

## To plant or not to plant...

### Dig into the Woodbridge Landscape Guidelines Before Beginning Spring Planting and Landscaping

By Teresa Taylor

As the weather warms up, homeowners are eager to begin planting new flowers, and adding new shrubbery and landscaping features to beautify their yards. Before investing too much time and money, Woodbridge residents should check out the Landscaping Guidelines to make sure they are staying in compliance.

Below are some of the guidelines you should be aware of before you begin making changes to your yard.

- Existing trees and shrubs may not be removed without the prior approval of the Committee (seasonal colors excluded).
- Desert landscaping is not an acceptable landscape alternative
- Gravel will not be accepted as a yard grass or mulch for landscaping visible to public view
- Inappropriate features such as silk or plastic vegetation will not be allowed
- Fountains, statuary, and furniture are limited in height to three feet; shall not be located beyond the front yard building line; shall be incorporated into the landscape design; and shall be limited to a total of two per lot.
- Fountains, statuary, topiaries and furniture must be approved for material and location and are best suited inside walled garden areas
- Vegetable gardens shall be located in the side or rear yards only and must be screened with landscaping or fencing from streets, Golf Courses, and the Common Areas. Vegetable gardens shall be limited in size to approximately 144 square feet



*(Continued on page 2)*

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## From the Developer

Some of you may not be aware CMA has provided us with a new Association manager for Woodbridge. It is our pleasure to welcome Teresa Lamb to Woodbridge. She is a breath of fresh air and brings a lot of enthusiasm. Please see the CMA Corner in the newsletter about Teresa and join us in welcoming her to Woodbridge when you have the opportunity.

In order to improve communication within the Association, Teresa will be working closely with the various committees. A listing of the committees and their email addresses may be found at [www.woodbridgehomeowners.com](http://www.woodbridgehomeowners.com) and click on the Contacts tab. If you are interested in serving on a committee, please contact the committee and Teresa. If you have expressed an interest in participating on one of the committees in the past and for some reason have not been contacted, please resubmit your contact information again. We look forward to your becoming involved in your Woodbridge Association.

Progress is being made on the plan approval for the railroad crossing at Woodbridge Parkway. The most recent submittal is being reviewed by the City of Sachse, TXDOT and KCS.

The widening of SH 78 is moving forward, although progress has been slowed by the weather. It is our understanding the improvements along the Woodbridge frontage is in Phase 2 of which construction should begin this summer. The contractor and TXDOT are continuing to determine the schedule for the super elevation adjustment to the two existing southeast bound lanes.

New home construction activity continues to show signs of improvement throughout Woodbridge. Residential Strategies, Inc., a Metroplex real estate tracking firm, at their 4<sup>th</sup> quarter 2009 briefing, listed Woodbridge in the DFW Top 10 Master-Planned Communities. The ranking was based on starts and closings over the past 12 months.



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## To plant or not to plant...

*(Continued from page 1)*

- Berms, when used, shall have a maximum slope of 3:1 but should be constructed with a more gradual slope and gently rounded top. Berms shall not direct surface water onto adjacent properties or alter the surface drainage per the Subdivision Grading Plan.
- A minimum slope of three percent (3%) should be provided between berms to allow for positive drainage. Berms should be built with fill material that is free of debris and large rocks and well compacted to prevent the formation of sink holes and depressions.

The full guidelines can be found at [www.woodbridgehomeowners.com/covenantframeset.htm](http://www.woodbridgehomeowners.com/covenantframeset.htm). Just click on Architectural Design Guidelines, Exhibit E, in the left column, and then choose Landscape Guidelines. If you have questions about your landscaping, you should call our Property Manager, Teresa Lamb, at CMA at 972-943-2874.

**From the desk of: Dennis Veach  
Chief- Sachse Police Department**

Dear Woodbridge Homeowners:

I would like to ask you to sign up for Neighborhood E-Watch, an electronic version of Crime Watch. If you will go to: [www.sachseewatch.com](http://www.sachseewatch.com), you will find instructions on how to sign up. If you would prefer, you can send me an email and we'll take care of it. My email address is: [dveach@cityofsachse.com](mailto:dveach@cityofsachse.com).

We use E-Watch to keep citizens informed by sending out alerts detailing crimes that have recently occurred as well as tips, general information and a monthly newsletter. The program does allow you to respond back to us with information, but not to others. Your email address is not shared. Our goal is to be as transparent as a police agency possibly can be. We think that by signing up for E-Watch you will be more knowledgeable and safe in your own neighborhood.

Lastly, when you sign up, if you give us your name/ address/phone number, we will have an officer come by with an E-Watch sign that can be placed in your yard as a deterrent to crime.

Thanks and give me a call or email anytime. We really believe that together we can make a difference in the quality of life in our neighborhoods.



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**Editorial Policy**

It is the editorial policy of Woodbridge Association Newsletter Committee 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 submitted.

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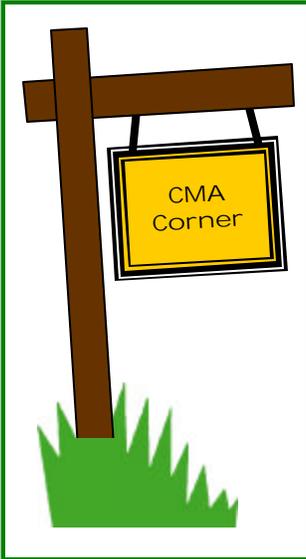


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# Woodbridge News



As of January 1<sup>st</sup>, I am pleased to announce that I am your new Association Manager. I came to CMA in June with over 3 years experience in HOA Management. I am currently becoming familiar with the properties, the contracts and vendors, the committees and the Board, as well as the operations of this Association. My contact information is shown below. Please feel free to contact me. I look forward to working with everyone in this great community we call "Woodbridge".

Teresa Lamb, CMCA®  
Association Manager  
RTI/Community Management Associates Inc., "CMA"  
2006 Winner of the American Business Ethics Award  
and Greater Dallas Business Ethics Award  
1301 Central Expressway South, Suite 110  
Allen, TX 75013  
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## Woodbridge Social Scene

By Kianna Chesler

"What is the Woodbridge Social Committee?" "Who are the Social Committee Members?" "What exactly do they do as members?" "What exactly do they do as members?" As you are reading this, are you nodding your head in agreement? Well then let me introduce you to your neighbors, your friends and your Woodbridge Social Committee:

- Janet Smith, The Lakes – Chairperson
- Lisa Ozminkowski, The Meadows - Secretary
- Nicole Tucker, The Vistas - Treasurer
- Jennifer Darwin, The Lakes
- Wendy Bener, The Crest
- Alice Stewart, The Meadows
- Debby McDonald, The Vistas
- Kianna Chesler, The Glen
- Trevor Chesler, The Glen
- Valarie Pike, The Meadows

The Social Committee meets monthly to discuss, plan and deliver activities designed to bring the community together. We all know that getting to know your neighbors and feeling close to those around you can add great value to your residential experience. But what is not often understood is that the Social Committee members are residents, just like you, who have volunteered their time and energy, looking for events that will be appealing to all residents with and without families! The Social Committee has a designated budget, funded by the association.

There are two major events, the Easter Celebration and the Fall Family Fest, as well as additional events that they plan in hopes they appeal to the residents. These events are for all of us, as Woodbridge residents, to gather, have some fun, meet our neighbors and see what is going on at Woodbridge Homeowners Association. The Social Committee seeks input from the community in order to help plan specific events as well as to gain suggestions for future events.

As a group of volunteers, they are always looking for additional help with upcoming events. If you are interested in helping put these events together, want to offer suggestions for future events, or just want a way to get more involved within the community. We look forward to meeting you at our next event!



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For information on joining the social committee, please visit  
<http://sites.google.com/site/woodbridgehoasocialcommittee/home/membership>

## Woodbridge Clubs and Social Groups

If you are interested in starting a new club or social group within the community and are looking for an outlet to gain members, please email the Woodbridge Social Committee to submit your club or group request at [woodbridgesocialcommittee@yahoo.com](mailto:woodbridgesocialcommittee@yahoo.com). For future and updated group information, logon to <http://sites.google.com/site/woodbridgehoasocialcommittee/home/clubs-social-groups>

### Mah Jongg at the Sachse Library-

Jan Doleh [janetdoleh@verizon.net](mailto:janetdoleh@verizon.net)

### Kids Play Groups (2 & 3 year olds)-

Ginger Dennie (972) 429-3529 [snaps\\_55@yahoo.com](mailto:snaps_55@yahoo.com)

### Happy Hour Group (formerly the Newcomers & Singles)-

Nicole Tucker (972) 992-8204 [nicole@nicolere.com](mailto:nicole@nicolere.com)

### Sitters Club (Child care, pet care and house sitting)-

Jennifer Darwin (214) 392-5310 [mydesilu@yahoo.com](mailto:mydesilu@yahoo.com)

### Motorcycle Riding Group-

Grant Pope (469) 766-7992 [gpoppe1924@aim.com](mailto:gpoppe1924@aim.com)

### Homeschoolers Groups-

Angela Snodgrass [snodgrass91@msn.com](mailto:snodgrass91@msn.com)

### Scrapbooking-

Melanie Houston [vettefolk@verizon.net](mailto:vettefolk@verizon.net)

Scheduled Scraps: 02/26, 03/12, April- TBD, 05/14

### Bunco- 3rd Sunday-

Jennifer Darwin (214) 382-5310 [mydesilu@yahoo.com](mailto:mydesilu@yahoo.com)  
[www.woodbridgebunco.weebly.com](http://www.woodbridgebunco.weebly.com)

### Bunco- Last Monday-

Pam Gammon (972) 429-5585 [allengammon@verizon.net](mailto:allengammon@verizon.net)

## 2009 Holiday Lights Contest

By Janet Smith

Judging was held the weekend of December 11th-13th. The judges were members of the Woodbridge Social Committee.

The winners were announced December 16th and the homeowners were given a temporary winner sign, a \$50 gift card, and a keepsake winner plaque.

A winner was selected from each of the Woodbridge neighborhoods:

- \* Parkes: 300 Parke Lake Dr
- \* Fairways: 2000 Fairway Woods Dr
- \* Highlands: 2005 Lake Highlands
- \* The Lakes: 6611 Lake Meadow
- \* The Crest: 6205 Crestmore
- \* The Courts: 6302 Creekwood Court
- \* The Vistas: 5923 Vista Park Lane
- \* The Hills: 6421 Hillview
- \* The Summits: 7302 Summit Ridge
- \* The Estates: 6905 Bradford Estates
- \* The Glens: 7704 Glencrest
- \* The Meadows:  
7621 Ridgedale
- \* Best Street:  
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# Let's Get Social

The Woodbridge Social Committee is proud to announce the upcoming Spring Events. For current and future Woodbridge Community events, log onto the Woodbridge Social Committee website at <http://sites.google.com/site/woodbridgehoasocialcommittee/home>.

## easter egg hunt

Come and join your neighbors for a wonderful afternoon with games, prizes, the Easter Bunny and a Petting Zoo. Bring your picnic blankets or chairs to enjoy the day.

Each family will receive one free 5x7 photo with the Easter Bunny. Additional prints available for purchase from TJPC Images, [www.tjpcimages.com](http://www.tjpcimages.com).

April 3, 2010, 2:30 – 4:30pm  
Stone Park

Easter Bunny arrives at 2:30pm  
Easter Egg Hunt (ages 0-10 yrs) begins at 3PM

Bring your Easter Baskets to fill.

Events for the entire family.

Come ready for family relay races! Wear your comfy clothes and shoes.



## You wanna be a rock star

Calling all bands! The Woodbridge Social Committee is looking to put together a Rock Band/Guitar Hero band tournament for ages 11 – 17 at the Woodbridge Pavilion. If you would like to participate in this summer's tournament, register your band at <http://sites.google.com/site/woodbridgehoasocialcommittee/home/hoa-forms>. More information will come in the summer newsletter as bands register.

## Pool Season

The pools open on the 1<sup>st</sup> of April. If you need to obtain your pool key, please go to <http://sites.google.com/site/woodbridgehoasocialcommittee/home/hoa-forms>. Pool events coming soon for the community!



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## Spring Yard Sale April 16-18

The Social Committee will be organizing a Community Wide Spring Yard Sale (as well as one in the Fall) so that owners can participate as a group. As a convenience to SACHSE residents, we have an agreement with Code Enforcement. If you are interested in participating in the community garage sale, simply send an email with your address to:

[woodbridgesocialcommittee@yahoo.com](mailto:woodbridgesocialcommittee@yahoo.com). We will compile a list of addresses and provide it to the City Staff on the day prior to the sale. **This will eliminate the need for each owner to register an individual permit with the City of Sachse.**

HOWEVER, since Wylie charges a \$5 fee for the garage sale permit, residents of Wylie MUST obtain the permit from the Building Inspection Department, located at 2000 Hwy 78 North. For more info about Wylie guidelines, call (972) 442-8150.



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Sheryl Stitts, Sales Counselor  
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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.



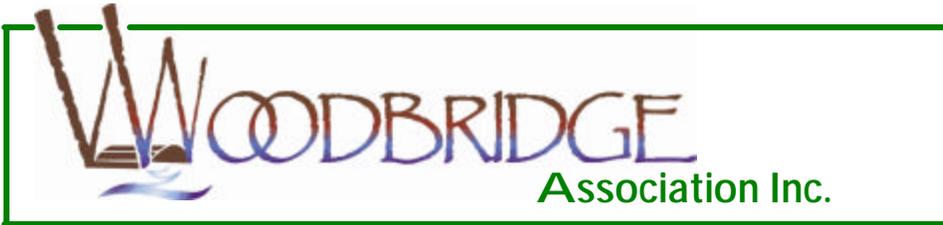
Photo by Jimmy Watson

## Pancakes with Santa

By Janet Smith

The Woodbridge Social Committee put together the first annual Pancakes with Santa on December 5, 2009 at the Woodbridge Pavilion. The Woodbridge Golf Club catered the breakfast and the families enjoyed pancakes, bacon, sausage, and refreshments. It was a festive event that celebrated family and community. Santa was on hand to help bring about the Christmas spirit to the delight of all those in attendance.

Pancakes with Santa was attended by over 130 residents and their families and was a great success. Each family received a 5x7 photo with Santa and a gift for each child. Volunteers from the Woodbridge Babysitter Club assisted the Social Committee and the families during the event. Jimmy Watson provided the photography for the event and a big thank you goes out to Jimmy for taking time away from his family to help make the event memorable. Photos were delivered the week of December 22. If you have not received your picture, please contact Janet Smith at [woodbridgesocialcommittee@yahoo.com](mailto:woodbridgesocialcommittee@yahoo.com) to arrange to pick up your photo.



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### Yard Sale Reminder

Yard sales are only permitted on the two designated dates scheduled by the social committee; one in the spring and one in the fall. Follow permitting procedures listed in the article on page 7.

Signs may **only** be posted on private property and must meet Wylie or Sachse signage rules. Visit the City of Wylie or the City of Sachse websites for further information.



Upcoming yard sale weekend: April 16-18.

## Your Municipal Affairs Update

By Nicole Tucker

There are two Sachse City Council positions and the Mayoral seat are up for re-election this year. The City of Wylie has two Council positions up for re-election as well.

If you are not registered to vote or you need to change your address, Voter Registration forms are available at the Contract Postal Unit (CPU) at 5634 Highway 78, Suite 114 (in the ATS Computers location) or the Sachse Chamber of Commerce at 2924 5th Street. You can also find Voter Registration cards at the Wylie Post Office. Please exercise your right to vote!

A special "thank you" to our Woodbridge neighbors who donated money for the holiday food trays that were delivered to both cities' police and fire departments: Katie Bauer, Shannon Allbee, Niloufer Watkins, Scott Smith, Hal Hinckley, Lisa Robertson and Lindy Cairns.

If you would like to volunteer for the Woodbridge Municipal Affairs Committee or donate funds towards the monthly food trays, please contact Nicole Tucker at [Nicole@NicoleRE.com](mailto:Nicole@NicoleRE.com).

