



# Woodcreek Summer Newsletter

A PUBLICATION OF WOODCREEK FATE HOA, INC.

## Letter from the Developer

Dear Woodcreek Resident:

Happy Summer. After this last winter, I'm sure we are all ready to put up with some heat and humidity, and hope for more much needed rain. If you already haven't done so, I invite you to come over to the Amenities Center and check out the improvements that have been completed.

The new summer kitchen on the pool deck is the perfect place to hang out on a sunny day and do some grilling on the new built-in stainless steel grill. We've just installed several additional shade structures so plan on staying awhile.

If you haven't stopped by recently, check out your Fitness Center inside the clubhouse. We have redesigned the entire room and installed all new professional grade equipment including treadmills, elliptical machines, and stationary bikes with video screens, complimented by a new array of free weights. The flat screen TVs are all new, as is the rubber fitness flooring.

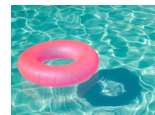
As the summer progresses, look for changes around the community. We are working on a comprehensive signage program that will more easily direct visitors around to find the builder's models. In addition, we are planning a new model center just north of the Amenities Center which will showcase several new model homes by our great builders. If you have friends or family who are looking to relocate to Woodcreek, a great place for them to start is our Welcome Center just inside the clubhouse.

Speaking of staying informed, visit our Facebook Page (<https://www.facebook.com/woodcreekrockwallfate>) often to see what is going on. In conjunction with your HOA, we hope to plan some fun events and giveaways during the summer, so stay in touch. We welcome your comments and hope you will keep them coming.

Sincerely,

Patrick Sessions  
Managing Director, Southstar Texas

## 6 Simple Rules to Swim By...



To keep the poolside experience as enjoyable as possible, make sure you and your family follow these simple etiquette rules.

- √ Don't be a space hog. If you have the desire to go swimming, chances are almost everybody else in your neighborhood does, too.
- √ Wear suits that are suitable for the public.
- √ Keep noise levels down.
- √ Watch your kids. Sounds simple, right? Except that if everyone did this, there wouldn't be kids running around, splashing everybody, and making life difficult for the pool visitors.
- √ Clean up after yourselves. A trip to the pool isn't complete without a few snacks to keep everyone's mood and energy levels elevated.

## What's Inside...

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**HOA's are "grass roots" organizations** often referred to as the most involved form of democracy in America today. Community members elect a board of directors for the association. Many HOA members also serve on committees that oversee the everyday details of managing the association. Read more about these committees inside.

## A Word from the Manager

These last three years have been a true challenge for all North Texans who enjoy spending time working (or playing) in their lawn and garden. Plants need three basic things to survive: light, water, and nutrients. Since 2011 the lack of natural rainfall has imbalanced this three legged stool. We've each witnessed the resulting crispy brown Bermuda and St. Augustine grass, rows of shriveled shrubs and dessicated trees, and wilted flowers by the bushel. It's enough to make even the most seasoned gardening enthusiast walk away in frustration.

But this year I am proud to say that instead of throwing in the collective towel, residents have learned to adapt to conditions and are succeeding wildly in creating truly eye-catching lawns and landscaping. In my weekly travels throughout the community I can honestly say that I have never seen more pride of ownership demonstrably in evidence. Despite the difficulties of ongoing water restrictions and more than one significantly damaging storm, the vast majority of Woodcreek homeowners are keeping some really beautiful lawns. There are more native species, colorful perennials, drought-tolerant plants, and vibrant flats of flowers appearing in individual landscape beds than I have ever seen.

And it's not just me who has noticed these sweeping improvements. Rather than naming one winner and one runner-up for each of the three neighborhoods as is traditionally done, this month's competition was so close that I was asked by the Landscape Committee to share the full list of all honorable mentions. Each of the property owners below deserves to be commended for their hard work. I hope you will join me in congratulating the winners of the July 2014 Yard-of-the-Month contest.



### Lafayette Neighborhood

WINNER: 206 McKinney Trail

HONORABLE MENTIONS: 402 Florence Drive, 105 Vance Court, 321 Deaton Drive, 303 Deaton Drive, 652 Grisham Drive, 747 Baxter Trail

### Bradfield Neighborhood

WINNER: 195 Hampton Drive

HONORABLE MENTIONS: 619 Louder Way, 698 Cannon Drive, 659 Payton Way, 810 Cauble Drive, 776 Ruffian Way, 617 Collins Lane



### Barringer Neighborhood

WINNER: 908 Mangrove Drive

HONORABLE MENTIONS: 524 Magnolia Drive, 315 Hawthorn Drive, 317 Hawthorn Drive, 312 Chinaberry Lane, 308 Bayberry Drive, 443 Hackberry Drive



While I am pleased to recognize the efforts of these award-worthy households, I would be remiss in my duties if I neglected to include a few reminders about basic landscape maintenance standards. When mowing grass, please remember to take the time to blow or sweep up grass clippings rather than leaving them on the sidewalk and street. Similarly, unimproved lots are private property and they should not be used as dumping grounds for lawn and tree trimmings.

Keep up the impressive work, Woodcreek residents! I am honored to share in your success and take pride in managing this great neighborhood you call home. I thank you for your help in creating and maintaining a quality residential community with attractive curb appeal enjoyed equally by residents, guests, and prospective home buyers.

Jonas Tune  
Director On-Site Division, Woodcreek Homeowners Association, Inc.



# Family Pool Party

We had a great time at the first HOA Family Pool Party of the season. Rockwall Pets was on site to provide homeowners an opportunity to add a furry family member, and DJ Josh kept the kids entertained with games, music, and his own brand of unflagging enthusiasm. Is that someone from your household in the picture? Well don't fret - you'll still have a chance to share a smile on July 19th and August 16th!



# Covenants Corner

One of the primary reasons an HOA exists is to enforce the community's protective covenants to preserve property values. All residents of Woodcreek become mandatory members of the HOA. A summary of violation activity by category from January 1st through June 30th, 2014 follows. The community governing documents are available for download or viewing on the HOA website [www.woodcreekfatehoa.com/formsdocuments.html](http://www.woodcreekfatehoa.com/formsdocuments.html). Should you have questions about a specific covenant, please contact the manager for guidance and clarification.

<b>Violation Categories/Sub-Categories</b>	<b>Count</b>
ACC MOD-Fencing	13
ACC MOD-Landscape borders	3
ACC MOD-Landscaping	1
ACC MOD-Paint Color	2
ACC MOD-Play Equipment	1
ACC MOD-Pool	4
ACC-Storage Sheds	15
Basketball-Not Allowed	2
Basketball-Store In Approved Area	24
BBQ Grills-Location	4
Driveway-Remove misc. items	12
Exterior of Home-Needs to be Cleaned	8
Exterior of Home-Remove debris	14
Exterior of Home-Remove misc. items	6
Fence-Repair	19
Landscaping-Cut Lawn	143
Landscaping-Missing Front Yard Tree	13
Landscaping-Missing landscaping	5
Landscaping-Mulch Landscape	5
Landscaping-Other	9
Landscaping-Remove Grass/Weeds in Flowerbeds	38
Landscaping-Remove Tree Stump/Dead Tree	1
Landscaping-Replace damaged tree	3
Landscaping-Replace Dead Landscaping	1
Landscaping-Replace Dead Sod	1
Landscaping-Replace Tree	40
Landscaping-Trim Trees	1
Mailbox-Non Compliant	2
Mailbox-Repair	2
Maintenance / Repair-Garage Door	1
Nuisance-Excessive Noise	8
Nuisance-Other	2
Other-For-Rent Sign	14
Other-Holiday Decorations	9
Other-Other	1
Pets-Excessive Noise	12
Pets-Not on leash	1
Property Maintenance-Other	3
Property Maintenance-Screen A/C	75
Repairs-Misc	1
Trash Receptacle/Recycle Bin-Improper Disposal	1
Trash Receptacle/Recycle Bin-Store Out Of View	329
Vehicles-Commercial Vehicle	7
Vehicles-Recreation Vehicle	8
Vehicles-Remove disabled vehicle	5
Vehicles-Remove Trailer	23
Vehicles-Watercraft	7
<b>Total:</b>	<b>897</b>



## Barbecue & Fire Safety Suggestions

Summer cookouts and camping trips are fun for the whole family. Our hot, dry Texas weather brings the added responsibility of fire safety to these activities. Because of multi-year drought conditions, it is increasingly important to be cautious when grilling, using a fire pit outdoors, or any other activity that could cause an unintentional spread of fire. There are several measures that can be taken to ensure that a fire does not begin.

- Wet the area surrounding the grill or fire pit before lighting
- Keep firewood and lumber away from houses and secondary structures
- Clean gutters on a regular basis to avoid build-up of leaves and debris
- Have fire tools handy such as a fire extinguisher, shovel, rake, bucket for water, and ladder that is tall enough to reach your roof
- Place connected water hoses on all sides of your home for emergency use
- Keep propane and gasoline in approved storage containers
- Assure that you and your family have a household escape plan in case of fire
- Routinely check your smoke detectors and replace back up batteries inside your home



Source: Texas A&M Forest Service



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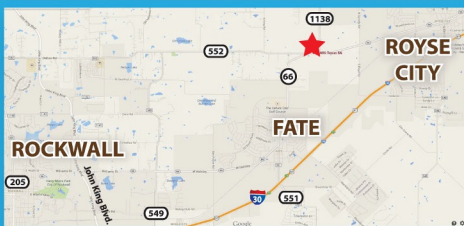
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## SUMMER LESSONS & CAMPS: July 7 – August 22, 2014

### Private Lessons

Piano: age 6 and up  
Guitar & Drums: age 8 and up  
Violin: age 5 and up  
Viola: age 5 and up  
Cello & Bass: age 8 and up  
Voice Lessons: age 12 and up



### Other Camps Include

Beginner Guitar Camp: Ages 9-11 - July 14-18  
9:30am - 12pm  
Art Camp 3D Drawing: July 14-18  
9:30am - 12pm  
Beginner Guitar Camp: Ages 12-15 - July 21-25  
9:30am - 12pm  
Art Camp Paper Mache: Ages 7-12 - July 21-25  
9:30am - 12pm  
Music Sampler Camp: Ages 8-12 - July 28-August 1  
9:30am - 12pm  
World Drum Camp: Ages 8-12 July 28-August 1  
12:30pm - 2:30pm  
Orchestra Camp: Ages 9-11 - August 18 - 22  
6th Grade 9am-11am  
7th & 8th Grade 12pm - 2pm



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### Children + Cars + Summer Heat = CAUTION!



Summer is here and the heat is rising. Short trip or long, be mindful of your children and avoid leaving them alone in your vehicle. The temperature of a parked vehicle can reach deadly levels in a matter of minutes, even with a window cracked or rolled down. A child's body can overheat easily, and infants and children under four years of age are at the greatest risk for heat-related illness. It does not take long for a child to die of a heatstroke if left unattended in a parked car. The NHTSA urges parents and caregivers to take the following precautions to prevent heatstroke incidents from occurring:

- Never leave a child unattended in a vehicle - even if the windows are partially open or the engine is running and the air conditioning is on;
- Make a habit of looking in the vehicle - front and back - before locking the door and walking away;
- Ask the childcare provider to call if the child doesn't show up for care as expected;
- Do things that serve as a reminder that a child is in the vehicle, such as placing a purse or briefcase in the back seat to ensure no child is accidentally left in the vehicle, or writing a note or using a stuffed animal placed in the driver's view to indicate a child is in the car seat; and
- Teach children that a vehicle is not a play area and store keys out of a child's reach.

Community members who see a child alone in a hot vehicle are urged to immediately call 911. A child in distress due to heat should be removed from the vehicle as quickly as possible and rapidly cooled.

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## Water Conservation Reminders



All member cities served by the North Texas Municipal Water District (NTMWD) remain under Stage 3 water restrictions, with a targeted goal of 10% reduction in water usage by each city. Stage 3 restricts watering of yards with an automated sprinkler system to once every two weeks. To reduce the possibility of entering Stage 4 later this year -which would prohibit all outdoor watering - citizens are encouraged to practice smart water use and take measures to save water.

All residents have assigned watering days depending on your home address. If your address ends in an odd number, your designated watering days are the 1st and 3rd week of every month on your normal trash pick-up day. If the last number of your home address is an even number, your watering days are the 2nd and 4th week of every month on your usual trash pick-up day. See below for mandatory water conservation strategies for all water consumers.

- Eliminate watering between 10 AM and 6 PM
- Wait until the current drought has passed before establishing new landscaping
- Do not drain and refill swimming pools (except to replace normal water loss)
- Halt non-essential water uses including street cleaning, vehicle washing, ornamental fountains
- Foundations, new landscaping, new plantings (first year) of shrubs and trees may be watered for up to two hours on any day by a hand-held hose, soaker hose, or dedicated zone using drip irrigation

When hand watering, stage 3 restrictions stipulate that your hose must be equipped with a shut-off spray device to avoid water waste. It is helpful to have a working water hose with no leaks. Some tips to extend the life of your water hose and save money include:

- Use a shorter hose to avoid kinks and bends. The longer a hose is, the more difficult it becomes to move around and store, increasing the likelihood that you will yank, twist, or snag it. Where possible, use a 25- or 50-foot hose in place of a 75- or 100-foot garden hose.
- Don't drag the hose by the spray nozzle. This weakens the coupling where the hose and nozzle connect, which is a typical source of leaks. Pull using the hose itself rather than the nozzle.
- Drain hoses after using. New homes in North Texas are equipped with frost-proof, self-draining hose bibs. However, turning the water off at the hose bib only drains the water inside the hose bib (or spigot). If you are in the habit of leaving your hoses charged with water, they're under continuous pressure, which will stress the inner tubing and increase the likelihood of leaks.
- Avoid exposure to direct sunlight for long periods of time to prevent material breakdown. The sun's UV rays will quickly damage the outer lining of a hose, causing cracks...and water left inside the hose will heat and expand.
- Roll up your hose between uses instead of leaving it in a pile, which will create kinks that will become bends, then cracks, then tears.
- In the case of a pinhole leak, clean and dry the area, and apply a thin layer of rubber cement or bicycle tire repair glue. Once dry, wrap the affected area with silicone or rubberized tape which will stretch to create a watertight seal.
- For larger leaks buy a splice repair kit for about \$10. These usually feature two slip-on clamps and a brass connector. Cut out the damaged section of hose and use the clamps to splice the hose back together.
- For leaks where the hose attaches to the spigot check the coupler at the end of the hose. The rubber washer inside may be cracked, damaged, or missing.
- A "hose saver" is a 6" to 8" piece of reinforced hose wrapped in a steel spring. For about \$5, this can prolong the life of your garden hose. Simply slip over the hose connector end and use the hose saver rather than the spray attachment when moving your hose throughout your lawn.

Source: Monica Hemingway, BottomLine Publications

## Mosquito Control Tips



The end of June brought welcome rainfall, but along with it came an increase in mosquitos. Check your yard for standing or stagnant water which mosquitos will use to breed. Lawn pottery and planters, birdbaths, children's toys such as wagons or inflatable pools, empty coolers, and old tires are common culprits where standing water can be found. Fortunately, there are several natural remedies to help steer mosquitos and other pests away from your yard that also happen to add attractive color to your landscape.

Citronella (a.k.a. 'Mosquito plant') can be planted directly in the ground or in containers surrounding patios, decks, and other locations where your family gathers outdoors. Marigolds can prevent mosquitos from entering a specific area as well as serving as a brightly colored garden border. Just make sure you plant them in an area with access to full sunlight.

Herb gardens are effective for the prevention of mosquitos and also provide a fresh, home grown touch to meals. Rosemary, basil, lemongrass, and garlic are the best choices for this purpose. A natural mosquito repellent can easily be made using essential oils such as lavender, lemon balm, peppermint, eucalyptus, or rose geranium.

If you're more comfortable placing your trust in man-made mosquito deterrents, choose a mosquito repellent that contains the chemical DEET. A strong ceiling fan at your covered patio will help to mask carbon dioxide. Mosquitos are at their most active in the hour before and after sunrise and sunset.



# July - December HOA Events



facebook.com/woodcreekfatesocial



twitter.com/woodcreekfate

Social Committee email [social@woodcreekfatehoa.com](mailto:social@woodcreekfatehoa.com)

## Mark your calendars for these once per year fun-filled family events!



**Daddy/Daughter Dance:** 4-6 p.m. Saturday Sept. 13. Dads, dress your best and be ready to Limbo, Hula Hoop, do the Hokey Pokey and more! Finger foods will be served. Due to the popularity of this event, limited free pre-registration ends Sept. 9. Email [social@woodcreekfatehoa.com](mailto:social@woodcreekfatehoa.com) to register. At the door, admission will cost \$2/ person

**Fall Garage Sale:** Dawn 'til dusk starting Thursday Oct. 2 through Saturday, Oct. 4. No pre-registration is required. Signs may be placed out over this 3-day period for sales



**Fall Festival / Halloween in the Park:** 2-4 p.m. Sunday Oct. 19. A vendor and craft fair with bounce houses, games, face painting, a mini pumpkin hunt and more. Costumes welcome but not required. Interested in participating as a vendor or volunteer?

Please contact [social@woodcreekfatehoa.com](mailto:social@woodcreekfatehoa.com). Preregistration is required for all vendors.

**Holiday Decorating at the Clubhouse:** 11 a.m.-2 p.m. Saturday Nov. 22. Help the Social Committee decorate the clubhouse for the holidays. Put up the clubhouse tree, hang the ornaments, get out the décor and more! Even 15 minutes can be a big help.



**White Elephant Gift Exchange & Pot Luck Party:** 5-8 p.m. Saturday Dec. 6. Sign up to bring food items on [facebook.com/woodcreekfatesocial](https://facebook.com/woodcreekfatesocial). Never been to a White Elephant Party? Check out the instructions on [facebook.com/woodcreekfatesocial](https://facebook.com/woodcreekfatesocial) and come ready for fun!

**Polar Express:** 6-9 p.m. Friday Dec. 19. Enjoy a bused tour of the neighborhood to look at holiday lights and ride the mini Polar Express train. 1 pet food item or \$2 = 1 ticket per person to ride on either bus or train. Also enjoy hot cocoa, cookies and crafts while meeting Santa Claus and Mrs. Claus at the clubhouse.



## Don't miss these great Recurring Events!



**Family Pool Parties:** 10 a.m.-2 p.m. Saturdays July 19 and Aug. 16. Bring the whole family to enjoy radio-friendly music spun by DJ Josh, great games for all-ages and lots of extra fun in the sun!

**Welcome Desserts:** 2-3:30 p.m. Sundays Aug. 3 and Oct. 12. All residents are invited. Get answers to questions about the community and meet new neighbors. Light refreshments provided. Enter a free raffle for a prize pack.



**Scrapbook/Crafters Pinterest Club:** 6 p.m. to midnight Fridays July 25 and Oct. 10. Do you enjoy doing traditional/digital scrapbooking, crafts, sewing/quilting and ideas from Pinterest? Want to learn how to upload/save photos on your phone? Come use the free WiFi at the clubhouse, refine your technique, learn tips from fellow crafters and socialize.

**NFL Sundays:** Are you ready for some football? The HOA is looking for a few good men interested in being the Woodcreek NFL Commissioners. We need to identify 3-4 willing residents who will come down to the clubhouse starting Sept. 7 to take advantage of the HOA's new subscription to the NFL Sunday Ticket and watch regular season games on the new 70-inch TV. A secondary 55-inch TV is available for alternate games. Bring your own refreshments and snacks to watch the early and late games. Please contact the manager if you have an interest in helping to make this happen.



**Freezer Meal Workshops:** 11 a.m. Saturdays July 12, Aug. 2, Sept. 6, Oct. 4, Nov. 1 and Dec. 6. Get a head start on stocking your freezer with easy-to-prepare recipes. RSVP and get details at [facebook.com/woodcreekfatesocial](https://facebook.com/woodcreekfatesocial).

**Ladies Night Out - Bunco Night:** 7-10 p.m. Fridays Sept. 26 and Oct. 24. Play free Bunco, BYOB and bring an appetizer to share.



**Co-Ed Poker:** 7 p.m. to midnight every 3rd Friday. Ages 21 and up only. \$40 buy-in to play Texas Hold 'Em Poker. Bring your own refreshments, snacks and your best poker face.

**Woodcreek Women in Business:** 7-9 PM Wednesday 8/13 - Open to all female business owners and professionals who wish to establish professional contacts and network.



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### That streetlight is out!

Oncor Electric owns and maintains the tall street lights scattered throughout Woodcreek. Should you observe a nonfunctional street light in need of service, please report the issue directly to Oncor Electric for prompt repair. The company's website is [www.Oncor.com](http://www.Oncor.com), or telephone 888-317-4747. The website is very user-friendly, allowing you to input your street address and navigate with ease to the light in question. As Oncor says, "thanks for helping to keep the lights on!"



### Are you considering a home improvement project?



All exterior property modifications or improvements require review and approval by the Architectural Control Committee (ACC) before work is initiated. ACC request forms are found online by visiting the 'Forms and Documents' section of the HOA website,

located at [www.woodcreekfatehoa.com](http://www.woodcreekfatehoa.com). While the By-Laws provide for a period of up to 30 days for review, the ACC review process is often completed more quickly. To allow sufficient lead time to schedule work with your contractor, please factor the review period into your improvement project planning.

### Clubhouse Rentals, Outdoor Kitchen, Pool Parties, Athletics Field Booking



If you'd like to check availability for a private event, we are here to help you! Weekday rentals (Mon-Thurs) are \$100, and weekend rentals (Fri-Sun) are \$150; \$500 security deposit is required. Clubhouse rentals are booked in 5-hour increments, with reservations accepted up to 90 days

in advance of your desired event date. Outdoor kitchen rentals are taken in 2-hour blocks with a \$25 fee.

Pool parties and use of the multipurpose athletics field (for practices, games, bounce houses, etc.) must be scheduled through the management office as well. There is no fee to schedule a pool party or use of the multipurpose athletics field. Please contact the management office by emailing [manager@woodcreekfatehoa.com](mailto:manager@woodcreekfatehoa.com) or by phone at (972) 722-6484 for assistance. Accounts must be in good standing.