



THE WIMBLEDON WATCH

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



Did you miss us last month? We took June off to work out the details of transforming this newsletter into an online-only newsletter! 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 on August 10th and September 14th, 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 1, paragraphs (a) and (c) and Section 6 of the WOTCHOA Covenants, Conditions and Restrictions (CC&R) prohibit WOTC from having renters or occupants, except those related by blood or marriage, unless the HOA board has a copy of the approved rental agreement?

(a) All buildings, structures, and other improvements erected, altered, or placed in the Property shall be of new construction, and each Lot (and all Property that is subject to The Declaration. whether or not subdivided, except Common Properties) shall be used only for the construction of Living Units (i.e., detached single-family residential structures), each for use only as a residence for a single family of individuals related by blood or marriage, or maintaining a common household as husband and wife, or by co-owners (excluding cooperative-type ownership if being used to avoid the intent of this restriction). No garage or structure of a temporary character, trailer, mobile home, tent, shack, barn, or outbuilding shall be permanently or temporarily erected, maintained, or installed on any Lot at any time

except as may be approved by the Association, but in no event shall any such approved non-Living Unit structure be used as a residence, either temporarily or permanently. No part of the Property shall ever be used or caused to be used or allowed or authorized in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending, or other nonresidential purposes, or for any commercial use of a residential nature (e.g., as a boarding house, half-way house, nursing home, rehabilitation or therapy facility, etc.)

(c) No building shall be erected, altered or permitted to remain on any single Lot, other than one single-family residential dwelling and a private garage for not less than two (2) cars nor more than three (3) cars. No carports shall be permitted on any Lot within the Properties, except that Porte cohere type structures that are attached and architecturally integrated into a Living Unit may be approved by the Committees on a case-by-case basis. The maximum allowable height of any residential structure shall not exceed two and one half (2 1/2) stories. For purposes hereof, any one-half (1/2) story of a house must be contained within the peaked roof line of a one or two story home, as the case may be.

Section 6. Prohibited Use. Industrial use of the properties is prohibited. No use shall be permitted which is offensive by reason of odor, fumes, dust, smoke, noise or pollution, or which is hazardous by reason of excessive danger of fire or explosion. No activity or use shall be permitted on or with respect to the Property which is determined by the Board to be obnoxious to or out of harmony with a distinctive residential community, including, but not limited to, any trailer houses and parks, junk or scrap metal yard, waste material business, any dumping, disposal, incineration or reduction of garbage or refuse, and any fire, bankruptcy or auction sale or operation. No excavations shall be made and no sand, gravel or soil shall be removed from the Properties except in connection with a grading and/or building plan approved as provided by the New Construction Committee. No burning of rubbish or trash shall be permitted at any time. No storage area shall be permitted between any building and the front Property line of such Property. No broken or rusty equipment, disassembled or inoperative cars, discarded appliances or furniture shall be allowed on any Lot at any time. No activity, whether for profit or not, which is not related to single-family residential purposes, shall be carried on upon any Lot, except on those Lots which may be designated by Declarant for use as sales offices, construction offices, and storage facilities for a period of time commensurate with home construction and sales within the property. Except for this temporary use of selected Lots, no noxious or offensive activity of any sort shall be permitted, nor shall anything be done, on any portion of the Properties which may be or become an annoyance or nuisance to the neighborhood.

As with all provisions of the CC&R, if you wish to apply for an exception to this restriction, contact a member of the HOA Board or the Modifications Committee (depending on what your request is) 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.



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*.



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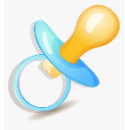
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Featured Family of the Month

- Introducing: Jarlene DeCay! Jarlene was born and raised in New Orleans, Louisiana, and lived there for 40 years, attending Xavier University. She began a career in administration with the LSU School of Nursing. She left New Orleans after Hurricane Katrina hit in 2005, and moved to Arlington. Her home in WOTC had been vacant for a while and was in need of some TLC. Jarlene and her daughter moved into the peach-colored house and made it their own. Her daughter attended and graduated from Summit High School before attending and graduating from UT Arlington. She is currently working on her PhD. Jarlene's mother, Barbara Hall, moved up from New Orleans so Jarlene could care for her while Barbara battled cancer. Barbara passed away at age 86 on July 2, 2023, and is sorely missed. Jarlene continues her work as an Associate Dean. During COVID, she was instrumental in creating a virtual team of advisors and counselors to help adult learners that work during the day and attend class at night.



Birth Announcement

Hello. If you'd like to, we'd love to include the birth of our son in the newsletter announcements.

Lucky #7, the final puzzle piece to complete our "big little family", made his way earthside - five weeks ahead of schedule - on May 19, 2023. It was a pretty scary few months. We are over the moon in love with our little fighter!

Thank you! Brad & Nicole Borgerding



Pet of the Month



"Benny Bui" (Breed: Shi Poo)
(Owner: Katharine Bui)

Appeal to our Residents



It's up to YOU!
To keep WOTC clean!

WOTCHOA does not employ anyone to clean up our neighborhood. It is up to us. My wife and I try to clean up the trash in the grass when we go for walks. Sometimes it's just an item or two. Sometimes we fill a grocery sack. Sometimes it's several lawn and leaf bags. We don't go for walks every day, so we need other people to please help.



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**



Pioneer Day

Monday, July 24th is Pioneer Day! It is a State holiday in some areas of the United States, and businesses are closed. There are parades, races, rodeos, concerts, picnics, fireworks, and many other festivities. It is an important day for some of the residents in WOTC, too!

Pioneer Day celebrates the accomplishments of all pioneers, whether they be religious, or historical. Common floats featured in Pioneer Day parades feature the Pony Express, the Telegraph, the Railroad, Gold Miners, Immigrants from all countries, Settlers, Cowboys, Native Americans, the Pilgrims, and the Mormons.

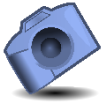


It's a Race !!! (Race # 1)

As you read this, the other residents in WOTC are also reading this. The first resident to send me an email, with the code word "ME" in the header, at the email below, wins! On your mark, get set, **GO!**

Board members, the editor, and their families (and anyone else who has seen this newsletter before the signs get put in the ground) are excluded from this race. Winners will be published in the next issue of this newsletter.

Send content submissions to: newsletter@wotchoa.com



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}

This month's photographs:



5/27/23



5/22/23



5/26/23



6/22/23



7/21/23



6/21/23



6/18/23



7/21/23



5/22/23



Recipe of the Month

Pineapple Dessert (by California Cookbook Co.) Only 200 calories! Yield: 8 servings

Ingredients -1/4 cup butter -1 1/2 cup cups powdered sugar -2 eggs, beaten

-1/2 pound vanilla wafers

-1 cup pineapple, crushed and drained

-1 cup whipping cream, whipped, or 8 oz. Cool Whip

Cream butter and sugar until fluffy. Add egg and beat. Crush vanilla wafers and spread on the bottom of a buttered 8" square class dish. Then mix creamed mixture, pineapple, and whipped cream. Top with remaining crumbs. Chill overnight and...



Jokes

SERVE!

1. What keys unlock a banana? Mon-keys.
2. What cars do sheep drive? Lamb-orghinis.
3. How does the Moon style his hair? Eclipse it.
4. What did Tennessee? The same thing Arkansas.
5. 3.14% of all sailors are considered to be pi-rates.
6. I had a joke about boxing, but I forgot the punch-line.
7. What has five toes, a heel, and isn't your foot? My foot.
8. Never date a tennis player. Love means nothing to them.
9. I wanted to buy some camouflage shirts, but I couldn't find any.
10. To whoever stole my copy of Microsoft, I will find you. You have my Word!
11. After dinner, my wife asked me to clear the table. I needed a running start, but I made it.
12. If vegans have a bone to pick with you, do they also have a real beef with you? Maybe you should just chew the fat with them instead?
13. Why didn't the skeleton go on the rollercoaster? It didn't have the guts to.
14. If a pig loses its voice, does it become disgruntled?
- 15.



Meet the world's smartest man:

About to become the FORMER world's smartest man, after the branch breaks and he falls to his fate...

Race # 2 (Same Rules as Race # 1): What day is Pioneer Day?

Race # 3 (Same Rules as Race # 2): What is the nickname of the Borgerding Baby, and how many days old is he today (the date you are reading this)?

