PROVIDENCE VILLAGE 2014
A Year in Review

2014 proved to be another extremely successful year for Providence Village Homeowners Association, Inc. Through fiscal responsibility, the Board of Directors (BOD) was yet again able to make some major improvements to the property. Here is a recap of everything that went on this year and some insight to what's coming in 2015.

Residents Elect New Board

In April, at the 2014 Annual Meeting held at Monaco Elementary, the community voted in three new BOD Members. As outlined in the governing documents, with this year’s election, the top three persons receiving the most votes would secure a term of two years. After the vote was double counted, the following persons were elected: Roland Clarke, Bruce Dudley, and Don Fisher (all homeowners).

As a required follow up to the Election, the BOD met a few days after in an open meeting to vote on which member would fill which position. In a unanimous vote by the BOD, the following was approved: Don Fisher, President; Bruce Dudley, Vice President; Heather Thornton, Treasurer; Roland Clarke, Secretary; and Barry Jameson, Member at Large.

With the end of the year fast approaching, the BOD looks forward to announcing the upcoming Annual Meeting in April 2015. Stay tuned for more information!

LEED

One of the BOD’s goals when making any improvements to the property is to always consider green materials. The BOD continued to implement LEED approved building materials into any repairs on the property. LEED stands for Leadership in Energy & Environmental Design and is an internationally recognized green building certification system. LEED certification verifies that a building is constructed using strategies aimed at achieving water savings, energy efficiency, and environmental health.

As part of implementing the energy efficiency portion of LEED, the BOD installed additional new pool pumps at both pool complexes as the older pumps begin to fail. The new pool pumps are variable speed pumps that allow the maintenance staff to regulate how much energy is being used at any time of the day. Additionally, LEED-approved roofing was installed as part of the roof replacements for the Community Center and Main Clubhouse due to hail damage back in April.

Also, energy efficient HVAC units were replaced along with LED lighting throughout the property. So, after all these improvements are made, are we really saving any money? Was it worth it? We are happy to announce that since the LEED practices have been implemented, Providence HOA has seen a reduction of $55,000 a year in electrical expenses. These items will save Providence an additional $10,000 in electrical costs in 2014! We will continually look for ways of saving money, so that we can continue being good stewards with your dues.

Other Improvements

In the spring, the 24 hour work-out facility received another update with three new full commercial exercise bikes; one full commercial elliptical, and one full commercial stepper, as well as new flooring throughout. Another major improvement in the spring was the conversion of the existing business center to a new location in the clubhouse. The new location is more accessible to homeowners. The business center offers two new computers, as well as free copies, printing, and faxing. The old business center location was transformed into an office for the General Manager, so that he can be more accessible to homeowners, the BOD approved the installation of a horseshoe pit at Lake Providence, as well as a volleyball court in Cape Village. In conjunction with the volleyball court, a new covered pavilion was added, as well. Both of the new amenities are receiving tons of use!

Some additional improvements made this year include: striping the parking lots, additional pool furniture for added seating areas, back fencing added to the Community Center, new trash cans, security cameras in the Main Clubhouse, and new office furniture.

New Construction

The final phase of Providence—Harbor Village at Providence Phase 6—consisting of 131 single family lots and a park, was recently completed. With the completion of this last phase, we are at 2261 total lots in Providence. History Maker Homes is the sole builder in Cape Village. In conjunction with the volunteer campaigns to look forward to for 2015 are:

- New Lifeguard Company—USAManager
- New Precor Weight Equipment
- Interior Painting
- Fencing Upgrades
- Mulch for Parks
- Repainting of Tennis Courts
- Additional Seating Areas at Main Pool Complex
- Sand Volleyball Court

2015 Expectations

2014 was another successful year, but the BOD is looking forward to an even better year in 2015. A list of upcoming projects to look forward to for 2015 is:

- New Lifeguard Company—USAManager
- New Precor Weight Equipment
- Interior Painting
- Fencing Upgrades
- Mulch for Parks
- Repainting of Tennis Courts
- Additional Seating Areas at Main Pool Complex
- Sand Volleyball Court

A Huffines Signature Community

www.FSRConnect.com/providence
Providence Homeowners Association

Homeowners Association Office

809 Oakcrest Drive
Providence Village, TX 76227
Phone: 940.440.2200
Fax: 214.975.3575

HOA Office Hours
Mon-Fri -- 9 a.m.--6 p.m.
Saturday -- 10 a.m.--3 p.m.
Closed Sunday

Questions About Your HOA Account?
Call FirstService Residential:
877.378.2388
www.fsrconnect.com/providence

Where is Providence Village?

Go to FSRConnect for all your HOA information—view CC&Rs, your account information, our up-to-date community calendar, HOA forms, past copies of The Providence Times, a directory, and more! Also, residents registered on FSRConnect will receive our weekly Community News email!

Do You Have Your ACCESS CARDS?
To access the pools and fitness center, you will need a valid magnetic access card (HOA dues must be up-to-date in order to be eligible). If you are a new resident, we encourage you to come by the HOA office at your earliest convenience to get your access card. You will need to fill out some basic paperwork and review governing documents (CC&Rs, Bylaws, etc). Please bring one of the following:

a) Current Drivers License AND Closing Papers, OR
b) Your New Drivers License With Your Providence Address

Important Phone Numbers
Cable / HDTV / Internet / Phone / Home Security

Suddenlink
1.888.822.5151

Home Phone / Wireless Phone / U-Verse Cable (limited areas)

Direct TV / Internet—AT&T
1.800.464.7928

Emergency Numbers

Denton County Sheriff's Dept. Non-Emergency
940.349.1600

Aubrey Fire Dept. Non-Emergency
940.365.9785

Utilities / Services

Electricity—CoServ
1.800.566.2314

Gas—CoServ
1.800.566.2314

(east of FM-2931 is all electric - no gas service)

Water—Mustang Water
940.440.9561

Garbage—Waste Management
1.800.772.8653

2014 Violations – Year to Date

ACC MOD-Addition 1
ARC-Not Approved 10
Basketball-Conceal from View 4
Basketball-Store In Approved Area 13
Exterior of Home-Remove misc. items 51
Fence-Repair 34
Landscaping-Clean Borders 5
Landscaping-Cut Lawn 403
Landscaping-General Maintenance 27
Landscaping-Missing landscaping 8
Landscaping-Remove Grass/Weeds in Flowerbeds 62
Landscaping-Remove Tree Stump/Dead Tree 6
Landscaping-Remove Weeds 122
Landscaping-Replace damaged tree 1
Landscaping-Replace Dead Landscaping 11
Landscaping-Replace Tree 61
Landscaping-Trim Shrubs 24
Landscaping-Trim Trees 13
Mailbox-Repair 8
Maintenance / Repair-Garage Door 1
Maintenance / Repair-Window 2
Other-Decorations 5
Other-For-Rent Sign 8
Other-For-Sale Sign 25
Other-Holiday Decorations 35
Other-Other 1
Pets-Clean Up after Pet 1
Pets-Excessive Noise 1
Repairs-Misc 1
Roof-Repair 1
Trash Receptacle/Recycle Bin-Move debris 1
Trash Receptacle/Recycle Bin-Out Of View 422
Vehicles-Not permitted 1
Vehicles-Recreation Vehicle 5
Vehicles-Remove disabled vehicle 10
Vehicles-Remove Trailer 17
Window Coverings-Material Not Allowed 1
TOTAL: 1402

Your HOA Staff

Cody Watson
General Manager
hoamanager@providencehoa.com
• Oversees all aspects of the management and maintenance of homeowners association
• Oversees onsite HOA management team
• Property inspections
• Addresses homeowner association issues

Sheila King
Assistant Manager
assistmgr@providencehoa.com
• Assists in the HOA office
• Assists with property inspections
• Issues access cards
• Assists the HOA manager
• Helps orientate homeowners with the Association

Sheryl Porter
Activities Manager
activities@providencehoa.com
• Assists in the HOA office
• Issues access cards
• Coordinates events
• Coordinates with committees
• Oversees Providence clubs and classes
• Schedules rentals

Brian Wulfkuhle
Facilities Manager
• Oversees all aspects of maintenance in all of the common areas
• Oversees maintenance personnel
• Property inspections

If you haven’t registered yet, contact us at connect@providencehoa.com
Mark Your Calendars--2015 Providence EVENTS!

Living in Providence Village has some very special perks. One of those perks is the fantastic events that are put on by your HOA staff. Here are the upcoming events in 2015! The annual event calendars will be available in the office in January. Please keep an eye out for the announcement of their arrival in the weekly eblasts!

Committee Contact Information

**HOA Board of Directors**
BOD@providencehoa.com

The HOA Board can be reached at the email address above and consists of the following Board Members:
Don Fisher  Heather Thornton  Bruce Dudley
Roland Clarke  Barry Jameson

**Landscape Committee**
landscape@providencehoa.com

Educates and encourages homeowners to keep their properties well maintained through articles and yard-of-the-month programs. Works with developer on selection of landscape & maintenance of common areas.
Meetings:  Last Wednesday of each month, 7 p.m., Main Clubhouse.
Chair:  Lisa Jacquez

**Sports Committee**
sports@providencehoa.com

Adult Sports--Co-ed Adult Softball
Organizes fun, interesting sports activities for the entire community so neighbors can meet and socialize with each other for friendly competition.
Meetings:  4th Fridays, 8:30 p.m., Main Clubhouse.
Chair:  Carlos Valenzuela

**Architectural Review Committee**
arc@providencehoa.com

Reviews plans for exterior home improvements & ensures that they fall under the guidelines stipulated in the CC&Rs. Membership is confidential.

Get Involved...
Attend a Meeting of Your HOA Board of Directors.

If you wish to make a presentation before the Board, submit your request at least 72 hours in advance of the Board meeting. The request should be sent to the Providence HOA General Manager at hoamanager@providencehoa.com.
Dear Providence Homeowner,

The current economic times continue to mandate that all businesses carefully evaluate operating budgets to ensure that income is relative to expenditures. Our Association is no exception to this. As Providence grows, it is experiencing the same challenges faced by both businesses and individuals in today’s marketplace. You have the commitment from the Board of Directors and FirstService Residential to continue to act in a conservative manner as stewards of the community to protect and preserve property values.

Please be advised that by Resolution of the Board of Directors the homeowner assessment for 2015 has been set at $720 annually, payable in two semi-annual installments of $360.00 each. This adjustment becomes effective with the April 2015 billing cycle. This equates to less than 10% per year increase (or $5.00/month) as permitted by the By-Laws of the Providence Homeowners Association, Inc.

There are several reasons behind the necessity to increase the dues, including:
1. Assessments have not been raised since 2009 or 6 years ago.
2. As we continue to grow, we need more Reserves to maintain all of the assets.
3. The costs of numerous contracts have increased over the past 6 years.
4. The growing number of amenities to meet the needs of our residents puts demands on the budget.

A complete overview of the 2015 budget will be presented at the 2015 Annual Meeting which will be held in April 2015. Should you have questions regarding the Association, or how your dues are allocated, you may contact the Association Manager, Cody Watson, at hoamanager@providencehoa.com.

If you have a question regarding your homeowner account, please contact Account Services Department at (877) 378-2388 or visit their website at www.fsresidential.com. We thank you for your continued support of the community.

Sincerely,

The Board of Directors
Providence Homeowners Association, Inc.

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**2015 Assessments Increase by $5.00 per Month**

Recently, a letter from the Board of Directors outlining the 2015 Annual Association Assessments went out to all homeowners. A copy of the letter has been provided below.

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**“There was a farmer had a dog and Bingo was his name-o! B-I-N-G-O...” Look at how packed Bingo night was! Thanks to everyone who came out and had a blast with us!”**

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**A look back at The Annual Barktoberfest**

The Annual Barktoberfest was another great hit! Many cute dogs came out to show off their stuff!
Help Wanted

Do you have a flair for writing? Are you involved in your community? Would you be interested in helping write articles for each newsletter that comes out, we would love to have you volunteer.

The more homeowners that we get involved in writing articles and/or submitting pictures, the more enjoyable it is for everyone read. If you don’t have the time to volunteer, but still have a local community story idea, please feel free to pass it along, as well. All inquiries can be emailed to hoamanager@providencehoa.com.

Ding-Dong-Ditch

I t’s one of the oldest pranks in the book: the “ding dong ditch.” The prankster rings the victim’s doorbell, then quickly runs away or hides before the resident answers. The unsuspecting victim drops what they’re doing to answer the door, only to find that no one’s there.

While the kids think this may be a fun prank, it has the potential to get someone seriously hurt. There have been numerous reports of this happening all over Providence. Should it happen to you, please make sure you let the Sheriff Department know it is going on.

Parents, please talk with your kids about the dangers of this prank.

Tips for Holiday Dining

How to be a Great Host or Hostess

By William Socket, goarticles.com

Delicious food, beautiful decorations, and good company are the three ingredients of a successful holiday event. Make your meal the main attraction when you decorate your dining table and create centerpieces. Centerpieces are the focal point of your holiday table and help set the tone for your gathering.

Choosing a theme for your table setting is an important first step. Once you have decided on a theme, you can choose the colors, flowers, and decorations that will create a festive atmosphere. You can choose colors and flowers that match the theme of your dinner, or you can use colors and flowers that complement the colors of your home. When planning your centerpiece, think about the height and weight of the display. You want to create a festive atmosphere, but you don’t want to create a table-top collision. The flowers or leaves can be submerged in the stems. Another idea is to glue the stems of flowers and leaves to the base of the vase with waterproof adhesive. Cover the base with colorful pebbles in fall colors of red and gold. Add floating candles on top to complete the centerpiece.

Besides centerpieces and party decorations, the food is an important part of holiday entertaining. Classic entrees like turkey for Thanksgiving and ham for Christmas are always a good idea. Be mindful of your guests’ eating preferences, such as vegetarian food or gluten-free food. For Christmas, consider serving food that is easy to prepare. Some ideas include homemade pies, whipped cream, and potatoes. For Thanksgiving, consider serving food that is easy to prepare. Some ideas include roasted turkey, mashed potatoes, and gravy.

Turning a Negative Into a Positive

Foreclosures with Providence Village

Over the last several years, foreclosed homes have become a common sight throughout communities all over the United States; Providence Village is no exception.

Prior to a family losing their home, there has typically been some sort of continued financial struggle that led them there. Because of this, the property may have started to deteriorate long before the foreclosure occurs. We’ve seen these homes throughout our community. Unfortunately, they don’t get much better when the bank takes possession of the property or when it is turned over to HUD in some cases.

The top priorities for both the bank and HUD are to secure the property and resolve any safety issues that may be present. These properties are not difficult to spot as we drive around and have obvious negative impact on the community. These properties don’t have water supplied to them, so the lawn and any other foliage may begin to die and is not replaced by the bank or HUD; the grass may grow quite tall before the next scheduled mow; the fence may remain in disrepair, etc. These unsightly properties can affect marketing within the community and the moral of neighboring homeowners.

However, there are positive aspects that occur when the property falls into foreclosure and once the property is sold. Once a listing broker is assigned the property, the realtor will place pressure on the foreclosing agent to bring the property up to par. The realtor will work to in order to provide the most curb appeal possible during the marketing of the property. The listing broker’s interest is in the sale of the property, and therefore is an ally in getting the most out of the foreclosing agent in regards to maintaining the visual aspect of the property.

When looking forward to the sale of the property, any and all HOA violations will be disclosed to the new homeowner once a contract is signed. Once the new homeowner moves in, they will be a better financial situation to resolve the outstanding violations and contribute to the community through HOA assessments.

The time during which the property is being maintained by the bank or HUD, etc. can be a very frustrating time for surrounding homeowners, because it is not being maintained to the standards within the community. Once a new owner takes possession, they become part of our community. Their care and pride in their newly acquired home will begin to show and brighten-up a once dark spot within Providence Village.
This is the perfect time to plant bulbs for Spring, they should be in the ground before the first frost and planted while the soil is still easy to work with. Some of the most popular bulbs are tulips, hyacinth and daffodils. Iris, daylilies and gladiolas should also be planted at this time of year, although they are not “true” bulbs, but; rhizomes, tubers and corms, respectively. Yet all of these, like bulbs, require the cooler soil of winter to generate healthy new growth in spring.

Transform your landscape with the addition of fresh, colorful blooms! Pansies are by far the most popular Winter color. The ‘Matrix’ Pansy has been outstanding for our Texas weather. It will not “stretch” during bouts of warm temperatures and is bred to grow out, not up. This compact grower offers shorter stems to support large colorful blooms. Dianthus (also known as “Pinks”), Snapdragons, Cyclamen, Violas and the fragrant Alyssum are also good choices for cold tolerant annuals. Ornamental Cabbage and Kale provide interesting texture in the landscape as well as color. For best effect, limit your planting to two or three colors per bed.

The key to growing beautiful annual flowers is soil preparation. Work Calloway’s Flowerbed Mix into the soil, or organic compost, to a depth of 6” to 8”. Adding Calloway’s Flower Food to the soil at the time of planting will provide the extra nutrients for growth and blooms. Remember to add 2 to 3 inches of mulch to all beds to reduce moisture loss, prevent weeds from germinating and to insulate the soil from the cold. These same annuals can be used in patio containers. Fill your container with fresh potting soil and plant food. Keep them watered as necessary and remove faded flowers to encourage repeat blooming.

If want beautiful Bluebonnets in the Spring, sow the seed in early November! Please remember the birds. Texas is a haven for birds. No other state in the United States has more species within its boundaries. There are currently over 620 species documented in Texas, which is almost 75 percent of all bird species recorded in the continental United State. To attract the widest variety of wild birds, you should consider placing a wide variety of bird feeders and food around your yard. Probably one of the single most important elements to include is water. Saturday, November 1st at 10:15 am – Birding Basics: Creating a Bird Friendly Backyard Information courtesy of Calloway’s Nursery ©2014, calloways.com. Attribution to Calloway’s required for all use and reproduction.
1. Buy Safe Toys
If you plan to buy toys for the kids in your life, choose age-appropriate toys and look for labels with safety advice. For young children, avoid toys with small parts, sharp edges, and electric toys that can heat up. Always purchase safety gear in addition to sports-related gifts or ride-on toys, such as bicycles or skateboards. Get additional toy safety tips from the Consumer Product Safety Commission website.

2. Celebrate on a Budget
The holidays can be expensive, but you don’t have to break the bank to celebrate. Take a few minutes to decide how much you can afford to spend on gifts, travel, parties, decorations, and other holiday expenses. Once you’ve created a spending plan, keep track of your purchases. Shopping online can help you stick to a budget as you’ll avoid the temptation of store displays and may be able to use coupons and promotion codes. Before you buy, look for free shipping offers; check ordering deadlines to ensure that your gifts will arrive on time; and read the return policy.

3. Give the Gift of Service
Sometimes the greatest gift you can give to others is service. Studies show that reading to a child just three hours a week significantly improves his or her reading skills. If you help out at a local soup kitchen or food bank, you are directly providing meals to hungry individuals. Visit Serve.gov to find volunteer opportunities in your area or create your own and recruit others.

4. Find Seasonal Employment
Even in a tough economy, businesses need extra help around the holidays. Seasonal employment can help supplement your income and potentially lead to a permanent position. If you need to update your resume, get resume and interview tips on CareerOneStop.org. Visit USA.gov for online tools and resources to help with your job search.

5. Get Through the Holiday Blues
The holidays aren’t joyous for everyone. This time of year can bring stress and feelings of loneliness. Exercise, focusing on positive relationships, and doing things that you find rewarding can help with depression. Visit the National Institute of Mental Health for tips on how to help yourself if you’re depressed. Keep in mind that winter depression could be a sign of seasonal affective disorder (SAD), which is caused by the lack of sunlight. Treatment for SAD is much like other forms of depression, but may also involve light therapy.

6. Pay Attention to Food Portions & Physical Activity
The holidays are a wonderful time to celebrate with family and friends, but celebrations sometimes involve over-indulging in sweet treats and heavy foods. Even if you only gain one or two pounds during the holidays, these gains can add up over the years. The holidays are probably not the ideal time to try to lose weight, but you can take steps to maintain your weight. Visit ChooseMyPlate.gov for tips on how to enjoy your food but eat less of it, and how to make physical activity a regular part of your day.

7. Reduce Holiday Waste
The holiday season includes many opportunities to reduce waste, recycle, and reuse items. Did you know that about 40 percent of all battery sales occur during the holiday season? Consider buying rechargeable batteries (and a charger) for electronic gifts to help reduce the amount of harmful materials thrown away. After the holidays, look for ways to recycle your tree instead of sending it to a landfill. If you plan to send greeting cards, consider purchasing ones that are made of recycled paper or sending electronic greetings. Visit EPA.gov for more ideas on how to reduce waste, save money, and help the environment.

8. Pack for Hassle-Free Air Travel
You can get through the airport security line faster by traveling with unwrapped gifts and following the 3-1-1 rule when carrying on liquids. You may have favorite liquid food items (like cranberry sauce and gravy) that you want to enjoy during the holidays, but it’s best to put them in your checked bag or ship them ahead of time.

If you’re at the airport and need last-minute information about what you can and can’t bring through security, use the MyTSA app or mobile website. Visit TSA.gov to learn more about flying with food or gifts.

9. Keep Food Safe
Holiday buffets are convenient ways to entertain a crowd, but leaving food out for long periods of time can invite bacteria that cause foodborne illness. To keep your holiday foods safe, cook them thoroughly, use shallow containers, never leave them sitting out for more than two hours, and keep them at the appropriate temperature. Get more food safety tips from the Food Safety and Inspection Service.
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December 2014

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February 2015

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