



## ***From the President's Desk***

Wow, suddenly spring! It just seems like the dead grass of winter changed overnight to a lovely green carpet. I especially notice the change as my husband Gary and I walk our dog Ruby in our lovely Candleridge Park. The ducks, birds and other critters are enjoying the weather too. It even appears that family of beavers may have found their way to French Lake in order to lay siege to it.

A neighborhood asset like the park is easy to take for granted but a lot of care and concern goes into the maintenance of this local playground. I hope you will show your appreciation by keeping it clean (i.e. policing your dog's ... uh you know), reporting any downed trees or other issues to our diligent Greenbelt/French Lake Preservation Committee Chair Mike Nipper or suspicious activity to police. Please also consider helping Mike with one of this maintenance projects he routinely schedules. Jane Bruckner and her Garden Club committee also do a great job keeping our beds beautiful.

The care for the park is just one way your Candleridge Homeowners Association board works hard for you. Playing your part by paying dues and staying informed helps to keep our neighborhood strong and vibrant.

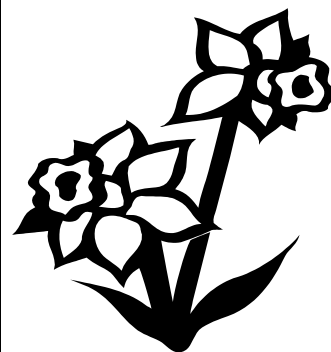
In addition, we will continue to keep you informed on what is happening with the city, gas well drilling, changes to neighborhood, watch out for crime, make new neighbors feel at home and welcome new members to the association.

Please let us know if you have any questions or ideas and please get involved. There are opportunities in many ways to serve and we hope you will take some time to keep Candleridge a wonderful place to live.

Kimberly M. Britton  
President  
Candleridge HOA

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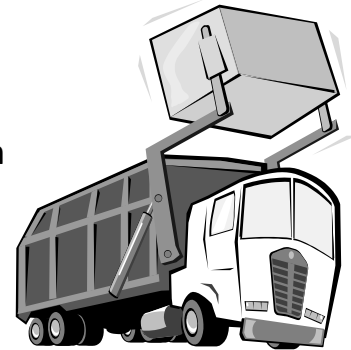
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### Monthly Collection of Tree Limbs, Etc.

Our day for free pickup of tree limbs and other bulky trash is some time during the week of the third Monday of each month (April 18, May 16, June 20, etc.). The pile should be no larger than a Volkswagen "bug" and should be placed by the curb. The pile must not include items in cardboard boxes or in plastic bags.

To ensure that the collection equipment causes no damage, be sure that your pile is no closer than five feet from your mailbox, shrubs, etc.



## ***CandleRidge Garden Club***

Have a gardening question? Want to get new ideas for your garden or learn about local gardening sales or have plants to share with others?

Come to Candleridge Garden Club meetings: Third Tuesdays, 7 PM, St. Matthews Lutheran Church, 5709 Granbury Road .

The next meeting is May 17 – Election of officers, end of season potluck, plant exchange at a members home.

For more information: E-mail Barbara at

[info@countrydaytravel.com](mailto:info@countrydaytravel.com) or

call Jane at 817 292-9596.

# **Come and Join Us!**





# In the Park...

## CandleRidge Park News



- ◆ The main accomplishment in the park this winter was the repair and reinstallation of the aerator fountain in French Lake. It had been out for repairs since late last spring. Repair was a cooperative effort between the Candleridge Homeowners Association and the Parks Department.
- ◆ The next project we are expecting from the Parks Department is the cutting and removal of dead trees and major limbs in the creek beds. They originally said this would happen during the winter, and we are now told it will happen sometime this year. In 2012 the park is scheduled to have the brush cut and removed from the creek beds as part of a 3-year cycle.
- ◆ Our normal visiting winter birds (migratory ducks and sea gulls) were present at French Lake. Thanks to all who provided bread and seed as supplemental food to these and our resident ducks and geese.
- ◆ Thanks to all who keep the dog poop bag dispensers around the park filled. Any kind of small plastic bags are acceptable.
- ◆ We had a good turnout at the annual Cowtown Cleanup on April 2. Fourteen volunteers picked up more than 20 bags of trash, some boards and pipes, and even a large rug from the creek beds. In addition, North Crowley High School had 12 and Summer Creek Middle School had 18 volunteers working in Candleridge Park. Thanks to all. This will reduce the trash that ends up in French Lake and lower creek areas after heavy rains (I am confident these will happen again.).
- ◆ We recently replaced the American Flag at French Lake. Old Glory lasts about one year in this environment. At our request the Parks Department repaired the flag spot light, which is required by protocol to fly the flag during the hours of darkness.
- ◆ It is warming up, but not too hot, for painting projects we didn't get to last year. Projects include benches, trash cans, guard railings, and park entrance signs. All volunteers are welcome, you can work on your own schedule, and most projects can be completed in an hour or two with a friend. Contact our Parks Coordinator, Mike Nipper, at [mjnipper@aol.com](mailto:mjnipper@aol.com) for assignments, paint, and instructions.
- ◆ If the summer months turn out to be as dry as this spring, we will need to water the plants in the flower bed at the base of the flagpole. We have a portable electric pump for that purpose. If you would be willing to help water occasionally, contact Glen Estes at [gmestes3@aol.com](mailto:gmestes3@aol.com).

## Where Do We Stand On Gas Drilling?

### *When will I get my money?*

There are two pad sites of primary concern to CandleRidge residents. They are the Valkyrie pad site (West Cleburne Road and McCart) and the Pear pad site (Sycamore School Road and McCart). The Valkyrie pad site actually serves three separate units or geographical areas, one of which is the Wedgewood Unit. The Wedgewood unit would serve the leases of about 275 homes in the far eastern end of Candleridge and virtually all of Wedgwood South.

The first well for the Wedgewood unit (it supports part of Candleridge) has already been drilled and was fracked in November. The first well for the Valkyrie unit (does not affect Candleridge) has also been drilled and was fracked in December. The first well for the Benson unit (does not affect Candleridge) is now scheduled to be drilled and fracked in April so it may be completed when you get this newsletter. Additional wells will ultimately be drilled at the Valkyrie pad site, but they are not currently on the drill schedule.

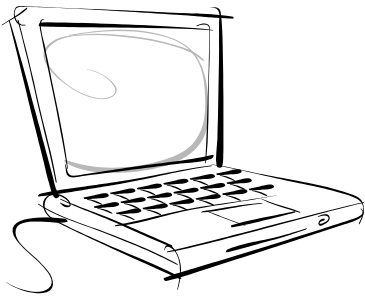
The Pear pad site supports only one unit or geographical area. That area includes about 895 homes in the western two thirds of Candleridge. The first well has already been drilled there and is scheduled to be fracked in mid April. Additional wells will ultimately be drilled there too but are not currently on the drill schedule.

Although several wells have been drilled at the two pad sites, they are not yet producing gas because they are not yet connected to pipelines. The pipeline will run south in the right of way or perhaps directly under McCart St., then east under Sycamore School Road to connect to an existing pipeline near Crowley Road. Construction of the pipeline is planned for the second quarter of 2011 and completion in the fourth quarter of 2011. Then, finally, gas can flow to market. Chesapeake is not required to make the first royalty payment until 120 days after they achieve a commercial level of production. Therefore, it may be spring or summer of 2012 when you receive your first royalty payment.

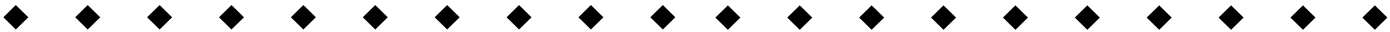
If you have further questions, call Chesapeake at 817-502-5000 (ask for Neighborhood Relations) or log on to [www.askchesapeake.com](http://www.askchesapeake.com) and click on Neighborhood Centers, then Fort Worth.

Glen Estes, Chair

CHA Gas Drilling Committee



Are you ‘tech saavy’? Or are you just logging on to the world wide web for the first time? Either way, getting to know our great city of Fort Worth through the internet can me informational and fun. The official city web-site is [www.fortworthgov.org](http://www.fortworthgov.org) and all of the current city business as well as upcoming events can be found at this site. We all have our favorite Fort Worth places to visit, for instance the Fort Worth Zoo, the Botanic Gardens, the Stockyards, all of the Museums as well as our favorite retail shops , grocery stores and restaurants. Most of your favorites have great websites and you can even follow them on social networking sites to receive special deals and event dates. So the next time you log on to the internet, check out your favorite Fort Worth spot and you might get an inside scoop!



## More on Gas Leasing/Drilling

### Is it possible to get a second lease signing bonus?



The short answer is yes. However, this is a good news/bad news situation.

Most people signed their lease in May 2008 for a three year primary period. That means that the lease will expire in May 2011 unless a well has been drilled in their unit. For nearly everyone in Candleridge, a well has been drilled in their unit and that “holds the lease” for Chesapeake as long as they continue to produce gas. However, approximately one hundred homes in the far western end of Candleridge will probably be in the South Armstrong Unit. That unit will be developed further in the future and is not currently on the drilling schedule. Therefore, the existing lease will expire in May and will be eligible to be leased again.

Chesapeake has the option to renew the lease for two more years for an additional \$15,000 per net mineral acre. They will not exercise that option because the leasing price now is drastically lower than \$15,000 per acre. However, we anticipate that Chesapeake will want to sign new leases at the current leasing price. Unfortunately, Chesapeake has not finalized the boundaries of the South Armstrong Unit and can not tell us precisely which homes will fall within that unit. After we have learned how many and which homes will be in that unit and eligible for a new lease, we will negotiate a new lease agreement with Chesapeake and offer it to the applicable homeowners. So the good news is that about one hundred homeowners may be able to receive an additional but smaller lease signing bonus. But the bad news is that the drilling and therefore the royalties are further into the future.

~Glen Estes, Chair, CHA Gas Drilling Committee





## *Welcome Home New Neighbor!*

Do you know any newcomers who have moved to Candleridge since September 8, 2010? If so, please contact Marian Haber, Newcomers chairman, at [Neighbors@CandleRidgeHomeOwners.com](mailto:Neighbors@CandleRidgeHomeOwners.com), with their address and name if you know it. We want to welcome them with a Candleridge newcomers kit.

## *Citizens On Patrol In CandleRidge*

By Marty Moskowitz

I am very gratified that the Candleridge Citizens on Patrol group receives praise from our fellow residents of this wonderful community. I'd like to discuss with you what we do to deserve that praise, and what we DON'T do that you seem to expect from us.

First, there are only ten patrollers who regularly patrol your streets, and they patrol at their own will; they are neither dispatched nor scheduled. As true volunteers, they will patrol at their own discretion, and for the most part they do try to be out there when and where the crime stats say the bad guys are operating. Their function is two-fold: be seen with signed vehicles as a deterrence, and act as eyes and ears for the police force. They ARE NOT armed, and are forbidden by city rules to confront anyone. If they spot something bad going down, their direction is to remove their vehicle to a safe distance, and then call in to either 9-1-1 or police non-emergency, depending on the severity of the sighting. They may remain there, at a safe distance, to keep the arriving responders up to speed, but they WILL NOT help in the apprehension. In fact, the arriving police will probably tell them to leave the area. Now you, as citizens, are empowered to do exactly the same thing! When you see a neighbor's home being vandalized or broken into, call 9-1-1. The 9-1-1 operator wants to speak to the actual witness who can answer all the pertinent questions.

Secondly, not long ago, I received a call from one of our neighbors, stating that he observed a couple of non-residents across the street from his house, acting in a suspicious manner. He called me, requesting that I dispatch a couple of COPs patrollers, to drive to his area. Had he called 9-1-1 right then, something positive might have resulted. At the very least, the actors would have been dispersed. A week later, some-one on the Candleridge HOA Board of directors was told by a neighbor that while she was out, her daughter was home alone and someone was banging on the window. He asked her whether her daughter had called 9-1-1. No, she hadn't. Did she call them when she got home? No, she hadn't. If the police don't know about it, they can't help, and they don't know to increase surveillance at a location.

The last category to discuss is the door knocker. If you don't know who is there, don't open the door. But DO talk to whoever is out there. Through the door, if you would, but don't let them think you are not home. If you don't like the sound of whoever is there, or they can't or won't show a permit for door-to-door solicitation, call 9-1-1.

People seem hesitant to dial 9-1-1. But that is what it is there for. The police would rather respond to a citizen call and find that it was not a true emergency than not get the call, resulting in a burglary. A robbery. or worse ! If you know that it is a police situation, but obviously not an emergency, CALL 817-335-4222.

# Are you Ready for Severe Weather in Texas?

## HAIL AND SEVERE WIND STORMS



Thousands of thunderstorms strike Texas every year, many of them severe. A severe thunderstorm is defined as a storm that produces winds of at least 58 mph, hail at least three-fourths of an inch in diameter or a tornado.

While tornadoes are extremely dangerous, wind and hail storms can do similar damage, so thunderstorms should never be taken for granted. Dangers include:

Straight-line winds that blow in excess of 100 mph, strong enough to uproot trees, destroy crops and cause substantial damage to buildings and roofs.

Downburst winds – severe and rapid downdrafts of air that push damaging winds outward on or near ground level, especially dangerous to aviation.

Hail falling to earth at speeds nearing 50-to-75 mph, damaging trees, crops, automobiles and buildings. Hail storms cause more than \$1 billion in damage nationwide each year.

When severe weather threatens, monitor TV and radio broadcasts as well as NOAA weather radio for storm warnings and watches. When straight-line winds threaten, respond the same way you would to the threat of a tornado. Seek shelter in an interior room on the lowest floor, such as a bathroom, stairwell, hallway or closet. Stay away from windows. If you are outside, cover your head to protect against flying debris. Avoid highway overpasses.

## TORNADO SAFETY FOR TEXANS

Tornadoes can occur at any time of year in Texas, but they happen most often in spring and summer. Monitor TV and radio broadcasts for storm information, as well as NOAA weather radio. When a tornado is sighted, the most important rule is to **get low and stay low**.



- ◆ Seek shelter in an interior room on the lowest floor of a home, office or other building. Shelter in a windowless area: a stairwell, bathroom, hallway or storage closet.
- ◆ Avoid any area with a wide, unsupported roof such as an auditorium, gymnasium, cafeteria or theater. Avoid areas with windows or large amounts of glass.
- ◆ If you are in a mobile home, get out immediately and take shelter in a nearby sturdy building. If there is no nearby building, lie flat in a ditch or ravine. Watch out for flooding.
- ◆ Never try to outrun a tornado in your car. Leave the car and lie flat in a ditch or ravine. If a building is nearby, take shelter inside. Avoid highway overpasses.
- ◆ At school, follow the drill and go to a designated shelter area, usually interior hallways on the lowest floor. Avoid auditoriums, gyms and areas with wide, free-span roofs.
- ◆ Go to the interior rooms and halls on the lowest floor of a shopping center. Do not leave the shopping center to get in your car.
- ◆ If you are in open country, take cover on low, protected ground. Keep an eye out for flooding.

- taken from *The Texas Department Of Public Safety, Severe Weather Awareness*



**CandleRidge Homeowners  
Association**

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Don't forget to keep an eye on our  
website for updates on some of the  
topics in this issue and much more.

[www.candleridgehomeowners.com](http://www.candleridgehomeowners.com)

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