterile tin to hold your finished project.

Place the petals and oil into an oven-proof dish. Preheat the oven to 200 degrees. Place the oil and herbs into the oven, then turn it off. Leave for 3-4 hours, then remove from the oven. It may need to cool for an hour or two on the counter. Once it is cool, strain out the herbs with cheesecloth. Add the beeswax to the remaining oil and put back into the oven (or you can use a microwave for this part) Heat just until the beeswax is almost melted. Then you can take it out and stir until it is all melted and combined. Pour into your prepared tins and let sit 15-20 minutes until cool. This will make 2 tins of balm, about 2 ounces each.

by: Jessie Hawkins, MH, LSP
Vintage Remedies
www.VintageRemedies.com
615-642-1919



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him to roll down the window or jump out of the door if at all possible. Turn off the car and pull the keys out. The only way to keep your children from walking away with a predator is to talk with them. They need to know what to do if an abductor approaches him. Teach them to be proactive in an unsafe setting. They need to know that they should do everything they can to get away. That means you need to make sure your child will never be complacent in the face of an abductor. Reinforce this with them. Your child should understand that they should never give up and that their best chance is to resist every step of the way.

For more tips visit: www.mcgruff-safe-kids.com

by: Kathleen Hashimoto

WB Pools

Woodbridge Pools are open during the months of April - Oct. from 6am-9:30pm

Shovel Jockey is the new company servicing Woodbridge that will be monitoring our pools this year. This will include random pool cards checks. Please remember to bring your pool card to the pool to show you are a resident of Woodbridge. This will help ensure only Woodbridge residents and their guests are using our pools, and reduce the amount of vandalism we have had.

Any child under the age of 15 not accompanied by an adult will be asked to leave. Please take a moment to review the pool rules that will be enforced by Shovel Jockey.

Should you need a new pool card, please contact CMA at 972-943-2850.



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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WB Easter egg hunt

Here comes Peter Cottontail! He's hoppin' to a park near you for the annual Woodbridge Easter Egg Hunt. The Easter Bunny will be available for photos from 1:30- 3:30pm.

Sunday March 16th at Woodbridge Park at the corner of Vista Hill Lane & Lake Hill Trail off Clubhouse Dr.

Under 3 yrs. old 2:00- 2:10pm

3-5 yrs. old 2:15- 2:25pm

6-8 yrs. old 2:30- 2:40pm

9-10 yrs. old 2:45- 2:55pm



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Why professionally landscape your home

A well designed landscape inspires your senses and complements your home's architecture. It is more than putting plants in the ground. A professional landscape designer uses education, training, and experience to create a one of a kind landscape for you. Installing a new landscape without a plan may lead to disappointing results as well as higher installation costs from future modifications and renovations.

One fundamental skill of a designer is the ability to translate your dreams and ideas into reality. Landscape design is a collaboration between designer and homeowner. A good designer considers your site's characteristics and identifies its assets and problems. A proper design incorporates plants that reflect your style as well as improve the overall look with color, texture, and form. Designer-selected plantings can address situations like drought or poor drainage as well as future maintenance requirements. Landscape design also integrates outdoor living concepts such as patios, cooking areas, fireplaces, and shade structures with the beauty of the planted areas.

A landscape designer coordinates all facets of the landscape project and may collaborate with other related profession-

als to achieve the landscape you envisioned. Landscape design and consultation services are usually purchased separately from the installation of the landscape. However, all of these services may be provided by the same design/build company.

A well designed and installed landscape increases both your enjoyment and the property value of your home. If it's time to landscape your home, look to a professional designer to achieve your dreams and desires. We would be happy to assist you in the design and installation of your new landscape. Please contact us at (972) 429-7707 for more information.

by: *Maribeth Flowers, APLD*

Flowers' Garden & Landscapes

www.flowersgardenslandscapes.com

