



Newsletter of the CandleRidge Homeowners Association

From the President's Desk

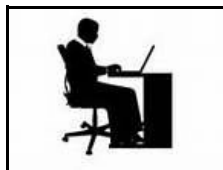
Hi! neighbors,

As the President of CandleRidge Homeowners Association for 2017, I would like to take this opportunity to introduce myself. My name is Bill Hunn, and my wife Karen and I have lived in CandleRidge for 24 years. I'm a retired engineer at Bell Helicopter, and Karen is a retired FWISD school teacher. We have three grown children and six grand children. When the weather is nice, you will often find us walking around French Lake or taking our younger grandchildren to the children's play area in the park. If you see us out walking, please say hi and stop and talk if you wish.

The CHA Board actively represents the interests of CandleRidge residents with regard to zoning issues and actions proposed by the Fort Worth City Council. The Board coordinates with city agencies such as the Parks, Fire, and Police Departments. CHA supplements the neighborhood-oriented city police program with an all-volunteer Citizens on Patrol ("COPS") program. CHA works with the City of Fort Worth in maintaining the French Lake Park area and the green belt park areas. Whenever you see a CHA Board Member, please thank them for all the time and effort they put in to enhance the quality of life and security of our neighborhood.

I encourage each of you to take an interest in your neighborhood and your homeowners association. Please contact me if you are interested in learning more about the homeowners association or attending a board meeting. My contact information is: president@candleridgehomeowners.com

Bill Hunn
President



February 2017



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In the Park...**Candleridge Park News**

1. The hooks holding the American Flag were replaced in mid November.
2. Yes, the anticipation is still killing us in hopes that the city plans to address the footbridge erosion project this year.
3. In late October, the fountain was removed for some warranty work to address the ongoing electrical problem. After four weeks, the fountain was reinstalled and is working beautifully even under the stress of below freezing temperatures.
4. The city maintenance contractors are now on a less frequent schedule for mowing, weeding, and trimming. The PACS team is still doing other regular maintenance such as trash pick up, limb pick up, and making sure that debris is removed from the lake. Also, the city just recently installed a new solar powered trash compactor in the playground area.
5. Recent reports indicate that coyotes are still in the area, so take protective measures to ensure your pets safety by keeping them on a leash and inside fenced areas at all times.
6. Recently, there have been an abundance of stray dogs in the park and neighborhood. For the safety of your pets and to comply with Animal Control laws, make sure that you provide your pet with an escape free environment and keep them on a leash when outside of a fenced yard.

We like to keep our park beautiful and a safe visiting place, so many thanks to those who help in their contributions to keep it that way. If you are interested in helping with our neighborhood park or have other inquiries, please email parcs@candleridgehomeowners.com.

Dana Wells, Park Coordinator



Electronic Newsletter???
Facebook???

Your CHA board is considering whether or not to start sending out your newsletter electronically rather than by U.S. mail. This topic will be discussed at the annual meeting in the fall. Your newsletter costs about \$2,200 a year to produce and mail out in its current format. Be thinking about this topic and watch your future newsletter to learn more about this important meeting time and date.

Did you know that there is a CandleRidge Homeowners Association Facebook Page? There is! Please like and join our page! CandleRidge Homeowners Association —it has a photo of the French Lake on it.

Special Recognition for the CandleRidge Holiday Decoration event for 2016



- Religious Theme 6901 Winchester Place
- Nature Theme 4700 Foxfire Way
- Fantasy Theme 4633 Cinnamon Hill Dr.
- Lighting Theme 7213 Johnstone Ln.
- Grand Prize 7121 Wind Chime Dr.

We want to thank all of the residents for lighting up CandleRidge for the Holiday season. There were many decorations this year which made the selection process even harder.

Thank You Again,
CandleRidge Board



Street Issues



As your City Affairs representative, I am trying to develop a good relationship with the Fort Worth Street Department. The last time that I reported a street issue, the workers got right to it and fixed the problem that same week. Recently, I met with a department representative to report a street issue that was more complicated than the one fixed within a week. He told me that, weather permitting, they would try to get it done within four weeks or so.

If you have a street issue please give me a call at 817-905-1418 or email me at cityaffairs@candleridgehomeowners.com

Bill Adkins
City Affairs

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.

March 21: From the Ground Up: Starting with Seeds

April 18: Off site meeting at Ace Hardware. Think Outside The Box: Gardening With Pallets. **Note: free pallets will be available for your home projects. Contact Kay Flynt: kactusykay@yahoo.com

May 16: Potluck and Plant exchange

For more information, contact **Barbara Ford**, 817- 980-1430 or gardenclub@candleridgehomeowners.com.



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



Citizens On Patrol

TIPS TO HELP YOU AVOID BEING A TARGET FOR BURGLARS

The wet and rainy weather has calmed down as I write this article, but CRIME NEVER QUILTS. It seems that the people want to hurry up and get inside where it is warm and cozy. Who can blame them; I'm that way myself. Just remember that safety comes first.

It is amazing that the bad guys could be watching your house waiting for you to get inside.

- Did I get everything out of the car and lock it before I went inside?
- Did I leave the car running to warm up before I leave in the morning?

These simple forgetful tasks are with us throughout the year, and I am still trying to teach my grandchildren to put things away.

- Gabriel did you put your bike up before you came inside?
- Ariana, your scooter is in the front yard!

I am always telling my wife not to leave her purse in the car even when it is locked. A busted window only causes more frustration for us since the car will have to go to the shop to replace the window.

- Finally, as we drive off to go across town, my wife will ask me if I had set the house alarm before we left. No. . . I thought you did.

If we all work together we can accomplish a lot, not only for the safety of our families but also for the community

Thinking about becoming a member of Citizens On Patrol (COPs)? Members drive, walk, or jog throughout the neighborhood at random times using varying routes and watching for suspicious or unusual activities: open doors, open windows, garages; trucks backed up to open garages, unusual pedestrian activity. ANYTHING THAT DOESN'T SEEM NORMAL. The minimum commitment for a COPs member after training is just four days a month in the CandleRidge area. YES, the Fort Worth Police will train you at no cost! COP members 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 at 817-542-9004 to discuss the possibilities.

Chris South



Citizens On Patrol



CandleRidge HOA (CHA)–Your Community Resource

If you search “homeowners association” or HOA” you may find, as I did, that there are numerous articles written about HOA’s which are pretty negative. Many articles suggest that the principle objective of HOA’s is unreasonable enforcement of neighborhood deed restrictions and covenants.

I don’t know about other HOA’s, but the CandleRidge HOA is a great deal more than deed restrictions and covenants enforcement. Our organization is intended to be a resource for member residents. Your CHA and its Board are your political action committee and liaison between you and city services of Fort Worth. We supervise the maintenance of common areas including French Lake. We monitor rezoning proposals to ensure that undesirable/unattractive business enterprises do not gain access to properties through rezoning which would reduce the attractiveness and ultimately the value of our homes. We are, for example, monitoring the disposition of the former Sonic property on Hulen in an effort to ensure the property does not end up in the hands of a business enterprise that would have a negative impact on our community and the ambience that makes CandleRidge unique and attractive.

As many of you may recall, a few years ago your CHA formed a gas leasing committee that negotiated a very favorable monetary package for property owners in CandleRidge. As part of this, the CHA received a bonus from Chesapeake that is now our “rainy day fund”. This fund gives the board the means to make improvements in common areas (playground equipment, park benches, etc.). It also is a cushion that would allow us to repair or replace community belongings in the event of a natural disaster or to provide emergency assistance to members as might be necessary.

Oh, those men and women driving around in slow moving cars are the CHA Citizens on Patrol which help keep our neighborhood safe. Our quarterly newsletter provides additional information on other things CHA does for CandleRidge homeowners.

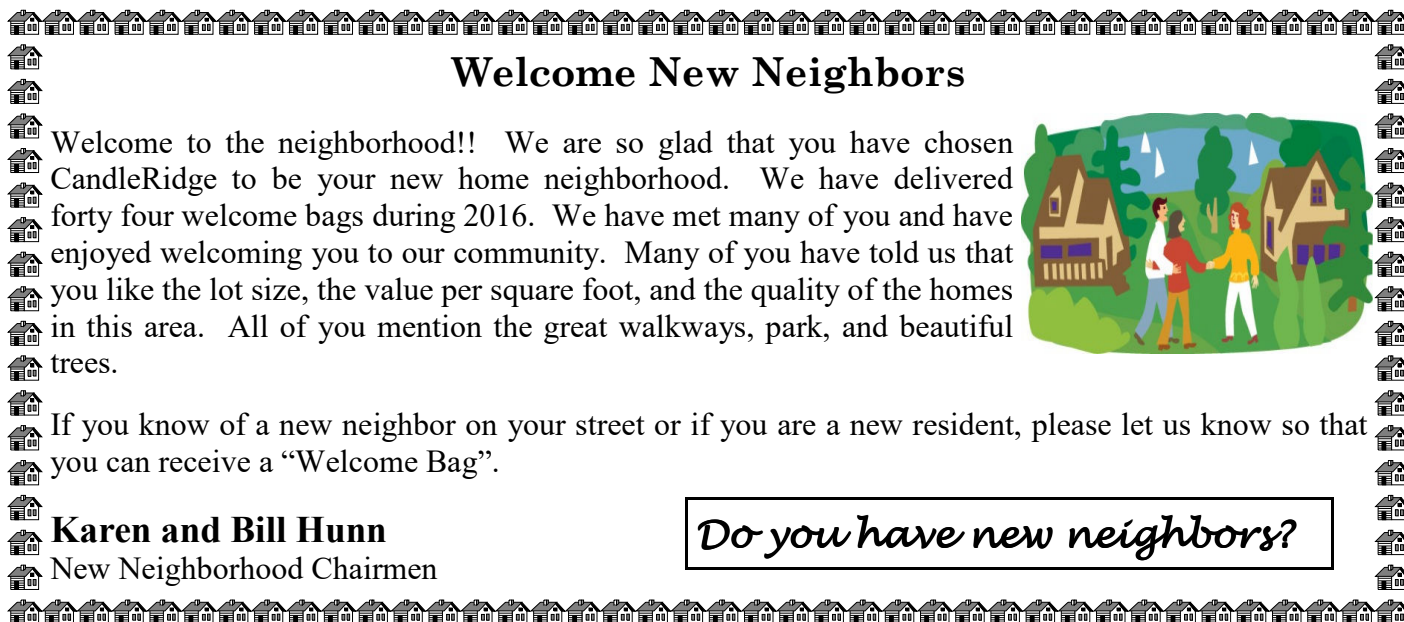
And yes, it is true, we intend to continue to reasonably enforce the CandleRidge Addition deed restrictions and covenants for the benefit of all of us. The spring 2016 edition of the CandleRidge newsletter listed several of the good neighbor rules that are part of the CandleRidge deed restrictions. Later this year we may publish some additional good neighbor reminders.

If you are not a member of CHA, please join (\$25 annually or \$15 for age 65+ households) so that we will have the funds necessary to continue to be a strong community resource. A membership form can be found on page seven of this newsletter.

Tom Green
Vice-President



Candleridge Homeowners Association



Welcome New Neighbors


Welcome to the neighborhood!! We are so glad that you have chosen CandleRidge to be your new home neighborhood. We have delivered forty four welcome bags during 2016. We have met many of you and have enjoyed welcoming you to our community. Many of you have told us that you like the lot size, the value per square foot, and the quality of the homes in this area. All of you mention the great walkways, park, and beautiful trees.



If you know of a new neighbor on your street or if you are a new resident, please let us know so that you can receive a "Welcome Bag".

Karen and Bill Hunn
New Neighborhood Chairmen

Do you have new neighbors?


Just  *y!*

As always, it brings much pleasure to this winter season to see our visiting migratory ducks as well as some occasional sea gulls. It will be worth your while to come see our feathery migratory visitors which consist of widgeons, shovelers, and scaups because they are only here for the short term. Since all our feathery friends have bigger ducky appetites during the winter months, additional supplemental food helps provide the warmth needed during this time. Also, the ducks don't roam much this time of year; instead, they stay in the water or rest lakeside. The water provides added warmth for them, and resting lakeside allows an easy escape since the risk for predator attacks is higher in the colder temps.

THANK YOU, THANK YOU to those of you who continually show generosity by providing additional contributions to purchase supplemental food or provide the food directly to our feathery friends.

Hope you are having a QUACKY HAPPY NEW YEAR!

Dana Wells
"The Duck Lady"



Deed Restrictions and Outdoor Holiday Lights

Are you getting a new roof or shed? Replacing your fence? Painting your home's exterior?

Please remember to read the deed restrictions that you signed when you purchased your home! Making an error now could greatly impact you when you go to sell your home.

City Code requires outdoor holiday lights to be removed within 90 days of installation.

CandleRidge Homeowners Association Membership Form

Name: _____

Address: _____

Telephone: (Home) _____ (Cell) _____ (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 (16) 1234 CandleRidge Drive Fort Worth, TX 76133

We gladly accept your subscription any time of the year. Usually, a reminder is in your summer newsletter. Dues are only \$25 per household per year—\$15 per year for Senior Households 65+.

Aside from efforts to inform you about important news and events 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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**CandleRidge Homeowners
Association**
P.O. Box 331871

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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Citizens on Patrol
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