



Newsletter of the CandleRidge Homeowners Association

From the President's Desk

Summer 2018

Hi neighbors,

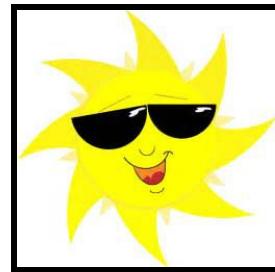
Summer has arrived, and the neighborhood is still looking beautiful with green grass and flowers blooming. Take advantage of the sunshine and get out and walk the park trails and meet your neighbors.

The City Bond Program passed, and there were several items which will benefit CandleRidge. There was \$256,000.00 allotted for repairs and improvements to French Lake Park which includes working on our pavilions, repairing the walking bridge, and fixing the erosion problems around the bridge supports and the erosion of the stream beds that feed into French Lake. The Bond Program also includes a new library to be built near McCart Ave. and Sycamore School Road.

Jungus Jordan, our District 6 City Council member, holds a "Java with Jungus" event every 3 to 4 months on Saturday mornings. Jungus goes over news and items of interest to not only the city but also specifically to our neighborhood. He shows pictures of new developments that are planned near us as well. Some of these include Tavolo Park located at Altamessa and Chisholm Trail and the new development surrounding and near the Walmart Neighborhood Market located at Sycamore School Road and Granbury Road. It's a great way to find out about the new developments that are going in and what businesses are coming to the neighborhood. I encourage each of you to attend the meetings. You can learn more about these meetings on the CandleRidge Homeowners Association website and Facebook page, and the CHA Email Blasts. Let us know your email address to be included in our email "Blasts".

Remember this is "Your" Homeowners Association. As president, I encourage you to participate and volunteer in the Association. Your CHA Board meets a minimum of one evening every other month, and you are always invited to attend. Please contact me for date, time, and location. My contact information is listed on the last page of the newsletter.

Bill Hunn
President



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In the Park...



Candleridge Park News

REMINDER: THE NEW PARK HOURS ARE 5 AM TO 9 PM - These new hours were set by the City, are to be year round, and are posted at all park entrances. This change has the support of the FWPD, and officers do regularly patrol the park after curfew to assure compliance and to help maintain safety and peace in our CHA neighborhood. Visiting the park area outside these hours could result in a citation being issued.

FINALLY, GREAT NEWS on the footbridge erosion project. Two landscape architects from the City of Fort Worth met to discuss options for repair of the area surrounding the bridge at French Lake and the adjacent picnic pavilion. Funding of approximately \$392,000 for this project will come from existing gas lease revenue, PayGo funding originally set to be used for the dam, and the approved 2018 Bond Program. This Bond Program will provide us with an additional \$256,000 so that there can be a needed permanent fix versus a temporary one, but will delay completion of the project until spring 2020. A tentative scope for the work agreed upon is in place and will be outlined as the project becomes more finalized.

Maintaining the beauty of our park and greenbelt is a big job. PACS (Parks and Community Services) and the City maintenance contractors are busy mowing, weeding, collecting trash and fallen limbs, and keeping debris removed from the lake after heavy rains. We appreciate PACS' hard work and efforts, especially during the hot summer months. Late bloomers this year were the primrose wildflowers. Lots of park visitors took advantage of their beauty by taking family photos.

Although coyote sightings have not been reported in some time, always play it safe by keeping your pets on a leash and in fenced areas at all times. Remember also to keep your pets safe by providing them with an escape free yard, keeping them on a leash while walking them, and carrying a bag to pick up after them.

Summer brings more park visitors and plenty of heat. Even though we have a drinking fountain, it is always a good idea to bring additional water with you. Safety remains a priority, so please comply with posted speed limit signs around the park and neighborhood, 30 mph. Residents, please SLOW DOWN in our alleyways which have a 20 mph limit as speeding is becoming increasingly more frequent and is dangerous. Although duck crossing signs are present, slow down or stop for our feathery friends as they cross the road to seek shady resting and nesting spots. You should always expect the unexpected when driving since children, ducks, and pets are also present, and one or more could dart in the street from between parked cars at anytime. It is NEVER pleasant when the unexpected happens, and it is our actions that help prevent this. BE CAREFUL and COURTOUS!

Candleridge Park is not only one of the nicest but also one of the most beautiful parks in Fort Worth. Many thanks to all who contribute regularly to help keep it that way. If you are interested in helping with our neighborhood park or have other inquiries, please email me at parks@candleridgehomeowners.com.

Dana Wells
Park Coordinator



Candleridge Homeowners Association



CHA To Go Electronic?

Want your CHA Newsletter to arrive faster and save money at the same time?

Did you know that our printed newsletter costs a little over \$2,200 a year to send out? Your CHA board would like to continue to be good stewards of your dues by switching over to an electronic format. Saving money by decreasing our newsletter costs would provide more money for neighborhood projects.

To start receiving your CHA Newsletter electronically, simply switch your current mail subscription to an email subscription by emailing your name, address, and email address to subscriptions@candleridgehomeowners.com.

In addition to receiving each issue by email, you will receive our E-News Blasts and other updates that affect Candleridge and the City. Help us to help you!



CANDLERIDGE GARDEN CLUB

ST MATTHEWS LUTHERAN CHURCH
 GRANBURY ROAD AT WELCH AVE.
 TIME: 7:00 pm, 3rd Tuesday, September - May

We invite everyone interested in gardening to join the CANDLERIDGE GARDEN CLUB. The yearly dues are only \$16 a year, and we meet monthly from September through May. Meetings will resume in September at 7:00 PM on the 3rd Tuesday of the meeting months.

Each month we have a program with knowledgeable speakers, professionals, fellow members, and experts in the field. The subjects of the programs range from flowers and pollinators to show and tell. Not only are the speakers informative, but you will also make many new friends to get new ideas from too. We always enjoy field trips, visiting the Secret Gardens in Fort Worth, and potluck dinners. In addition, we enjoy great refreshments which are always provided by our members for our enjoyment.

For more information, contact Barbara Ford, cdt.bford@email.com.
 Text: 817-980-1430



See you in September



Candleridge Homeowners Association**Citizens On Patrol****Thank You Citizens on Patrol Volunteers**

Hello CandleRidge Homeowners, I hope everyone is doing well and enjoying the hot and soon to be hotter weather. My name is David Melton, and I am the new captain of the CandleRidge Citizens on Patrol group.

Information from Ruben Montelongo – Your Neighborhood Patrol Officer (NPO)

Whether the temperature is hot or cold and you see someone wearing a large coat that looks suspicious, don't hesitate to call 911. It could be nothing more than someone not realizing it was hot out before they left their home, or it could be someone concealing a weapon or stolen merchandise. I'm sorry to say that there will always be robberies in South Division, but please be vigilant. Carefully watch your surroundings, and keep purses, bags, and phones secure. If you're in the grocery store, be mindful at all times. Someone can easily walk by your cart and take something from you when you're distracted and looking somewhere else. Please continue to look after one another and don't hesitate to quickly call 911 if you see anything suspicious. Also, if you'd like to become a member of our area Citizens on Patrol team, please let me know by emailing me at ruben.montelongo@fortworthtexas.gov so that I can get you started. We would love to have you join our team. God Bless you.

**Officer Ruben Montelongo (J-16)**

Thank you Ruben. We always appreciate all the hard work you perform while watching and monitoring our neighborhood.

Remember the record players that would keep repeating the same song? Well I feel like a broken record at times too, especially when offering crime tips. Don't leave valuables in your car; take them inside when you get home. Don't forget to close your garage doors if you leave your house or go inside for a few minutes. Even when driving or riding by in a car, someone can see what you have and begin to watch your house. Be proactive. Don't take the chance and become a victim of crime.

Want to join Citizens on Patrol? Please Contact us. The training and certification is provided by the Fort Worth Police Department in a four hour class usually held on a Saturday morning. If you have ever thought about the security and safety of our neighborhood, then now would be a good time to step up and join this growing group of volunteers. If you have additional questions, please contact me, your CandleRidge Group Captain, David Melton, at 682-472-0450 or by email dmelt@sbcglobal.net. You may also contact Marty Moskowitz at 817-292-4959 or lumarmos@sbcglobal.net. If you see a COP patrol member on patrol, don't hesitate to stop and ask us about the program. Your training and minimum commitment is only four (4) one hour time slots

David Melton
COPS Captain
patrollers@candleridgehomeowners.com



Citizens On Patrol

Candleridge Homeowners Association

Property Issues: Streets and Houses

Is your "new" street cracking? If it is, you need get it reported ASAP. As you know, the city is in the process of either repaving or microsealing most of the streets in Candleridge. Saldana and Cinnamon Hill were repaved, and so far they seem to be of first class work. Willow Way was one of the streets to be completely repaved; however, the workers ran into problems with it.

How does all this work? Prior to repaving, equipment is brought in to mill off most of the old asphalt, leaving a smooth but very thin layer of old asphalt in place. After milling Willow Way, it rained, and almost immediately the remaining asphalt failed in several spots and broke through the original base material. Since the failed spots were soft and very powdery, vehicles left deep ruts in the old base in several spots. Instead of repairing the failed base, the city went ahead and repaved everything. Almost immediately the new asphalt began giving way, leaving the street potholed and looking terrible in many places, the worst being on Willow Way just west of Welch.

I have been in contact with George Snowden, a superintendent with the street department, and he emailed me this response: "We have looked at Willow Way thoroughly and determined areas of repair. The block between Welch and Sparrow Point will need pulverization, stabilization, and repaving. There are a few more areas that will also need that process. We had core samples taken of Willow Way and recently received the results along with stabilization recommendations. We are currently finishing up a like project and hope to move to Willow Way next month. In the meantime, we will monitor and make some smaller repairs as needed."

I have also asked Mr. Snowden to look at a curb issue on Wind Chime just southeast of Sparrow Point that, in my opinion, should be fixed before Wind Chime is repaved. Thank you Mr. Snowden for your quick response!

If you have some issues or concerns with the current street improvements, give me a call at 817 905-1418 or email cityaffairs@candleridgehomeowners.com

Bill Atkins
City Affairs



Are you interested in "adding to" your property? Earlier this year, a resident in Candleridge applied for a variance with the Fort Worth City Board of Adjustment in order to build additional garage space at his property. In order for the proposed structure to be in harmony with our overall CHA neighborhood ambience, this homeowner worked with the CHA board to find a structure which met not only his needs and interests but also preserved the ambiance of Candleridge.

If you are considering adding an accessory building, carport, or making a major renovation to your property, there are City of the Fort Worth Code requirements as well as Candleridge Property Deed Restrictions and Covenants which will affect your decision making. As with the previously mentioned homeowner, your CHA Board would be happy to help you evaluate your project in terms of requirements and restrictions which might affect you.

Tom Green
Member at Large

Candleridge Homeowners Association



Welcome New Neighbors



We want to welcome you to our outstanding CandleRidge Community. We hope that you enjoy it as much as we long-term residents do. We look forward to welcoming you with a CandleRidge Homeowners Association Welcome Bag which contains information about the community and a few treats as well. We will be knocking on your door to deliver the bag and have a chance to meet you. We have a voluntary homeowners association that we wish that you would consider joining. The cost is only \$25 per year for those under 65 years of age and \$15 per year for those over age 65. The information in your bag explains all of the benefits our organization provides to the community. For example, if you enjoy sitting on some of the benches along the greenbelt walkway, you can thank the homeowners association.

CHA Welcoming Committee
Bill and Karen Hunn

Do you have new neighbors?



Summer is upon us now, so our visiting migratory ducks have bid farewell to us until fall returns. Since we are down to just our resident ducks, please drive carefully around the lake and greenbelt areas because the ducks roam more this time of year in order to seek shade and nesting spots. They love both shade hogging during their day and their evening swims. Since the loss of our Muscovy ducks in 2015 from the poaching incidents and virus outbreak, we have been fortunate to receive two male and two female Muscovy ducks this spring. Even more exciting is that both couples have produced offspring, and we are hopeful that many of the ducklings will survive. Also, there are many new mallard duck families so far this year.

Many thanks to those who always show their support by donating money for purchasing the supplemental food or by providing food directly to the ducks. Did you know that feeding bread to the ducks is not healthy for them? While it can make them feel full, it keeps them from eating their healthy food. Also, just like for humans, bread is a carb and can actually make ducks fat and sick. Instead of feeding bread to the ducks, use that extra bread to make some delicious bread pudding or some homemade croutons for salads (my favorite). Our feathery friends wish all a QUACKY and HAPPY summer and remember to stay COOL!

Many HAPPY QUACKS to all!

Dana Wells



City Parks To Be Smoke Free

The Fort Worth City Council voted to expand the city's current smoking ban to include city parks. This ban, which includes our own Candleridge Park, will go into effect on August 15. Please help spread the word about this.



Candleridge Homeowners Association**CandleRidge Homeowners Association Membership Form**

Name: _____

Address: _____

Telephone: (Home) _____ (Cell) _____ (Other) _____

Email address: _____

I am willing to help with:

Park maintenance Gardening Greeting neighbors Legal Advice (licensed attorney)
 Code Issues Other (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 email updates from CHA. Please complete this form and return it with your annual \$25 dues or \$15 for 65+ Seniors households. 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 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. Dues are either only \$25 per household per year or \$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 waving above French Lake to the beautiful flowers at her feet, from bench painting projects to exercise and playground equipment and smart looking signs, and from maintenance to zoning issues. We regularly keep in touch with the city and other neighborhoods. Your dues fund these projects, so please join.

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 Facebook page and on our website for updates on some of the topics in this issue and much more!!
<http://candleridgehomeowners.com>

CHA Board Members and Committee Chairmen

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