



From the Developer

There have been several important developments in the area since the last newsletter. The grand opening of Super Target in the Woodbridge Crossing Shopping Center located at the southeast corner of FM 544 and McCreary Road was held on Tuesday, July 21st. I hope some of you had the opportunity to attend this event.

If you think the store looks big from FM 544, just wait until you stand on the sidewalk at the entrance and then step inside. Wow! It is my understanding this store is the biggest store Target has constructed to date. The site plan for the shopping center shows the store to be in excess of 186,000 square feet of shopping. In visiting with the store manager, he commented there is approximately \$6,000,000 worth of inventory in the store on display. This is a shopper's paradise. Congratulations to Direct Development who are the developers of the shopping center. Take a look at the Woodbridge Crossing article

on the next page for more information on additional stores locating in the center.

An additional bonus to the development of the shopping center was the extension of McCreary Road from FM 544 south to Ranch Road. This connection would not have happened without the City of Wylie taking a major role and understanding the importance of the infrastructure needed to support a shopping center of this magnitude. The cooperation of the Cities of Sachse and Murphy played an important role in the extension of McCreary Road as well. Cities working with this developer provide a prime example of a public/private partnership which is needed to accomplish commercial development especially in today's economic environment.

Another example of a public/private partnership is the City of Sachse City Council and the Sachse EDC working with us on the Woodbridge Parkway railroad crossing. As was reported in the

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Mayor Eric Hogue addresses the grand opening of Super Target in Wylie



Photo: Craig Kelly, City of Wylie

Woodbridge Crossing update

By Mike Roha

By now a lot of you have no doubt shopped at the new Super Target in the Woodbridge Crossing development that opened on July 21st. You may be wondering what else will be coming. I asked the developer, Direct Development, about what to expect.

They are staging this development to have staggered openings after the opening of Target. The next to open will be ViewPoint Bank. Later in November they will be delivering two 15,000 SF buildings for tenants with which they have signed leases.

Those tenants include:

- Mooya Burgers & Fries — www.mooyah.com
- Sleep Experts — www.sleepexperts.com
- Sally Beauty — www.sallybeauty.com
- Which Wich — www.whichwich.com
- Regis Salon — www.regissalons.com
- Deluxe Nails & Spa
- GameStop — www.gamestop.com
- Cottonwood Financial
- Pacific Dental

At the time this article went to press, Direct Development was working on obtaining several other leases with larger tenants for buildings in-line with Target. They will be able to disclose these at a later date once they are finalized.

From the Developer, Continued from Page 1

last newsletter, the City of Sachse has been granted the right-of-way access to extend Woodbridge Parkway over the Kansas City Southern (KCS) property. Our engineer has completed plans for improvements to the SH 78/Woodbridge Parkway intersection and the construction of the railroad crossing. We are currently awaiting review and approval of the plans from the Texas Department of Transportation (TXDOT) and KCS.

Improvements to SH 78 consist of one additional lane in each direction, making this a six lane divided highway. The additional lanes will be constructed to the inside of the existing lanes from just north of Firewheel Mall to just beyond Walmart in Wylie (a length of 7.7 miles). TXDOT has stated they believe construction could begin sometime in September or October of this year with a construction period of 18 to 24 months. They have also stated the contractor will be required to have two lanes of SH 78 open each way at all times. TXDOT plans for SH 78 include the installation of traffic signals at the intersection of SH 78 and Ranch Road. This will be a welcome improvement for traffic at this busy intersection.

In July we celebrated the 10th anniversary of the opening of Woodbridge Golf Club. The \$10 green fees were a huge success. Thanks to those of you who participated. If you have not taken the opportunity to visit the restaurant, we invite you to try breakfast or lunch. Check out the specials.

We hope you are having a great summer.



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Adding or Repairing Fences and Structures

By Jimmy Watson

The spring and early summer storms produced some powerful winds; winds that were strong enough to damage fencing throughout Woodbridge and the surrounding areas. If repairs are in order, there are a few things that you should consider.

Replacing individual pickets does not require a city permit. You should, however, ask your neighbors if they have any objections or suggestions. Follow the general rules below in regards to size, type and color to ensure like materials are being used.

If a section or more needs replacement, then the first thing is to seek the approval from the Architectural Control Committee (ACC) and obtain a permit from the City of Sachse or Wylie. Getting approval is the best way to ensure proper steps and materials are used and to avoid fines.

Our fences are considered "Party Fences," meaning they adjoin two or more properties.

If a party fence has been damaged, you should first contact your insurance company. Depending on your policy, you may or may not wish to file this with the insurance company. If the insurance does not cover the total amount of the repairs, the remaining amount should be shared equally by the owners who make use of the party fence. Before proceeding, each affected neighbor must have signed a consent, and have initialed a

detailed drawing of the proposed fence replacement (including dimensions, length & height, location of transitions, materials, picket type, stain or colorant).

A permit is required by the City of Sachse and Wylie to replace a fence. Sachse's replacement permit is \$30 and is relatively quick. Wylie's fence replacement permit is \$40 and can take up to a week to obtain. Additionally, Wylie has adopted a requirement that fence poles are to be metal.

Any replacement party fence needs to be of the same material as the original, including picket type, size, stain, etc. The pickets must face the same direction as the original party fence. The stain color is Behr #401 Cedar tone or #501 Natural Cedar. A different brand may be used as long as it is the same color.

On the same note, adding accessory structures (sheds, decks, shading structures...) to your property will most likely require a permit as well. ACC requires that all storage/accessory buildings must be permanently placed on a concrete foundation and be constructed of substantially the same materials as the home, including siding and roofing materials. The structure is also limited to the height of your fence. The idea is that the shed is not seen from outside of your property. If you are looking to add a deck and/or a shading structure, each city has their own guidelines for what needs a permit.

Drawings will be helpful, and sometimes required, along with a detailed list of materials to be used in the project. To ensure that you are in compliance with ACC and the City of Sachse or Wylie, consult with ACC and the appropriate city before any project begins. An approval by the ACC in no way supersedes the restrictions or requirements of the City of Sachse or Wylie or any other governmental authority having jurisdiction over the property for approvals and permits. You should seek advisement from the ACC, the City of Sachse and the City of Wylie for any topic not covered in this article.

Research for this article was gathered from, www.woodbridgehomeowners.com, CMA, the City of Sachse and the City of Wylie.



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Let's get Social!

Local Events Calendar

Woodbridge

Oct. 7 — Woodbridge Social Committee Meeting at Woodbridge Golf Club 6:00 p.m.

Oct. 16-18 — Community Garage Sale. Permitting info available at www.cityofsachse.com and www.ci.wylie.tx.us

Oct. 24 — Family Fest

Sachse

Oct. 10 — The 24th Annual Sachse Fall Fest at Heritage Park, 10:00 a.m.–4:00 p.m.

Nov. 26 — The 6th Annual Sachse HS Turkey Trot, 8:00 a.m.

Wylie

1st & 3rd Saturdays — Wylie Farmers Market, 7:00 a.m.–1:00 p.m.

Oct. 31 — Wylie Downtown Trick or Treat & Family Fest

Garland

Sept. 19 — Garland's Wild West Cowboy Round Up, Downtown Garland 10:00 a.m.–11:00 p.m.

Sept. 22 — Garland ISD College Night, GISD Special Events Center 6:30 p.m.–8:30 p.m.

Sept. 26 — Healthy Living Expo, GISD Special Events Center 10 a.m.–5:00 p.m.

Dallas Area

Nasher Sculpture Center

First Thursdays Free Films, 7:00 p.m.

Sept. 3 — One Flew Over the Cuckoo's Nest

Oct. 1 — The Maltese Falcon

Nov. 5 — All the President's Men

Dallas Museum of Art

Free Jazz in the Atrium, 6:00 p.m.–8:00 p.m.

Sept. 3, Sept. 10, Sept. 17, Sept. 24

Trinity River Audubon Center

Third Thursdays Free, 9:00 a.m.–9:00 p.m.

Sept. 17, Oct. 15, Nov. 19

Oct. 16-18 — Frisco Arts Festival at Newman Village

Nov. 14-15 — Holiday Market at Richardson Civic Center Harvest Events

Sept. 19-Nov. 1 — Great Pumpkin Festival, Dallas Arboretum

Sept. 17-20 — Addison Oktoberfest at Circle Park

Sept. 26 — McKinney Oktoberfest

Oct. 2-31, Friday & Saturday — Screams Halloween Theme Park, Waxahachie



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*In order for a sale to be considered a referral, a Homeowner Referral Addendum must be signed by the Sales Counselor and submitted with the contract.

Oct. 2–Nov. 1, Friday–Sunday — Six Flags Over Texas Fright Fest

Oct. 30–31 — Pumpkin Pandemonium at the Dallas Zoo

Food Events

Nov. 15 — Chile Pepperama at Old Town Shopping Center, 11:00 a.m.–6:00 p.m.

Oct. 24 — Stop-Drop-n-Roll Chili Cookoff at Bass Pro Shop of Grapevine

Sporting Events

Nov. 13–14 — Texas Stampede at American Airlines Center

Sept. 17 — TX Tough Events at American Airlines Arena & Victory Park

Sept. 20 — Grand Prix II Bike Bash & Fun Ride

Sept. 26 — Bonham Bike Rally

Oct. 9–10 — TX/OU Block Party at West End Historic District

For the Family

Thru Dec. 19 — Dallas Farmers Market

Sept. 18–20 — Plano Balloon Festival at Oak Point Park

Sept. 25–Oct. 18 — State Fair of Texas

Nov. 21–Jan. 3 — Trains at NorthPark

Nov. 24 — Dallas Roars! Dollar Days at the Dallas Zoo

Make a Fall Wreath!

By Mike Roha

Last year my wife finally made the fall wreath that she had been talking about for a while. She had initially thought it was going to be difficult and tedious. As it turned out, it was easy! Not to mention a lot cheaper in the bargain.

Here's a sample of what you'd need to make this wreath:



Materials

- Wreath, woven branch type
- Ornamental Owl or other such figure
- 2–4 branches of fall colored leaves
- Miscellaneous bunches of berries, mini pumpkins, mini pine cones, or anything else you want to see on this wreath!
- Branches of colored beads
- Wreath door hanger

Tools

- Hot glue gun
- Glue sticks for glue gun
- Scissors
- Wire cutters

Basic steps

1. Lay out some newspaper on your work area, and then place the wreath flat.
2. If you bought a "mascot" of some sort, wire it into the wreath. These usually have wires on their bottoms to do this.
3. Weave the leaves into the wreath.
4. Attach the berries, pine cones, and any other pieces that you bought.
5. At this point stand back and take a look at your creation to see if it looks the way you'd like it to. Adjust pieces as necessary.
6. Once you've got it the way you want it, use the hot glue gun to secure the pieces in place. Unless you have something big and heavy in the arrangement, you should not need to use very much glue.
7. Hang it and enjoy!

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Woodbridge Municipal Affairs Committee Update

By Nicole Tucker

As always, there are many municipal events in our cities. Here are just a few which I think will interest you:

Sachse road improvement requests

As I write this, the Sachse City Council and Staff are working on next year's budget. There will not be money in the budget for improvements to roads in Woodbridge. As you may know, several streets have low areas that hold water when it rains (or even when sprinklers are on!). Several citizens and the Developer have taken this item before the Council. Though there is no item in the current city budget for this, we can start our requests for it to be in the following year's budget. So, if you live on or near a street that has one of these problems, please take pictures and bring this before your City Council. Every City Council meeting has a time designated for Citizen Input.

Sachse's Citizen's Comprehensive Change Plan Committee

The final meeting of Sachse's Citizen's Comprehensive Change Plan Committee is scheduled for August 5th. Under direction from Barry Shelton, Director of Community Development, the Committee has held meetings throughout the summer to discuss what improvements (if any) are needed to the 2001 Comprehensive Plan. Upon completion of the Committee's work, the Council will be presented with and will decide to accept or reject any or all of the recommended changes.

Sachse SH 190 Extension & widening of SH 78

Along with the extension of SH 190 (PGBT) going through the City of Sachse, TXDOT will widen SH 78. The current plan is for Phase I construction to begin at Murphy Road. Phase II will bring the extension to Woodbridge. Two lanes will always be open. They will expand the road from the center median.

Widening SH 78 in Wylie and other construction

Plans are also underway to add two lanes to SH 78 to Spring Creek Parkway. Along with this project, construction is scheduled to begin this year on FM 1378 (from FM 544 to Parker Rd.) and Brown Street East and West.

Wylie Water Conservation Plan

Wylie has adopted a Water Conservation Plan. This Plan outlines requirements for the days and times that you can water your landscaping, washing of vehicles and the prohibition of watering rye grass except for golf course greens and public athletic fields.

You can find more information for your city on the city websites:

Sachse: www.cityofsachse.com

Wylie: www.ci.wylie.tx.us

If you have any additional city or community information to share, please let us know.

Do you want to see changes? Join our committee! We meet the Thursday in between the Sachse City Council meetings at 6:30 p.m. at the Clubhouse.

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. Submit comments or articles to wbeditor@eagleseyetech.com.

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Woodbridge Book Club

The Woodbridge Book Club, also known as "The Happy Bookers", meets on the 2nd Wednesday of each month at 7pm. The club meets at a member's home to discuss the book of the month and enjoys socializing and refreshments.

Here is the upcoming schedule:

- **September 9** — *The Guernsey Literary and Potato Peel Pie Society* by Mary Ann Shaffer and Anne Barrows
- **October 14** — *The No. 1 Ladies' Detective Agency* by Alexander McCall Smith
- **November 11** — *Lone Star Nation: The Epic Story of the Battle for Texas Independence* by H. W. Brands
- **December 9** — *Keeping Faith* by Jodi Picoult
- **January 13** — *The Last Jihad* by Joel Rosenberg

Won't you join us? For more information, contact:

Jan Doleh	janetdoleh@verizon.net	972-461-9911
Diane Model	Diane_Model@wylieisd.net	972-429-1170
Rona Pfaffle	rpfaffle1@yahoo.com	469-366-5626



The Woodbridge HOA Flea Market and Fundraiser held at Cox Elementary School this Summer was successful despite the 100 plus degree weather. Neighbors were able to sell their wares without having to use their October yard sale permits.



Woodbridge HOA Garage sales are held two times per year, one in the spring and one in the fall.

The FC Tornadoes Soccer Team raised money that helped fund a tournament in which they participated.

Interest Groups

Bible Study Group

We meet two Sundays a month at 6:00 p.m.
Mignon Morse at: mmorse62@verizon.net.

Bunco

Jennifer Darwin at: 214-392-5310 or MyDesilu@yahoo.com.

Homeschoolers Group

Angela Snodgrass at: snodgrass91@msn.com.

Woodbridge Motorcycle Riding Group

Why ride alone? Join us for rides and gatherings and meet others in our community. Contact Grant Pope at: gpope1924@aim.com or 469-766-7992.

Newcomers/Singles Group

You do not have to be a recent homeowner, just an adult who wants to get out for fun events! Nicole Tucker at: 972-992-8204 or Nicole@NicoleRE.com.

Play Groups

12-24 months. Ginger Dennie at: 972-429-3529 or snaps_55@yahoo.com.

Mah Jongg at the Sachse Library

Are you interested in learning to play the Chinese tile game, Mah Jongg? Come to the Sachse Library on the first and third Wednesdays of the month at 1:00 p.m. for an afternoon of Mah Jongg. For more information, contact Jan Doleh at: janetdoleh@verizon.net.

Exercise Group

Looking for people to work out together in the mornings. Contact Charlene Scott at: 214-356-1735 or cha_lo@msn.com.

Woodbridge is on Facebook!

Search "Woodbridge Residents" or type in the link: <http://www.facebook.com/home.php?#/group.php?gid=42337834364&ref=ts>
Join for updates, networking, etc!

Want to start your own Woodbridge Interest Group?

E-mail: woodbridgesocialcommittee@yahoo.com.



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Fall Is a Great Time to Garden

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Flowers' Gardens & Landscapes

Fall is almost here, the days are starting to cool down, and it's time to assess the impact of a hot, dry summer on your landscape. Drought and heat tolerant plants will show the least damage. Start renovating your landscape by pruning or removing damaged plants. Consider replacing them with more waterwise and drought tolerant choices.

Now is a great time to plant trees and shrubs. Plants that are installed in the fall put their energy into root growth, making them stronger and healthier by the time next summer's heat arrives. Make sure your new plants receive sufficient water if there is not adequate rainfall. Even drought tolerant plants will need supplemental water until they become established. However, those planted now will require less water to become established than they would if planted in the spring, and they will survive long term with little water.

Fall is also a great time to transplant. If a shrub was located incorrectly and has outgrown its space, you may want to relocate it so that it has adequate room to grow to maturity. A

properly placed plant will look better and require less pruning. Divide your perennials if they are overgrown, are flowering less or have died in the center. Do not divide perennials that are blooming. Remember to plant your spring flowering bulbs once the weather cools down.

Create landscape interest in all four seasons by adding plants that flower in the fall. Flowering plants include Mums, Asters, Turk's Cap, Mexican Bush Sage, Mexican Mint Marigold, and Ornamental Grasses. Shrubs with berries and leaf color such as Nandina, Possumhaw or American Beauty Berry will help carry your garden through the winter.

Add early fall annuals for a burst of color if your summer annuals are starting to fade. A variety of herbs and vegetables also can be planted in the fall. Extend the life of your kitchen garden by adding broccoli, cauliflower, cabbage, lettuce, spinach, and parsley. A number of herbs are evergreen and can be planted at any time.

Fall is a great time to garden, so get out there and enjoy yourself. If you would like further information or would like assistance with your landscaping needs, please contact Flowers' Gardens & Landscapes at (972) 429-7707.