

WOODCREEK

F A T E - T E X A S

Fall 2015

A PUBLICATION OF THE
WOODCREEK HOMEOWNERS
ASSOCIATION, INC.



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A Letter From the Developer New Happenings and Milestones

Greetings from Southstar Texas, the developer of your community, Woodcreek. As we approach the end of another year and the holiday season, I wanted to give you a quick update on the happenings and milestones in the community.

You have, no doubt, noticed quite a bit of construction activity along C.D Boren Parkway as we prepare land for our builders to begin a variety of new neighborhoods. Our builders, including Altura , Bloomfield Homes, D.R. Horton, Dunhill Homes and Megatel Homes will be showcasing their homes in a variety of styles and prices. All the builders will include exciting new models in our Model Village which will premier early next year at the corner of Woodcreek Boulevard and C.D. Boren Parkway."

The new amenity center located in the D.R. Horton neighborhood will begin construction early next year, with completion scheduled for late summer. This center will add a large pool, play and picnic areas and walking paths. The amenity will be open to all residents of Woodcreek.

Plans are being completed for our new dog park. The one big change in the plans is the location. We have decided to move the dog park to the field behind the kid's playground just north of the amenity center. The dog park will only be available to residents of Woodcreek, and will be accessible by using your pass card.

We are continually impressed by the scope of activities and events that are offered by your HOA management and staff and we hope you continue to take advantage of these events. As always, we encourage you to suggest ideas for new activities and facilities to the HOA management. Have a great Fall and Holiday Season.

—Pat Sessions,
Southstar Texas

A Letter From the Manager

Positive change is actively happening in Woodcreek and I could not be more proud to be a part of your management team. We have seen great success with our new lifestyle events this year and are excited to kick off the first of several day trips for Woodcreek's newest group, Freebird Travelers, as they venture to Choctaw Casino on October 21st. Before evenings become too chilly, we also invite you to join us for a showing of *Shrek* at the last Movie in the Park on October 24th.

I think you will be as thrilled as I am to welcome Landscape Development Services onto the property at large as our new commercial landscape service. Each landscape bed on the property will be getting a facelift this fall. You'll soon see beautiful fall color and fresh mulch across the property.

I encourage residents to decorate your landscape for a special autumn edition of the Yard of the Month

program hosted by the Woodcreek Landscape Committee. Driving across the property, it is obvious that many residents have already sprung at the chance to get their yard ready for the season.

Over the summer, I had the pleasure of speaking with several residents who are interested in getting more involved in the community by serving as committee volunteers. It is truly an invaluable asset to the community to see so many residents wanting to play a role in the way the community functions as it grows. We look forward to releasing the event calendar for 2016 this winter and increasing resident involvement in each of these events. If you feel the urge to get involved, please reach out to management and we will be delighted to sign you up as a volunteer.

— Mallorie Barr,
General Manager

COVENANTS CORNER

GETTING TO KNOW YOUR CC&Rs

Street Parking

Many residents believe the street in front of their home is an extension of their property. However, all streets in Woodcreek are public right of ways, meaning that vehicles may be freely operated and parked by any resident, guest or business providing service to a homeowner. With that said, the HOA does have various restrictions on specific types of vehicles, of which one would be an inoperable or disabled vehicle. In order to be classified as an inoperable or disabled vehicle, a vehicle must either have an expired state inspection/registration sticker, have significant body damage to the point of not being able to legally drive, or have been sitting for an extended period of time. A compliance notice cannot be opened by the HOA unless the vehicle is considered inoperable or disabled, not because a vehicle is parked near your home.

As a homeowner, your other option is to contact Fate Department of Public Safety and report this vehicle as inoperable for the above reasons. Because this is a vehicular matter located within the public right of way, which falls within Fate DPS's jurisdiction, that department may be able to more promptly respond than the HOA is able. The Fate DPS non-emergency line is 972-771-7724.

Bulk Trash Pick Up

A single bulk item will be picked up weekly on your scheduled garbage day as long as it is no more than 4 feet wide and 50 pounds.

Progressive Waste provides pick up for multiple bulk items by appointment only. Price varies depending on size and number of items and an appointment can be made by calling 903-450-8282. Please note that a compliance notice will be issued from management if we are not made aware of an already scheduled bulk pick up by the resident. By reaching out to management beforehand, a note will be made on your account in order to not incur a notice. Your communication is greatly appreciated.

Landscape Tips For FALL

With summer now behind us, our minds shift from swimming pools and soaring heat to time with family and the holidays ahead. Before you clean your lawn tools for the year, keep in mind your lawn and what you can do now to have success during the next spring. Consider applying a lawn fertilizer to your lawn one last time, specifically Scott's Winter Guard. They provide nutrients to

help repair damage from summer heat, drought, and activity. They are also designed to release nutrients to your lawn during the winter months to keep the root system healthy, strong, and growing. We often look at our lawns when they go dormant and we really don't consider they are still alive and still require nutrient intake. When it's time to emerge out of dormancy, your lawn will green up faster and thicker, helping to choke out weeds for next



spring! If you have Bermuda grass, you can get it with a weed control too that will kill off any existing weeds you might already have.

—Philip Authement,
Scott's Miracle Grow
Sales Manager &
Woodcreek Resident

Yard of the Month Sponsored by



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- Install New Grass
- Install New Trees, Bushes
- Seasonal Color
- One Time Cleanups
- Insured

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Lafayette— 406 Hurst
Barringer— 426 Fireberry

September

Bradfield— 663 Payton
Lafayette— 402 Florence
Barringer— 403 Sugarberry



Social Committee

The Daddy Daughter Dance was a great success! Your Social Committee works very hard to provide residents with a variety of fun filled events all year long. Mark your calendars for Fall Festival and Polar Express! If you would like to become a volunteer for future Social events, contact our Social Committee for details.

Our Fall Festival truly sets the holiday mood by providing tons of entertainment for all ages, as well as a chance to kick-off your Christmas shopping with the variety of vendors in attendance!

Don't forget to bring 1 pet food item or \$2 per person to Polar Express. Ride in a charter around Woodcreek to enjoy all the beautiful holiday decorations, meet with Santa and Mrs. Claus, and vote for the best Christmas light display! We hope to see you there.



Join us from 6:00 p.m. to 9:00 p.m. at the clubhouse

Friday, December 18th

- Mini Polar Express Train
- Santa and Mrs. Claus
- Christmas Light Tour around Woodcreek
- Hot Cocoa, Cookies, & Crafts!

Contact the Social Committee for more information at social@woodcreekfatehoa.com.



Saturday, October 17th from 1-4 p.m.

Join us for a family fun afternoon!

- Bounce Houses
- Face Painting
- 5 Pony Carousel
- Mini Pumpkin Hunt
- Kettle Popcorn
- Craft Vendors
- Direct Home Sales
- Food, and more!



Please be sure to bring your Halloween bags to trick or treat at each booth!

Safety Committee

Your Woodcreek Safety Committee would like you to think about pedestrian safety when you get behind the wheel.

- School is back in session, putting hundreds of kids on our streets walking/biking to school every day
- Daylight hours are diminishing, making your late night and early morning neighborhood joggers harder to see
- Halloween is at the end of this month and Woodcreek is known in the area as one of the prime Trick or Treat destinations. Hundreds of ghosts, princesses and ninjas will be roaming our streets October 31st.

Please be wary of your surroundings as you drive through Woodcreek! That phone call or text message can wait!

—Peter Gould,
Safety Committee Chair

CIVIC Advisory

We have one tell-tale sign in our town that advertises a forthcoming election. What is it? Those little signs on the side of the road, thank goodness for those signs! When I see those signs it's a reminder that I need to find out what else I get to vote on that may not have a little sign associated with it. Do you know how to find out what we are voting for on November 3? A quick check at the website: rockwallvotes.com will answer any questions you may have. Rockwallvotes is the Rockwall County Elections website. You can open a sample ballot and read the amendments and ballot measures exactly as it will be written on election day. You can find the dates and locations of early voting too.

I'll help you out and give you a little hint...we are voting on 8 Texas Constitutional amendments and if you are in Rockwall ISD, then you are voting on a

school bond measure. Early voting goes from Oct. 19-30, with election day on Tuesday, November 3. On November 3 you will need to cast your ballot at First Baptist Church of Fate at 813 Holiday in Fate. If you want to vote early you can go to the Rockwall County Library any day, except Sunday, from Oct. 19-30 or you can even go to Stevenson Elementary on Oct. 27 from 3pm-8pm to cast your ballot. They are making this really easy for us! We encourage every member of our community to exercise your civic duty and get out and vote!



—Caryn Stoddart,
Civic Advisory Committee Chair



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LIFESTYLE

There are many exciting things happening in the community. One of which is our newest group, FreeBird Travelers. This group is targeted to adults who love to travel, socialize, and have fun with their neighbors! If you are interested in participating in our first "Kick-Off" event at Choctaw Casino, and future trips, please contact the HOA management staff.

We look forward to providing residents with a variety of activities that meet all demographics. 2016 will be packed with new events and activities to attend that pique the interests of all ages. Some new events for 2016 include a Tea Party, Home Improvement Fair, Woodcreek Block Party & Family Field Day, 5K Runs, and the Dog Park Grand Opening with low



cost pet vaccines and micro-chipping.

Woodcreek played a large role in this year's Celebrate Fate Event. By gathering sponsors for the firework show, registering many craft vendors, and providing entertainment for all in attendance, this event was a huge success. We hope that everyone had a great time.

Movies in the Park has been a great success this year as well. We will continue to host these fun Saturday nights again next year. Our last movie of the year will be

Shrek on October 24th. Don't miss out on a great night with family, friends, neighbors, and of course kettle corn!

—Jordan Trumble,
Lifestyle Director/Assistant Manager

Free MOVIES in the park

Don't miss the last movie of the year! Bring your lawn chair and enjoy Epic Pop Kettle Corn at Smith Family Park.

OCTOBER 24TH
Show starts at dusk!



OCTOBER 21ST
Choctaw Casino & Resort in Durant, OK!



Residents will ride the Choctaw charter bus and spend the day at the casino. Each passenger will receive some meal and game credits! The charter will be at the Woodcreek clubhouse at 9AM and head back home at 4 PM.

Feel free to bring a friend! Register today by contacting lifestyle@woodcreekfatehoa.com

Dr. Andy Davong
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RESIDENTIAL BROKERAGE





As a proud member of the Woodcreek community, I would like to introduce myself to all my fellow residents. My name is Mauricio Pena, and I one of the non-commissioned sales team members at **Southwest KIA of Rockwall**.

I would like to extend an invitation to all Woodcreek residents to come out and see me! We have some amazing offers on new KIA vehicles and some incredible preowned vehicles too!

Please contact me if I can be of any assistance.

Habla Espanol!



Mauricio Pena - Southwest KIA of Rockwall

1790 East I-30 Rockwall, TX 75087

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m.pena@southwestkia.com

www.southwestkia-rockwall.com

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Local | 972.772.5607

Toll Free | 866.400.3138





Ingredients

- 1 large sweet potato, baked then peeled (about 400 for 45 minutes)
- 3 cups pacific foods chicken or vegetable broth
- 1 tablespoon olive oil or butter
- 1 large carrot, chopped
- 1 zucchini, chopped
- 1/2 red bell pepper, chopped
- 1/2 yellow bell pepper, chopped
- 1/2 pound lean ground turkey
- 1 large apple, peeled and chopped
- 1 cup skim milk
- 1/4 teaspoon pumpkin pie spice
- salt to taste

Cook time: 45 minutes
Yields: 6 servings

www.ohsweetbasil.com

SWEET POTATO APPLE TURKEY CHILI

Need a Fall recipe idea? Try this!

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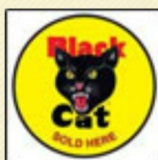


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Pumpkin Oat Chocolate Chip Cookies



Ingredients

- 2 1/2 cups all-purpose flour
- 1 1/2 cups quick oats
- 1 tsp baking soda
- 3/4 tsp salt
- 1 3/4 tsp ground cinnamon
- 1/4 tsp ground nutmeg
- 1/4 tsp ground ginger
- 1 cup unsalted butter, softened
- 1 1/3 cups packed light-brown sugar
- 2/3 cup granulated sugar
- 1 large egg
- 1 tsp vanilla extract
- 1 1/4 cups canned pumpkin puree
- 1 3/4 cup semi-sweet chocolate chips
- 1 cup chopped pecans or walnuts (optional)

Bake for 14 minutes on 350 degrees
Yields 4 dozen cookies

