



## WB Newsletter future uncertain

For the last eight years, Woodbridge residents have relied on our neighborhood newsletter, *News From the Bridge*, for information about community events, updates from the developer, and special interest articles. It has been our vehicle for staying in touch with the people and activities that make Woodbridge a vital community. The *News From the Bridge* also lets businesses in our area advertise their services.

The newsletter is produced entirely by a staff of volunteers. With key positions about to be vacant, there is an immediate need for a new chairperson, a graphic de-

signer/layout artist, and more writers. If we can't fill these volunteer positions, this will be the last issue of the newsletter.

If you would like to volunteer for any of these positions, please contact Liz King at [lking@cmamanagement.com](mailto:lking@cmamanagement.com) immediately.

Past issues of the newsletter have been mailed to Woodbridge residents and have also been available online at <http://www.woodbridgehomeowners.com>. Although no decisions have been made, if the newsletter continues, it may "go green" and be an online publication only.

by: Jan Doleh

### Inside this issue

- MAC needs your help  
page 2
- From the developer  
page 3
- Community  
Garage sale  
page 3

## WB Newsletter volunteer bios

For the past two years, the Woodbridge Newsletter has been run by a core team of Trish McGilvery, Nicole Tucker, Amanda Dittlinger and Jan Doleh. While we want to stay involved in the newsletter, it is time for new members to take over the reins.



Chair

Trish McGilvery has been the Chair for the newsletter committee for the past two years. She is now stepping down and hoping someone in the community will soon take over her role. She did an awe-

some job coordinating everything to get the Newsletter to print!



Layout Editor

Amanda Dittlinger is a stay at home mom of eight month old identical twin girls, Madeline and Isabelle. She is also a free-lance graphic artist who designs logos, business stationery, personalized greeting cards

and many other types of graphics. She has enjoyed doing the layout for the Woodbridge Newsletter for the past two years. If

you need fresh graphics for your business contact, Amanda at [amanda@dittdott.com](mailto:amanda@dittdott.com) or 972-429-7449.



Advertising

Nicole Tucker has been a Woodbridge homeowner since its first year. She is a licensed Texas Realtor® with Keller Williams Dallas Metro East office in Wylie and is a member of our Woodbridge

Municipal Affairs Committee and Election Committee. Also, Nicole was a strong defender of the Woodbridge stop sign removal year-long fight, even running for Sachse City Council in May.

Nicole's vast experience not only in our neighborhood and her drive and determination make her the best choice for all your real estate needs. You can contact Nicole at 972-992-8204 or [Nicole@NicoleRE.com](mailto:Nicole@NicoleRE.com).

*continued on page 2*

### Did you know?

>> Visit [www.woodbridgehomeowners.com](http://www.woodbridgehomeowners.com) to stay up to date on what's going on in the neighborhood.

>> Join a committee! Our community needs your involvement to be the best it can be!

>> 2821 letters and postcards were sent to homeowners requesting compliance

>> 311 submittals to the Architectural Review Committee were reviewed

### WB Greenspace

#### Facts:

>> 950,000 square feet, or over 21 3/4 acres of irrigated turf

>> 65,000 square feet, or about 1 1/2 acres of ground cover

>> 29,000 square feet, or about 2/3 acre of shrub bed area

>> 4,100 square feet of color

>> 12,800 linear feet, or 23 1/4 miles of sidewalk and street edging

>> 12,053 linear feet, or 2.28 miles of shrubs to trim

## Volunteer bios

*continued from page 1*

Go to [www.NicoleRE.com](http://www.NicoleRE.com) for real estate information and tips and to search all MLS listings on the interactive map!



Writer

Jan Doleh is a local freelance writer who has more than 20 years experience doing feature writing for magazines and newspapers, as well as writing press releases, and marketing/advertising materials. She recently compiled the 100 year history of the Sachse Christian Church and is a regular contributor to The Connection Magazine published by the Wylie Chamber of Commerce. She serves on the Sachse Library Board, is a member of Friends of the Sachse Library, the Woodbridge Book Club, and Canyon Creek Presbyterian Church. If you need a freelance writer, contact Jan at [janet-doleh@verizon.net](mailto:janet-doleh@verizon.net) or 972-461-9911.

## MAC needs your help

In 2007, the Municipal Affairs Committee began to identify worthy community service projects in Sachse and Wylie that our neighborhood could support. Our Fall 2008 project is organizing donations for the Hillcrest Nursing & Rehab Center in Wylie. The nursing home provides service to a number of the elderly and sick in Wylie and is in need of support for a number of their residents, especially during the holidays. Many of the residents do not have family or regular visitors, and the staff appreciates donations that can be used as gifts for these needy residents of our community. My family and I have been making donations for the past three years and our heart is warmed each time we see the joy that our simple gifts bring to those in greater need.

The Hillcrest Nursing & Rehab Center would appreciate any of the following:

- >> Candy (including sugar-free candy for those on restricted diets)
- >> Cookies
- >> Ladies' nightgowns and pajamas

- >> Men's robes and pajamas
- >> Ladies & men's house shoes
- >> Ladies & men's socks & underwear
- >> Ladies sweaters and shawls
- >> Men's jogging pants and sweatshirts
- >> Hand and body lotion
- >> Perfume and cologne
- >> Personal cards and hand-drawn/colored pictures (great child project)

Donations can be made directly to:  
Hillcrest Nursing & Rehab Center  
300 E. Brown  
Wylie, TX 75098

Ask for Bibi, the Resident Activities Coordinator, or call her at (972) 442-3553 for other suggestions.

On the 15th of every month, your Municipal Affairs Committee delivers food trays to the Sachse and Wylie Police Departments. This is a small way Woodbridge residents can say "thanks" for their *continued on page 3*

### Free Home Buying Seminar

#### Learn about buying and selling a home in the current market

Our Homebuyer Seminar will guide you through the entire process of buying and selling in the current market and provide you with an overview of recent changes in mortgage loans and insurance products. We will also discuss:

- Staging and Selling your home quickly today
- FREE credit report and market statistics you
- Taking advantage of Hot Deals in the market
- How changes in the mortgage market can benefit you

Date: Tuesday, September 16<sup>th</sup>  
Registration: 6:30 PM to 7:00 PM  
Program: 7:00 PM to 8:30 PM  
Location: Woodbridge Golf Club  
7400 Country Club Drive  
Wylie, TX 75098

See website for directions: [www.wbgolfclub.com](http://www.wbgolfclub.com)

#### **Presented by:**

Lisa Newman  
The Tuscan Agency  
972 442 6200  
[www.thetuscanagency.com](http://www.thetuscanagency.com)

Carolyn Conrey & Chris Jackson  
Listing Specialist New Home Specialist  
972-769-7000 214-212-5100  
Keller Williams Realty

Lori McCaghren  
CMC Home Lending  
[www.LoriMcCaghren.com](http://www.LoriMcCaghren.com)  
972 238 7400 x105

Refreshments will be served.  
RSVP to Lori McCaghren at 972 238 7400 x 105 or  
[Lmccaghren@houseloan.com](mailto:Lmccaghren@houseloan.com)



# From the developer

In the event you haven't heard, no stop signs will be removed on Woodbridge Parkway for the time being. After a lengthy discussion at the July 21st Council meeting, the Council voted 4 to 2 against an ordinance authorizing the removal of the stop signs. The Council did vote to accept the traffic engineering study conducted by Lee Engineering. The study identified several intersections along Woodbridge Parkway where shrubs needed to be removed from within the visibility triangles. These shrubs have been transplanted to other areas along Woodbridge Parkway.

On another matter, after the KCS train and trailer truck accident at the Ranch Road crossing on June 16th, the City of Sachse staff was contacted by KCS regarding the installation of railroad crossing signals at this intersection. Equipment has been delivered and the crossing was closed by KCS on August 12th and 13th for the installation of new track and precast panels. The intersection will become a 6 lane divided entry. The paving contractor will require about 30 days for completion of their work. During this time one side of the crossing will be open to traffic. Following the paving installation, KCS will close the intersection for two weeks during the installation and testing of the signal equipment. The installation of the signals at the railroad crossing has been a long time in coming. The wait is almost over.

Also regarding the condemnation of the KCS right-of-way for the Woodbridge Parkway crossing, the United States District Court for the Eastern District of

Texas Sherman Division denied the KCS motion for reconsideration on July 2, 2008 and on July 28, 2008 officially sent the condemnation lawsuit to the County Court at Law No. 2 of Collin County, Texas. We are waiting on the scheduling of action by the Collin County Court.

As was mentioned in a previous newsletter, the Association hired Shovel Jockey to monitor the common areas including the pool areas and enforce pool rules, both during and after pool operating hours. Since this was new to the residents, Shovel Jockey was asked to remind violators of the rules, assuming there would be compliance. It is becoming readily apparent this is not working and a zero tolerance policy is necessary. The most prevalent violations are not having your pool card with you for identification, letting people into the pool area without a card, being in the pool area after the hours of operation, leaving children under the age of 15 at the pool unsupervised and bringing glass containers not only inside the pool area but having glass containers in the pool itself. Violators of the rules will find themselves being asked to leave the pool, having pool privileges suspended and/or the possibility of having fines levied. Since pool rule violators have caused the additional Association expense of hiring Shovel Jockey, violators should bear the expense of those services. Hopefully after a suspension and/or fine, the violator's behavior will be modified to a more compliant nature. If you witness a violation and need to contact Shovel Jockey, their telephone number is posted at each of the pools.

## MAC

*continued from page 2*

hard work and service to our community. Tray donors:

- May – Jim Rosenbalm
- Jun – Jerry Richardson
- Jul - Jean Cogdell
- Aug – Cynthia Brewer
- Sept – Nicole Tucker
- Oct – DONOR NEEDED
- Nov – DONOR NEEDED
- Dec – Cynthia Brewer

We welcome and encourage all residents to become involved. 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 any of these or future events, please e-mail the Municipal Affairs Committee Chairman, Hal Hinckley, at [hghinck@aol.com](mailto:hghinck@aol.com).

*by: Scott Smith*

## Garage sale!

Our next subdivision wide sale will be held October 17th-19th.

The social committee is examining ways to better market and promote the yard sales to the public. If you have any feedback or would like to help organize the fall sale, please drop us a note at [woodbridgesocialcommitte@yahoo.com](mailto:woodbridgesocialcommitte@yahoo.com) We would love to hear from you!



**KELLER WILLIAMS**  
REALTY

**Nicole Tucker**  
Woodbridge Resident since 1999  
Dallas Metro East Office  
Call: 972-507-8704

Visit [www.NicoleRE.com](http://www.NicoleRE.com)  
for area statistics  
and MapTracks!

Equal Housing Opportunity



**Flowers'**  
GARDENS & LANDSCAPES

RESIDENTIAL & COMMERCIAL  
DESIGN, INSTALLATION & MAINTENANCE

---

**Maribeth Flowers, APLD**      **Off 972-429-7707**  
Certified Designer      Cell 214-837-5561  
Assoc. of Professional Landscape Designers      821 Oakbrook Dr.  
TX Certified Nursery Professional      Wylie, TX 75098  
[www.flowersgardenslandscapes.com](http://www.flowersgardenslandscapes.com)



1800 Preston Park Blvd., Suite 101  
Plano, Texas 75093

STANDARD B  
U.S. POSTAGE PAID  
WYLIE, TX  
PERMIT NO. 207

“

The Newsletter and Social committees need your help! This may be your last newsletter. We need volunteers. Contact Liz King at CMA. Her number is 972-943-2862 or email her at [lking@cmamanagement.com](mailto:lking@cmamanagement.com) if you are interested in volunteering.

”



4

## Social committee needs your help

Like the newsletter, the social committee also needs new volunteers. Our community has 2100 plus homes, but most of our committees are struggling for volunteers. The social committee has been running on a skeleton crew of 3-4 members. I know a lot of people moved to WB for the sense of community they felt when driving up and down the streets. Well, the community needs you to continue to thrive.

On a more positive note, the interest groups are going strong. For a complete list, visit the WB website ([www.woodbridgehomeowners.com](http://www.woodbridgehomeowners.com)). New additions to the interest groups include a new play group and bunco group. Jill Krause and Melissa Hulsey have started a 0-12 playgroup. You can reach them at [mjillkrause@gmail.com](mailto:mjillkrause@gmail.com) and [melhusley@gmail.com](mailto:melhusley@gmail.com). A new bunco group will be meeting on Monday nights. You can reach Pam Gammon at 972.429.5585 or [allengammon@verizon.net](mailto:allengammon@verizon.net).

If you would like to join the social committee or start a new interest group, email Shari Sanders at [woodbridgesocialcommittee@yahoo.com](mailto:woodbridgesocialcommittee@yahoo.com).

## 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.

10% Woodbridge Discount!

**Simply Skin**

*Where Beautiful Skin Begins*

**KELLY ADAMS**  
Skin Care Specialist

UPTOWN SPA & SALON SUITES  
304 N. Ballard  
Wylie, TX 75098  
Work: (469) 361-6617 EXT. 5  
Cell: (214) 733-3648

