



THE WIMBLEDON WATCH

The Wimbledon On The Creek
HOA and Residents' Newsletter
August 2023 Issue r



Welcome to this month's issue of The Wimbledon Watch newsletter! All issues of this flyer will be published and available on the WOTCHOA.com website, and also on the WOTC Facebook page. Watch for a consent form to show up in your mailbox, authorizing us to also send this newsletter to your email each month. At the option of the HOA Board, some issues may be physically printed out as well. Like a ship's watchman/ lookout, this newsletter keeps the 64 households in our community connected and informed about a variety of subjects, including serving as a reporting tool for keeping you up-to-date on the status of HOA projects and budgeting outlays by the HOA Board. But this newsletter also features RESIDENT content! Check out some of our new features, like The Race!

We WELCOME content submissions from you, the residents! Want to announce a birthday party? Graduation? Wedding? Birth? Death? Let us know! Throwing a BBQ? A block party? Let us help spread the word! Lose something? Find something? Tell us! Having a Garage/Yard Sale? Free publicity here! Have a favorite recipe? Share it with us! Want to feature your pet? Send us a photo! Took a great picture of something in our neighborhood (a sunrise, snowman, bee, bird, grasshopper, rabbit, squirrel, holiday decorations, etc.)? Submit it! Send newsletter questions and content offerings to the editor, at: newsletter@wotchoa.com

Back issues of the newsletter can be viewed at: www.wotchoa.com/newsletter.html



Calendar

The next two WOTC HOA Board meetings will be September 14th, and October 12th, at 7:00 pm, at 1905 Tudor Ct. HOA Board meetings are held every second Thursday of the month at 7pm. If you want to be at the Board meeting, please contact any current Board member at least a week before the meeting to notify them of your desire to attend, so accommodations can be made for your attendance. You can also contact a current Board member after the Board meeting for a copy of the meeting minutes.



Did You Know? (HOA Rules)

Article X Section 3. Governs what types of animals are allowed on your property:

"Animal Husbandry. No sheep, goats, horses, cattle, swine, poultry, dangerous animals (the determination as to what is a dangerous animal shall be in the sole discretion of the Association's Board of Directors), snakes or livestock of any kind shall ever be kept in or upon any part of the Property except that dogs, cats or other common household pets may be kept by the Owner or Occupant of any Living Unit, provided they are not kept for any commercial purpose. Any allowable pet that is kept in a household must be confined to its Owner's Lot either by constraints of a backyard fence, a leash or within the Living Unit. No animal shall be permitted to run freely away from its Owner's Lot and must be controlled by a leash. All applicable leash and licensing laws in effect in the local municipality, to the extent more restrictive than this provision, shall also apply to this animal husbandry provision and shall be complied with by all Owners and Occupants of Lots. All Owners and Occupants shall keep their respective lots clean and free of pet debris." As with all provisions of the CC&R, if you wish to apply for an exception to this restriction, contact the Modifications Committee to submit a request for an exception. The process for this was explained on page 3 of the February 2023 edition of The Wimbledon Watch WOTC newsletter, in Letters to the Editor.



Homeowner Tips {Foundation, Maintenance, Lawn & Garden, Utilities, Recycling, etc.}

Home Maintenance: 1. Trip GFCI Outlets. Click the 'Test' button to see if the light goes out, then click 'reset' to see if the light goes back on. If not - time to replace the outlet. 2. Test Smoke Detectors/CO2 Alarms. These should be replaced every 10 years. 3. Check that indoor/outdoor vents aren't blocked. 4. Clear garbage disposal by grinding ice cubes, then flushing with hot water and baking soda. 5. Flush out hot water from the water heater to remove accumulated sediment. 6. Make sure to replace furnace filters every 3 months-more often if you have allergies or have pets in your house. 7. Vacuum heat registers & vents. 8. Check brick tuckpointing, and inspect foundation for cracks or leaks. Foundation cracks can create an entry for ground water, insects, roots, and radon gas. 9. Clean out gutters and downspouts. 10. Clean the dryer vent and exhaust duct. Without some maintenance, clogged lint and dust can cause a fire. 11. Inspect fencing. Reinforce, re-stain, reseal or repaint, or replace pickets as needed. Editor has lots of free pickets available!!! 12. Power wash driveway and sidewalks. 13. Perform washing machine maintenance. Inspect the seal between the door opening and the drum for the areas of soil buildup. Wipe down with a mixture of $\frac{3}{4}$ chloride bleach and a gallon of warm water. Let sit for five minutes, then wipe dry and let air dry. This will remove any odors and keep your clothes from getting stained by dirt deposits.



NEIGHBORHOOD NIGHT OUT: October

Stay tuned for more information about our neighborhood's upcoming block party!



Letters to the Editor {For public letters only. Private letters should be submitted via to the WOTCHOA.com website. Editor's answers may come from the Editor or from a member of the HOA Board}

Dear Editor: What is the difference between the **M**odification Committee, the **A**rchitectural Committee, and the **N**ew **C**onstruction Committee? -Sincerely, Confused Resident

Dear Confused Resident: They are all the same committee. I just call it the **M.A.N.i.C.** Committee. If you send an email to modifications@wotchoa.com all three members of the committee will receive the email.



Facebook

For even more personal and frequent community information sharing, visit the Wimbledon on the Creek Facebook page. You must request to join the group, and it will be monitored for content. The administrator will take down any inappropriate posts. The page is *Wimbledon on the Creek Community HOA*.



Contact Information

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Featured Family of the Month

We want everyone to meet – the Borgerding Family! Brad and Nicole Borgerding (pronounced “Smith”) moved into WOTC two years ago, bringing their combined six children to the home, along with Greg, the dog, and Carl, Tex, and Steve the cats. They got a wonderful surprise when they added one more baby boy to the mix, for a Grand Total of seven kids! Their motto is, “Family is everything!” and they encourage their kids to “have fun, be you, be weird.” Brad and Nicole met online, both working in IT. Brad works doing IT security, and Nicole works as an IT Development manager. Obviously, they have a busy household with family vacations, video games, crafts, roasting each other, soccer, fishing, and lots of laughter. They have a very close bond! Pet pictures?



Pet of the Month



“Mew” (Breed: Maine Coon)

Owners: Larry & Lori Olpin

There were Maine Coons for sale for \$1500 but we decided Mew was priceless.

Good morning to most wonderful Neighbor & President! Please give me your thoughts on this idea.

September 8th, I was planning a gathering for Arab America Foundation, Team Texas at my garden. It’s our Cultural & Heritage Foundation. I am Team Texas Leader. What if we have it in the front of the house from **6-9**, Light finger foods, soft drinks, and dessert. Will provide all that. Invite all our community to join. We can call it Get to know the Arab Culture. Extending our horizon, is the reason to think about involving others. Our Mission is Promote, Educate, Connect. DJ and a couple of famous singers will give us a **night to remember**. Thank you.

SAVE THE DATE
Friday | September 8 | 6-9 PM

Amal & Warren
Are coming to town!

Team Texas & Wimbeldon on the creek will Celebrate.

Join us for light appetizers, soft drinks, desserts and more.

Guest artists, Nibal Malshi, Maestro Omar Abbad and DJ Noor will light up the evening.

The Ateek's Garden
1908 Tudor Court
Arlington TX 76017

RSVP TO
Stefan Ateek (817) 673-8293



THE BULLETIN BOARD {Your space for announcing stuff !}

- **FREE USED PICKETS**, at WOTC address! You haul ‘em, I got ‘em! Hundreds available. Unpainted. Crossbeams, posts available too. First come, first serve. Call 530-750-4452

Congratulations to the Olpin Family! They are celebrating the arrival of grandchild #16!



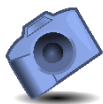
**LOST
AND
FOUND**

Race Results: Sadly, there have been no winners to any of the three races in last month’s newsletter yet, although you might be the first one, if you contact the editor with the winning answers. The prizes are: A slightly used toaster, free (mostly) working color printer, and a free used bottle cap. Value: Priceless.

This month’s races: be the first person to email the editor with the words “Are you being serious?” and win a free color TV (circa 1995). Be the second person to email the editor and win a free lint ball from my carpet. Value: Beyond Priceless. Yes, I have my wife’s permission to give this stuff away.

Does anybody know what happened to the Newsletter sign on Bardin Rd? It was in front 2800 Bardin Rd.

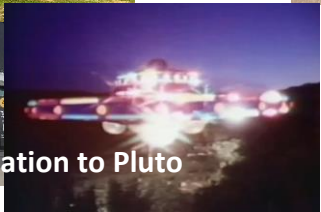
Send content submissions to: newsletter@wotchoa.com



Vacation Photos!

Email your Family Vacation photos to the Editor!

Beach Vacation:



Recipe of the Month

Cheeseburger Cups

Time: 30 minutes Yield: 5 servings



About: Cheeseburger Cups take the best most indulgent sandwich in history and makes it even more snackable and bite-sized! Each cup is a buttery, flaky biscuit holding a cheesy, beefy, flavorful filling. Your mouth will be watering the whole time you're making them! Cheeseburger Cups only need 30 minutes to make, so you can start treating your inner child in an instant! These bad boys are delicious for any age!

Ingredients: 1 pound ground beef, 1/2 cup ketchup, 1/2 cup Velveeta, cubed, 2 tablespoons brown sugar, 1 tablespoon prepared mustard, 1 1/2 teaspoons

Worcestershire sauce, 1 (12 ounce) can refrigerated buttermilk biscuits

Directions

- Step 1 -Preheat the oven to 400 degrees F.
- Step 2 -Grease a muffin tin.
- Step 3 -Cook the beef in a large skillet over medium heat until it is no longer pink, about 5-7 minutes.
- Step 4 -Drain the fat from the skillet.
- Step 5 -Stir in the ketchup, brown sugar, mustard, and Worcestershire sauce.
- Step 6 -Remove the skillet from the heat and set it aside.
- Step 7 -Press each biscuit onto the bottom and up the sides of each of the prepared muffin cups.
- Step 8 -Spoon the beef mixture into the cups.
- Step 9 -Top the beef mixture with the cheese cubes.
- Step 10 -Bake until the biscuits are golden brown and cooked through, about 14-16 minutes.
- Step 11 -



Jokes

1. I don't trust those trees. They seem kind of shady.
2. "Dad, did you get a haircut?" "No, I got ALL of them cut!"
3. Where do you learn to make a banana split? Sundae School.
4. What did one wall say to the other? Meet you at the corner!
5. Why couldn't the bicycle stand up by itself? It was two tired!
6. "Dad, can I put the cat out?" "I didn't know kitty was on fire!"
7. How do you make the number SEVEN even? Take away the "S".
8. My sense of direction is so bad one time I got in my car and right.
9. Did you hear the rumor about the butter? Well, I'm not going to spread it.
10. I can only remember 25 letters of the alphabet. I can not remember Y.
11. What has more letters than the alphabet? The Post Office.
12. My wife says I should exercise doing lunges. That would be a big step forward.

SERVE!



Wimbledon

ON THE CREEK