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# FAIRWAY

VOL. 3 ISSUE 5 MAY 2023

*magazine*



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DCBE REAL ESTATE MARKET REPORT

Average List Price (12 Listings)	\$406,472
Avg. Sq. Ft List Price	\$201.69
Homes Under Contract Not Closed	6
Average Sold/Closed Price (12 Sales)	\$394,292
Avg. Sq. Ft. Sold/Closed Price	\$187.24
Average Days on Market	58

Based on figures from the NTREIS Multiple Listing Service, March 2 to April 4 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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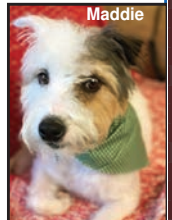
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## ON THE COVER



### TAKE THE PLUNGE

Are you ready for summer? It's just days away and there's a lot to decide. Flowers or jewelry for Mother's Day? (Both!) Replace the pool floaties? Trip to the beach or the mountains? Is it time to try pickleball or maybe buy a new putter? Whatever you decide, jump in with both feet and have fun.

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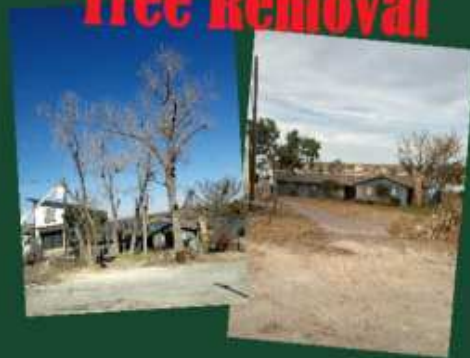


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# FAIRWAY MAGAZINE DEADLINES

If you have editorial or photography for Fairway, please write to [Fairway@hcnews.com](mailto: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](mailto:Karen@hcnews.com) or call 817-573-7066 and ask for Karen Chandler.

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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 May 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: Texas Made AC, page 36.

LAST MONTH'S WINNER: Jason Dixon

## CONTRIBUTORS



Rick Mauch

Rick Mauch has been writing for magazines and newspapers for 36 years, covering sports, features, entertainment and culture. His work has appeared in publications across Texas and Colorado. He and his wife, Junell, reside in Weatherford, Texas. His hobbies include golf, having fun with grandchildren, escaping to the mountains and hoping to see the elusive Bigfoot.

Nancy Pricer has lived in Hood County since 1989. She writes an occasional recipe column for the Hood County News where she has worked for over 20 years. Her recipes are usually fast and easy to make as well as time tested with family and friends.



Nancy Pricer



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!

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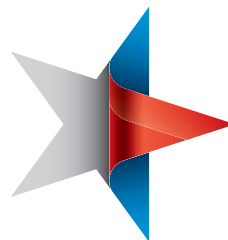


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# GOLF CALENDAR



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

- 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
- OCTOBER**
  - 4 - MGA Brazos Cup w/ Nutcracker
  - 12 - LGA Fall Creek Cup w/ Nutcracker
  - 26 - LGA Halloween Tournament
  - 29 - MONSTER MASH
- NOVEMBER**
  - 2 - LGA Guest Day
  - 8 - MGA Ryder Cup
  - 22 - MGA Family/Guest Day
  - 23 - THANKSGIVING HOLIDAY



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# May 2023

## The Hidden Jewel of North Texas

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<b>Shreveport Trip</b> <small>Playing at Tompost GC on Monday and Stonebridge GC on Tues &amp; Wed</small>	1	2	3 MGA	4 LGA <small>Thursday Night Scramble</small>	5 <small>Member -Guest Calcutta</small>	6 <b>Spring Member-Guest Tournament</b>
7 <b>Spring Member-Guest Tournament</b>	8	9	10 MGA @ Durant	11 LGA <b>RINGER TOURNAMENT</b> <small>Thursday Night Scramble</small>	12	13 Saturday Gangsome
14 SUNDAY COUPLES <small>Mother's Day</small>	15 ← Aerifying 18-hole Course →	16	17 MGA	18 LGA <small>Thursday Night Scramble</small>	19	20 Saturday Gangsome <small>Armed Forces Day</small>
21 SUNDAY COUPLES	22	23	24 MGA <b>FUN - IN - SUN</b> <small>Thursday Night Scramble</small>	25 LGA @ Durant	26	27 NO Saturday Gangsome
28 NO SUNDAY COUPLES	29 MEMORIAL DAY Course Open	30 Course Closed following Holiday	31 MGA	<b>DCBE hosting a 3-person Scramble on June 24th &amp; 25th</b> this event is so large - we will have 2 shotgun starts each day (morning/afternoon) *COST: \$60 per MEMBER \$90 per Guest *flighted according to team hdep and tees mixes		
<b>LGA MEMBER-GUEST CLASSIC</b> COMING JUNE 8 - 10						



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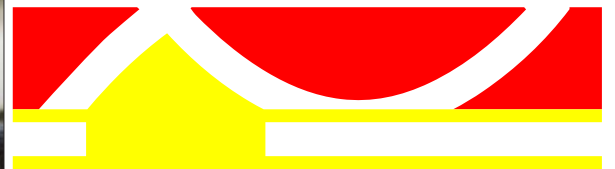
The Godley High School golf team recently used the DCBE course for practice. Both the Wildcats and the Lady Cats are district champions. Coach Jason Hill stands at left.



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# AMENITIES

## Swimming Pool

### SUMMER SWIMMING SAFETY

by Jay Ann Cox

Ready for a summer of splashy fun? Sounds good, but don't forget that drowning prevention - for young and old - should be a part of everyone's summer plans.

#### PREVENTION SAVES LIVES

The numbers say it all - 4,000 drown every year in the U.S. - all preventable. According to the Centers for Disease Control and Prevention website, except for birth defects, drowning is the leading cause of death for children, through age 4. For children 1-14, only motor vehicle accidents kill more than drowning accidents. For every child's death by drowning, eight more children receive emergency care for nonfatal drowning incidents, which can lead to a hospital stay and serious after-effects.

Drowning is not just a problem for children though. In a survey by the Red Cross in 2014, while 80% of adults claim they can swim, only 55% believe they could pass a test of basic swimming skills.

A good safety plan should include knowing how to swim, knowledge of water conditions, good fences and barriers around pools and spas, appropriate use of floatation devices and equipment, and ability to retrieve people from the water and administer appropriate care.

#### DROWNING IS SILENT

Drowning can happen in the baby pool as easily as the deep end. It takes training and a keen awareness to recognize drowning. Unlike how the movies and cartoons have depicted it, drowning is deceptive. In just a few seconds, someone might be overcome and slip below the surface with very little splashing and no cries for help. Close monitoring by a watchful lifeguard, a caregiver or a swim buddy can make all the difference.

#### LEARN TO SWIM

A major part of drowning prevention is overcoming fear of the water and building skills and confidence - the primary goals of swimming lessons.

The Hood County YMCA, located at 1475 James Road, has a slate of swim lessons for children and adults. Classes usually meet four times a week for 30 minutes. There is a fee but the Y has scholarships available as part of their commitment to swimming safety. Visit [ymcafw.org/locations/hood-county](http://ymcafw.org/locations/hood-county), or call 817-573-7159.

#### HOW ARE YOUR SWIM SKILLS?

Around 20% of adults cannot swim, but only 55% of swimmers over age 15 believe they could pass the basic skills test.

- Entering the water
- Getting a breath
- Staying afloat
- Changing position
- Swimming a distance, then getting out of the water safely

Keep in mind that a swimmer of any ability can get into trouble depending on water conditions, alcohol consumption and medical status. swim with a buddy and keep non-swimmers away from deep water until their skills are stronger. If you are on the lake, wear an approved floatation device to ensure safety.

Sources: Red Cross 2014 survey and [WaterSafetyUSA.com](http://WaterSafetyUSA.com).

#### DECORDOVA BEND ESTATES POOL

One of the favorite amenities at DCBE, the swimming pool will open the second Tuesday of May and will close on October 1. The daily hours of operation will be posted in the monthly news bulletin, on ForeTees and in the pool area, with hours based on various event schedules.

The expected pool hours are as follows:

**Monday**  
Closed

**Tuesday-Saturday**  
11:30 a.m.- 8 p.m. - Open swim for all ages

**Tuesday-Friday**  
8-10 p.m. - Adult swim, ages 18-up.

**Saturday and Sunday**  
11:30 a.m.-10 p.m. - Open swim for all ages

*\*Adult swim subject to monthly pool parties through summer operations.*



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# 3 BEST FRIENDS

## STILL TOGETHER AFTER ALL THESE YEARS



By Rick Mauch

**J**on  
Cranford,  
Ben Fairey and Fred  
Crawford

Crawford first met at youngsters eager for their chance to play football for Artesia High School in Artesia, New Mexico. They would go on to create history, along with a bond that lasts to this day as the best friends a person could hope to have.

With Jon at quarterback, Ben at tight end and Fred as the center, they led Artesia to its first state football championship in school history in 1957. It was the first of 30 state titles for the Bulldogs, the most of any high school football program in the United States, with the most recent coming in 2022.

"Artesia football was the glue that held the town together," Jon said.

Though they've moved away, they each keep up with the Bulldogs and will talk for hours about the team. It was the sport that brought them all together to begin with, starting a friendship that continues to this day as they now all live in Hood County, Jon in Pecan Plantation, Ben in DeCordova and Fred in Granbury.

From left, Jon Cranford, Ben Fairey and Fred Crawford have been best friends since they were youths, being a part of the first state football championship in Artesia, New Mexico history. And now they are reunited in Hood County. Photo by Rick Mauch



All three were born in 1940 and are closing in on their 83rd birthday in the coming months. Ben, born in November, was actually a grade behind Jon and Fred, who were born in July and June, respectively, but that didn't stop them from being tight then or now.

### AFTER HIGH SCHOOL

Jon went to college at Eastern New Mexico and got a business degree with a masters in psychology before spending his career in sales marketing. Ben went to SMU, got an accounting degree, and spent 35 years as a certified public accountant in Dallas, and Fred went to Texas Tech, got a degree in industrial management, and had a career in the lumber business.

But they stayed in touch through it all. For example, for two decades, they'd regularly return to Artesia to play in a golf tournament, and of course for class reunions.

Jon was the first to move to Granbury in 2002 from Birmingham, Alabama. Fred joined him in 2006 from Odessa, and Ben in 2008 from Dallas.

Now, they get together on a regular basis, often for lunch or dinner. Fred and Jon were also the best men at Ben's wedding last fall.

"I worked with a fellow who moved here after he retired. We played golf, and you know there's a lot of places to play here," Jon said. "My wife is from Hereford. We like small towns."

Fred came out for a visit and Jon showed him around. On his way back, he said to his wife, "I could live there - and we do."

Then he added with a laugh, "In spite of him, I moved here anyway."

### KIDDING AROUND

Such kidding between the trio is regular. When Fred noted that he also played golf in high school (he was third in state as a senior), Jon quipped, "He played the field, too."

"Fred was always our jokester," Ben said, recalling one particular prank they played on a classmate at the local Dairy Queen.

"Fred was eating an ice cream with pineapple on it and he asked Fred what it was. Fred told him it was a jubilee," Ben said, laughing at the memory. "That guy went up to the counter and told the clerk he wanted a jubilee. She said, 'A what?' He said, 'A jubilee.' She asked him again, and he just kept getting louder and louder saying, 'A jubilee! A jubilee!' Then, he looked around and saw Fred laughing."

When asked when they all first met, Fred said with a laugh, "Eight o'clock. That's when the bell rang."

Actually, Fred and Jon met in elementary school because the alphabet brought them together.

"Being a Cranford and a Crawford, we sat close to each other," Jon said.

Fred recalled the time Elvis came through Artesia as his career was just starting. He stepped out on the balcony of the train's caboose and

started performing, which Fred said was soon stopped.

"They made him move on," Fred said. "They told him to leave."

"He played Carlsbad one time. I think my sister went to see him," Ben said.

"Carlsbad was our rival," Ben continued. "But we all liked to dance - back then we did the jitterbug - and nearly every Saturday night there'd be a dance in Artesia or Carlsbad and we'd either go there or they'd come to our place."

Ben also recalled that, like many youngsters, there was a share of mischief. He remembers he and some friends would ring the town's large church bell at odd hours of the night before the rope was taken off.

Then, he said with a smile, they would climb up in the bell tower and move the bell and clanger to ring it by hand, ignoring the danger.

"Then they took the clanger," he said. "Nowadays, if the worst thing that happens in your town is kids ringing the church bell, you're doing pretty good."

### THERE'S ALWAYS FOOTBALL

And they will never tire of talking about their times playing football together. Another gridiron adventure involved flying across the state - Artesia is in southeast New Mexico near the Pecos River - to play Farmington in the northern part of the state in 1956. A plane was chartered.

"That was a big deal back then," Jon said. "But it didn't leave Dallas in time, and we didn't make it until Saturday, so we had to play the game Saturday night instead of Friday."

Their state championship team didn't lose a game, defeating a much larger school, Albuquerque Highland, 27-26 in the title game.

"They had more in their freshman class than we had in the whole school," Ben said. "You'd see their guys and ours and you'd think they'd beat us 50-0."

"We had a guy who is a retired doctor in San Angelo now, Johnny French, he scored all four touchdowns and kicked three extra

See **FRIENDS** on page 19

The 1957 Bulldogs, coached by Reese Smith, went undefeated 12-0 and defeated Highland 27-26 in the State Championship, a thrilling finish. The championship game can be viewed on Facebook, Artesia Bulldog Football's page, accessible via this QR code





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*JM and Michele Simmonds*  
*Founders and Owners*



from page 17

points," Jon said. "But I think Highland had about 10 guys

go (NCAA) Division I."

Fred added, "Jon didn't play much defense, but he went into the championship game and had an interception to seal it."

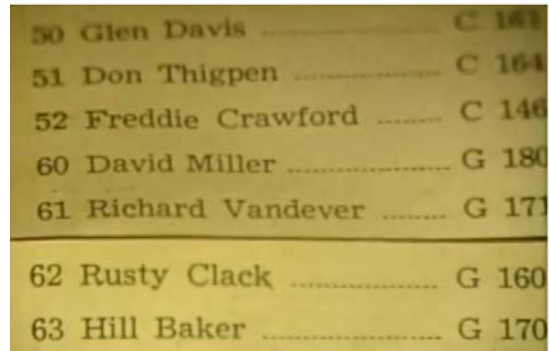
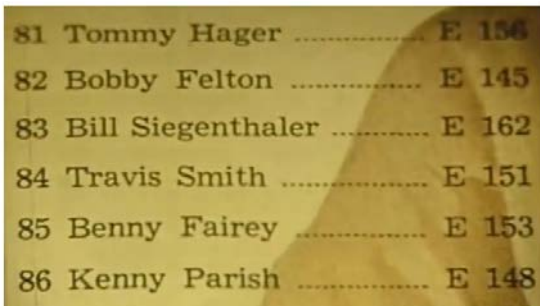
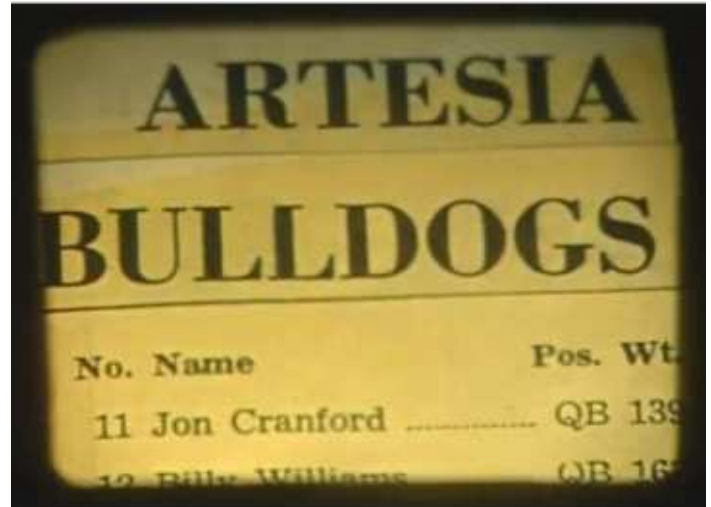
It was, ironically, their second win over Highland that season. They also won 16-10 in the regular season.

None of the trio played football in college. Fred and Ben, who also played golf in high school, don't hit the links so much anymore, and Jon does sometimes after picking the game up later in life.

Fred still has two nieces who live in Artesia. Jon and Ben have no family there any longer.

"What I have are great memories of a way of life that was simpler and great," Fred said. "And, of course I still have these two guys."

And you bet they taught their children and grandchildren the Bulldog fight song. 🐾



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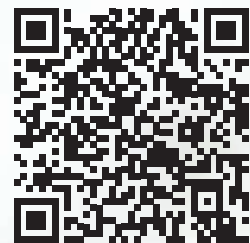
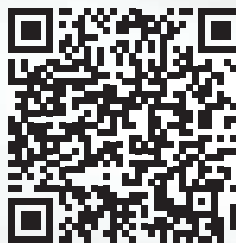
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- ❖ 2022 Forbes Top Women Wealth Advisors Best-In-State list,
- ❖ 2021, 2020 Forbes America's Top Women Wealth Advisors list,
- ❖ 2022, 2021 Forbes Best-In-State Wealth Advisor list,
- ❖ 2021, 2020 Forbes America's Top Women Wealth Advisors list, and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

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### Check out each list here:

<https://www.forbes.com/top-women-advisors/#4f2d88d151f4>; <https://www.forbes.com/best-in-state-wealth-advisors/>;  
<https://www.forbes.com/top-women-advisors/#4f2d88d151f4>; [www.SHOOKresearch.com](http://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.*

*The Forbes ranking of Best-In-State Wealth Advisors, developed by SHOOK Research, is based on an algorithm of qualitative criteria, mostly gained through telephone and in-person due diligence interviews, and quantitative data. Those advisors that are considered have a minimum of seven years' experience, and the algorithm weights factors like revenue trends, assets under management, compliance records, industry experience and those that encompass best practices in their practices and approach to working with clients. Out of approximately 32,725 nominations received, based on thresholds, more than 5,000 advisors received the award. Portfolio performance is not a criteria due to varying client objectives and lack of audited data. Neither Forbes nor SHOOK receives a fee in exchange for rankings. 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. Raymond James is not affiliated with Forbes or Shook Research, LLC. For more information, visit: <https://www.forbes.com/best-in-state-wealth-advisors/>*

*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](http://www.SHOOKresearch.com).*

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## RECIPES

# Best Bets for Derby Day

By Nancy Pricer



Folks in Louisville, Kentucky turn the most exciting two minutes in sports into a month-long celebration of special events, distinct culinary traditions, and of course, bourbon. But, if you can't make it to Churchill Downs, for the May 6 iconic sporting event this year, why not get into the spirit by mixing up a batch of frosty Mint Juleps? Mint Juleps have been the official drink of the Kentucky Derby since 1983, and there are numerous variations, but the recipe provided here is just the basic version.

Another culinary tradition of the Kentucky Derby are mouth-watering Hot Browns. According to [brownhotel.com](http://brownhotel.com), "In the 1920s, The Brown Hotel drew over 1,200 guests each evening

for its dinner dance. By the wee hours of the morning, guests would grow weary of dancing and make their way to the restaurant for a bite to eat. Sensing their desire for something more glamorous than traditional ham and eggs, Chef Fred Schmidt set out to create something new to tempt his guests' palates. His unique dish? An open-faced turkey sandwich with bacon and a delicate mornay sauce. The Hot Brown was born!" The authentic Brown Hotel recipe is included it here.

Serve the mint juleps and Hot Browns before the event and odds are that after the race, your guests will leave feeling like winners, no matter which horses win, place or show.





**MINT JULEP** (1 serving)

4-5 fresh mint leaves, roughly torn  
 1/2 to 1 ounce simple syrup (recipe below)  
 Crushed ice (If you don't have crushed ice, put some ice cubes in a tea towel and pound with a hammer)  
 Splash of cold water  
 2 ounces bourbon  
 Optional sprig of mint for garnish  
 To bottom of serving glass, add mint leaves and simple syrup. Muddle together with a muddler or handle of a wooden spoon.  
 Top with plenty of crushed ice, then pour in splash of cold water and bourbon.  
 Stir, garnish with the sprig of mint, and serve.

**THE WORLD-FAMOUS HOT BROWN** (2 servings)

2 ounces butter  
 2 ounces all-purpose flour  
 8 ounces heavy cream  
 8 oz. whole milk  
 ½ cup of Pecorino Romano cheese, plus 1 tablespoon for garnish  
 Pinch of ground nutmeg  
 Salt and pepper  
 14 ounces sliced roasted turkey breast, thickly sliced  
 4 slices Texas toast (crust trimmed)  
 4 slices crispy bacon  
 2 Roma tomatoes, sliced in half  
 Parmesan Cheese  
 Paprika  
 Parsley

In a two-quart saucepan, melt butter and slowly whisk in flour until combined and forms a thick paste (roux). Continue to cook roux for two minutes over medium-low heat, stirring frequently. Whisk heavy cream and whole milk into the roux and cook over medium heat until the cream begins to simmer, about 2-3 minutes. Remove sauce from heat and slowly whisk in Pecorino Romano cheese until the mornay sauce is smooth. Add nutmeg, salt and pepper to taste.

For each Hot Brown, place two slices of toast with the crusts cut off in an oven safe dish - one slice is cut in half corner to corner to make two triangles and the other slice is left in a square shape - then cover with 7 ounces of turkey. Take the two halves of Roma tomato and two toast points and set them alongside the base of the turkey and toast. Next, pour one half of the mornay sauce to completely cover the dish. Sprinkle with additional Pecorino Romano cheese. Place the entire dish under a broiler until cheese begins to brown and bubble. Remove from broiler, cross two pieces of crispy bacon on top, sprinkle with paprika and parsley, and serve immediately. 🍴

**SIMPLE SYRUP RECIPE**

Makes more than needed for this recipe, but leftovers can be kept refrigerated one to two weeks.

1 cup water  
 1 1/4 cup granulated sugar

Add water and sugar to small saucepan. Bring to a boil, stirring occasionally until sugar dissolves, boiling about 2 minutes. Remove from heat and let cool completely.





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With summer upon us, we are gearing up for the 2023-24 year. This past year was one of connection and celebration at being able to come together again. Your Board has enjoyed serving and socializing with each of you.

The 2023-24 Board were installed at our April meeting. They are:

- Lisa Sudbury..... President
- Lynn Silvestri..... President-Elect
- April Rizo..... 1st Vice President Programs
- Sammye Rives and Jonelta Welch..... 2nd Vice President Menu and Decor
- Pam Kirkpatrick..... 3rd Vice President Membership
- Teresa Houston..... 4th Vice President Special Activities
- Margo Walsh..... Treasurer
- Jamie Swanberg..... Recording Secretary
- Nita Roy..... Corresponding Secretary
- Teresa Nolley..... Community Liaison
- Mary Jane Malone..... Publicity
- Charlotte Cosby..... Directory
- Janet Smith..... Parliamentarian

Every woman in our community will receive a link to a questionnaire that will help us plan for next year with your preferences and needs in mind. We invite everyone to please complete it. What you share will be used to help us plan for the next year.

Look on our Facebook page and on ForeTees for information on summer get-togethers. I look forward to serving our members this year.

-Lisa Sudbury



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**\$1.5B** TOTAL EQUITY CAPITAL<sup>3</sup>

1. Based on Texas deposit market share of Texas-based banks. Deposit balance as of June 30, 2022. 2. Hilltop Holdings ranked as of February 14, 2023; Based on metrics that measure growth, credit quality, and profitability. 3. Financial figures based on PlainsCapital Bank regulatory filings as of Dec. 31, 2022.

# FINANCIALS

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

Current Month				YTD			
Last Year	Budget	This Year	Account Description	This Year	Budget	FY Budget	Last Year
General Income:							
\$2,662	\$2,087	\$1,025	Architectural Fees	\$17,552	\$25,000	\$25,000	\$31,770
\$200	\$837	\$450	Rules & Policies Violation	\$7,175	\$10,000	\$10,000	\$9,300
\$1,113	\$1,674	\$1,253	Collection Fees & Interest	\$16,453	\$20,000	\$20,000	\$19,227
\$6,475	\$6,833	\$6,991	Franchise Fees	\$39,216	\$42,000	\$42,000	\$45,705
\$37	\$212	\$120	Interest - Capital Fund	\$609	\$2,500	\$2,500	\$1,554
\$41	\$174	\$1	Interest - Contingency Fund	\$333	\$2,000	\$2,000	\$1,560
\$23	\$50	\$269	Interest - Operating	\$1,089	\$600	\$600	\$542
\$78,000	\$65,000	\$19,500	Owner Equity Fees	\$520,000	\$780,000	\$780,000	\$819,000
\$0	\$0	\$3,747	Lessee Admin Charges	\$14,988	\$8,430	\$8,430	\$11,146
\$2,900	\$3,700	\$3,100	Lessee Charges	\$33,400	\$44,400	\$44,400	\$39,700
\$232,877	\$232,730	\$309,996	Member Assessments	\$2,946,821	\$2,792,760	\$2,792,760	\$2,792,244
\$20,271	\$19,165	\$21,937	Trash Revenue	\$249,478	\$229,980	\$229,980	\$231,989
\$172	\$462	\$1,097	Miscellaneous	\$879	\$5,500	\$5,500	\$18,000
\$0	\$0	\$0	Insurance Proceeds	\$0	\$0	\$0	\$3,709
\$18,267	\$29,174	\$9,836	Transfer Fees	\$269,783	\$350,000	\$350,000	\$223,400
\$0	\$0	\$0	Contributed Assets	\$4,505	\$30,000	\$30,000	\$33,000
(\$24,488)	\$0	(\$11,451)	Unrealized Gains From Securit	(\$31,548)	\$0	\$0	(\$15,786)
\$0	\$0	\$0	Realized Gains From Securitie	\$0	\$0	\$0	\$36,907
\$0	\$0	\$0	Gain on Lot Sales	\$0	\$0	\$0	\$0
\$0	\$0	\$0	Gain/Loss Fixed Assets	\$0	\$0	\$0	(\$14,208)
\$338,550	\$362,098	\$367,870	Total General Income	\$4,090,734	\$4,343,170	\$4,343,170	\$4,288,760
Operating Net Income:							
(\$16,432)	(\$932)	(\$47,874)	Food & Beverage	(\$270,525)	(\$5,930)	(\$5,930)	(\$63,952)
\$7,240	\$6,826	\$6,008	Marina	\$72,281	\$88,530	\$88,530	\$78,059
(\$9,192)	\$5,894	(\$41,867)	Total Net Operating Income	(\$198,245)	\$82,600	\$82,600	\$14,107
\$329,359	\$367,992	\$326,003	Total Gross Income	\$3,892,489	\$4,425,770	\$4,425,770	\$4,302,867
Expenses:							
\$76,334	\$68,833	(\$17,928)	Golf Course & Golf Shop	\$967,537	\$1,215,743	\$1,215,743	\$1,016,088
\$258	\$1,710	(\$3,245)	Recreational Facilities	\$61,376	\$72,655	\$72,655	\$56,136
\$23,811	\$26,612	\$58,007	Club House	\$604,910	\$307,533	\$307,533	\$294,595
\$36,991	\$36,945	\$41,630	Security	\$437,507	\$415,825	\$415,825	\$449,134
\$21,616	\$10,883	\$8,456	Streets & Grounds	\$140,921	\$165,938	\$165,938	\$182,855
\$79,324	\$64,505	\$118,352	General & Administration	\$1,113,736	\$870,638	\$870,638	\$935,855
\$0	\$0	\$0	VPD Training	\$300	\$0	\$0	\$0
\$20,378	\$19,165	\$22,123	Trash Expense	\$249,595	\$229,980	\$229,980	\$234,007
\$21,908	\$174	\$0	Miscellaneous Expense	\$56	\$2,000	\$2,000	\$22,105
\$500	\$500	\$500	Bad Debt	\$6,000	\$6,000	\$6,000	\$6,000
\$181	\$200	\$280	Property Tax	\$3,354	\$2,400	\$2,400	\$2,366
(\$6,169)	\$0	\$0	Accrued Vacation Expense	\$0	\$0	\$0	(\$6,169)
\$450	\$750	\$6,461	Interest Expense on Loan	\$64,033	\$9,000	\$9,000	\$5,693
\$275,583	\$230,277	\$234,637	Total Expenses	\$3,649,324	\$3,297,712	\$3,297,712	\$3,198,663
\$53,776	\$137,715	\$91,366	Income Before Depreciation	\$243,165	\$1,128,058	\$1,128,058	\$1,104,203
\$60,640	\$73,704	\$438,288	Depreciation	\$740,272	\$833,632	\$833,632	\$752,429
(\$6,863)	\$64,011	(\$346,922)	Net Margin	(\$497,107)	\$294,426	\$294,426	\$351,774





May



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- May 4 - Whack and Hack - Pay Day Challenge
- May 10 & 11 - Ringers Tournament
- May 18 - Par 4s - Pay to Play, \$4 for 18 and \$2 for 9.
- May 25 - Durant - Pick your Partner

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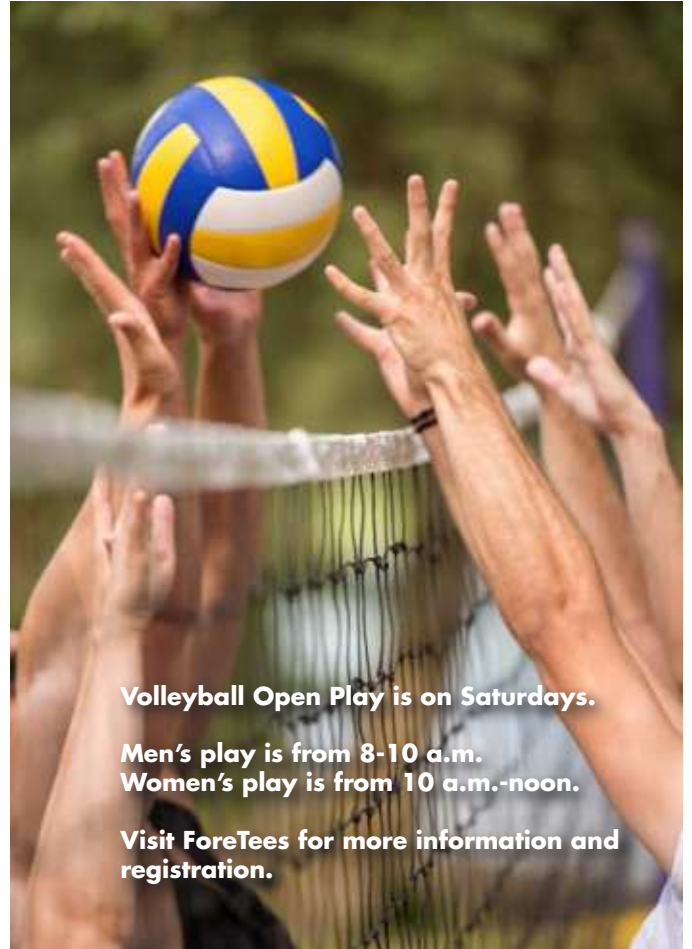
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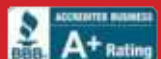
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# BIRTHDAY WISHES

## May

*For all our May 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.*



**MAY 1**  
VICKY COOPER  
CONNIE GILFEATHER  
ZACH HARBER  
PAM RAMSEY  
JAMES SAMMONS  
DIANA ULRICKSON

**MAY 2**  
PAUL BURDEN  
BARBARA CALHOUN  
KIMBERLY CARTER-LEWIS  
CHRIS DAVIS  
DANNY HUSBAND  
PENNEY MOORE  
DENNIS TIMMONS  
MARGO WALSH

**MAY 3**  
JAMES BAUER  
JAMES GAGNON  
HOLLY HELLER  
BETH MISSFELDT  
ELIZABETH THOMAS

**MAY 4**  
KENNETH EARLS  
JOANNE CORLEY  
KATHY GWINN  
GABINO VASQUEZ  
KELLI WHEELAND

**MAY 5**  
FORREST BROWNING  
TERI BURGESS  
COLLEEN DAILY  
JOSHUA HARDING  
LORI SHELTON  
DARLA WEBB  
EARLINE S. WRIGHT

**MAY 6**  
JEREMY BLOHOWIAK  
JODIANN CATES  
CHAD TAYLOR

**MAY 7**  
DUSTIN ADAMS  
SUEANNE BRADDOCK  
CHAD CONLEE  
LINDA KAHLER  
SUPINDA KIFF  
CATHY KUYKENDALL  
OREL PATTERSON  
CHARLES ROTHERMEL  
DENNIS STUBBS  
JULIE SCOTT

**MAY 8**  
ERIC FLETMEYER  
CARROLL KNIPE  
LAURA MELLENCAMP  
PAUL MOODY  
WAYNE PIDGEON

**MAY 9**  
JEFF COOK  
JOE HAWKINS  
JEFF PLEMONS  
BETH WATSON  
CHRISTAL WHITE  
SCOT WYLIE

**MAY 10**  
NANCY DAVIS  
BAILEY EASON  
DAVID GRIGSBY  
STANLEY METCALF  
THOMAS NEAL  
KATIE SENESE  
LULA JANE SHARP  
VICTORIA H. VASQUEZ  
JACQUELINE WAYSON  
RONNIE WILLIAMS

**MAY 11**  
DIRK BORDSEN  
CLAUDIA DAVIS  
ELIZABETH FREESE  
JOHN HOWELL  
GRANT KOPF  
JAYNE PORTER

NANCY STRINI  
JULIE WOLF

**MAY 12**  
KAYE AFFLERBACH  
DAVID AMEND  
NITA BENGE  
CYNTHIA BOBEK  
CODY GARRISON  
MCKINNON HOLLY  
KATIE JORDAN  
GAY PRICE  
MARY SPYROPOULOS  
BRENT TOMPKINS

**MAY 13**  
LARRY AUSTIN  
JACK CUMMINS  
MARK CORLEY  
WAYNE KIDWELL  
MAYRA MASSEY  
JERRY REID

**MAY 14**  
JEAN HAIGHT  
RANDY LEWIS  
ELISE LOONEY  
DAVID RAYBURN  
STEVEN VONDRA  
DEBORAH WAGOR  
TAMMY WEAGLEY

**MAY 15**  
KELSY ABEL  
SANDRA ALMON  
VICKI BLACK  
ROBERT CHADWELL  
CHARLES DATTILO  
DAVID DOWELL  
CRAIG LARSEN  
ALEXIS LOYA  
JACK MARTIN III  
MARY ANN SAFFORD

**MAY 16**  
LOU ANN ATTAWAY

PAUL BERTUCCI  
CHRISTIAN HARRIS  
TYLER JOHNSON  
SUZI ORMSBY  
RALPH SEALS  
L.T. SOLOMON  
PAMELA WALKER  
TANYA WHITE

**MAY 17**  
SANDRA DONOVAN  
BOBBY WILLIAMS  
KYLE WILLIAMS

**MAY 18**  
JERRY CROCE  
LARRY HOOPER  
JIMMIE JOHNSON  
CALVIN NELSON  
JOSHUA NOBLE  
SEAN PISTOCCO  
CHAD RICHARDSON  
RICHARD SQUIRES  
SCOTT SQUIRES  
RONNIE WILLIAMS

**MAY 19**  
VICTORIA DONOVAN  
JOAN HUGGINS  
STEVEN SCHAPPELL

**MAY 20**  
PATRICK CLOUTIER  
HARLEY GOW  
PAULA JONES  
JAYLA LOVING  
JOANNA WARD  
KEITH WOLFE

**MAY 21**  
WILLIAM HENDERSON  
PATRICK LANG  
DOUG WINKLER

**MAY 22**  
SHAY CLARK  
CONNIE EDWARDS

STEVE GREEN  
ARNIE KIRK  
ARLA RICHTER  
THOMAS SENYARD  
KAREN TIGGES  
KIM VAUGHN

**MAY 23**  
JOANN ANTHONY  
GINA BROOKS  
JAMES HERICKS  
JACK KEETON  
ROCHELLE SALMERON  
JANICE WAGNER

**MAY 24**  
KIMBERLY HARDING  
JEANNIE RUPP  
JACQUELINE SELLERS  
CHRISTOPHER YODER

**MAY 25**  
ELIZABETH BURCH  
BETTY JEAN COBERLY  
JOHN GRAY  
CODY HARRISON  
JOSEPH HOSKINS  
RUTH ANN JEWELL  
JAMES RANDLE  
MICHAEL ROBINSON  
RICHARD TAFF  
DAVID WISE

**MAY 26**  
DONNA CLEVELAND  
MOLLY DRUSHEL  
MARCY LOVICK  
JUSTIN PITTMAN  
TOMMY SMITH  
MICHAEL STEPHENS  
CAROLYN VECCHIO  
ANNE WEATHERFORD

**MAY 27**  
ELOISE ABLES  
BRIAN GAFFIN

LAURI HENDRICKS  
HAYDEN LITTLEFIELD  
CRAIG MEYER  
NANCI MYERS  
MOLLY SANCHEZ  
THERESA TAYLOR

**MAY 28**  
RICHARD BERRY  
STACEY GONZALES  
TERRY KING  
VICKI MCNALLEY  
DAVID PENNEY  
ALICE RHODES  
GARY WILLIAMS

**MAY 29**  
CATHY ABERCROMBIE  
LANA BYRD CHANDLER  
BRENDA HAFNER  
TIA LOCKE  
TOM LOUGHREY  
LINDA ZORO

**MAY 30**  
BRIAN CHILCUTT  
JUNE COLLINS  
PETER HORROCKS  
JADE JACKSON  
LAUREN LAWSON  
DONALD LINNEY  
SUSAN METCALF  
CHELSEY PINKSA

**MAY 31**  
RICHARD DUDLEY  
RUSSELL GUHL  
ROBERT HALL  
ANDRE MISSFELDT  
KELLIE LAMBERT  
ROBERT ONCAL  
CANDACE COLEMAN STROUP  
MIKE WALKER



# Crafty KIDS STAY BUSY

Kids have boundless energy. Parents of young children can look to various activities to harness that energy, and crafting is one endeavor that makes use of kids' enthusiasm and creativity.

Craft projects are more than just a means to getting energetic youngsters to sit down and focus their attention. Crafting pays various dividends for youngsters, some of which may surprise parents.

## CRAFTING AND HAND-EYE COORDINATION

Crafting helps children develop hand-eye coordination. The Illinois-based North Shore Pediatric Therapy notes that crafts that involve drawing shapes, cutting patterns and writing require youngsters to use their fine motor coordination. Coloring, drawing and cutting also require children to use their hands together, helping to develop and strengthen their hand-eye coordination. That development can help kids perform a host of additional tasks, including tying shoes, buttoning coats and eating independently.

## CRAFTING AND CREATIVITY

Crafting presents a great opportunity for kids to explore their creativity. The American Academy of Pediatrics urges parents to prioritize creative, unplugged playtime for infants and toddlers, and that can include time devoted to craft projects. Craft projects can include more complicated undertakings in which kids follow directions, or they can


simply allow kids to create something from their own imaginations. Each type of project involves creating something new and encourages kids to develop their creative skills.

## CRAFTING AND PATIENCE

Parents know that patience is not necessarily a virtue of young children. Craft projects, particularly those that require cutting and gluing, do not provide instant gratification because they require multiple steps and time to dry before they're completed. North Shore Pediatric Therapy notes that such projects teach kids self-regulation because they require youngsters to exhibit self-control and patience until the project can be considered finished.

## CRAFTING AND THE CLASSROOM

A 2018 report from the AAP noted that children who use their hands are strengthening areas in the brain that are associated with spatial and mathematical learning. This is an important benefit of crafting and one that the AAP report notes is not gained by kids who forgo physical activities like crafting for play that relies on interactive media. The benefits of crafting associated with spatial and mathematical learning could help younger children once they begin their academic careers.

Crafting is a fun activity for kids and it's also one that benefits their development in some surprising ways. 

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# HIDDEN COST\$ OF DIY

The home renovation industry is booming, and that's reflected in the cost to upgrade a home. Home Guide says remodeling a kitchen costs \$25,000 on average, and a bathroom renovation runs around \$10,000. Though rates fluctuate depending on a host of variables, renovations can cost \$15 to \$60 per square foot depending on the project.

The average homeowner wants to save as much money as possible when renovating their home. Many think doing much of the work themselves is the easiest way to keep costs low. What some homeowners may not realize is that DIY can be costly and prove a big hassle in the long run. The following are some hidden costs of DIY and renovating in general.

## TIME

DIY projects are a major drain on free time. Homeowners taking the DIY route typically work on weekends or after work. Few people can take off and devote their undivided attention to a remodel like a contractor can. Time is a valuable resource that is not renewable. Therefore, think of a DIY project in terms of what it would equal in lost wages. Because homeowners are not professionals, a DIY project may take double the time it would take a contractor. It may be worth it to simply hire it out.

## MISTAKES

Many resources are available to help DIY enthusiasts work on a project, but there are still tricks and techniques learned after years on the job. DIYers may damage their homes by taking shortcuts or not understanding how to do a job properly. A plumbing mistake, for example, may lead to flooding that damages another room in the home. And

such mistakes may not be covered by homeowners insurance policies.

## FINES

Permits are required for many home improvement projects. Forgetting to obtain permits or not realizing one may be necessary could subject you to hefty fines and/or force the job to be redone so it's up to code. Professionals likely know the rules regarding permits and often include the cost of acquiring permits in an estimate.

## REMEDIATION


It's only after opening up walls or removing floors that you may discover issues you did not anticipate, such as termite damage or mold. These unforeseen factors can drive up the overall costs of a project.

## DISPOSAL

Removing old building materials or gutting a room is part of many renovations. Chances are this refuse simply cannot be left at the curb for trash pickup. As a DIYer, you may not factor the costs for a dumpster or the time and money required to haul debris to a recycling or landfill center.

## TOOLS

DIYers may have to purchase tools as they engage in new projects. These expenses can add up and negate the savings of doing some of the work yourself.

DIY projects may initially seem like a way to save money, but weekend warriors should calculate the hidden costs associated with DIY renovations before deciding to do some work on their own. 

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# A *May* to Remember



**May 1, 1931** - The Empire State Building was dedicated.

**May 3, 1978** - Digital Equipment Corporation sent the first bulk unsolicited commercial emails, aka spam.

**May 4, 1932** - Al Capone was convicted of income tax evasion and sent to the Atlanta Penitentiary.

**May 4, 1964** - Soap operas "Another World" and "As the World Turns" premiered.

**May 5, 1862** - Mexican forces under Benito Juarez defeated French troops in the Battle of Puebla. Today, this battle is celebrated as 'Cinco de Mayo.'

**May 5, 1904** - Cy Young pitched the first perfect game in modern baseball history.

**May 5, 1968** - Senator Robert F. Kennedy was assassinated.

**May 5, 1971** - Alan Shepard rides "Freedom 7" to become 1st American in space.

**May 6, 1833** - John Deere produced the first steel plow.



**May 7, 1934** - The World's largest pearl (6.4kg.) was discovered in the Philippines.

**May 8, 1879** - George Selden filed the first patent for a gas driven automobile.

**May 8, 1952** - Mad Magazine hit newsstands.

**May 10, 1908** - The first Mother's Day was observed in Philadelphia, Pennsylvania.

**May 10, 1969** - The first color pictures of Earth from space were sent back from Apollo 10.

**May 10, 1994** - Nelson Mandela became South Africa's first black president.

**May 11, 1916** - Einstein's presented his Theory of General Relativity.

**May 12, 1792** - The flush toilet was patented.

**May 15, 1940** - Nylon stockings hit the market for first time.

**May 15, 1963** - "If I Had a Hammer" by Peter, Paul, and Mary won a Grammy.

**May 16, 1985** - Michael Jordan was named "NBA Rookie of the Year".

**May 17, 1875** - The first Kentucky Derby was held at Churchill Downs.

**May 17, 1900** - "The Wonderful World of Oz" was published.

**May 17, 1884** - Alaska became a U.S. territory.

**May 22, 1931** - Canned rattlesnake meat went on sale in Florida.



**May 22, 1967** - The debut of "Mister Rogers' Neighborhood."

**May 22, 1977** - After a 94-year-run, the Orient Express took its final trip across Europe.

**May 24, 1844** - Samuel Morse opened the first telegraph line between Baltimore and Washington, D.C.

**May 24, 1883** - The Brooklyn Bridge was formally opened.

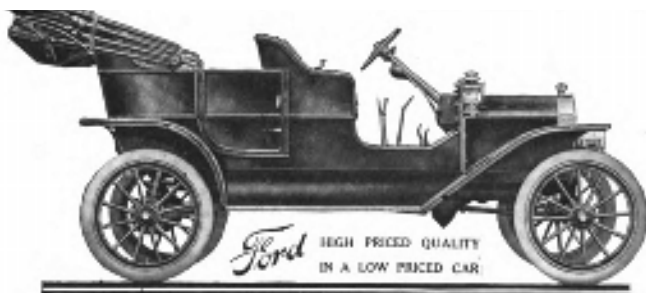
**May 25, 1927** - Ford Motors ceased production of the Model "T".

**May 25, 1968** - Gateway Arch in St. Louis was dedicated.

**May 31, 1884** - Dr. John Harvey Kellogg patented "flaked cereal."

**May 31, 1977** - The Trans-Alaska pipeline was completed.

**May 31, 2000** - Television reality show "Survivor" premieres.







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# SHEDDING SOME LIGHT ON HOME SOLAR

Consumers shopping around for home improvement projects may be leaning toward overhauls that can reduce energy consumption and save them money in the long run. This is a driving factor behind a growing number of homeowners investigating solar energy for their residences.

## HOW DOES SOLAR POWER WORK?

Solar power harnesses the sun's energy and converts it into electricity that can be used in homes. Many people are familiar with photovoltaics (PV), which are the panels that absorb sunlight and create an electric field across their layers. Another solar technology, known as concentrating solar power, is primarily used in large power plants and is not appropriate for residential use, according to Energy.gov.

According to the Office of Energy Efficiency & Renewable Energy, hundreds of thousands of solar panels have been put in use across the United States since 2008.

## COSTS ASSOCIATED WITH SOLAR

The upfront expense of solar panels is significant, costing anywhere from \$10,000 to \$14,000 for initial installation. However, comparatively speaking, homeowners can spend \$1,500 or more per year on electricity, so solar panels will pay for themselves over time. Keep in mind that costs may vary depending on energy needs and how many panels will be required to service the system.

## HOW MUCH ELECTRICITY CAN I EXPECT?

The Federal Trade Commission's Consumer Advice says that the amount of power generated from a solar energy system depends on a few factors:

1. The average number of hours of direct, unshaded sunlight your roof gets each year;
2. The pitch (angle), age and condition of your roof, and the compass direction it faces;
3. The size and strength of your system; and
4. Environmental factors such as snow, dust or shade that may cover the system.

## SAVE EVEN MORE MONEY

Consumers can contact their utility companies to find out if they provide homeowners who produce solar power with "net metering." This program pays the homeowner money or gives credit for excess power the system produces and returns to the electric grid. Individuals also may be eligible for energy tax credits or other benefits.

Homeowners may find it worthwhile to explore solar energy, particularly if they consume a high amount of electricity. ↴



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This hardy bunch enjoyed the pickleball clinic, despite chilly temps.

# DCBE PICKLEBALL



Instructors for the adult pickleball clinic in March were, from left, Kyle Hambright, Kim Becker, and Pete Becker.



The winners for the March men's and women's pickleball tournament were Geoff Whitmore and Jennie Rupp, pictured here with others from the tournament.



# DCBE BOARD BRIEFS



**BOARD BRIEFS**

Meeting held March 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*

The pump station facility roof will be repaired now following the completion of the pump and well replacement for irrigation systems. It was discussed to either request or provide a release of liability form to be filed with DCBE for youth school players while on association grounds. Continued discussion by the committee of a starter and/or course Marshall.

**HOUSE & ENTERTAINMENT COMMITTEE**

Chairman, Vice President Bennie Hudgins

817-917-7414

*benhudgins@charter.net*

After review of committee recommendations, the Board agreed to adapt the following room names for the clubhouse: The Tejas room, The Cove restaurant & lounge, The Ballroom, The 19th Hole and the Cork Room.

**MEMBERSHIP & NOMINATING COMMITTEE**

Chairman, Vice President Bennie Hudgins

817-917-7414

*benhudgins@charter.net*

In-person membership orientation meetings continue to be planned. The committee looks forward to hosting their first in-person orientation in the coming months.

**RECREATION COMMITTEE**

Chairman, Secretary Dustin Blocker

940-368-6822

*blocker.dustin@gmail.com*

Sarah Ligon has been hired to assist with coordinating events within the community. All recreation areas are being prepared and opened with good weather and the arrival of Spring. New sand has been added to the volleyball courts. Club calendars are being prepared for this year's tournaments for all amenities. Fundraising opportunities and the community garage sale will be discussed at upcoming meetings.



**UPCOMING MEETINGS**

- **BOARD MEETING**  
8:30 a.m. April 20  
at the DCBE Clubhouse Board Room
- **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

**FINANCE COMMITTEE**

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

By recommendation of the finance committee the Board of Directors approved the purchase of china, glass and silverware for the dining restaurants in the amount of \$37,000; with all in favor the motion was approved. Continued discussion of account consolidations.

The invested monies with Edward Jones were reviewed. The initial investment has shown a gain of \$113,000. Discussion held for considerations of moving the funds into a CD.

The Board approved recommended changes to Chapter Two Policies "Finance". Attached changes will be shown in red and strikethrough.

The committee and board have both reviewed delinquent accounts and will recommend to the associated staff to move forward with foreclosure proceedings.

A motion was made by David Zunker stating: Any member that is in delinquent of \$5,000 or more in assessments and/or legal fees will be subject to foreclosure proceedings; seconded by Cyndi McArtor, with all in favor the motion was approved.

At this time, the accounting department is working to close our fiscal year end.

**FACILITY MAINTENANCE OVERSIGHT COMMITTEE**

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

The North security gate roof has been replaced. Inspections and repairs are being finalized from the renovation. A letter and final payment will be sent to Tarrant Construction for the clubhouse renovation project.

**SECURITY COMMITTEE**

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

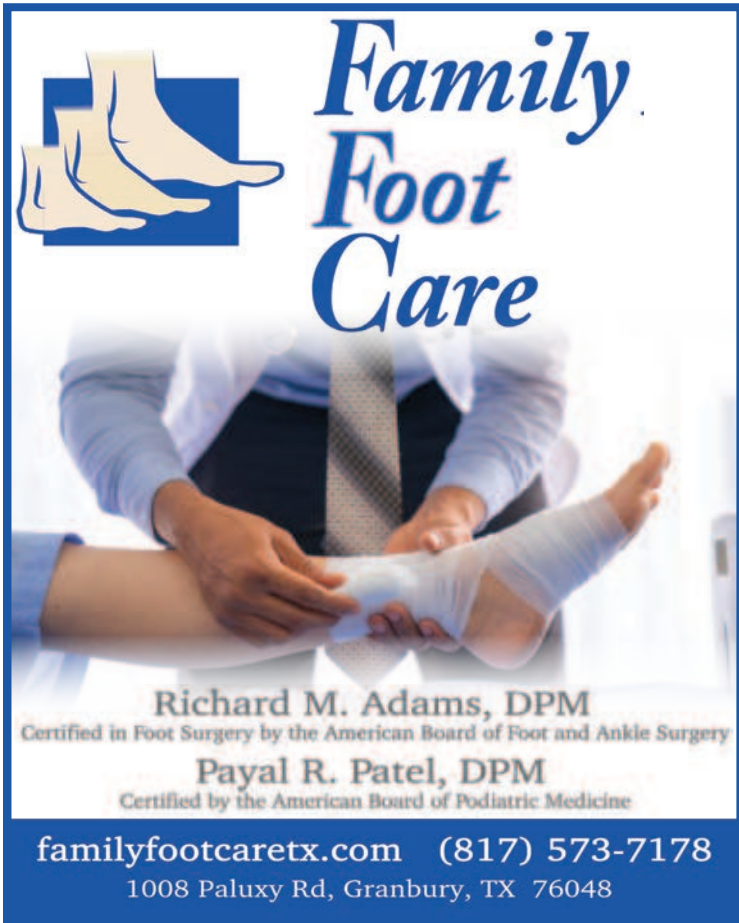
Sheriff Deeds and Commissioner Jack Wilson will be attending the next committee meeting for conversation to improve communications and follow up to Sheriff calls on DCBE property. Reciprocal agreements and access to DCBE properties by Pecan Plantation residents will be reviewed with recommendation brought back to the Board of Directors. Permanent guest lists and non-resident sticker policies will be researched.

**LEGAL BY-LAWS COMMITTEE**

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

With new legal counsel hired, the committee will work to prepare verbiage to ballots for legal review prior to the upcoming membership vote. Email voting will be utilized with paper ballots available upon request through the administration offices.

See BRIEFS on PAGE 42



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BRIEFS continued from PAGE 40

**ARCHITECTURAL CONTROL COMMITTEE**

Chairman, Cody Garrison  
817-736-5386

[cody@codygarrison.com](mailto:cody@codygarrison.com)

**BOARD REPRESENTATIVE**

Chairman, Larry Cordell  
817-909-9122

[lawcordell@sbc.global.net](mailto:lawcordell@sbc.global.net)

Ten architectural permits were approved by the committee for various projects. Documents were submitted to the Board of Director's for maintenance of a homeowner's fence and adherence to policies and compliance.

**LONG RANGE PLANNING COMMITTEE**

Chairman, Cathy Permenter  
254-718-8685

[cathypermenter@gmail.com](mailto:cathypermenter@gmail.com)

The committee plans to hold a workshop at their next scheduled meeting to assess community needs and strategic planning. Cathy will ask for input from the committee's and their neighbors for suggestions that will be designated to the appropriate committees.

**ADDITIONAL MEETING NOTES**

**BOARD OF DIRECTORS**

The Board of Directors drew names at random to establish the order candidates will appear on the May election ballot. Candidates will be listed as follow: Kellen Zawadzki, John McArtor III, Danny Goode, Zach Harber, Randy Painter, Rick Phillips, Debbie Allmon, Michael Lewis and Scott Mitchell.

A common boat dock group acknowledgement was presented to the Board. Legal counsel will be asked to review all documents for considerations.

Mayor Dave Hansen updated the Board of Director's on current City business.

An audit of the marina boat slips will be conducted by DCBE staff to confirm registered vehicles and members.

A motion was made by Cyndi McArtor to amend the finance committee's proposal for a lessee fine stating: Any continued failure of a property owner to ensure the association receive all the applicable forms, payments and documents to the administration office prior to a lessee moving in will result in a \$500 fine; seconded by Dustin Blocker, with all in favor the motion carried.

The fiscal year end 2022 audit will be made available on the association website when submitted from the auditor's firm and approved by the Board of Directors.



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## DELAYS IN HOME RENOVATION

Homeowners who decide to renovate one or more rooms in their homes may be excited about the changes that are in store. Even simple modifications to paint color or accessories can change the look of a space. Larger renovations can produce even more dramatic effects.

When contractors provide cost estimates, they may predict how long they expect the job to take from start to finish. It is impossible to plan for every scenario, however. Jobs may be delayed for various reasons, and it's rarely the fault of the contractor. Here are some reasons a renovation could experience snags along the way.

- **Preexisting conditions:** Opening up walls or removing flooring could reveal hidden problems. These include prior insect damage, leaks and water issues, asbestos, mold, or even pests. The presence of unforeseen issues will require remediation that can extend the project timeline.
- **Schedule backup:** Contractors often have busy schedules. When one job experiences delays, that causes a domino effect on others on the calendar. Homeowners should realize that the estimated start date of their own project is just an estimate and not necessarily set in stone.
- **Lack of materials:** Builders sometimes have difficulty procuring materials from vendors. Whether it's concrete or a special-order appliance, the contractor is at the mercy of the vendor. If there are shipping delays or other issues, the job will have to be pushed back. Many steps to a project hinge on the one before. For example, walls cannot be put up until electrical work and plumbing has been completed.

- **Prior errors:** Corrections may need to be made to what a previous contractor or even the homeowner did. Problems need to be fixed or they may compromise the look and safety of the project. Issues may arise if prior renovations were not done to code.
- **Obtaining permits:** The application process for obtaining permits can take anywhere from a few weeks to a few months depending on the municipality and the scale of the project. Long permit lead times can delay the start of the job.
- **Weather:** Mother Nature can affect everything from the availability of materials to the job itself, particularly if work is being done outdoors.
- **Finances:** The overall cost of the job may change, especially if issues arise during the work. If funds dry up, the project may stall.

Certain factors can affect how long a renovation project will take. Homeowners should know that timelines are estimates and not set in stone. 🏠



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THE Best of Hood County 2017, 19, 22  
THE Best of Hood County 2018, 20, 21  
RUNNER-UP

Synopsis Report Totals FYE 2023		
	Mar-22	
Type Offense	Reports	NORV'S
<b>Traffic</b>		
Speeding	3	6
Misc. Traffic/Accident	6	
Hit/Broke Gate Arm	2	1
Parking/Temp. Parking	4	
No Driver's License/INS.		1
Underage Driving		1
Failure to Stop		
Suspicious Vehicle	3	
Reckless Driving	1	
<b>Animals</b>		
Barking Dog	5	
Leash Law	2	
Aggressive Animal		
<b>Incidents</b>		
Curfew Violation		
Misconduct/Disorderly	1	1
Failure to Provide ID		
Domestic Disturbance		
Disturbances		
W Being Chks	3	
Member Assists	15	
Theft		
Burglary		
Medical Assists	9	
Misc. Rules Violations	3	
Vandalism		
Noise Complaint	3	
False Alarm	2	
Failure to Comply		
Assault		
Unauthorized Entry	3	1
Mis. Complaints	6	
Fireworks/Firearms		
Mischief	1	
Fire		
Burning on Property		
Suspicious Person	3	
Lost Child		
<b>Totals:</b>	<b>75</b>	<b>11</b>

NORV - Notice of Rules Violation



**FROM THE CHIEF**

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- Always call 911 first if you have an emergency
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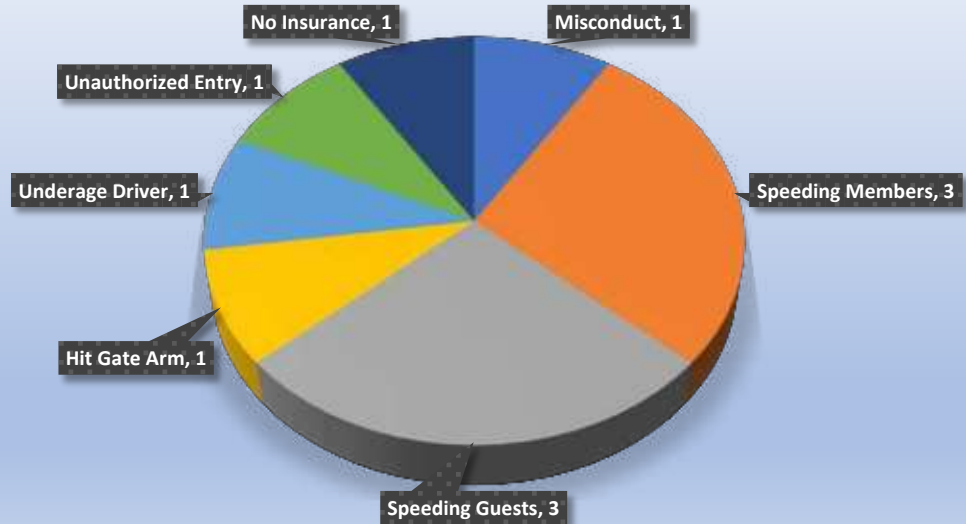
I am asking all DCBE members to please contact me if you feel that security was unable to handle your complaint in an efficient professional manner so that I can address the situation. I am available 24/7 at 817-964-8114. You can also stop by my office or simply send me an email at chief@dcbeweb.com.



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**Notice of Rules Violations**

March 2023



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When Officer Jones is on patrol taking care of code compliance issues, he gives two warnings. If you get a paper with the rules violation or a card, it is just a warning. He can be contacted by calling one of the gates and he will call you back. Please understand that he is just doing a job and learning along the way. Officer Jones works 7 a.m. to 3 p.m. Thursday through Monday.

*Rules & Policies, Article VI -- Streets & Grounds*

7. Culverts located at a residence for the purpose of ingress and egress that are in need of replacement due to obsolescence, wear and tear or that are undersize for normal drainage requirements are the responsibility of the property owner. In the event the culvert is not in good working order, the Association shall notify the property owner of the need for repairs, if the requested repairs are not performed in a timely manner, the Association shall repair and bill the member for the Associations actual cost.

8. Right of Way (R.O.W.)

A. The R.O.W. is owned and controlled by the Association.

B. Property owners shall be required to maintain all R.O.W.s adjacent to their property. Corner lots shall be required to maintain both R.O.W.

C. The driveway and culvert pipe used for ingress and egress to your property is the responsibility of the property owner. An Architectural Control permit is required for any changes to the culvert pipes and/or new installation of a culvert pipe.

D. The drainage ditch located in the R.O.W. adjacent to your property is the responsibility of the property owner. The drainage ditch is to be maintained in such a manner as to allow surface water to drain. From time to time, silt, weeds, tree limbs, and shrubs will collect in the R.O.W., which will require removal in order to maintain the appropriate elevation, grade and flow of water. The property owner shall also be responsible for maintaining any tree limb or shrub growth out over the R.O.W. so as not to impede the visibility of the R.O.W. In certain areas of the development, a concrete or rock flume may be acceptable. Streets and Grounds Committee review will be required prior to installation. It will be the property owner's responsibility to construct the flume on the proper grade and elevation to insure surface water flow.

E. In the event a property owner fails to maintain their culvert or drainage ditch to allow adequate surface water flow, the Association will notify the property owner of the need for corrective action. The property owner will be given 60 days from the date of the notice to perform the requested maintenance. In the event the property owner fails to perform the requested maintenance within the 60-day grace period, the Association may impose a daily fine for 15 days. At the end of the 15-day fine period, the Association may perform the required maintenance, and bill the property owner for the cost incurred by the Association for the required maintenance.

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From Brazos River Authority

First things first. Can you have a rainwater system in Texas?

Absolutely.

Rainwater harvesting systems don't have to be large or complicated, and you can set one up just about anywhere.

To harvest rainwater, all you need to do is collect the rain that falls and store it for later, whether that's to have water for your lawn or garden or many other purposes. Many structures already have gutters and downspouts, which make for the perfect way to direct the rain into one area for capture.

Rain barrels are the most common and economical rainwater harvesting system. You simply place a barrel beneath a downspout and collect the rain hitting the roof. Rain barrels can hold as little as a gallon or as much as 50 gallons of water. Many systems use a lid or screen to keep debris from getting in the water. The water can then be scooped out from the top, or released via a spigot toward the bottom of the barrel.

Invest in a system, and save money in the long run. Harvesting rainwater will reduce your water consumption, therefore lowering your water bill. Using the system will also help your area's water supply by not utilizing what's available.

The Texas Water Development Board said, "Rainwater is valued for its purity and softness. It has a nearly neutral pH, and is free from disinfection by-products, salts, minerals, and other natural and man-made contaminants. Plants thrive under irrigation with stored rainwater."

We are always hopeful for plentiful rain in the Brazos River basin. However, since we know drought is a guarantee at some point, consider a home rain harvesting system. Save money and help conserve our greatest natural resource.





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# 5 SIGNS IT'S TIME TO RENOVATE

Homeowners renovate their homes for a variety of reasons. Renovations can increase the value of a property and make homes safer and more comfortable for their occupants. Improvements also can be made to stay current with the times or to give a home a new vibe.

Statista projects \$510 billion will be spent on home improvements in 2024. The home improvement market is generating significant revenue. In fact, nearly a quarter of Americans opting to renovate their homes will spend an average of \$10,000 on their projects. According to a Home Stars Renovation report, 8 percent of Canadian homeowners who have renovated have spent more than \$20,000 on a home improvement project.

Kitchens and bathrooms often get the most attention when it comes to home improvement. However, every room and space in a home may need a renovation at some point, and the following are five signs it's time to renovate.

## 1. AGE

The National Association of Home Builders states that 50 percent of U.S. homes are over the age of 40. That means that age alone could dictate a need to renovate, particularly if some materials are original to the home. For example, asphalt roofs typically last 25 to 30 years, while window frames can last 20 to 50 years depending on how well they have been maintained.

## 2. INCONVENIENT LAYOUT

Some homeowners scratch their heads when faced with awkward floor plan layouts. While one may live with the

inconvenience for some time, typically a floor plan that isn't working for the homeowner is a major driver of renovations.

## 3. OUTDATED LOOKS

A home can look dated even if it is a relatively recent build. That's because trends change quickly. For example, dark, cherry cabinets that were popular just a little while ago have now been replaced by lighter color palettes. Homeowners whose homes do not match the looks emulated in design magazines may consider a change, particularly if they're planning to sell soon.

## 4. DETERIORATION


Signs of water, storm or structural damage should be addressed as soon as possible. Any deterioration should be a strong indicator that it's time to renovate.

## 5. EFFICIENCY


Escalating utility bills could be indicative of an inefficient home. Homeowners can conduct energy audits and then improve the areas where energy loss may be occurring, such as windows, doors, siding, and insulation.

Homeowners can renovate their homes when they see fit, but various signs may warn that it's time consider updating or remodeling a home.

*"Life is not measured by the number of breaths you take, but by the moments that take your breath away"*



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# TEXAS CROSSWORD PUZZLE

By Charley & Guy Orbison

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## ACROSS

- 1 poker type
- 5 skin itcher
- 6 use a keyboard
- 7 TXism: "plain as the top line on \_\_\_ eye chart"
- 8 explosive
- 9 TXism: "let the cat out of \_\_\_"
- 15 in 1861, Sam Houston refused to take Confederacy allegiance \_\_\_
- 16 TXism: "busier than \_\_\_ boomtown"
- 19 La Grange is seat of this county
- 21 TXism: "safe as a squirrel up \_\_\_"
- 22 mountain ranges
- 27 late TX handyman Al Carrell helped \_\_\_-yourselves
- 28 fish cleaner
- 29 actress Meryl in TX-filmed "Silkwood"
- 30 TXism: "beats a poke in the \_\_\_ a sharp stick"
- 32 TX Charley Pride's "Where \_\_\_ I Put Her Memory"
- 33 TX Bubble Puppy tune: "Hot Smoke and \_\_\_"
- 36 TX Vikki Carr's "\_\_\_ Hombres"
- 37 DFW's "\_\_\_ Fenix"
- 38 took a siesta
- 39 George H.W. line: "No \_\_\_"
- 42 "\_\_\_ in the hole"

- 43 real \_\_\_
- 46 TXism: "four-\_\_\_ warm" (hot chili)
- 47 avg. golf score
- 48 TX Henley Eagles' hit: "Take it \_\_\_"
- 49 Gov. Campbell (init.)
- 50 TXism: "exciting \_\_\_ the IRS office"
- 53 C&W singer Travis
- 54 TXism: "still wet behind the \_\_\_"

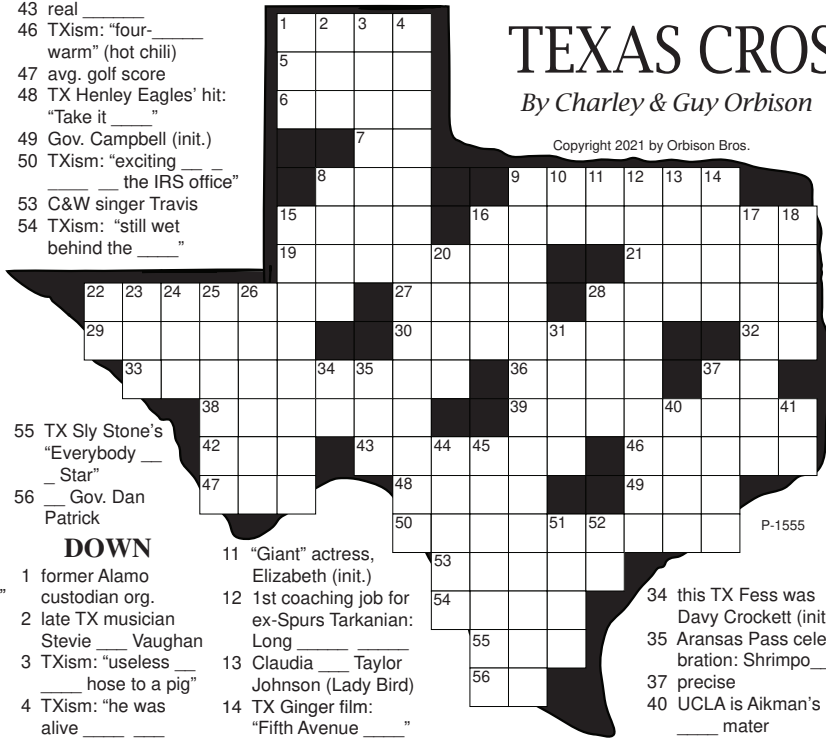
- 22 \_\_\_
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## DOWN

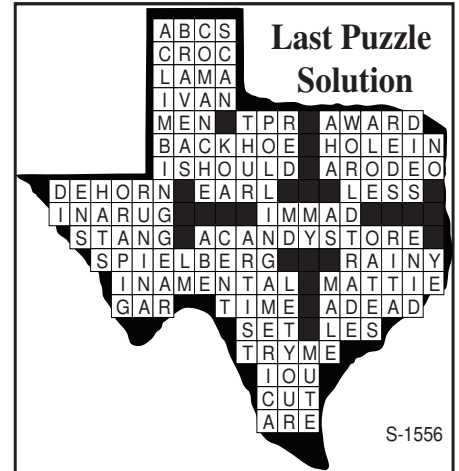
- 1 former Alamo custodian org.
- 2 late TX musician Stevie \_\_\_ Vaughan
- 3 TXism: "useless \_\_\_ hose to a pig"
- 4 TXism: "he was alive \_\_\_ was only sick" (old)
- 8 TX basic skills exam (abbr.)
- 9 Las Colinas: "The First City of \_\_\_ Century"
- 10 ex-Rocket star center (init.)

- 11 "Giant" actress, Elizabeth (init.)
- 12 1st coaching job for ex-Spurs Tarkanian: Long \_\_\_
- 13 Claudia \_\_\_ Taylor Johnson (Lady Bird)
- 14 TX Ginger film: "Fifth Avenue \_\_\_"
- 15 TXism: "couldn't fight his way out \_\_\_ bag"
- 16 cowboy bolo (2 wds.)
- 17 heckler
- 18 Houston has an \_\_\_ space industry
- 20 Santa deliveries
- 22 Dallas singer Stills (init.)

- 23 22-down tune: "For What \_\_\_ Worth"
- 24 Astro Greinke stat
- 25 make a finger sound again
- 26 oxbow lake in Cameron County
- 28 pack away
- 31 TX Tanya's "Can \_\_\_ You Tonight"
- 34 this TX Fess was Davy Crockett (init.)
- 35 Aransas Pass celebration: Shrimpo \_\_\_
- 37 precise
- 40 UCLA is Aikman's \_\_\_ mater
- 41 TX-born comedian/actor Martin (init.)
- 44 "want it so bad I can \_\_\_ it"
- 45 TXism: "skinny \_\_\_"
- 51 TX TanyaTucker's "\_\_\_ Cowboy-Lovin' Night"
- 52 TX actor Rip (init.)



Puzzle solution for Crossword Puzzle on page 52.



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**ACROSS**

- 1 TX "Dandy" Don on \_\_\_\_\_ Monday Night Football
- 5 aquatic reptile for short
- 6 TX bootmaker Tony
- 7 former Ranger "Pudge" Rodriguez
- 8 TX-born Steve Martin film "Dead Don't Wear Plaid"
- 9 org. that operates public radio stations in San Antonio (abbr.)
- 12 TX Ginger won Academy \_\_\_\_\_ for "Kitty Foyle"
- 17 bucket excavator made by TX Case
- 19 golf achievement: \_\_\_\_\_-one
- 21 TXism: "I ziggled when \_\_\_\_\_ have zagged"
- 22 TXism: "mean as \_\_\_\_\_ bull"
- 23 remove cattle head projections
- 28 ex-UT star Campbell
- 29 "\_\_\_\_\_ is more"
- 30 TXism: "snug as a bug \_\_\_\_\_"
- 31 past TX bumper sticker: "\_\_\_\_\_ Too, Eddie"
- 35 sporty Ford, slangily
- 36 TXism: "happy as a kid in \_\_\_\_\_"
- 42 this Steven produced "Poltergeist" starring TX JoBeth Williams

- 44 TXism: "duck weather"
- 46 insane defendants get treatment \_\_\_\_\_ hospital
- 48 Stephen F. Austin's love interest in Michener's "Texas"
- 49 long fish caught in TX
- 50 TXism: "it's high \_\_\_\_\_"
- 51 TXism: "\_\_\_\_\_ snake can still bite"
- 52 TXism: "\_\_\_\_\_ in cement"



# TEXAS CROSSWORD PUZZLE

By Charley & Guy Orbison

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P-1556

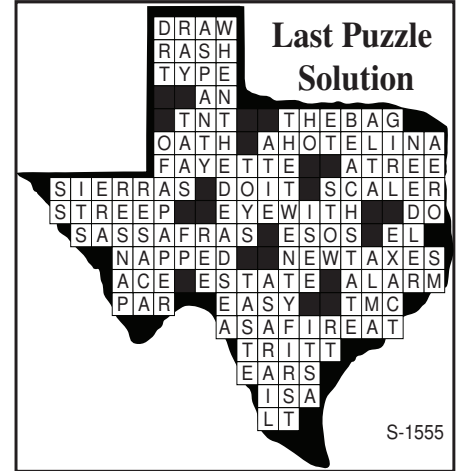
**DOWN**

- 1 TXism: "does a cat have \_\_\_\_\_?" (yes)
- 2 TXism: "\_\_\_\_\_ a rodeo clown"
- 3 town of "Old Cora," TX oldest ct. house
- 4 read quickly
- 9 'tween Wed. & Fri.
- 10 Harris & Gallup business (2 wds.)
- 11 late TX Dr. \_\_\_\_\_ Duke
- 12 express surprise
- 13 New York Center targeted on 9/11 (2 wds.)

- 14 lotion ingredient
- 15 this Cincinnati team is in a different league from Astros
- 16 TXism: "croaks"
- 18 campground found throughout TX
- 20 TXism: "he's \_\_\_\_\_ spring chicken"
- 23 "Lady \_\_\_\_\_"
- 24 TX Perot's first naval rank (abbr.)
- 25 cowboy covers you can take a horse to water
- \_\_\_\_\_ to slop
- 27 TXism: "hitched to \_\_\_\_\_ double harness" (married)

- 32 former professional abbr. of 11-down
- 33 TXism: "by the skin of \_\_\_\_\_ teeth"
- 34 TXism: "fat \_\_\_\_\_ a boardinghouse cat"
- 36 "Honest \_\_\_\_\_"
- 37 TXism: "not one red \_\_\_\_\_!"
- 38 Joe Ruiz Grandee was 1st state \_\_\_\_\_
- 39 this Warren starred with TX Quaid in "Tough Enough"
- 40 this Coolidge sang with TX Kristofferson
- 41 Oklahoma town
- 43 TX rodeo king Mahan (init.)
- 45 "\_\_\_\_\_ Olde Shoppe"
- 47 "\_\_\_\_\_ conscience be your guide"
- 48 man or boy
- 55 TV remote button

Puzzle solution for Crossword Puzzle on page 51.



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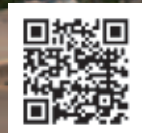
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