



THE WIMBLEDON WATCH

The Wimbledon On The Creek
HOA and Residents' Newsletter

April 2023 Issue, rev 3r

Sponsored on behalf of Hagar's Heart (hagarsheart.org)



Welcome to this month's issue of The Wimbledon Watch newsletter! All issues of this flyer will be published monthly and available on the WOTCHOA.com website and on the WOTC Facebook page. This month's issue will also be physically printed out and taped to your front door. Additional future issues may be printed out physically, at the discretion of the HOA Board. Like a ship's watchman/lookout, it 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.

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



Announcements

Your HOA at work:



FENCE REPAIRS: In March, the HOA spent approximately \$5k replacing 3k linear feet of fencing.

BARDIN ROAD LANDSCAPE IMPROVEMENTS: In the next few months, work will begin. In Nov 2022, the WOTCHOA board submitted a proposal to the City of Arlington's Neighborhood Matching Grant Program. The grant was officially awarded on Feb 28, 2023. The scope of work includes laying a synthetic fabric across the area between the sidewalk and the interior driveway road, and covering the fabric with rock material. The goal is to improve the landscaping along Bardin Road while controlling the erosion that has troubled this area for years. In 2022 a retaining wall was installed along the interior driveway road to improve the erosion issues along Bardin Rd. The project includes a grant from the city and a required 20% match from WOTCHOA. The grant is funded through the city's General Gas Lease Fund.

Future location of Grant Improvement Project:



Did You Know? (HOA Rules)

Article IV, Section 4, of the WOTCHOA Covenants, Conditions and Restrictions (CC&R) prohibits residents from performing new construction on (or modifying the exterior look of) their homes? This includes "without limitation, garages, swimming pools, streets, driveways, sidewalks, drainage facilities, landscaping, fences, walks, fountains, statuary and flagpoles", as well as "roofs, walls, patios, sidewalks and driveways; location, style, composition and extent of fencing; roof line and orientation...retaining walls, fountains, flagpoles, statuary, outdoor lighting, or others".

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 in the February 2023 edition of The Wimbledon Watch WOTC newsletter.



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

Seven Spring Spruce-Ups for your Home:

1. **KEEP MOSQUITOS AT BAY.** Having warmer weather and longer days means we're entering mosquito season. Take preventative measures by regularly checking your property for standing water and emptying it. Any open containers (empty flowerpots and saucers, or a wheelbarrow) can become mosquito breeding grounds when filled with rainwater, so store items like these upside down or in a shed.
2. **INSPECT PATHS AND DRIVEWAY.** Repeated freezing and thawing can take a toll on asphalt and concrete. Check your driveway and paths for cracks, scheduling repairs as needed.
3. **SCHEDULE COOLING-SYSTEM MAINTENANCE.** If you have central air conditioning, be sure to schedule professional maintenance before the start of summer. A properly maintained system cools better, uses less energy, and lasts longer.
4. **TEST SPRINKLERS AND IRRIGATION SYSTEM.** Don't let the first sign of a malfunctioning system be a drooping garden! Take the time this month to test each part, adjusting or repairing as needed.
5. **CLEAN GUTTERS AND DOWNSPOUTS.** Having your home's gutters and downspouts cleaned (and repaired, if necessary) is one of the first important tasks to schedule this season. Clogged gutters during a rainy spring can cause water to pool, potentially damaging the roof and siding.
6. **KEEP AN EYE OUT FOR TERMITES.** From now until May or June, be on the lookout for these winged insects. "Termites swarm in the Spring," says Victor Sedinger, certified home inspector and owner of House Exam Inspection and Consulting. "If there's a bunch of winged insects flying out of a hole in the woodwork, that's probably termites." If you notice any, call a licensed professional pest control company.
7. **SPRUCE UP THE FRONT PORCH.** Clean the porch floor, exterior windows, windowsills, and front door. Wipe cobwebs from the ceiling and high corners. Lay down a fresh doormat and plant a pot of flowers. If you have porch furniture, clean it off and wash the cushions.

(Source: Houzz.com)



Letters to the Editor {For public letters only. Private letters should be submitted via

the WOTCHOA.com website. Editor's answers may come from the Editor or from a member of the HOA Board}

Dear Editor: I'd like to publicly recommend a few services and contractors I've used, to the rest of the residents of the WOTC. Can I post my recommendations in the WOTC HOA newsletter?

Dear Editor: I'd like to see an Advice Column in the neighborhood newsletter. That would be pretty fun and entertaining!

Answer to both questions: I was informed by the WOTC HOA Board that we cannot include such features in the WOTC newsletter for several reasons:

- 1) It creates the impression that the HOA is personally endorsing that business, service, or product (even if there were a LARGE disclaimer stating it was only the recommendation of the individual WOTC resident).
- 2) It would put the HOA's nonprofit status in jeopardy because it would appear that the HOA was trying to profit from improving the revenues or profits of such businesses, services, or products, and that the HOA might be getting some kind of kickback in return.

What you CAN post in this WOTC HOA newsletter are things like: announcements on The Bulletin Board, Letters to the Editor, your favorite recipe, Photos of the Month, or you can offer to have your family or pets be a Featured Family of the Month, or one of the Pets of the Month. You can go online and download a blank questionnaire form to fill out to be a Featured Family, and then scan it and email it to me! That way, instead of waiting for US to invite Y'ALL to be a Featured Family, Y'ALL can save us a lot of time and effort and pleading, and simply volunteer your information to US! **Read: requesting everyone to volunteer, and to do this, please!** I will publish Featured Families in the order they are received. Otherwise, random invitations will continue...



Contact Information

Brian Builta—President 817-938-0550 pres@wotchoa.com 1905 Tudor Ct

Kelvin Bailey—Vice President 214-952-0502 vp@wotchoa.com 5009 Coventry Ln

Brad Simpson—Secretary/Treasurer 817-480-8508 sectres@wotchoa.com 4800 Coventry Ln

Larry Olpin—Newsletter Editor newsletter@wotchoa.com *(for all newsletter topics)*

Published by the Wimbledon On The Creek Homeowners Association

Website: www.wotchoa.com



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*.



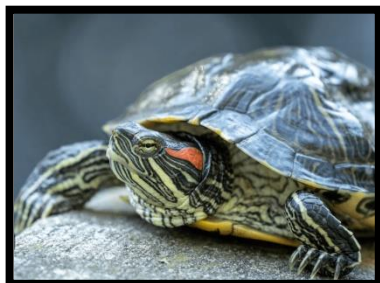
Featured Families of the Month

Matt and Sharon: Sharon moved into WOTC in 2017, and Matt joined her in 2020. They met at a university in 2010, were friends for 9 years before they started dating, and got married in 2020. They have 3 dogs. Matt works at Lucid Audio, in purchasing. He enjoys taking hikes and spending time with their dogs. Susan works for an ISD, as a manager for school-based mental health services. She enjoys reading, and exploring parks with Matt and their dogs. Matt and Sharon also like to go on weekly date nights, and traveling when they can.

Brian and Sarah: This family moved into WOTC in 2016, after 20+ years in a neighboring city. Brian is an AVP for advancement at a Texas University, and Sarah is a recovering school administrator (currently freelancing). Their daughter is a junior in college, majoring in public relations and business/public policy. Their only pet is a 17-yr-old turtle, unless you count all the creatures that hang out in the backyard. Brian is currently serving as the WOTC president, thanks to their good neighbor, and also to Brian's wife who "encouraged" him to attend the annual homeowners association meeting in November 2022.



Pets of the Month



"Tina"
(Red-eared Slider)



"Roxy"
(St Bernard/Lab)



"Maggie"
(Carolina Dog)



"Leo"
(Great Pyrenees/Mastiff)



THE BULLETIN BOARD {Your space for announcing stuff ! }

Congratulations to A.K., for making the A/B Honor Roll at your school!! Your mom and dad are so proud of you, your hard work, and good work ethic! Keep up the great work!!

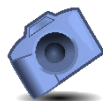
Fathers, Sons, and Daughters: Next month is Mothers Day! Don't forget to post a message on The Bulletin Board, wishing your wife or mother a Happy Mother's Day! Publicly tell her what she means to you. It will mean a lot to her!

Send content submissions ASAP to: newsletter@wotchoa.com



What's an arguably better (and certainly cheaper) way to PUBLICLY say "HAPPY BIRTHDAY", "Thank You!", "I ♥ U" or "Happy Anniversary!" to someone **LOCAL**, than by using one of the above, EXPENSIVE, **NON-LOCAL** methods?

Instead, **say** it on your **LOCAL** WOTC HOA newsletter's Bulletin Board, for FREE !!! Just **sayin'**...

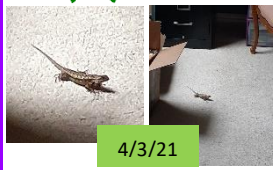


Photos of the Month

{Pix from our beautiful neighborhood! Photo Rules: Must have been taken within the WOTC boundaries, must have been taken within the last 3 years, must not be of personal items (such as a vehicle), and a person or pet must not be the main subject}



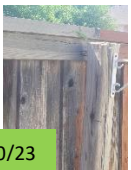
Now You See 'em, Now You Don't: { Wild Lizards around the WOTC }



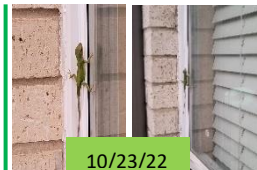
4/3/21



4/10/23



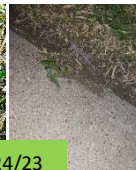
9/4/22



10/23/22



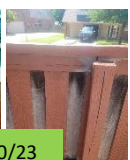
2/24/23



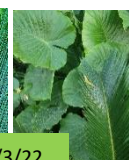
8/2/21



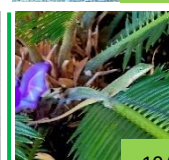
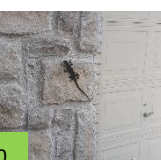
4/10/23



10/3/22



7/2/20



10/3/22



Calendar

The next two WOTC HOA Board meetings will be on **May 10** and **June 8**, at 7:00 pm, at 1905 Tudor Ct.

HOA Board meetings are held every second Thursday, at 7pm. If you want to be at the Board meeting, please contact any current Board member at least a week BEFORE the Board 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 meeting for a copy of the meeting minutes.



Recipe of the Month (for Spring)

Hummingbird Cake (by Marianne Estes) (Serves 12)

Ingredients: 3 Cups Flour, 2 Cups Sugar, 1 tsp Baking Soda, 1 tsp Cinnamon, 3 Eggs (beaten), 1 ½ Cups Oil, 1 ½ tsp Vanilla, 1 Can (8 oz) Pineapple (crushed), 2 Cups Bananas (mashed, about 3), 1 Cup Walnuts (chopped).

FROSTING: 1 Package (8 oz) Cream Cheese, 1 Stick Butter (softened), 1 Lb Powdered Sugar, 1 tsp Vanilla, 1 Cup Pecans (chopped)

Step 1 -Preheat the oven to 350 degrees F. Step 2 -Grease and flour a 10" tube or Bundt pan.

Step 3 -Stir together the flour, sugar, baking soda, salt, and cinnamon in a large bowl.

Step 4 -In a separate bowl, beat together the eggs, oil, vanilla, pineapple, and banana.

Step 5 -Add to flour mixture and mix well by hand. Stir in pecans.

Step 6 -Pour into the prepared pan and bake at 350 degrees for 1 hour and 15 minutes.

Step 7 -Cool on a rack for 15 minutes before removing from pan, then cool completely on rack.

Step 8 - Mix cream cheese and butter together. Beat in the sugar until the mixture is light and fluffy. Add vanilla.

Step 9 - Cut cake into 2 layers.

Step 10 -Fill and frost the cake. Sprinkle with chopped nuts and... **SERVE!!!**



Jokes

1. How do new spring flowers greet each other? "Hey, bud!"
2. How much do Pirates pay for corn? A Buccaneer.
3. Where do pigs love to take naps? In a ham-mock.
4. How can you tell if a tree is a Dogwood? By its Bark.
5. Why is the Beach so confident? Because it's 100% shore.
6. If Athletes get Athletes Foot, what do Astronauts get? Missiletoe.
7. How do locomotives know where to go? They have lots of train-ing.
8. Why is it hard to talk to a shy cow? Because they won't udder a word.
9. Which Rock Group consists of 4 members who can't sing? Mt Rushmore national monument.
10. Why do Moms have to visit the optometrist twice? Because they also have eyes in the back of their heads.



Printing costs for this issue
were covered under
a charitable donation on behalf of:

Hagar's Heart

(www.hagarsheart.org)