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LIFE INSIDE DECORDOVA BEND ESTATES

FAIRWAY

VOL. 3 ISSUE 4 | APRIL 2023

magazine

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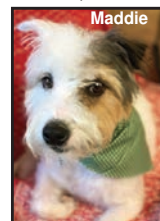
DCBE REAL ESTATE MARKET REPORT

Average List Price (16 Listings)	\$369,044
Avg. Sq. Ft List Price	\$185.95
Homes Under Contract Not Closed	8
Sold/Closed Price (1 Sale)	\$405,000
Avg. Sq. Ft. Sold/Closed Price	\$201.59
Days on Market	94

Based on figures from the NTRIS Multiple Listing Service, February 1 to March 2 for DCBE. Information is believed to be accurate, but is not guaranteed. Remember, sale prices are set by buyers willing to buy. These statistics are averages which do not reflect particular important features of a home such as location, condition, updating, etc. Each property stands on its own merits with respect to its appeal to the individual buyer.

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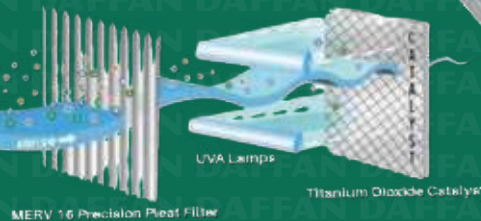


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ON THE COVER



LET THE FUN BEGIN!

Finally it's that time of year when we can get out and about – to the lake and to the links. Even if you don't fish or golf, what unites the residents of DeCordova Bend Estates is the joy found in the beauty of the lake and the golf course. But if you think you want to get started, there's no better place than DCBE. Find your community and have fun!

ABOUT US



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Fairway is the official magazine of DeCordova Bend Estates and is distributed to each household every month. We strive to provide residents with news and information about events, activities and people in the community. The views expressed by contributors may not necessarily be those of Fairway Magazine or Hyde Media Group. All rights reserved and no part of this publication may be reproduced or copied in any form or by any means without the written permission of Hyde Media Group, LLC. © 2023.



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DeCordova Bend Estates is a gated golf course community with beautiful waterfront views located near Granbury, Texas. DeCordova is a popular choice for newcomers.

FAIRWAY MAGAZINE DEADLINES

If you have editorial or photography for Fairway, please write to Fairway@hcnews.com. The deadline for submissions is the first day of the month prior to publication date. EX: Jan. 1 for the February issue.

Advertising closes on the 5th of the month prior to publication date. Contact Karen@hcnews.com or call 817-573-7066 and ask for Karen Chandler.

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Dining Waitstation	226
Carryout Orders/Kitchen	814
Event Bookings marketing@dcbeweb.com	682-500-4949
Pro Shop	236
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FIND THE GOLF BALL

Let's have some fun! Somewhere in this issue of Fairway, there is a hidden golf ball for readers to find. Hint: It's on one of the advertisements. This ball doesn't play fair so you may have to search high and low.

When you think you have spotted the ball, send us an email with your answer. The deadline is 5 p.m. on April 10. No mulligans!

Email your guess and contact info to fairway@hcnews.com. Those with the correct answer will be entered into a random drawing for a \$100 gift certificate and four movie passes. Happy hunting!

Winners will receive a call from the DCBE office to notify them when the prize is ready for pick-up.



LAST MONTH'S SOLUTION:
Lakestone Terrace, page 33.

LAST MONTH'S WINNER:
Cheryl Elliott

CONTRIBUTORS



Mary Vinson

Photographer Mary Vinson's heart is in Hood County, and she relishes her role as Hood County News staff photographer - a job she often refers to as her crazy comfort zone. Mary loves sharing stories and images spanning her 20 years of photojournalistic adventures with the Hood County News and the natural beauty surrounding us here in Hood County.

As a licensed professional fishing guide, Michael Acosta shows you how to find them. A Granbury resident of more than 35 years, he has been fishing all of his life, and has been a licensed guide since 1998.



Michael Acosta



Jay Ann Cox

Jay is a lifelong writer, educator and editor who wakes up early to drink coffee and do the crossword, plays word games for fun, always wins at Jeopardy! (when she is home alone), reads at the dinner table, and loves to talk about writing. Her six-word memoir is "I wish we had more time." What's yours?

A DCBE resident, Darren Clark can be found on the golf course, on the stage at the Granbury Opera House, or in his cubicle manipulating pixels into many of the Hyde Media Group's publications. Darren is a designer, photographer and occasional writer.



Darren Clark

Want to Contribute to Your Neighborhood Magazine?

See something that makes you think "that ought to be in the magazine"? Send us ideas for stories or photos of friends, family, nature, wildlife, sports action, special moments, and you might see it in print!

A few tips: Photos should be high quality JPGs—at least 4x6 inches at 300 dpi. If you are sending them from a smart device, choose "Actual Size" or "Original Size" to send. Low resolution, out of focus, inappropriate or otherwise poor-quality photos, or those that have been heavily edited or filtered, will not be published.

Contact us at fairway@hcnews.com.

AMENITIES

Golf Courses

If you know, you know. But if you are golf-curious, getting into the game is easy at DeCordova. Check out the golf calendar on page 20, find the Ladies Golf Association article on page 45, or stop by the Pro Shop and sign up.

THE BIG COURSE

The most prominent amenity in DeCordova Bend is the golf course. Winding through the custom built homes in the neighborhood is the 18-hole, 6,400 yard course that humbles even the most experienced golfer. While the big course is not very long, it is certainly challenging.

Designed by Leon Howard and Dave Bennet, this par 70 course fits perfectly in the rolling hills of DCBE. The fairways are tight. The trees that line the fairways are punishing. The overall course design makes golfers hit the right shot, not just the longest shot.

The course features holes that bend from left to right and others that bend right to left. Greens can be uphill or downhill, and the undulations challenge even the best putters.

While the big course is not very long, it is certainly challenging.

THE DURANT COURSE

The Durant Course is a 9-hole, par 3 course that snakes around the western portion of the neighborhood. The holes range from under 100 yards from the forward tees on hole 6 to nearly 185 yards from the blue tees on hole 5.

Many avid golfers dismiss a par 3 course out of hand, but this course is very fun to play. It has great water features and presents a challenging and enjoyable track.

THE DRIVING RANGE

Located by the north gate, the driving range gives golfers a chance to practice their skills or get loose for the upcoming round. The range has four targets at different distances for practice. Long hitters might hit the ball over the back net of the range so be careful not to do so.

Plastic mats are available if the grass is too wet. Otherwise, the remodeled tee box gives golfers a smooth, flat surface from which to hit.

THE PRO SHOP

Yes, even though they sell you things, the Pro Shop is an amenity. Located near the putting green, the shop is staffed by knowledgeable and helpful folks to get you started. They also facilitate many of the events on the course. The tournament coordination is superb, but it is the helpful spirit of the golf staff that can really help you with your game.

Head Club Pro Don Oliver can be reached at don@dcbeweb.com, 817-910-2392.

The Pro Shop is 817-910-2537. 🏌️



The big course is full of opportunities to make golfers put up a high number, but playing smart and hitting your spots offers players a chance to shoot well.

1 Simple, downhill tee-shot. Large tree blocks most efficient path to green. Large, two-tiered green can force many three-putts if players hit the wrong tier on approach.

2 Hardest on course for both men and women. Must hit tee shot over a creek but short of pond. Playing it too safely leads to long second shot to green with water and sand trap on left, trees on the right.

3 Challenging tee-shot over tall trees to make manageable approach shot. Hit too low and land in the trees and double-bogey almost a certainty.

4 Long par-5 allows golfer to stretch out driver. Second shot must be well placed as trees potentially block approach shot. A long hitter can reach the green on second shot, but there is trouble on all sides. Is the risk is worth the reward?

5 Downhill tee-shot over water to a large green. Elevation change along with swirling winds make this par 3 a challenge.

6 Hole 6 is dogleg right. Short approach shot to large green offers chance at birdie if the green's topography isn't too deceiving.

7 First of two uphill par 3s where golfer cannot see surface of green. Laser range finders, GPS, and knowing your flag colors make all the difference between being on the green or not.

8 Dogleg left with creek running across middle of fairway. Approach shot is deceptively long because of slightly uphill green and prevailing south wind being in the golfer's face.

9 Slight dogleg left going back up the hill to clubhouse. Another uphill approach shot to blind green, into prevailing south wind.

10

Easiest hole on the course, but it doesn't mean you can take a break. Good second shot necessary to make birdie. The green runs away so it's difficult to hold green without good amount of spin.

11

A real doozy! Two bunkers and trees protect left side of the green with only small area to "run the ball up" to green. Green has a large ridge bisecting putting surface and can leave golfer a very long putt if they are on the wrong side of that ridge.

12

Short, straight par 4. Trees on left are punishing; another large tree guards green from approach shots coming from right side of fairway.

13

A long par 3 with a large, two-tiered green. Trees creep in from left and right. Requires great tee-shot to same tier with hole in order to have a good chance at birdie.

14

A long par 4 with a wide-open fairway. Undulating green makes approach shot very important - anything over 30 feet away will be a difficult two-putt.

15

Has "that tree limb" that juts out into the fairway. Long hitters can find water in front of green on tee shot. Large cypress tree guards approaches from left side of fairway. Two good shots can lead to birdie, but finding trees or water puts double-bogey in play.

16

Short, uphill par 4. Again, large clump of trees on the left side of the fairway may be in play so good tee-shot important. Green slopes from back to front - try to stay below hole if at all possible.

17

Uphill, dogleg right with trees to right of fairway. Another blind approach shot to a green that slopes from right to left (for the most part). Take a little more club on the approach shot due to elevation.

18

Par 5 reachable in two for long hitters but still sets up nicely for short hitters. Depending on the pin placement, the approach shot needs to be accurate into the kidney shaped green.



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- ❖ 2022 Forbes Top Women Wealth Advisors Best-In-State list,
- ❖ 2021, 2020 Forbes America's Top Women Wealth Advisors list,
- ❖ 2022, 2021 Forbes Best-In-State Wealth Advisor list,
- ❖ 2021, 2020 Forbes America's Top Women Wealth Advisors list, and
- ❖ 2020 Working Mother Magazine Top Wealth Advisor Moms list.

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Check out each list here:

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<https://www.forbes.com/top-women-advisors/#4f2d88d151f4>; www.SHOOKresearch.com

The Forbes ranking of America's Top 1,000 Women Wealth Advisors, developed by SHOOK Research, is based on an algorithm of qualitative and quantitative data, rating thousands of wealth advisors with a minimum of 7 years of experience and weighing factors like revenue trends, AUM, compliance records, industry experience and best practices learned through telephone and in-person interviews. Portfolio performance is not a criteria due to varying client objectives and lack of audited data. Research Summary (as of February 2021): 32,810 nominations were received based on thresholds (9,785 women) and 1,000 won. This ranking is not indicative of advisor's future performance, is not an endorsement, and may not be representative of individual clients' experience. Neither Forbes nor SHOOK receive a fee in exchange for rankings. Raymond James is not affiliated with Forbes or Shook Research, LLC. Please visit <https://www.forbes.com/top-women-advisors> for more information.

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SHOOK™ Research considered Wealth Advisors who are mothers with children living at home and under the age of 21. Ranking algorithm is based on qualitative measures derived from telephone and in-person interviews and surveys: service models, investing process, client retention, industry experience, review of compliance records, firm nominations, etc.; and quantitative criteria, such as assets under management and revenue generated for their firms. Investment performance is not a criterion because client objectives and risk tolerances vary, and advisors rarely have audited performance reports. Rankings are based on the opinions of SHOOK Research, LLC. Neither SHOOK nor Working Mother receives compensation from the advisors or their firms in exchange for placement on a ranking. Research Summary (as of 3/31/2020): from a total universe of 300,000 advisors, based on our thresholds we received 32,350 nominations, of which approximately 20% (6,600) were women and less than a quarter (1,238) at the time were mothers with children under the age of 21 and living at home. A final list of the top 500 advisors was then compiled based upon the quantitative criteria. Raymond James is not affiliated with Working Mother or Shook Research, LLC. This ranking is not indicative of advisor's future performance, is not an endorsement, and may not be representative of individual clients' experience. Neither Raymond James nor any of its Financial Advisors or RIA firms pay a fee in exchange for this award/rating. For more information see www.SHOOKresearch.com.

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MESSAGE FROM GENERAL MANAGER Don Ciota



DEAR DCBE MEMBERS,

(February 2023) At this time, I am pleased to announce that we have finalized the structure of Food & Beverage and Recreation operations. We now have a great team in place to propel our F&B operation to the next level and to professionally manage the operations to exceed your expectations. With Clubhouse Manager Ilana Hartman and Chef Brent already on board, I am happy to announce the following new staff:

SARAH LIGON has accepted the position of Catering and Community Events Director. She comes to us with more than 20 years of catering experience. Over the past year and a half, she has been the Catering Sales Manager at Magdalena's Catering in Fort Worth. Prior to that, she was the Catering Director at the Modern Art Museum of Fort Worth for 10 years. Her primary responsibility will be to book and execute successful outside catering events, all meetings, community, social, internal club luncheons for F&B, golf, pickleball and volleyball. She is a resident and will be a great asset to DCBE. Sarah started March 27.

VALENTINA CORMIER has accepted the position of Food & Beverage Manager at DCBE. Valentina comes to us with more than 12 years of F&B management in public country clubs. A transplant to Granbury from Palm Springs, Valentina worked at Indian Palms Country Club for three years as F&B director, and spent one year at Indian Wells Country Club under my mentorship at Palm Valley Country Club. Her most recent position for eight years was the assistant general manager at Tri Palms Country Club in Palm Desert, California. With experience primarily in small, semi-private golf course operations, Valentina is starting a new career in the private club industry to learn all she can. She also has a culinary background (her passion) which will lend itself to better food quality as well. Valentina will be directly responsible for all restaurant operations, including the 19th Hole, pool service, beverage cart operations and will assist in all outside catering events, community, social events, internal club luncheons for F&B, golf, pickleball and volleyball events as required. She started in February.

REBECCA MCKENZIE has accepted the position of Assistant F&B Manager at DCBE. Rebecca was the Dining Room Manager at DCBE for a year and

a half back in 2015, but left to obtain a bachelor's in business. She

was also the general manager of Xscape Family Entertainment Center after graduating from college, but the center closed due to COVID. She and her husband own a food truck business in Granbury, and she wants to start her own career now that the food truck business is stable. Rebecca will be the floor manager and will replace Chloe and Hallie, who have left to pursue server careers at another restaurant in Granbury. Rebecca also ran pool operations when Matt was clubhouse manager and will assist to make sure pool operations go well. This position will also branch off into responsibilities assisting with Recreation/Catering events in addition to the new Family Center that we will create out of the old Community Center. It's a blank canvas but at least we have another experienced supervisor assisting Valentina with service in the restaurants to ensure that members are happy. She started March 27.

While interviewing numerous candidates for all these positions, I also found a gem.

BRANDY VANSCHOYCK owned the Country Style Restaurant in Gilmer, Texas for 11 years, and recently sold it. Her husband is in the gas and oil business and resides in Granbury. While she is not looking for a management position and she knows nothing about country clubs or golf, she wants to get back in the restaurant business to stay busy, enjoy people and just wants fun money. Brandy has the gift of gab, understands service and loves to cook and bake. Chef Brent hired her in the kitchen as the main cook for the 19th Hole. Her downhome cooking style with restaurant background is exactly what the 19th Hole needs. She started in February as a cook in the main kitchen so we can migrate her over to the 19th Hole when it opens. I can see her cooking from scratch, waiting tables and bartending as needed.

Please welcome these new additions to the team at DCBE. Ilana and Chef are working on all the new menus, hours of operation and training and are looking to build the staff on this great foundation. 🍷

BOARD OF DIRECTORS NOMINEES 2023-24



Danny Goode

My name is Danny Goode. My wife Dana and I bought our first home in DCBE in 2010, and moved here full time in 2012. Dana and I have a total of 6 children and 8 grandchildren with 2 of her children and 3 grandchildren living here in DCBE.

I was part owner of a Specialty Contracting Company called Oak Cliff Mirror and Glass in Dallas, Texas for 23 years. My duties during my working career included retail and commercial glass projects. Most of my work was in the commercial arena including multilevel office buildings. As I moved into an ownership position,

my roles changed into contract review and negotiation, and project management while immersed in multi-million-dollar projects.

I am a past board member and past board president of Texas Glass Association in Houston and Dallas areas. I have been serving on the DCBE Facility Maintenance Oversight Committee (FMOC) for 8 years. I was also on the Long-Range Planning Committee for several years.

Our community is the best place to live with great neighbors and friends and all of the amenities and restaurants we all enjoy. If elected to the DCBE Board of Directors, my goal is to have a positive impact - moving all aspects of our Club forward.

Thank You,
Danny Goode



Michael Lewis

Johnson County Texas Safety Coordinator and Compensation

Having worked in the medical field for the past 35 years in various aspects of hospital based as well as field emergency service care. U.S. Navy enlistment as well as National guard Intelligence Specialist duties, a Paramedic/Instructor

Coordinator for Emergency Services. In Texas worked with Hood county in 911 services before accepting a position with Johnson County

Governmental services.

Energy Services quality control associate for Halliburton Energy and a former Public Safety Officer for Lockheed Martin in Denver, Colorado.

Instrumental catalyst for Advanced Life Support services in the Eastern Upper Peninsula of Michigan, establishing the first Paramedic Service and CEO of Public Safety Systems, Inc.

Michael and his wife Katrina have lived in Decordova since April of 2021; Father of two young men which are veterans of the Military and daughter who is a Michigan Teacher in education, in addition two step daughters in church administration.

- Degree in Technology Management
 - Kirtland Community College, Roscommon Michigan
 - Lake Superior State University, Sault Ste. Marie, Michigan
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 - State Accreditation:
 - Instructor Coordinator, State of Michigan, Lansing Michigan
 - Paramedic and Field Training Officer, State of Michigan
 - Fire Fighter and Hazmat containment, State of Colorado
 - Former Lieutenant of Castle Rock Fire Department, Colorado
- Current Member of:
- Texas Medical Assistant Association
 - American Legion of Granbury, Texas



John McArtor

In 2011 we bought our first house in DeCordova as our getaway home close to grandkids. We loved it so much here, we became full time residents in 2014. Since moving here I've served on the Security and Grievance Committee and am a member of the MGA.

I've been self employed since the age of 30 with experience in managing sales staff, owned a metal fabrication and construction company, managed industrial, commercial and residential property.

Presently, I am the unpaid part time farm hand on my son's farm near DeLeon, Texas. There I have leaned an understanding of irrigation equipment, pesticide treatments including spraying equipment and application.

As a business owner it was imperative to have an understanding of the importance of fiscal responsibility and the means to achieve that

goal. With the completion of the renovated clubhouse, the focus needs to be on the long overdue maintenance of our current assets. Our budget needs to include monies to keep the assets we have in great condition as well as looking to the future for additional amenities.

Board members of DeCordova must be willing to act on the committee's recommendations as this is the voice of the community. After serving on the S&G committee, it was clear to me the process we have in place makes DeCordova a very unique place with our policies and procedures.

DeCordova members deserve a tranquil and safe community in which to live. The demographics of the community are changing, but we must continue with what has made DCBE special while embracing the changes of the future. I want to help keep this the best place to live for generations to come. I feel that we are under great leadership with our new GM and it'd be my pleasure to serve on the DeCordova Board of Directors. I'd appreciate your vote.



Randy Painter

Randy Painter, born and raised in Waco Tx, he is retired very happily residing at 4018 Crescent Dr. adjacent to the 17th green in DCBE since 2007.

He purchased his house in 2007 as a weekender and located there permanently in 2014.

He raised 2 daughters while living in Arlington, Tx prior to moving to DCBE and enjoys 4 grandchildren residing locally.

He owned his construction company for 21 years dealing with projects for clients such as Chevron; Exxon; Texaco; QuickTrip and Chick-

fil-A. His background necessitated a knowledge of cost containment, expense control, employee relations and financial responsibility. He understands how to manage change.

He has served on the DCBE Long Range Planning Committee.

His interest in running for the Board of Directors is seeded in his dedication to continuing the lifestyle, security, and equity of membership involvement that we all enjoy in DCBE. He enjoys family, playing golf, all sports, social activities, pets and friendships in DCBE.

Respectfully,
Randy Painter



**Meet the Candidate Night,
Friday, April 21, 6 p.m., Clubhouse Ballroom
Ballots will be sent out Friday, April 28.**

**Annual General Meeting,
Saturday, May 20, 6 p.m., Clubhouse Ballroom**



Kellen Zawadzki

My name is Kellen Zawadzki, and my wife Lacey and I, as well as our two kids, have been members of DCBE since 2018. Even before moving out here, we have had a love for the community. Since moving back, we have been heavily involved in the community. My wife has been heavily involved in DCBE serving on multiple committees and I am currently serving on the Long-Range Committee.

Throughout my career I have been in management/consultant positions to help teams grow closer together and achieve success. Coming up with creative solutions and solving problems have been in every career of mine. I ran a distribution company for five years, an Athletic Department for five years, and my current role allows me the ability and flexibility to give time back

to the community we love by sitting on the board. My background in sports and recreation, buildings and maintenance, and business management/consulting would be valuable to our community in a multitude of ways.

During our tenure in DeCordova, there has been a healthy amount of turnover and my goal is to work with fellow board members and our staff to provide the best leadership for our homeowners. I have the ability and experience to bring different viewpoints together to solve problems and produce creative and positive resolutions for conflict. Change is the only constant in life, navigating change has always been a strength of mine and something I believe can benefit DeCordova.

It would be an honor and privilege to serve as a Board member for our community.

Sincerely,
Kellen Zawadzki



Scott Mitchell

Hi, I'm Scott Mitchell and I am honored to once again be running for a position on the board of directors for DCBE! My wife, Stacy and I moved our family here in December of 2006 so that I could partner with the Harris family in opening a commercial insurance agency in Granbury. We have three children divided between UT Tyler, Texas A&M, and Granbury High. When we moved here, they were 2, 3, and 4 years old. Stacy and I feel honored to have raised them in this incredible

community. After sixteen years of living here, I still feel the need to pinch myself to wake up when I come home from a day at the office, grab the golf cart, and head to the pool to hang out with other families on a summer evening or the club house to enjoy a nice dinner with friends we have grown to love so dearly.

I was born in Wichita Falls and spent my first eight years in North Texas until my father was "temporarily transferred" to Harlingen TX. That "short stint" turned into 25 years for me, and I am proud to have been raised in South Texas. At age 18, I chose to study at Texas Tech primarily because it was the largest school, furthest from Harlingen yet still in the great state of Texas. After four years, I transferred and graduated from Stephen F. Austin University in Nacogdoches because Stacy was there completing her master's degree. We were married in 1995, finished school in 1997 and moved back to Harlingen, where I began a career in the insurance industry. Stacy and I waited seven years to have children and then were blessed with three in thirty-three months! I'm not sure what we were thinking but our family is living proof that God has a sense of humor.

During the eight years that I worked in South Texas, I had the

privilege of becoming involved in the political advancement of my industry and was honored to serve as the chairman of the Young Agents Committee for the Independent Insurance Agents of Texas, as well as having advisory board positions with Texas Mutual Insurance Company and the Texas Medical Liability Trust. I worked closely with the IIAT PAC to lobby for tort reform at both the state and federal levels and am very proud of the small role I played in helping to make Texas a better place in which to conduct business and practice medicine.

When I decided it was time to begin an agency, I hand-picked Granbury due to its history, picturesque setting and unique location, far enough away from DFW not to be a suburb but close enough to enjoy the nice things they have to offer. This community has welcomed my family with open arms and we feel so blessed to be a part of it. I am a firm believer of giving back in service to others. Both Stacy and I are active in our church and community.

I am humbled to have served on the DCBE Board for two three-year terms and as president for four years. Together, we have accomplished much, and I am proud to have worked so well with my fellow board members, committee volunteers, the management and staff of our organization, and you, our members. Since my first board term, we have renovated our golf course, built our Community Center, expanded the gym, added pickleball and volleyball courts, updated the basketball courts, resurfaced our streets, and renovated our clubhouse. There is still much to do, and I am confident that I can further contribute the progress we have come to expect and enjoy. DeCordova is a wonderful community that my family and I dearly love. Thank you for your support and I would be honored to have your vote once more for a board position!



Rick Phillips

My name is Rick Phillips, and I would like to announce my candidacy for the DCBE Board of Directors. My wife, Risë, and I bought our home here in 2017 however we did not fully move in until 2020.

I grew up in Walters, Oklahoma, just across the river from Burkburnett. I graduated high school in 1973 and then served two years active duty and one-year active reserve in the Army.

I then attended Cameron University in Lawton, Oklahoma, where I graduated with a Bachelor of Science in 1979.

I moved to Texas in 1986 and never looked back. I taught high school and coached for 16 years. I taught mostly math and business classes. I coached football, basketball, track, cross country, and baseball. If you've ever played golf with me, then you already know why I didn't coach golf. I then transitioned into business ownership. I

have owned two insurance agencies and in between, I owned a pack & ship store in Springtown for a few years. My most recent work was as an insurance adjuster working claims for both Sandy on the east coast and Hurricane Harvey down south.

While in Springtown, I was active in the Chamber of Commerce and served on the Board of Directors, including one term as President.

We absolutely love living in DCBE and although our youngest son now lives in Austin he really enjoyed his time living here and worked as a life guard for two years. My wife enjoys being an active member of the DCBE Women's Club having served on the board as well and we are frequent visitors to the club.

I would like to serve on the BOD in order to assist in keeping our community as great as it is as well as to help in making improvements along the way. I am a good listener and will always seek out suggestions to help make our community even better than it already is. I hope you will consider giving me your vote. Thank You.



Zach Harber

- Born and raised in Granbury
- Graduated from GHS in 2004
- Family has been involved in both DeCordova and Pecan Plantation communities since the early 70's and served on multiple committees/boards including The Board of Directors.
- I moved back to the area and purchased my home in DeCordova 5 years ago and have since started my own landscaping company,

primarily focusing on the neighborhood in which we live.

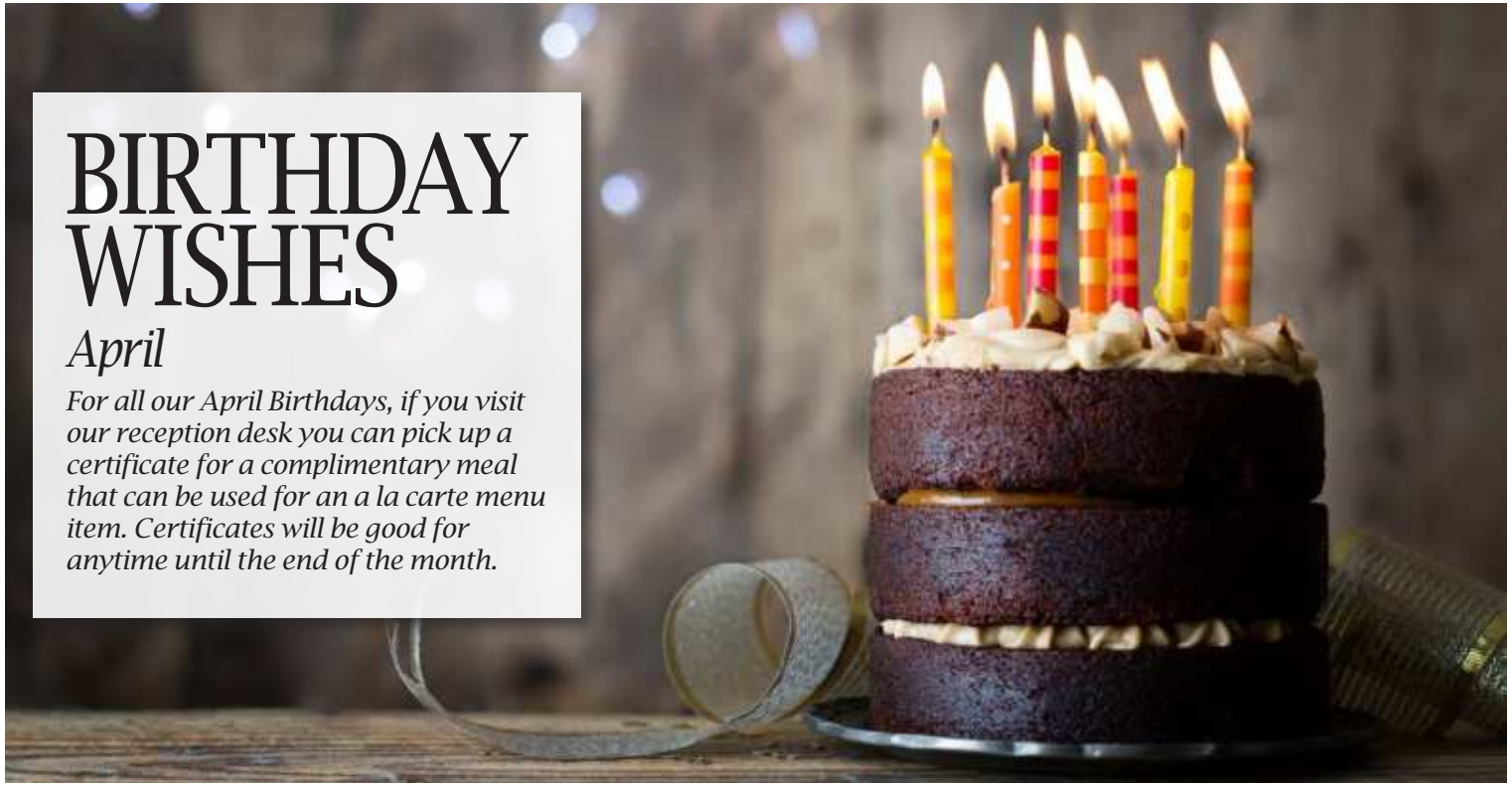
- I spend most of my free time out on the golf course in the evening, or fishing down in the cove enjoying all the amenities DeCordova has to offer.
- Choosing to run for the board of directors has been a decision that has long been an ambition of mine and I feel I could bring a sense of urgency to solve some of the issues our community needs to grow and develop together to make our neighborhood even more appealing.

Other candidates: Debbie Allmon

BIRTHDAY WISHES

April

For all our April Birthdays, if you visit our reception desk you can pick up a certificate for a complimentary meal that can be used for an a la carte menu item. Certificates will be good for anytime until the end of the month.



APRIL 1

JASON BERRY
WILLIAM DYESS
COREY MABE
PAUL MARSH
LISA MASSEY

APRIL 2

CHASE JOHNSON
ALICE SCHLUTER
CARMEN SENESE
JAN SMITH
ARTHUR SORG
GLEN THOMAS

APRIL 3

KERRY GRAY
EILEEN JOHNSON
MORGAN WALTERS

APRIL 4

CHRISTOPHER CARVER
DENNIS EARLS
CINDY GILL
ANN GRIMMELL
BRYAN LYNCH
TRAVIS WIEST

APRIL 5

LINDA CHRISMAN
AMY FRIER
TINA LEWIS
STETSON MASSEY
BILL WADDILL
GRIFFIN WALTON
KENNETH WOODS

APRIL 6

MARSHA ANDERSON
TRUITT GARRISON
ALLAN GRIGSON
CHRIS HAY
DAVID INMAN
BARBARA KLEIN
RONDA MILLS
JOSEPH RICE

APRIL 7

ROBERT ABRACZINSKAS
TAMMY V. BODINE
JAMIE CARTER
SANDRA GOLDBERG
LINDA NEWTON
HEIDI WEAVER

APRIL 8

JOHN BOOTH
GREGORY CLAYTON
CRAIG CURLEE
TOMMIE DIAL
BIFF HATTON
CARLA KRACY
BRIAN S. MCCARTY

APRIL 9

BOB CHILTON
JOHN CROWELL
FAITH HURT
TERESA WOOD

APRIL 10

PAMELA ELLISON
COLLEEN GARRETT
MELISSA HERNDON
TOM KIONKA
CONNIE O'BRYAN
RICK RODGERS
ROGER THOMAS

APRIL 11

STACY ABLES
NEELY HEIL
LESLEY STEPHEN
DONNA TIMMONS

APRIL 12

KELLY BROWN
BARBARA CALHOUN
KIRBY GREEN
KALA KING
SHANNON PETTY
TROY WALL

APRIL 13

PAUL BROCKETT
JAMIE HALLET
APRIL OH
DENNIS KULA
LINDA LINK
MARK POFFENBERGER

APRIL 14

EMMA BARONE
MARK BUBEL
PHYLLIS CRANZ
DEBBIE KNIGHT
WILL PARKS

APRIL 15

RENEE HERNDON
JIM JACOBY
LAURA PHILLIPS
JEANNE RODGERS

APRIL 16

DEBRA BOYD
BECKY LOUGHREY
CRYSTAL ZUNKER

APRIL 17

JIM DIESTEL
TYLER DURANT
TOMMY GWINN
DEBBIE ROBERTS
SUSAN B. SMITH
MISTY TUCKER
ERIC WEBER

APRIL 18

CELIA BOONE
SETH HENDERSON
MICHAEL LEWIS
JAMES POWELL
SONYA RODRIGUE
KELLY VICKERS

APRIL 19

SALLY CARLISLE
AIMEE HEIMER
KATRINA LEWIS
WILLIAM LYNCH

MAURI MONTGOMERY
TAYLOR THOMPSON
BRAIN WEBB

APRIL 20

JOE CRAWFORD
WAYNE HUGHES
ROBERT HUNT
LEROY LARSON
SHARON RANSOM
PAM SUMMERS
NITA M. TILLMAN
DON WALTON

APRIL 21

HILARY BOOZER
ANGIE BROWN
KRISTI BURGESS
KAREN HARRIS
CODY KENDRICK
JULIE NORRIS
RANDY ODOM
MARY PIKE
TAREAH VISELLI
REBECCA VONDRA

APRIL 22

LESLIE GHIGLIERI
ASTRID KATTWINKEL
MICHAEL MURRAY
MARK SAWYER
BRANDI THOMAS
CECIL TOLAR

APRIL 23

MARK ASTON
JOSH BROWN
RALENE DAVIS
MICHAEL TAYLOR
ERIC WILKINS

APRIL 24

ELIZABETH BIANCHI
SUSAN FACIANE
JENNIFER FREE
DONNA HAGER
JOHN MAYNARD

APRIL 25

JULIE AUSTIN
LAURA BAEZA
BILLIE GRUSZYNSKI
LOLA MCKEE
WILLIAM MCNAIR
ROBERT NELSON
BILL PIKE

APRIL 26

JENNIFER GRIGSBY
JANICE THOMPSON
OLIVIA THOMPSON
APRIL TOWLES
GEORGIA WELCH
CARL WILSON

APRIL 27

DON ABERCROMBIE
SUSAN KLINFELTER
PAT LUTZ
THOMAS MOSLEY
CARLA WALKER
BLAKE WOOTEN

APRIL 28

CAROLYN TOWNSEND
EDWARD VAN PATTEN
WILLIAM WALTERS

APRIL 29

CINDY BAILEY
JENNIFER POFFENBERGER
BAILEY GROVES
DUANE HOOD
SHIRLEY MELANE
RICHARD WAYNE NICHOLS

APRIL 30

DAVID CHINN
LARRY CLARK
CAMERON HABERMAN
BRADY OVERSTREET
MICHAEL RITCHEY
LESLIE WHEELER
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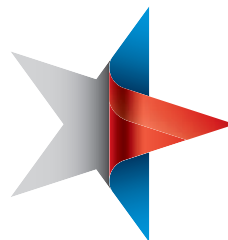


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An *April* to Remember

April 1, 1970 Cigarette advertising was banned in the U.S.

April 2, 1513 Spanish explorer Ponce De Leon sighted Florida, claiming it for Spain at the site of present day St. Augustine, now the oldest city in the continental U.S.

April 2, 1978 The TV series "Dallas" premiered, and aired until its last episode in May 1991.

April 3, 1860 In the American West, the Pony Express service began as the first rider departed St. Joseph, Missouri. The service lasted less than two years, ending upon the completion of the overland telegraph.

April 3, 2010 Apple released the iPad.

April 4, 1968 Civil Rights leader Rev. Dr. Martin Luther King was shot and killed by a sniper in Memphis, Tennessee.

April 6, 1930 Twinkies hit the market. The first ones were banana-filled.

April 8, 1974 Hank Aaron of the Atlanta Braves hit his 715th career home run, surpassing Babe Ruth's 714.



The beloved Twinkie snack cake



Lee surrenders at Appomattox



Walter Cronkite on TV

April 9, 1865 The Civil War effectively ended as Gen. Robert E. Lee surrendered to Gen. Ulysses S. Grant in the village of Appomattox Court House.

April 11, 1970 Apollo 13 was launched from Cape Kennedy at 2:13 p.m. Fifty-six hours into the flight, an oxygen tank exploded in the service module. "Houston, we've had a problem here," said Astronaut John L. Swigert. He, James A. Lovell and Fred W. Haise then transferred into the lunar module to begin a perilous return trip to Earth, splashing down safely on April 17.

April 14, 1997 Tiger Woods became the youngest ever golfer to win the Masters Tournament at age 21.

April 14, 1865 President Abraham Lincoln was shot and mortally wounded while watching a performance at Ford's Theater in Washington. He died the following morning.

April 15, 1912 In the icy waters off Newfoundland, the luxury liner Titanic with 2,224 persons on board sank at 2:27 a.m. after striking an iceberg just before midnight. Over 1,500 persons drowned while 700 were rescued by the liner Carpathia which arrived about two hours after Titanic went down.

April 16, 1962 Walter Cronkite began as anchor of CBS Evening News.

April 17, 1961 A U.S.-backed attempt to overthrow Premier Fidel Castro of Cuba failed disastrously in what became known as the Bay of Pigs fiasco.

April 18, 1906 An earthquake struck San Francisco at 5:13 a.m., followed by a massive fire from overturned wood stoves and broken gas pipes. The fire raged uncontrollably for three days resulting in the destruction of over 10,000 acres of property and 4,000 lives lost.

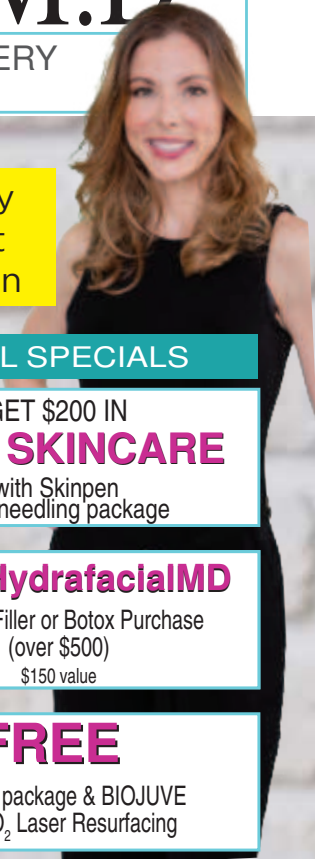
April 24, 1800 The Library of Congress was established in Washington, D.C. It is America's oldest federal cultural institution and the world's largest library.

April 30, 1952 Mr. Potato Head is marketed for the first time.

April 30, 1789 George Washington was inaugurated as the first president of the United States.

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GOLF CALENDAR



MGA — Every Wednesday @ 8 a.m.
 LGA — Every Thursday @ 8:30 a.m.
 Saturday Gangsome @ 12 noon
 Sunday Couples @ 9 a.m.
 Thursday Scrambles @ 5:30 p.m.

SCHEDULE OF EVENTS

MAY

6-7 - DCBE SPRING MEMBER-GUEST TOURNAMENT
 10-11 - LGA RINGERS TOURNAMENT
 24-25 - MGA FUN-IN-THE-SUN TOURNAMENT
 29 - MEMORIAL DAY (course open)

JUNE

1 - LGA Guest Day
 8-10 - LGA MEMBER-GUEST CLASSIC TOURNAMENT
 24-25 - DCBE 3-Person SCRAMBLE

JULY

4 - INDEPENDENCE DAY (course open)
 5 - MGA Guest Day
 19-20 - MGA/LGA CHARITY BENEFIT
 29-30 - DCBE 2-Person SHAMBLE

AUGUST

19-20 - DCBE CLUB CHAMPIONSHIP

SEPTEMBER

4 - LABOR DAY (course open)
 6-9 - DCBE MEMBER-GUEST (CLUB BENDERS)
 13 - MGA Guest Day
 20-21 - MGA CHAMPIONSHIP/HANDICAP TOURNAMENT
 27-28 - LGA CHAMPIONSHIP/HANDICAP TOURNAMENT



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 Head Club Professional



April 2023

The Hidden Jewel of North Texas

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Coming May 10-11 — LGA Ringer Tournament Coming May 24-25 — MGA Fun-in-the-Sun				SPRING MEMBER-GUEST MAY 5 to 7		¹ Saturday Gangsome
² Sunday Couples	³	⁴	⁵ MGA BROKEN CUP TOURNAMENT	⁶ LGA Thursday Night Scramble	⁷	⁸ No Saturday Gangsome Masters Weekend
¹⁹ Easter Sunday	¹⁰	¹¹	¹² MGA	¹³ LGA Thursday Night Scramble	¹⁴	¹⁵ Saturday Gangsome
Stec-Wet Ject being used on greens — will have rolling closures						
¹⁶ Sunday Couples	¹⁷	¹⁸	¹⁹ MGA GUEST DAY	²⁰ LGA GUEST DAY Thursday Night Scramble	²¹	²² Saturday Gangsome
²³ Sunday Couples	²⁴	²⁵	²⁶ LGA MEMBER — MEMBER TOURNAMENT	²⁷ LGA MEMBER — MEMBER TOURNAMENT Thursday Night Scramble	²⁸	²⁹ Saturday Gangsome
³⁰ Sunday Couples	Remember to get your picks together for the first MAJOR CHAMPIONSHIP of the year — Masters Week begins May 6					

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INCO DE MAYO PICKLEBALL TOURNAMENT



Friday, May 5 Pool/Competition Play 9 a.m. to 5 p.m.
Saturday, May 6 Competition to Semi-Finals 9 a.m.-5p.m.
Sunday, May 7 Finals 1 p.m. to finish

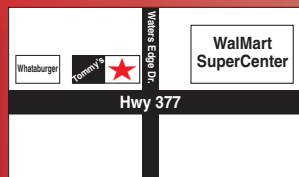
\$35 Members / \$45 Guests

More information and registration on ForeTees.

Pickleball Open Play is Monday and Thursday from 4-10 p.m.
 At this time, the basketball court is unavailable for use.



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- ☆ Ribeye Steak
- ☆ Elk Tenderloins
- ☆ Elk Roast

Bison

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- ☆ Tenderloin Steak
- ☆ Rib Roast
- ☆ Hot Dogs
- ☆ Andouille Sausage
- ☆ Patties
- ☆ Ground Bison

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BETTER AT GOLF

*By Darren Clark
Graphic Designer and Golfer*





I am a golfer. Not in the Jordan Spieth, Viktor Hovland or Tiger Woods pro golfer sense, but I am one of the estimated 25 million people who play golf in the U.S. every year, according to the National Golf Foundation, and I contribute to the \$7.4 billion spent on golf equipment each year (grandviewresearch.com). Sometimes I'm a 'hack,' a 'duffer' – occasionally I'm labeled a 'sandbagger.'

A little over four years ago, my family and I moved to DeCordova because of the golf amenities (as well as the beautiful neighborhood and proximity to other interests). I thought I was a decent golfer, and then I met the course and realized how much I still need to learn.

Playing at DCBE has made me better at golf over the last four years. When I first came here, my GHIN was about an 18. Now, as I'm writing this, it's a 6.8. It's been a little lower, but because of the DCBE golf amenities and this amazing golf community of people, I'm playing the best golf of my life.

PLENTY OF OPPORTUNITY

DCBE offers just about everything an amateur golfer needs to improve their game. From a driving range to a practice putting green, and from the 9-hole Durant par 3 course to the "big course," I have the opportunity to work on any part of my game. Add to that the pro-shop and staff of teaching pros that are available to answer questions and offer a paid lesson, and I have literally no excuse to fail.

Approximately 50,000 rounds of golf are played on the big course each year and about 20,000 rounds on the Durant course. That's about 18 rounds per person in DeCordova. While I play one or two times per week on average, there are several members who play five or six times a week.

The course is full of nearly every shot you can imagine. Big hooks and fades, punch shots, bunker shots, uphill approach shots, downhill approach shots, short drives, shots over water, and shots out of or around the plethora of trees that line and sit in the middle of the fairways. If you play the big course

often enough, you find yourself having to be creative and hit "those shots."

The Durant course is challenging as well. From very short par 3s to fairly long par 3s, golfers have the opportunity to work on their game or enjoy a short round of golf with neighbors, friends and family.

The golf facilities at DCBE are also kept in excellent condition by the amazing staff. The greens are challenging, the fairways are smooth and the rough will often penalize you for missing the fairway.

GOLF PEOPLE

When I first moved to DCBE, I didn't know anybody. I was quickly introduced to the "Gangsome" group that plays every Saturday and began meeting people. I played the Thursday night scramble and met even more people. Now, I have a group who play a regular game each week, and I call many of those people my friends.

One of the pros in the pro-shop told me once that there is always an opportunity to find a game. The club puts on regular tournaments from the Toys for Tots Scramble to the Member-Guest Tournament, affectionately known as "Benders."

The "Monster Mash" in October is the first time I ever tried to hit a golf ball while sitting on a toilet. The club championship is always a fun tournament (even when you lose a 3-shot lead on the 36th hole to lose by 1 stroke). The club also puts on match play events and many other fun games to keep golf entertaining in DCBE.

There are a few "private" games that I've had the opportunity to play. The golfers in these games are welcoming and don't mind taking a few bucks from you if you don't play well. This all adds to the fellowship of golf at DCBE.

DCBE has many activities from tennis to volleyball to pickleball and the participants in those activities are just as welcoming. However, at the end of the day, it's the golf that keeps me here. 🏌️



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- Alzheimers/Dementia care
- Transition to home
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JM and Michele Simmonds
Founders and Owners

DCBE BOARD BRIEFS

Meeting held February 23, 2023

**All board and committee meetings are open to all DeCordova members.*



GOLF COMMITTEE

Chairman, President Doug Jones
817-296-9454
djones92ap@gmail.com

Blake Thompson presented to the committee a request for the Godley golf teams limited usage of DCBE amenities for practice. With six of their 16 players residing in DCBE the committee felt with Blake's involvement assisting the team with proper etiquette, rules and course maintenance it could be allowed. Don Oliver will continue discussion with the coaches for any requested charges and scheduling. A previous board resolution was reviewed for the designation of the last \$5 increase to cart trail fees being utilized solely for course overseeding. Overseeding will be budgeted annually from the operational general funds moving forward and any cart trail fees obtained by the association will fund all operational needs. A motion was made by Joe Lasiter not to reserve the funding specifically for overseeding, seconded by Larry Cordell; with all in favor the motion carried.

HOUSE & ENTERTAINMENT COMMITTEE

Chairman, Vice President Bennie Hudgins
817-917-7414
benhudgins@charter.net

The committee has requested a renaming of the rooms in the clubhouse. Club furnishings will continue to be reviewed. A grand opening will be planned once staffing and full operations are put into place.

MEMBERSHIP & NOMINATING COMMITTEE

Chairman, Vice President Bennie Hudgins
817-917-7414
benhudgins@charter.net

The in-person membership orientation continues to be reviewed. The committee looks to host their first in-person in the coming months. Submissions of nominees for the Board of Directors will be presented at their next scheduled meeting in March.

RECREATION COMMITTEE

Chairman, Secretary Dustin Blocker
940-368-6822
blocker.dustin@gmail.com

A fitness center stair machine will be replaced with the coming capital budget. The committee has asked that the Long-Range Planning Committee look into the expansion of the fitness facilities as the usage and membership continues to grow. Recreational calendars are being prepared for the coming seasons. Volleyball will see an increase to youth clinics and tournaments separate from the adult schedule this year. Pickleball continues to have increased participation on open play evenings. There is a request for more communication to the open play times when the basketball courts are utilized for additional nets to accommodate all players. An eblast will

UPCOMING MEETINGS

- **BOARD MEETING**
8:30 a.m. April 20
at the DCBE Clubhouse Board Room
- **MEET THE CANDIDATE NIGHT**
6 p.m. April 21
at the DCBE Clubhouse Ballroom
- **CITY COUNCIL MEETING**
Third Tuesday of each month at 7 p.m.
at the DCBE Clubhouse Yacht Room
- **ANNUAL MEMBERSHIP MEETING**
Saturday, May 20, 2023 at 6 p.m. in the Clubhouse Ballroom

be drafted to the membership, usage of the gate marquees, updated signage at the courts and placement on the DCBE website. A youth community tennis team is being researched.

FINANCE COMMITTEE

Chairman, Treasurer Cyndi McArtor
918-801-6048
jmcartor@gmail.com

The Board reviewed the operational budgets for the 2024 fiscal year. Joe Lasiter made a motion to approve the budget with amendment of gas cost of goods changed to 80% and the addition of \$8,000 budgeted for mosquito spraying; seconded by Cyndi McArtor; with all in favor the motion was approved.

A motion was made by Cyndi McArtor to approve the 2024 capital budget as presented, seconded by Dustin Blocker; with all in favor the motion was approved.

Don Ciota is working to consolidate the association's banking accounts.

Aging accounts are being reviewed for collection of bad debts. Lessee account processes and membership privileges were discussed. A motion was made by Cathy Permenter to remove lessee associated memberships effective starting May 1, 2023; seconded by Dustin Blocker. The motion was rescinded by Cathy Permenter prior to voting to allow for a policy to be drafted prior to the board's approval. A motion was made by Cathy Permenter to suspend privileges to all members, whether a homeowner or lessee, at 90 days delinquent to their account balance; granting no access to all country club amenities effective April 1, 2023, seconded by Dustin Blocker; with all in favor the motion carried.

FACILITY MAINTENANCE OVERSIGHT COMMITTEE

Chairman, Tom Jung
817-229-5590
tomjung24@gmail.com

The clubhouse front lawn and flagpole electricity need repair from the construction. A bid is being requested for the north gate guard building roof as well as asphalt for the marina drive potholes. The Durant 9 irrigation pump is being repaired.

SECURITY COMMITTEE

Chairman, David Zunker
817-279-3559
zunker10@yahoo.com

The committee will no longer include grievance in the title as all grievances will be presented to the Board of Directors. Tony Saporito has been promoted to the position of Lieutenant. It was requested for the committee to review policies regarding permanent 24-hour guest list. A motion was made by Joe Lasiter to approve the presented purchase of a new security vehicle with funding provided by the City of DeCordova, seconded by Dustin Blocker; with all in favor the motion was approved.

LEGAL BY-LAWS COMMITTEE

Chairman, Joe Lasiter
956-266-0226
lasiterj@live.com

A motion was made by Cathy Permenter for Don to retain the legal services for the association by Sapp & Sturgill, PLLC, seconded by Cyndi McArtor; with all in favor, the motion was approved. Don will follow up with all references before signing contract with the firm. Joe Lasiter informed the Board that the committee will continue review to all by-laws revisions from previous council notes for any necessary changes.

ARCHITECTURAL CONTROL COMMITTEE





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Chairman, Cody Garrison
 817-736-5386
cody@codygarrison.com
 BOARD REPRESENTATIVE
 Chairman, Larry Cordell
 817-909-9122
lawcordell@sbc.global.net

Nine architectural permits were approved by the committee for various projects. One permit was denied requesting more information prior to approval. A fencing matter was brought to the Board for additional review. Upon discussion it was requested that the front portion of the fence be removed for set-back compliance and any further resolve would need to be handled between the residents.

LONG RANGE PLANNING COMMITTEE

Chairman, Cathy Permenter
 254-718-8685
cathypermenter@gmail.com

The committee is awaiting direction with budgets being completed and approved that will provide more insight as to what projects may be continued for long-term planning.

**ADDITIONAL MEETING NOTES
 BOARD OF DIRECTORS**

The Board of Directors established that Meet the Candidate Night will be held in the ballroom on Friday, April 21, 2023 at 6 p.m. with voting ballots being sent out the following Friday, April 28, 2023.

The Legal By-Laws committee has been asked to draft language for a COLA to be added to the May vote of the membership.

Marina boat slip fees are under review as well as postings to the membership website of slip waiting lists.

A common dock group acknowledgement was presented to the Board. No action was taken until additional information can be presented to the Board of Directors for considerations.



- Complete Home Remodel
- Kitchen Remodel
- Bathroom Remodel
- Outdoor Living Spaces
- Pergola
- Outdoor Kitchens
- Fireplaces
- Retaining Walls
- Fencing
- Golf Cart Garage
- Home Expansion
- Exterior Makeovers



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Find Your Community Out on the Fairway

While there are a lot of different reasons people play golf, and so many different facets to the game, it is above all a social game. You play with others, you compare your scores with others, you meet up to play, you hang out after a round. The DeCordova golf scene is welcoming for everyone who wants to play—men, women, boys, girls. As Harvey Penick said, “Go out and have fun. Golf is a game for everyone, not just for the talented few.”

“Golf, like measles, should be caught young.”

~ *P.G. Wodehouse*

“Happiness is a long walk with a putter.”

~ *Greg Norman*

“Mistakes are part of the game. It’s how well you recover from them, that’s the mark of a great player.”

~ *Alice Cooper*

“I have found the game to be, in all factualness, a universal language wherever I traveled at home or abroad.”

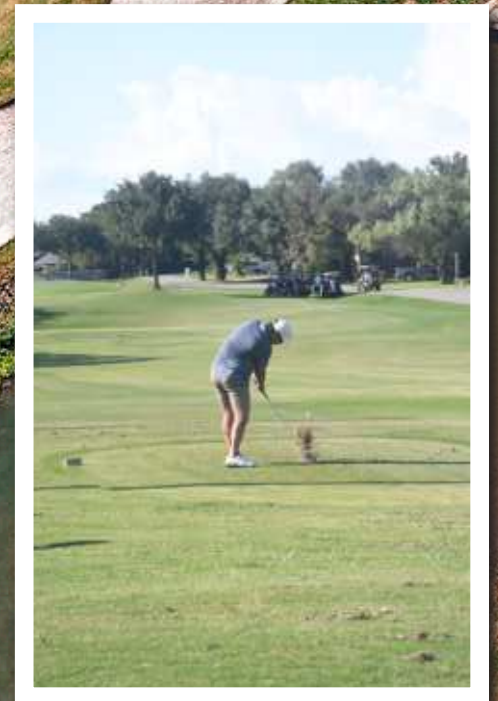
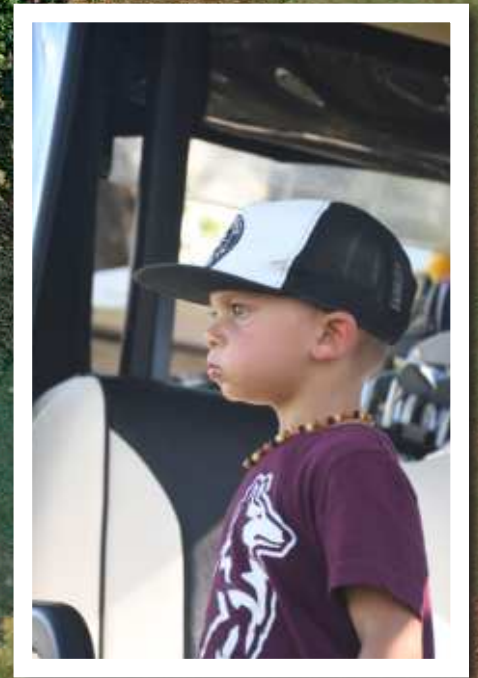
~ *Ben Hogan*

“If you watch a game, it’s fun. If you play it, it’s recreation. If you work at it, it’s golf.”

~ *Bob Hope*

“It’s the child’s desire to play that matters, not the parent’s desire to have the child play. Fun. Keep it fun.”

~ *Tiger Woods*







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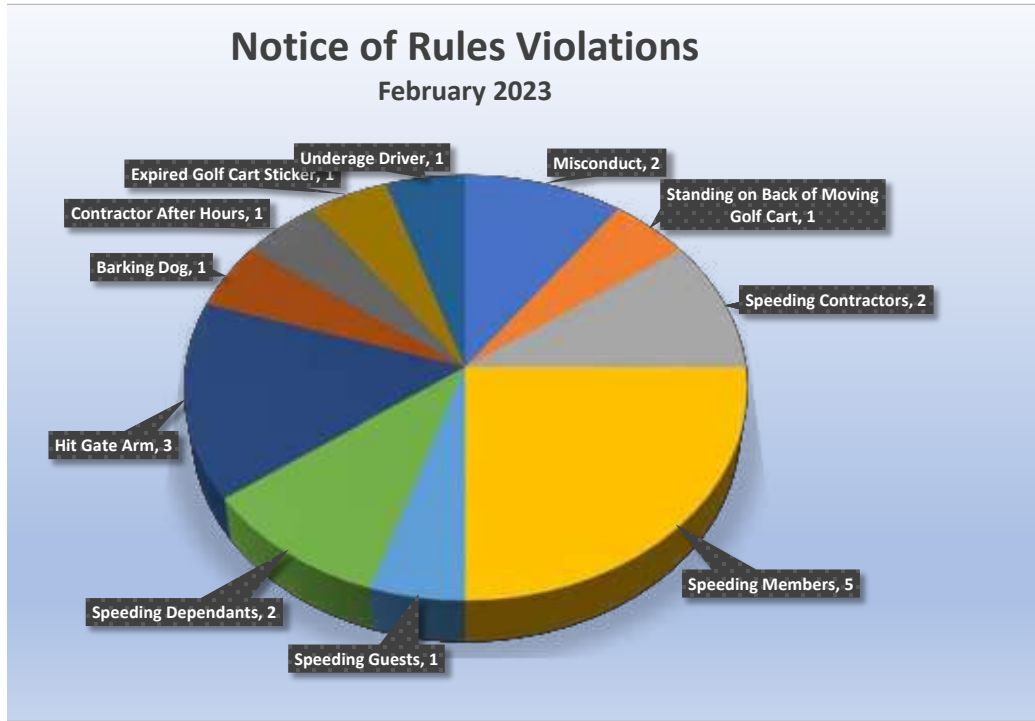
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Type Offense	Jan-22		Feb-22	
	Reports	NORV'S	Reports	NORV'S
Traffic				
Speeding		4	1	10
Misc. Traffic/Accident	1			
Hit/Broke Gate Arm	2	3	2	3
Parking/Temp. Parking			2	
No Driver's License/INS.	2	1	1	1
Underage Driving		1		1
Failure to Stop				
Suspicious Vehicle				
Reckless Driving			1	
Animals				
Barking Dog	3		3	1
Leash Law				
Aggressive Animal	1	1	2	
Incidents				
Curfew Violation			1	
Misconduct/Disorderly	1	5	2	2
Failure to Provide ID				
Domestic Disturbance				
Disturbances	1			
W Being Chks	1		1	
Member Assists	27		8	
Theft				
Burglary				
Medical Assists	11		15	
Misc. Rules Violations	2		3	2
Vandalism				
Noise Complaint	1			
False Alarm	1		2	
Failure to Comply	1	1		
Assault				
Unauthorized Entry	5	2		
Mis. Complaints	8		3	
Fireworks/Firearms	2			
Mischief	2			
Fire	1		2	
Burning on Property	1	1		
Suspicious Person	1		1	
Lost Child				
Totals:	75	19	50	20

NORV - Notice of Rules Violation



Security: 50 calls for service, 20 Notice of Rules Violations issued

The Security Department would like to thank the City of DeCordova for the purchase of our new 2022 Chevy Trax security vehicle.

Security is only one officer away from finally being fully staffed as I am writing this article on March 1. Please be patient as our new officers learn the gates. Please don't forget to call in your guests including contractors.

FROM THE CHIEF

Please don't forget to check out the security page on the DCBE website and make sure to watch for security alerts.

- Always call 911 first if you have an emergency
- North/Back Gate
817-326-5277
- Main/Front Gate
817-326-4640
- Security Office
817-326-2677

ALWAYS AVAILABLE

I am asking all DCBE members to please contact me if you feel that security was unable to handle your complaint in an efficient professional manner so that I can address the situation. I am available 24/7 at 817-964-8114. You can also stop by my office or simply send me an email at chief@dcbewed.com.



PICTURE THIS



MAGGY'S BIG FISH MAKES A SPLASH

In March, nine-year-old Maggy Sojourner of Granbury recorded her big catch on the Texas Parks and Wildlife waterbody records page, and began another round of accolades from the public. "Teach a girl to fish and she may bust some records," said the TPWD post on Facebook.

In January, Maggy reeled in a blue catfish weighing 26.37 pounds, which she caught on cut shad. She made a splash around Lake Granbury's fishing circles then as well. Congratulations, Maggy!

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Online boater education courses teach necessary safety equipment, navigation rules, how to operate a boat and state laws for boating. Texas Parks and Wildlife Department encourages everyone who plans to operate a motorboat, sailboat, paddle craft or personal watercraft to take a course. Anyone born on or after Sept. 1, 1993 who wishes

to operate certain vessels on the public waterways of Texas must take a boater education course and keep a copy of their certification with them while operating a vessel.

Follow the QR code to select one of four different courses available online. All of the TPWD courses are certified by the National Association of State Boating Law Administrators.



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**DCBE
WOMAN'S
CLUB**

By Diann Williams

Join us April 18 at 10:30 a.m. for our Spring Fling! There will be lots of fun and surprises. We will also elect our new Woman's Club board for 2023-2024

I would like to thank my board members for doing a fantastic job! It has been a pleasure to serve as your president this year. It has also been great to be in our lovely new, remodeled club.

2022-23 WOMAN'S CLUB OFFICERS

President Elect **Diann Williams**

1st VP Programs **Lisa Sudbury**

2nd VP Menu & Décor **Lynn Silvestri**

3rd VP Membership/Name tags/Directary **Sammye Rives**

4th VP Special Activities **Sharon Curry, Christy Thompson**

Treasurer **Marla Frye**

Recording Secretary **Janet Smith**

Corresponding Secretary **Nita Roy**

Parliamentarian **Shelley Deal**

Community Liaison **Teresa Nolley**

Publicity **Mary Jane Malone**

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CONFIDENCE



WHAT'S IN YOUR TACKLE BOX?

Make sure confidence is a part of your fishing gear.

By Michael Acosta

There are a variety of baits and presentations, but there is one thing you cannot buy at the store: confidence. This may be a better subject for a motivational speaker, but can be the best fish-catching tool that you can have.

Confidence is a driving factor for success in most everything we do. Knowledge and experience equal power. If you believe and you trust in your abilities, you will succeed. If you go out there with the attitude that “I never do any good,” you will probably not do any good.

Many pro anglers are known for presenting certain baits. From years back, Denny Brauer and jig fishing, Jimmy Houston and spinner baits — and Kevin VanDam is known for his jerkbait fishing. Mark Davis and crankbaits go hand in hand. All of these anglers are proficient with many different kinds of baits, but they have one presentation that they are best known for.

Confidence generally does not come immediately. Confidence is built over time, with experience and practice. Repeat performances help to build confidence.

When it comes to fishing, this definitely applies. In my case, I really believe that if I locate the fish, I will eventually get them to bite. Sometimes the bite will be off, but more often than not if I locate the fish I believe I can put them in the boat.

When the fish are active, most anyone can catch fish on a variety of baits. However, when the fishing is slower, this is when confidence makes the difference. Many folks will give up too early if the bite is slow. A little intensity and belief in your presentation will eventually put fish in the boat.

So how can you build confidence in fishing for your species

of choice? It goes without saying that you need to fish, fish and fish some more.

I believe that fishing within an organization of some type will help you to build confidence on different techniques on different bodies of water. You will learn by fishing with others. There are many bass, striped bass, and crappie type clubs across the state that one can join. I was involved with a striped bass club many years ago, and it was fun fishing tournaments on different lakes with my sons.

Fishing tournaments can boost your knowledge at an accelerated rate. You can initially gain the knowledge of many fishing in one tournament. Another way to gain confidence on a body of water and to learn different techniques is to hire a guide. A good guide will impart his confidence in his presentations that you can take with you and build on. You will still need to practice in order to build your own confidence, but you will get there much quicker.

With confidence in your abilities, your patience when they are not biting will increase because you know that what you are using will eventually work. Over time, you will develop confidence in several types of baits and presentations that will make you a more versatile angler.

Another confidence builder is understanding the movements of the species you seek and the baitfish they feed on. This is knowledge of your surroundings. As the old saying goes “you become one with your environment.” This is true, as you will develop that sixth sense. When your choices on the water continue to put fish in the boat, your confidence will increase. You will have a setback or two, but if you keep at it, you will get better at it for sure. —



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FINANCIALS

01 - De Cordova Bend Estates
Consolidated Income Statement
January, 2023

Current Month				YTD			
Last Year	Budget	This Year	Account Description	This Year	Budget	FY Budget	Last Year
			General Income:				
5,740.00	2,083.00	750.00	Architectural Fees	16,527.00	22,913.00	25,000.00	29,108.00
800.00	833.00	0.00	Rules & Policies Violation	6,725.00	9,163.00	10,000.00	9,100.00
1,750.00	1,666.00	1,422.00	Collection Fees & Interest	15,201.00	18,326.00	20,000.00	18,113.00
2,046.00	1,837.00	1,536.00	Franchise Fees	32,225.00	35,167.00	42,000.00	39,230.00
53.00	208.00	165.00	Interest - Capital Fund	489.00	2,288.00	2,500.00	1,516.00
148.00	166.00	1.00	Interest - Contingency Fund	332.00	1,826.00	2,000.00	1,519.00
25.00	50.00	406.00	Interest - Operating	820.00	550.00	600.00	519.00
32,500.00	65,000.00	13,000.00	Owner Equity Fees	500,500.00	715,000.00	780,000.00	741,000.00
0.00	1,405.00	1,874.00	Lessee Admin Charges	11,241.00	8,430.00	8,430.00	11,146.00
3,100.00	3,700.00	3,000.00	Lessee Charges	30,300.00	40,700.00	44,400.00	36,800.00
232,855.00	232,730.00	310,536.00	Member Assessments	2,636,825.00	2,560,030.00	2,792,760.00	2,559,367.00
20,286.00	19,165.00	24,822.00	Trash Revenue	227,541.00	210,815.00	229,980.00	211,718.00
340.00	458.00	(1,171.00)	Miscellaneous	(218.00)	5,038.00	5,500.00	17,829.00
0.00	0.00	0.00	Insurance Proceeds	0.00	0.00	0.00	3,709.00
14,052.00	29,166.00	9,836.00	Transfer Fees	259,947.00	320,826.00	350,000.00	205,133.00
30,000.00	0.00	0.00	Contributed Assets	4,505.00	30,000.00	30,000.00	33,000.00
0.00	0.00	21,701.00	Unrealized Gains From Securitie	(20,097.00)	0.00	0.00	8,702.00
0.00	0.00	0.00	Realized Gains From Securitie	0.00	0.00	0.00	36,907.00
0.00	0.00	0.00	Gain on Lot Sales	0.00	0.00	0.00	0.00
0.00	0.00	0.00	Gain/Loss Fixed Assets	0.00	0.00	0.00	(14,208.00)
343,694.00	358,467.00	387,876.00	Total General Income	3,722,864.00	3,981,072.00	4,343,170.00	3,950,209.00
			Operating Net Income:				
(17,761.00)	(9,234.00)	(25,986.00)	Food & Beverage	(222,651.00)	(4,998.00)	(5,930.00)	(47,520.00)
7,698.00	6,622.00	7,840.00	Marina	66,273.00	81,704.00	88,530.00	70,818.00
(10,063.00)	(2,612.00)	(18,146.00)	Total Net Operating Income	(156,378.00)	76,706.00	82,600.00	23,299.00
333,631.00	355,855.00	369,730.00	Total Gross Income	3,566,485.00	4,057,778.00	4,425,770.00	3,973,508.00
			Expenses:				
50,753.00	68,366.00	42,537.00	Golf Course & Golf Shop	985,465.00	1,146,911.00	1,215,743.00	939,754.00
4,341.00	2,586.00	(3,212.00)	Recreational Facilities	64,621.00	70,945.00	72,655.00	55,877.00
25,853.00	28,912.00	56,821.00	Club House	546,903.00	280,920.00	307,533.00	270,784.00
(1,986.00)	(4,589.00)	(5,493.00)	Security	395,877.00	378,880.00	415,825.00	412,142.00
9,335.00	13,251.00	4,573.00	Streets & Grounds	132,465.00	155,055.00	165,938.00	161,239.00
71,152.00	69,627.00	78,112.00	General & Administration	995,383.00	806,133.00	870,638.00	856,531.00
0.00	0.00	0.00	VFD Training	300.00	0.00	0.00	0.00
20,379.00	19,165.00	22,133.00	Trash Expense	227,472.00	210,815.00	229,980.00	213,629.00
0.00	166.00	0.00	Miscellaneous Expense	56.00	1,826.00	2,000.00	197.00
500.00	500.00	500.00	Bad Debt	5,500.00	5,500.00	6,000.00	5,500.00
181.00	200.00	1,355.00	Property Tax	3,074.00	2,200.00	2,400.00	2,185.00
0.00	0.00	0.00	Accrued Vacation Expense	0.00	0.00	0.00	0.00
285.00	750.00	6,461.00	Interest Expense on Loan	57,572.00	8,250.00	9,000.00	5,243.00
180,793.00	198,934.00	203,788.00	Total Expenses	3,414,687.00	3,067,435.00	3,297,712.00	2,923,081.00
152,838.00	156,921.00	165,942.00	Income Before Depreciation	151,798.00	990,343.00	1,128,058.00	1,050,427.00
60,210.00	73,704.00	0.00	Depreciation	301,984.00	759,928.00	833,632.00	691,790.00
92,628.00	83,217.00	165,942.00	Net Margin	(150,186.00)	230,415.00	294,426.00	358,637.00

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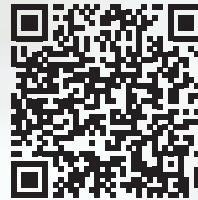
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9 a.m. Start Time

April 6 - Meeting - Florida Scramble - Pay Day Challenge

April 13 - Strokes to the Green

April 20 - Guest Day - Low Gross/Low Net

April 26-27 - Member-Member Tournament

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TEXAS CROSSWORD PUZZLE

By Charley & Guy Orbison

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ACROSS

- 1 TXism: "happy as ___ with two tails"
- 5 "don't use that ___ with me!"
- 6 actress Lee in 1964 film "Bullet for a Badman" with TX Audie Murphy
- 7 saloon (2 wds.)
- 8 TXism: "green around the gills"
- 9 TXism: "that ___ hide" (angers)
- 16 Gussie ___ Davis created the famous "Rangerettes"
- 18 "Texas ___ Chili" has no beans
- 21 ___ "Bum" Phillips
- 22 TV series for TX Kevin McHale
- 23 indulgent
- 24 "not ___ matters"
- 30 it once roamed Mustang Island on Texas coast (2 wd.)
- 34 TX Audie Murphy was a WW ___ hero
- 35 TXism: "all ___ watermelon" (facade)
- 36 TXism for "murder someone" (2 wds.)
- 37 hammer targets
- 39 "The eyes of ___ you . . ."
- 43 in Grand Prairie: "Ripley's Believe It ___" Odditorium
- 44 this former Dallas Maverick, Roy, was kicked out of NBA

- 45 TX Shelley Duvall's role in film "Popeye" (init.)
- 46 Texas had "Sheep ___" (1870-1910)
- 47 more clamorous
- 49 needed for TX Bar-B-Que
- 52 23rd governor of Texas: ___ Lanham
- 53 a "cross" medal won by 34-across (abbr.)
- 54 cheeks cosmetic
- 55 "___ but no glory"

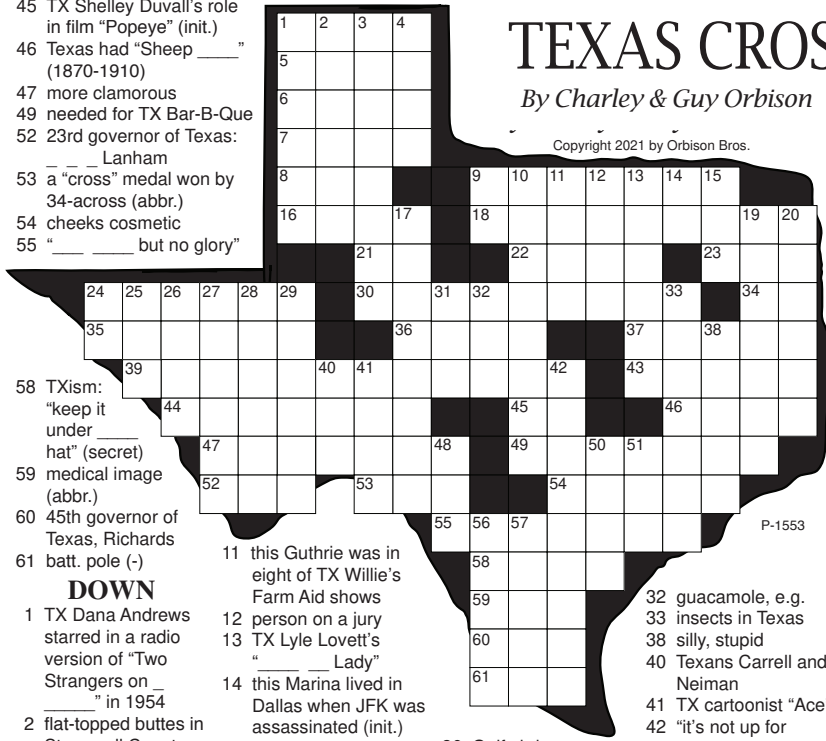
- 24 ___
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DOWN

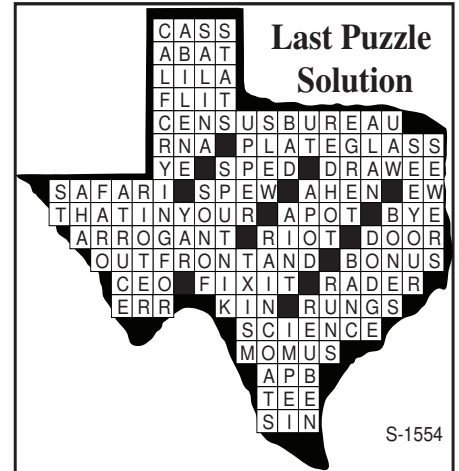
- 1 TX Dana Andrews starred in a radio version of "Two Strangers on ___" in 1954
- 2 flat-topped buttes in Stonewall County: "___ Mountains"
- 3 TXism: "put ___" (heavier)
- 4 one of a 6-speed
- 9 TX-born outfielder for the Cardinals, Curt (init.)
- 10 noted Gary Cooper western (2 wds.)

- 11 this Guthrie was in eight of TX Willie's Farm Aid shows
- 12 person on a jury
- 13 TX Lyle Lovett's "___ Lady"
- 14 this Marina lived in Dallas when JFK was assassinated (init.)
- 15 this Brynner was in 1960 western "The Magnificent Seven"
- 17 TXism: "best I ever ___ on"
- 19 mariners
- 20 lives
- 24 "boob tube" (abbr.)
- 25 TXism: "___ the trail" (leave)

- 32 guacamole, e.g.
- 33 insects in Texas
- 38 silly, stupid
- 40 Texans Carrell and Neiman
- 41 TX cartoonist "Ace"
- 42 "it's not up for discussion" (2 wds.)
- 48 TX Waylon label
- 50 "___ me a beer"
- 51 Austin public radio station, run by UT
- 56 this Wyllys fought TX Indians in 1874
- 57 this Green was "Ben Cartwright"



Puzzle solution for Crossword Puzzle on page 52.



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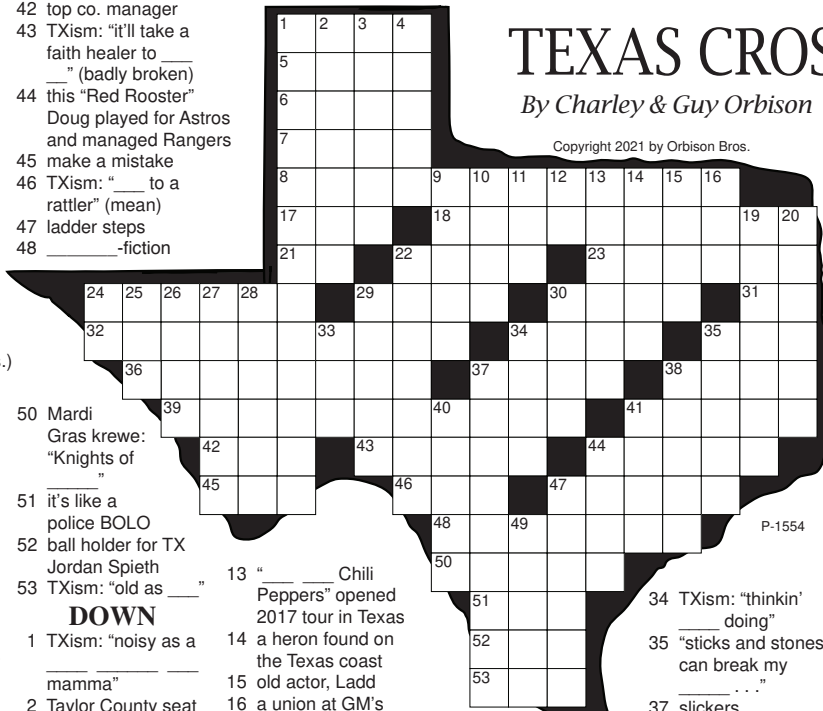
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TEXAS CROSSWORD PUZZLE

By Charley & Guy Orbison

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- ACROSS**
- Linden is the seat of this county
 - lumber for Texas Ranger Adolis Garcia (2 wds.)
 - this Cockrell was a 4-term mayor of San Antonio
 - move swiftly, dart
 - this agency puts Texas at 30 million people (2 wds.)
 - Moderna/Pfizer are m _____ vaccines
 - it's used for doors and windows (2 wds.)
 - _____ Olde Shoppe
 - drove too fast
 - Mardi Gras krewe: "Knights of _____"
 - it's like a police BOLO
 - ball holder for TX Jordan Spieth
 - TXism: "old as _____"
 - TXism: "noisy as a _____"
 - TXism: "active as a fox in _____ house"
 - Earl of the JFK Commission (init.)
 - "Stick _____ Country Song"
 - TX chili is cooked in one (2 wds.)
 - TXism: "adios"
 - TXism: "riding a high horse"
 - "One _____, one Ranger"
 - "Texas" is an out-_____ drama
 - TX A.J. Foyt was often _____ pulling away
 - end-of-year gift
 - top co. manager
 - TXism: "it'll take a faith healer to _____" (badly broken)
 - this "Red Rooster" Doug played for Astros and managed Rangers
 - make a mistake
 - TXism: "_____ to a rattler" (mean)
 - ladder steps
 - _____fiction
 - _____ Chili Peppers" opened 2017 tour in Texas
 - a heron found on the Texas coast
 - old actor, Ladd
 - a union at GM's plant in Arlington
 - TXism: "so dark you couldn't _____ hand in front of your face"
 - waste conduits
 - very first Russian orbiting satellite
 - TX Jimmy Dean hit: "Big _____ John"
 - Longhorns univ.
 - gamblin' game in the old west
 - ceasefire (2 wds.)
 - participant in a violent disturbance
 - 1953 film "_____ Belle Starr"
 - TXism: "two peas in _____" (alike)
 - easy-to-handle boat



Puzzle solution for Crossword Puzzle on page 51.

TEXAS CROSSWORD
by Charley & Guy Orbison

ACROSS

- TXism: "happy as _____ with two tails"
- "Don't use that _____ with me!"
- address Lee in 1964 film "Bullet for a Badman" with TX Audie Murphy
- season (2 wds.)
- TXism: "green around the gills"
- TXism: "that _____ hide" (angers)
- Guilfoyle _____ Davis created the famous "Rangerettes"
- "Texas _____ Chili" has no beans
- "_____ Bum" Phillips
- TV series for TX Kevin McHale
- indulgent _____ matters"
- once roamed Mustang Island on Texas coast (2 wd.)
- TX Audie Murphy was a WW _____ hero
- TXism: "al _____ watermelon" (taste)
- TXism for "murder someone" (2 wds.)
- TXism: "_____ Mountain"
- "The eyes of _____ you _____" (river)
- in Grand Prairie: "Piper is better! _____ Oddyssey"
- this former Dallas Mavericks, Roy, was kicked out of NBA
- Shelley Duvall's role in film "Papaye" (init.)
- Texas had "Sheep _____" (1870-1910)
- more clamorous
- needed for TX Bar-B-Que 52nd governor of Texas: _____ Lanham
- a Texas _____ won by 34-across (abbr.)
- TXism: "green cheeks cosmetic"
- TXism: "that _____ but no glory"
- TXism: "keep it under _____ hat" (secret)
- medical image (abbr.)
- 45th governor of Texas, Richards
- batt. pole (v) _____ in 1954
- TXism: "put _____" (verb)
- TXism: "best ever _____ or"
- marmos
- lives _____
- TXism: "have to _____" (verb)
- noted Gary Cooper western (2 wds.)
- Gulf shrimp catcher (2 wds.)
- Houston NFL team
- TXism: "get your ducks _____" (get prepared)
- TXism: "have to _____" (verb)
- prime my mouth _____ (verb)
- TXism: "_____ the _____" (verb)
- 31 Emmy _____ Harris
- guacamole, e.g.
- insects in Texas
- silly, stupid
- Texas Carrell and Neiman
- TX cartoonist "Ace"
- "It's not up for discussion" (2 wds.)
- TX Waylon label
- TX Indiana in 1874
- Austin public radio station, run by UT
- this Willys fought TX Indians in 1874
- Panhandle batte _____ (verb)
- this Green was "Ben Carwright"

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