

Newsletter of the CandleRidge Homeowners Association

From the President's Desk

Unless we have some unexpected catastrophe, being president of CHA should be a "piece of cake" compared to the time and effort required as chairman of the gas leasing committee. However, very soon after I became president of CHA in 2002, we did have a local catastrophe. On December 2, the dam at French Lake started leaking and ultimately had to be rebuilt. For many months we had a messy quagmire instead of a pretty lake. This project required extensive coordination with two City departments as well as effort to keep people informed about the situation. Hopefully, there will be no more dam breaks, either figuratively or literally.

I want to thank all the people who served on the CHA Board and on the Gas Leasing Committee this past year. They did a great job. Two people deserve special recognition. Bob Bollinger not only served as President of CHA but he personally invested a lot of time and effort in successfully fighting several proposed negative actions. They would have been major violations of our deed restrictions or would have resulted in large, intrusive commercial signs in our area. Thanks to Bob, these things never happened and our neighborhood is much better off as a result.

I want to again recognize and thank Paul and Kerri Elders for

their tremendous effort in designing, establishing, and operating our website. They volunteered to do this for a year at absolutely no cost to CHA. Kerri spent hundreds of hours as webmaster in support of our gas leasing effort. We could not have done what we did without that tremendous support. We thank you, Paul and Kerri.

In conclusion, we at CHA want to recognize the recent death of Bill Leary. He chaired our Greenbelt/French Lake committee for a number of years. He was an enthusiastic supporter of CandleRidge and especially French Lake. CHA donated \$50 to the Tarrant Area Food Bank in his honor.

*Glen Estes
CHA President*

Holiday Light Contest—Win Cash!

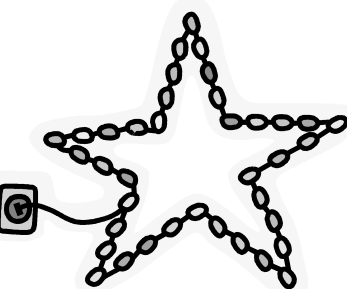
It's time to get the creative juices flowing. Cash prizes of \$25 will be awarded to the first place winners in the categories of Best Religious Theme,

Best Fantasy, Best Nature Theme, and Best Lighting. On top of this will be a \$50 prize to the Best Overall holiday light display. Contest judges will be out in the

area the evenings of December 15, 16, and 17, so make sure your display is lighted at that time. Votes will be tallied on December 18 and prizes

awarded on December 19. Everyone is automatically considered an "entrant" to the contest so there is no need to register.

Good luck!



December 2008

Inside this issue:

Farewell Message	2
New CHA Officers	2
COP Report	3
Gas Lease Update	4
Park & Greenbelt Update	4
Membership Form	5
Park Improvements	5
CandleRidge Garden Club	5

Message from the Outgoing President

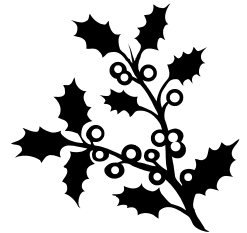
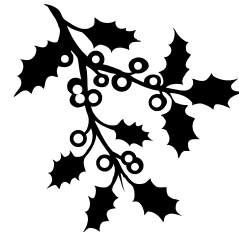
Whew – what a year this has been (with the gas leasing drama)! Twila and I have been residents of CandleRidge for 20 years, but did not become active with the CHA until two years ago. We let everyone else do the “heavy lifting” of taking care of our community while we just enjoyed the benefits. What we did not realize was that the “heavy lifting” is actually quite fun, we became more attached to the neighborhood, developed more friendships, and have real-

ized an unexpected sense of ownership for our community’s well-being. We also appreciate even more the wonderful people we have living in CandleRidge that are so willing to invest their time, resources and lives for the benefit of their neighbors without the need or expectation of recognition or gratitude. What a great group of homeowners we have in the CHA!!!

While not being officers, we are now staying involved by volunteering with the CHA in other

ways such as Fort Worth zoning and variance impacts, code enforcement, painting park benches, evaluating neighborhood security camera systems, etc.. If you have the time (it doesn’t take much), the energy (it doesn’t take much) and the desire make some new friends (there are a lot available in CHA), please volunteer with the CHA. You will be richly rewarded beyond your expectations. Thank you for letting us serve you. We’ll see you around.

Bob Bollinger



New Slate of Officers for CHA

Our new slate of officers was elected at the general membership meeting on October 20. You will note that there were not many changes. Bob Bollinger, our past president, is now chairing the Traffic Management/Public Service Committee. That committee will be con-

cerned mostly with flagrant violations of City codes or deed restrictions and other things like street lights, major water leaks, and unsightly garbage. Bob is also serving as our webmaster on an interim basis. Glen Estes replaces Bob as president. Tim Tatom replaces Glen

as vice president. All other positions remain unchanged.

Glen Estes has been a resident of CandleRidge since 1982. He served almost three years as chairman of the New Neighbors Committee, and two years as President

(starting October 2002). This past year he served as vice president and chaired our gas leasing committee. Tim Tatom, our new vice president, is also a long time CandleRidge resident. He is a CPA in private practice. He also served on our gas leasing committee this past year.

NOTES FROM CANDLERIDGE / FOXFIRE CITIZENS ON PATROL (COP)

ITEMS OF CONCERN TO THE AREA:

1. **Pan Handlers & Wanderers:** We do have people wandering the neighborhood looking for hand-outs, examples being they just ran out of gas or they need bus fare to get to Abilene or whatever. Others may check your home for an open door. We suggest that you at least let them know there is someone at home. You do not have to open the door. They may be alone or work in pairs with an associate parked one street over. If you are concerned, call 911 immediately before they wander too far. The 911 dispatcher will ask you for the necessary information to send out a Fort Worth Police Department (FWPD) patrol officer.
2. **Scam Artists & Thieves:** These are the one truck with a ladder roofing contractors, the home alarm surveyors, the free anti-kick-in system offer, tree trimmers, the "help my association" magazine subscription sellers, et cetera. The October 19th issue of the Sunday Star-Telegram had an informative article on the "Travellers" (note the spelling), a nomadic clan with a major presence in White Settlement. It is estimated that this clan has 2,000 plus family members in Tarrant County. Their schemes include paving, painting, and the sale and installation of any and every home accessory. These free-lancers and the Travellers usually are not legitimate businesses. They may have unmarked vehicles but some do have magnetic signs. If you really must talk to these people, do NOT let them into your home. Meet them outside, best done with another person at home. Ask for their identification, preferably a government issued ID card, their business license, and a business card. Be sure to confirm the information given with that on their card, then call 911.
3. **Vehicles:** Theft and burglaries of vehicles. Leaving the ignition key in the ignition of an unattended vehicle is an offence.
4. **Vandalism & Miscellaneous:** We have gang initiations and truants wandering about. Area high school football games result in crowds. Thanksgiving and Christmas season are coming up. Take care of yourselves. Report any suspicious activity that has you concerned.
5. **Code Compliance/Enforcement Issues:** Anything that you see that could be a code compliance issue, just call our Code Enforcement Officer, **Philip Cagle @ 817-392-4143** (office) or 817-709-8513 (cellular). On infractions, do you know it is illegal to blow leaves and grass clippings into the street? Let your maintenance crew know, if you use these services.
6. **Graffiti Abatement.** Call 817-212-2700.
7. **Utilities & Roadways:** Lights out, signs down, water main breaks, damaging potholes and similar - just call the appropriate city or utility department(s) and give them a description of the problem and the location.
8. Our Neighborhood Police Officer (NPO) is **Ross Williamson**. He has the designation King 511 (K511). He can be reached at the Neighborhood Police Department – Area 8 (NPD-8) office, **817- 392-3650**. The address of this office as of this weekend is 7650 McCart, in the strip mall behind Albertson's.

Please make a note of the **non-emergency police number, 817-335-4222** for reporting all concerns related to a possible crime. Again, you can use **911**, no matter the type of emergency, especially if time is a priority consideration. Be sure to have as much information as possible for the dispatcher.

Winston & Dixie Seaman



UPDATE ON GAS LEASING

Most of you are probably aware that there has been a major downturn in the Barnett Shale gas operations as well as the economy in general. The price for natural gas has fallen drastically in recent months so operators are cutting back on their production, reducing their drilling operations, and no longer paying high prices for leases. About mid October, both XTO and Chesapeake abruptly stopped signing leases paying the big bonuses even though they had already agreed to pay

them. Dale Property Services said they are now paying only about \$2,000 per acre bonus for new leases.

Our neighbors to the north, the Southwest Fort Worth Alliance (most of Wedgwood plus others) negotiated a great agreement with Vantage Energy for \$27,500 per acre. They got that price because they represented a very large area and they had available drill sites and competition. Unfortunately, many of their people were "left out in the cold" when Vantage quit signing

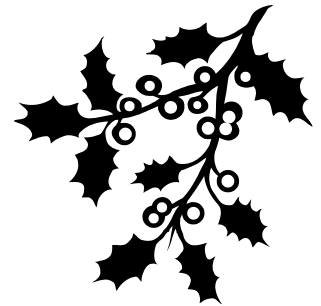
leases. Our \$15,000 per acre for everybody doesn't look too bad now.

Because we have no approved drill sites actually within our area, we should be able to avoid all the related noise and truck traffic as well as pipelines within our area. Although their plans could change, Chesapeake reportedly does not currently plan to drill in our general area within the next year.

In late July, our website advised that Dale Property Services would be sending everyone a docu-

ment to sign to acknowledge the transfer of their lease from Dale to Chesapeake. We were led to believe that would happen very soon. However, Dale has recently told us that it may be several months yet before the documents are sent to us. The huge number of leases they have signed and the backlog of filing leases with the county is causing the delay. We will keep you informed about this issue.

Glen Estes



Park and Greenbelt Update

The city has finally started clearing out the growth in the creek beds. Unfortunately, some of the cuttings were not picked up before being washed into French Lake. The city will remove this debris. Part of the problem is a severe cutback in the park maintenance budget.

We are working with Councilman Jordan to help improve this situation. There was also a lot of human-generated trash in the lake, mostly washed in from the tributaries to the west and south. Please encourage your neighbors and visitors to keep the greenbelt area free

of trash.

Progress is slow but steady in working with Fort Worth Housing Authority in planning the upgrades to the playground area at the lake. Hopefully, work will start in a few months.

Volunteers are paint-

ing the benches and tables around the park with paint provided by the city. If you are interested in helping in improvement projects around the park or maintaining one of the flowerbeds, please contact me at 817-346-8250.

Mike Nipper

2008 CandleRidge Homeowners Association Membership Form

Name _____

Address _____

Telephone - Home _____

Telephone - Work (optional) _____

E-mail Address _____

Please complete this form and return it with your \$25 annual dues,

Senior Citizen (65 yrs.) annual dues are \$15 to:

CHA Membership Chairman, P.O. Box 331871, Fort Worth, TX 76163-1871

Your canceled check will serve as your receipt.

CandleRidge Homeowners Association never sells or otherwise shares its mailing list--we want to protect our neighbors' privacy.

Planned Improvements For CandleRidge Park

We have three ongoing projects for improvements in CandleRidge Park. One is additional playground equipment via a matching \$25,000 Park Development Grant from the City. This is being done in conjunction with the Fort Worth Housing Authority and Candle-tree Apartments. Another project is the replacement of the old Par Course exercise stations that were removed due to deterioration and safety concerns.

The new equipment will offer far more exercise alternatives. The third project is the replacement of the rotted out vertical wooden signs at the entrances to the walking trails. These were initially installed primarily to help keep out vehicular traffic as well as to identify CandleRidge Park. We will provide more details as the plans are finalized.



*You are cordially invited to
spend an evening of earthly delights with the*

CANDLERIDGE GARDEN CLUB

Meetings are held on the
3rd Tuesday of each month
September through May at
St. Matthew Lutheran Church
on Granbury Rd.

*Please join us as we learn about gardening,
and make new friends while having some
food and fun as well.*

For more information about the club and the
specific program for the month call

Jill Corrigan 817-423-5728.



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CandleRidge Homeowners Association



**P.O. Box 331871
 Fort Worth, TX 76163-1871**

We are on the web!

<http://www.candleridgehomeowners.com/>

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 gmestes3@aol.com

Code Compliance
 Philip Cagle
 817-392-4143

Traffic Management/Public Service Committee
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 Bob@The-Bollingers.com

Vice President - Tim Tatom
 817-292-0698
 Tim@tatomcpa.com

CandleRidge Garden Club
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 817-423-5728

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Treasurer - Alice Liu
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CHA Committee Chairmen

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Citizens on Patrol
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Webmaster
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Neighborhood Patrol Officer
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 817-392-3650

