



Newsletter of the CandleRidge Homeowners Association

From the President's Desk

Let me first wish to all a Happy New Year for 2016!

I would like to update you on CandleRidge 2015 happenings and inform you of the on-going Board plans for hopeful completion in 2016.

In 2015 plans were drawn up and a contest was won telling us that rest sites on park trails were your most important concerns. Currently, the Board is working to obtain funds from our grant to have benches placed at sites in 2016.

The reestablishing of the Holiday Lighting program and awards was also a goal for 2015. This was achieved in 2015 with all nine (9) awards being placed at homes and cash prizes being mailed to the winners.

Also your CandleRidge Board is contributing to or involved with numerous private causes and city functions which include the Boy Scouts of America, the Tarrant Area Food Bank, city code enforcement, new families residing in CandleRidge, French Lake fountain repairs; zoning board appeal cases, animal rights and safety, McDonald Law Firm Office meetings, and calling upon and visiting Ft. Worth city offices. We will continue to hold a good rapport with city officials for new controversies.

The immediate new concerns for 2016 include requesting additional city lighting in areas with walkways away from the lake and consideration of improved ditch siding for areas behind the adjacent residences.

Sincerely,
Chuck Bosworth
President



February 2016



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In the Park...



Candleridge Park News

1. Our new mix of trees received from the Forestry Division last year have been receiving plenty of rain recently. This rain helps to promote the trees' health and establishment even though they are dormant during the current winter months.
2. The American flag was replaced in late December.
3. We are in hopes that the city plans to address the footbridge erosion issue this year as they initially indicated last year.
4. As part our park improving funding projects, we have proposed to the city that additional concrete pads and benches be added to the walkways at various site locations throughout the neighborhood. We are still waiting input and pending approval from the City on this request.
5. The City has completed the installation of our new lighted lake fountain. It is working well and has provided such beauty to our park. Because some clogging occurs after heavy rains, the city has made some adjustments to the spray output which has helped tremendously with the clogging issue. Thank you City of Fort Worth for this wonderful gift!
6. The PACS team is still hard at work doing regular maintenance at the park. Mowing, weeding, and trimming is still underway although less frequently this time of year. Luckily, the debris in the lake has been less frequent lately, and PACS continues to remove it as needed.
7. Stay attentive to the fact that the coyotes remain active day and night! Take protective measures to insure your pets safety by keeping them on a leash and in fenced areas at all times. Recent reports indicate that there may be a few coyote pups running around as well.

We like to keep our park a beautiful and safe visiting place, so many thanks to those who help with their contributions to keep it that way.

If you are interested in helping with our neighborhood park or have other inquiries, please email Parks@CandleRidgeHomeOwners.com.

Dana Wells
Park Coordinator



Yard Work—Keep our Neighborhood Beautiful



Spring will be here before you know it, and it will be time to drag the mower out, change the oil in it, and possibly have the blades sharpened. If you are high tech, just charge up the batteries.

One of the simplest ways that we can keep our neighborhood looking great is to take care of our yards or have someone take care of them for us. According to the City, city code requires property owners to keep grass and weeds in their yards and vacant lots under 12 inches tall which is super tolerant and easy to obey. Unfortunately, some property owners have trouble with this. When this code is violated, the city will send a warning notice, and the property owner will have 10 days to get the yard mowed. If the yard is not mowed, the city will use a private contractor to cut the yard and will bill the homeowner at least \$250 to have the yard mowed.

Go to <http://fortworthtexas.gov/codecompliance> or call 817 392-1234 for code concerns. It is my understanding that these complaints can be kept anonymous. If you talk to someone with the city, it is a good idea to get the person's name and phone number. If nothing gets done, *call them back!*

Let's work on keeping Candleridge nice!

Bill Atkins
City Affairs
817 905-1418



Candleridge Garden Club

Where: St Mathew's Lutheran Church, Old Granbury Road and Welch

When: 3rd Tuesday of the month, 7 PM, from January through May

What: We have a speaker for every meeting to educate us on anything and everything to do with plants and the soil they grow in.

Our program for Spring 2016

January 19—Local Fresh Organic Foods

February 1—Urban Edible Landscape—Sher Dunaway

March 15—Secret Gardening, Fairy gardens, fence décor—Faye & Renee

April 19—Poison Plants, What not to eat! Barney Lipscomb, BRIT

May 17—6:00 PM, End of Year: Annual Potluck and Plant exchange

Candleridge Garden Club is a growing, friendly group, and we welcome all who are interested in gardening. Remember too to sign up at Nextdoor.com for up-to-date announcements from the garden club. For more information on Candleridge Garden Club, contact Barbara Ford, 817-980-1430 or email garden@candleridgehomeowners.com



7:00 PM—3rd Tuesday
St. Matthews Lutheran



Citizens On Patrol

TIPS TO HELP YOU AVOID BEING A TARGET FOR BURGLARS

- Keep your garage doors closed.
- Lock your car when it is parked outside and take the keys with you.
- Don't leave valuables in your car where they can be seen. This includes items that might appear valuable —empty purses, empty briefcases, and other containers.
- Set your alarm when you leave home.
- Bought a new big screen TV? Don't leave the box on the curb. Break it down and place the pieces into your recycle cart.
- Someone at your door? Answer without opening the door. Let the person know that you are at home. It's burglary if the house is vacant, robbery if you're there. Robbery incurs a much higher penalty.
- Strangers walking your neighborhood, knocking on doors, walking back along driveways toward the back or the garage? Call 9-1-1.
- Take advantage of the RAPIDS program. Have your driver's license number UPC-coded onto a sticker which can be attached to electronics or television sets. Call Billy Rudd, Fort Worth Crime Prevention officer at 817-392-3405 for information.
- If you will be away for an extended period, make arrangements with a friend, relative, or neighbor to keep an eye on your home. Have them pick up the mail and newspapers until you return.

Some of your neighbors are members of Citizens On Patrol. These volunteers drive throughout the neighborhood at random times and use varying routes, watching for suspicious or unusual activities: open doors, windows, garages, trucks backed up to open garages, unusual pedestrian activity—ANYTHING THAT DOESN'T SEEM NORMAL. They will NOT confront, but they WILL report.

There are not enough of these good neighbors to really accomplish more than the bare minimum of protection. Would you be interested in joining them and making our neighborhood a safer place to live? Call Chris South @ 817-542-9004 to discuss the possibilities or check out the Fort Worth Police website at www.fortworthpd.com.

Chris South
 COPS Captain
patrollers@candleridgehomeowners.com



Citizens On Patrol



Welcome New Neighborhood Patrol Officer Ruben Montelongo

Candleridge welcomes its new Neighborhood Patrol Officer (NPO) Ruben Montelongo. If you have anything that you would like to discuss or if you have a question regarding possible police matters, please contact Officer Montelongo at 817-991-8473.

CandleRidge Deed Restrictions

When you purchased your home in CandleRidge, you agreed to adhere to the rules and regulations of the Deed Restrictions for the neighborhood. While Fort Worth City Code may allow for something, it does not necessarily mean that it is in compliance with Deed Restrictions. Here are some fun facts and some serious rules that affect the home values of CandleRidge.

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes.

No radio, television or other aerial shall extend more than fifteen feet above the highest point of the roof of any building and no such aerials shall be maintained on any lot not containing a dwelling.

No trailer, camper, boat or other vehicle may be regularly parked, stored or maintained in the front yard or side yard of any plot, so as to be visible from any street.

No dwelling or accessory structure shall be erected or maintained nearer than seven feet from the side line of any plot.

The garage doors of any house or residence...must open on the side or at the rear of the house. In no event will garage doors open to any street, and garages will not be permitted at the front of the house.

Storage buildings must be placed a minimum of five feet from the property line or fence. The storage building must be encompassed by a six foot stockade fence. This may be accomplished by fencing yard area or [fencing] around storage building. If roof of building is visible to street, it must be an earth tone color.

For more information, see your deed restrictions. These restrictions are posted on our CandleRidge Homeowners website. <http://candleridgehomeowners.com/contacts.html>

Mellanie Clay



Candleridge Homeowners Association



Welcome New Neighbors

Wow!! CandleRidge homes have really sold well last summer and fall! Now we have many new neighbors to welcome to our community. We want to be sure each new homeowner receives a "CHA Welcome Bag". If you are a new homeowner and have not received your welcome bag, please contact us with your address at neighbors@candleridgehomeowners.com.



We would like to thank State Farm agent Larry Martin for donating clips and pens for our welcome bags.

Karen and Bill Hunn
New Neighbors Chairmen

Do you have new neighbors?



Peace and calmness prevail for the ducky world so far this winter. Late October again brought us our usual visiting migratory ducks and recent months have brought some occasional sea gulls. Since they are only with us short term, come out for a visit to see our migratory ducks which consist of widgeons, shovelers, and scaups. Our cooler winter month temperatures bring bigger ducky appetites which help provide the ducks with additional warmth during this time. You will usually find the ducks spending more time in the water this time of year as well. The water provides them with added warmth and protection since predator risk is higher in the colder temperatures.

A huge THANK YOU to those who have shown their generosity by providing additional contributions to purchase supplemental food or have directly provided the food to our feathery friends.

Have a QUACKY HAPPY NEW YEAR!

Dana Wells
"The Duck Lady"



Board Members Receive City Recognition



Congratulations to our own Dana Wells and Mellanie Clay for being recognized for their service to CandleRidge! They were both nominated to receive awards at The Fort Worth League of Neighborhoods luncheon in January. Dana Wells was nominated for the highest honor, the Ben Ann Tomayko Citizen of the Year award, and our newsletter, compiled and edited by Mellanie Clay, was nominated for best neighborhood newsletter.



CandleRidge Homeowners Association Membership Form

Name: _____

Address: _____

Telephone: (Home) _____ (Other) _____

Email address: _____

I am willing to help with:

 Park maintenance Gardening Greeting neighbors COPS Program Duck feed

 I am interested in volunteering for a board position _____ (indicate position)

The Candleridge Homeowners Association never sells or otherwise shares its membership list. Providing your email address to this form will allow you to receive urgent updates from CHA. Please complete this form and return it with your annual \$25 dues (\$15 for 65+ Seniors household). Mail to:

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

Your canceled check will serve as your receipt.

When are my dues *due*?

Dues can be mailed in anytime during the year because CHA membership is on a calendar year basis. To the right of your name on your mailing label, you will find the year that you last paid dues.

John & Jane Doe (13) 1234 Candleridge Fort Worth, TX 76133

We gladly accept your subscription any time of the year. We send out a reminder in May for those who have not yet subscribed. Dues are \$25 per household per year—\$15 per year for Senior Households 65+.

Aside from efforts to inform you about proper gas lease payments for our neighborhood, board members work to keep our neighborhood the great place it is: from Old Glory waiving above French Lake to the beautiful flowers at her feet, from bench painting projects to exercise and playground equipment and smart looking signs. We also keep in touch with the City and other neighborhoods. Your dues fund these projects, so please subscribe.

Is my name correct? Is it there at all?

If the name on your mailing label is not correct or if your name is not there at all, please help us update our records and keep our files accurate by sending the correct information to our membership secretary at membership@candleridgehomeowners.com.



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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

CHA Board Members and Committee Chairmen

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president@candleridgehomeowners.com

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New Neighbors

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Park Coordinator

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Interim Gas Drilling Committee

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