



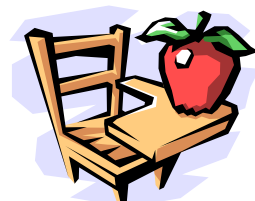
**Newsletter of the CandleRidge Homeowners Association**

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

**Fall 2016**

Dear Neighbors:

During the year, I met about four or five times with the CandleRidge Board. At these meetings, information was shared from functions and duties by the Board rep(s). In 2015-2016, there was a great increase in the real estate world. Our New Neighbor reps on the Board met with many new home owners and gave them gifts and information. These 30+ new residents in CandleRidge are younger and very interested in education and schools.



The Board gave me a charge to make arrangements to have a guest from the Fort Worth Independent School District to speak with us at the annual homeowners' meeting on September 20th. Dr. Ann Southerland, FWISD board member representing our area, will be speaking at our meeting.

The 2016 annual meeting and program will begin at 7:00 PM at Trinity Cumberland Presbyterian Church, 7120 W. Cleburne Road. Light refreshments will be served prior to the meeting.

**Chuck Bosworth, PhD**  
President



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### **CandleRidge Homeowners Association Annual Membership Meeting**

7:00 PM Tuesday, September 20, 2016  
Light refreshment prior to the meeting!

Trinity Cumberland Presbyterian Church  
7120 W. Cleburne Road

MARK YOUR  
CALENDAR!



## *In the Park...*



No new updates or developments on the footbridge erosion project to report since our last newsletter, so anticipation continues.

The purchase and installation of our 5 new park benches has been completed. Two have been placed at the greenbelt entrance to Foxfire and along the greenbelt area close to Cinnamon Hill. The remaining three were placed at locations along Willow Way and Weatherwood. Thank you to the city for providing the complimentary concrete pads and installation efforts.

The fiberbar was replenished in the playground area.

Some of the railings have been replaced on the footbridge.

Mowing and weeding maintenance is now being contracted out by the city. The regular maintenance schedule has changed from every two weeks to every three weeks. The city has been doing tree trimming and limb pick up and will continue to maintain.

Because the fountain has been experiencing some electrical issues, the city has been doing some close monitoring as well as making needed repairs.

Looks like the excessive summer heat has kept park visitors scarce during the day bringing most visitors out during the late evening. Some of the additional evening and late night park traffic is from "Pokemon GO" app addicts. I wonder if Pokemon GO will soon have an update called "Pokemon GOES BACK TO SCHOOL." Be mindful that the park hours are currently from 5 AM to 10 PM. The FWPD continues with its random patrolling after hours and has issued citations to park goers present after curfew. Remember to drive like children and pets live and play here because they do. Please help us keep all safe by complying with posted speed limit signs around the park and neighborhood. Stay focused and play it safe... don't text and drive (that goes for Pokemon GO too).

Maintain Animal Control laws by keeping your dog on a leash at all times while visiting the park and greenbelt areas. Taking it a step further, make sure that the person handling the leashed dog can maintain control at all times. With the triple digit temps, it is always a good idea to bring along some water for your furry friends to keep them hydrated.

Even though we have fewer reported sightings, coyotes are still present around the park and neighborhood. Take preventative measures to keep your pets protected.

While the lake looks inviting in a COOL kind of way, it is not a swimming pool for pets and people.

As always, we want to recognize and say "THANK YOU" to those that regularly contribute to keeping our park a beautiful and safe place to visit. If you are interested in helping with our neighborhood park or have other inquiries, please email me at [parks@candleridgehomeowners.com](mailto:parks@candleridgehomeowners.com).

**Dana Wells, Park Coordinator**



## Closing the Book on Natural Gas Leasing

About 850 Candleridge residents signed a gas lease in late May 2008 and received a signing bonus of \$15,000 per net mineral acre. That was an incredibly high signing bonus because the timing was near the top of a boom cycle. Some people were also hoping to receive big monthly royalty checks in the next few years. Unfortunately, that did not happen. The development of horizontal drilling and fracking enabled a much higher level of production that caused the price of oil and gas to go much lower. The price of natural gas dropped from \$12 per MCF in September 2008 to around \$2 per MCF within a year or so. Also, OPEC kept pumping full blast, so that further depressed prices.

Candleridge and Wedgewood South developed and negotiated a very good lease with Chesapeake that generally prohibited two common practices: charging lease holders production costs or charging them transportation costs. Unfortunately Chesapeake brazenly charged those costs to leaseholders anyway. The McDonald Law Firm successfully sued Chesapeake and obtained payment for these underpaid royalties. If you were a party to that lawsuit, you recently received about 80% of your share of back royalties as a lump sum with the remaining 20% to be paid by June 30, 2019. Sadly, the unpaid back royalties was much less than most of us expected!

No one can look into the future and know what the price of gas will be, what the level of production will be, nor how fairly Chesapeake will calculate the royalty payments. If it makes you feel better about it, just concentrate on the big signing bonus that you got up front and remember, if there had been no leasing, there would have been no bonus or royalty payments at all.

**Glen Estes**  
**Gas Lease Representative**

## CandleRidge Garden Club

**We welcome experienced and beginner gardeners!**

Where: St Matthew's Lutheran Church , Corner of Old Granbury Road and Welch

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

A speaker headlines each meeting. There are also demonstrations, fun hands-on programs, and an occasional off-site meeting. Please join us for the upcoming meetings:

Sept. 20—Birds and Blooms field contributor.

Oct. 18—Pucker Up- making fresh herb vinegar.

Nov. 21—Prepare for Flowercade

Garden Club dues are just \$15 per year. All are welcome to join this friendly group, and living in Candleridge is not a requirement. Email flashes keep you informed of the special plant sales, garden tours, meetings, and events that are happening.

For more information regarding the CandleRidge Garden Club, contact Barbara Ford. Email: [bcdt.bford@gmail.com](mailto:bcdt.bford@gmail.com). 817-980-1430.



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



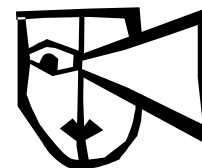
### Citizens On Patrol

**Summer Time Blues are Gone, but Crime is Never Gone.  
Stay Alert and Report Anything Suspicious by Calling 911**

The September CHA Annual Meeting is Tuesday, September 20th, at Trinity Cumberland Presbyterian Church Fellowship Hall on West Cleburne Road. I would encourage each of you to attend so that you can meet your Neighborhood Patrol Officer (NPO) Ruben Montelongo (817-991-8473) and your Citizens-On-Patrol (COP) Captain Chris South (817-542-9004) and learn how you can help prevent crime in our neighborhood. Do you know how to find the crime in your area? (<http://www.crimemapping.com/>)

Let your Neighbors Know about Recent Reports Received in CandleRidge:

- Car Burglary – Doors Unlocked – Computer / Garage Door Opener
- Car Burglary –Doors Unlocked – Billfold / Purse / C-D’s
- Car Burglary – Doors Unlocked – Tools / Gun & Holster / sun glasses
- Solicitor – Un-wanted salesmen who could not read “No Solicitors” sign
- Solicitor – Persistent Salesman who continued to ring doorbell.
- Speeding above residential speed limit – Kids playing in the area
- Abandoned vehicle on the street.
- Youth walking the streets after Curfew Hours (between 11 p.m. and 6 a.m. Sunday through Thursday and midnight to 6 a.m. Friday and Saturday.)
- Un-Attached Trailer or RV’s parked on the street



Join Citizens on Patrol with a minimum requirement after training of four – one hour shifts a month at any time of the day. Sign up today to find out when the next half day on a Saturday COP training class begins and learn what to look for. See YOU there!!

**Chris South**  
Captain CandleRidge Citizens On Patrol



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Refreshments prior to meeting!

Trinity Cumberland Presbyterian Church  
7120 W. Cleburne Road





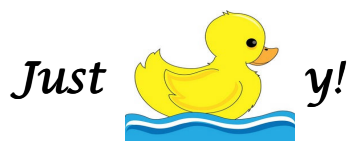
## *History Highlights*

### *Bill Leary, our late friend and neighbor*

The Candleridge Historian remembers our late friend and neighbor, Bill Leary, (1924-2008), who was a retired telephone company manager and economist. Bill, a native of Fort Worth, was a man of many talents. In 2003, he published Flyers of Barron Field: A Chronicle of the Wild Antics of Flyers Stationed around Fort Worth in World War I. He utilized stories and pictures taken by his mother, Alice Collins, who served as an Army Nurse stationed at Barron Field from 1918 to 1920 in the Army Nurse Corps, before she married Bill's Dad. In the book's foreword, Bill lovingly acknowledges his beloved wife, Elloie, a registered nurse, for editing the text. During World War II, Bill enlisted in the Army, was sent to Japanese language school, then served as a translator, and was a First Lieutenant when discharged. A graduate of the University of Texas with a degree in Economics, he worked for the SBC Corporation in various management positions. After his retirement, he began writing books ranging from how to serve as the executor of an estate to a series of interviews with Japanese who had lived through World War II. Bill enriched our community and city by serving on various charity boards, on the city commissions, and on the CandleRidge Homeowners Board.

In 1998, Bill had the idea to create an attractive booklet entitled Birds and Animals of French Lake that he wrote on his computer and self published. He sold the booklets for \$5.00 each and gave all the proceeds to the CandleRidge Homeowners Association. Sadly, the booklet is now out of print. This booklet included drawings from A Field Guide to the Birds of Texas and his own photos taken around French Lake. I purchased a booklet from Bill and was delighted to learn about "The Duck Ring" at French Lake. Perhaps you have even seen the circling ducks. Bill explained it this way, "One of the most interesting, cooperative endeavors that the ducks engage in is the duck ring. Two or three ducks start it out by putting their heads under water and rotating next to each other. Then, more join in, usually turning the group clockwise. It is an equal employment opportunity; all species of ducks may participate. Their purpose is to create a whirlpool that, when enough feet are paddling, stirs up the algae debris located on the bottom to bring it to the surface for their lunch. You can see this activity in the late summer, fall and winter at the east end of the lake."

**Jane Austin Bruckner, CHA Historian**



A good way to describe Ducky life right now is "SUPER HOT". The ducks are just trying to beat the heat by swimming and shade hogging. While driving the neighborhood in your COOL car (literally), be aware that the ducks don't have the luxury of an air conditioner, and they move slowly in extreme heat. Please be courteous and patient with them while they cross the street or drink from a curbside or alley puddle. Recently, the snapping turtles have become more aggressive towards the ducks, causing the ducks to swim with caution. As the cooler temps approach us, we welcome the arrival of our visiting migratory ducks which should be sometime in early October. That's what I call a "FULL HOUSE" and more mouths to feed till late spring. For those of you who express your support and generosity by providing monetary contributions for food and care, we want to say "QUACK QUACK" to you for making those quacks happy ones. The ducks send a special message..... "LET THE FALL BEGIN".

**Dana Wells, the Duck Lady**

## Candleridge Homeowners Association



## Welcome to the Neighborhood!



Welcome to our CHA neighborhood and congratulations on the purchase of your home!! We hope you enjoy walking on our greenbelt walkways and enjoy viewing the beautiful trees. CandleRidge City Park is also a great place to walk and get to know some new neighbors. We will be delivering a “CHA Welcome Bag” to your home with neighborhood information and a few gifts.

We look forward to meeting you.

**Bill and Karen Hunn**  
New Neighbors Chairmen

*Do you have new neighbors?*



### Speedbumps: Love or Hate?

In the last newsletter I asked for feedback on the speed bumps in CandleRidge. By about 3 to 1, you don't like them! Everyone had strong opinions, whether they for or against them. Several respondents were involved in getting some of the speed bumps installed, but I had some people who lived close to some respond that they did not like them one bit!

The city has told us that it is no longer going to be in the speed bump business, and that the next time a street is repaved that an existing speed bump will not be replaced. The City has also said that it will not maintain the existing speed bumps.

The CHA did not initiate the placement of speed bumps; the city did. So where does that leave the CHA board? After much discussion, the consensus of the board is that since the city came up with the speed bumps, it will remain a city issue (or problem). The Board cannot get in the position of taking sides on the existing speed bumps. The majority of the current Board does not like the speed bumps, but if its members came out to remove existing speed bumps, we would alienate many loyal CHA homeowners!

As far as the maintenance of existing speed bumps goes, there are mixed reports. I have been told by some residents that after calls to the city that the city workers have come out and redone the reflective paint or tape on some of them. However, current reports indicate that there is no more paint. I know there a few speed bumps on Willow Way and Misty Meadow that if you don't know they are there, you will probably fail to slow down as you cannot see them either during the day or at night.

Also, I talked to our Neighborhood Patrol Officer about the speeders on Willow Way and stop sign runners on Welch. Apparently this buck was passed to the traffic department (I believe he said), but I have not had, nor do I expect to ever get a response from the traffic department. It seems that patrol officers don't like to give citations anymore, unless it's me driving!



**Bill Atkins, City Affairs**

## 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 per household 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      (16) ← 1234 Candleridge Fort Worth, TX 76133
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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+.

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

## CHA Board Members and Committee Chairmen

### **President**

Chuck Bosworth  
president@candleridgehomeowners.com

### **Vice President**

Ron Thompson  
vice-president@candleridgehomeowners.com

### **Treasurer**

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### **Secretary**

Debra Coward  
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### **Membership Secretary**

Max Watson  
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### **Newsletter**

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### **City Affairs**

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### **Historian**

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### **New Neighbors**

Bill and Karen Hunn  
neighbors@candleridgehomeowners.com

### **Park Coordinator**

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### **Citizens on Patrol**

Chris South  
patrollers@candleridgehomeowners.com

### **Interim Gas Drilling Representative**

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gasdrilling@candleridgehomeowners.com