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FAIRWAY

VOL. 4 ISSUE 2 | FEBRUARY 2024

magazine

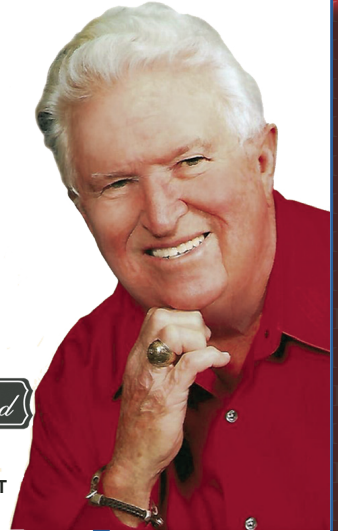
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DCBE REAL ESTATE MARKET REPORT

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Avg. Sq. Ft List Price	\$205.90
Homes Under Contract Not Closed	1
Average Sold/Closed Price (5 Sales)	\$615,000
Avg. Sq. Ft. Sold/Closed Price	\$249.34
Average Days on Market	49

Based on figures from the NTREIS Multiple Listing Service, Dec. 2 to Dec. 28 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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WHAT HAPPENS IN FEBRUARY?



February averages 21 freezing days,
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ON THE COVER



FEBRUARY

February is known as the month for Valentine's. This year, however, offers one more day of fun as 2024 is a leap year. Find out more about leap year in this month's pages as well Valentine's Day traditions, and, of course, information about DCBE.

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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 Brittany.Bowers@hcnews.com or call 817-559-5099 and ask for Brittany Bowers.

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JM and Michele Simmonds
Founders and Owners

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 February 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: DT Roofing, Page 15

LAST MONTH'S WINNER:
Cynthia Bullington

CONTRIBUTORS

Eden met Granbury 36 years ago and is grateful to have moved here in 2000. She and husband "Hug" raise/raised their two natives here. Eden loves her semi-bohemian lifestyle of hanging out with artists, writers and photographers both young and not as young. Her passions include coffee dates, succulents and making new friends.



Eden Duncan Gilbreath



Darren Clark

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.



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.

GOLF CALENDAR



MGA — Every Wednesday at 9 a.m.
 LGA — Every Thursday at 10 a.m.
 Saturday Gangsome at 12 noon
 Sunday Couples at 9 a.m.



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5301 Country Club Dr.
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 Don Oliver, PGA
 Head Club Professional



February 2024						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3 Saturday Gangsome
4 Sunday Couples	5 CLOSED	6	7 MGA - 9 am Shamble - 1G & 1N	8 LGA - 10 am 4-Person Shamble Meeting after play	9	10 Saturday Gangsome
11 SUPERBOWL	12 CLOSED	13	14 Valentine's Day MGA - 9 am Quota - 2-Best Balls	15 LGA - 10 am Circle 9	16	17 Valentine Golf Valentine Couples Tournament
18	19 CLOSED	20	21 MGA - 9 am Play own Ball	22 LGA - 10 am T's & F's	23	24 Saturday Gangsome
25 Sunday Couples	26 CLOSED	27	28 MGA - 9 am Waltz 1-2-3	29 LGA - 10 am Play Day Challenge	Notes:	

Did you know?

Exercise is just as beneficial for older adults as it is for children and young adults. According to the Centers for Disease Control and Prevention, engaging in regular physical activity is among the most important steps older adults can take as they seek to safeguard their overall health.

Such activity can prevent or delay many age-related health problems and strengthen muscles while improving balance, which



can reduce risk for falls and injuries such as broken bones. The CDC notes that certain physical activities can be characterized as multicomponent activities, which means they combine aerobic

activity, muscle strengthening and balance training. Examples of such activities include dancing, yoga, tai chi, gardening, and even sports participation.



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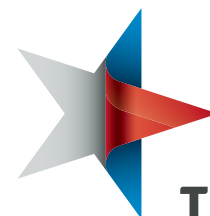
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February



ATTENTION ALL LADY GOLFERS

Start 2024 off right! Come join the LGA, here at De Cordova Bend Estates. We play every Thursday morning with a tee time of 9 a.m. This is a great way to meet new friends and fellowship. Most ladies eat lunch and visit after play. We have all skill levels of golfers. We have a group that plays nine holes and we have a group that plays 18 holes. There is a place for all skill levels. Membership forms are available in the pro shop. Dues are \$40 annually. Please come join us!

9:00 START TIME

FEBRUARY 1	3 BLIND MICE
FEBRUARY 8	SCRAMBLE (MEETING)
FEBRUARY 15	CIRCLE 9
FEBRUARY 22	TS & FS
FEBRUARY 29	LOW GROSS/LOW NET

FOR INFORMATION ABOUT DCBE LGA

contact Sonja Dildy 817-929-9964 sonjadildy@gmail.com

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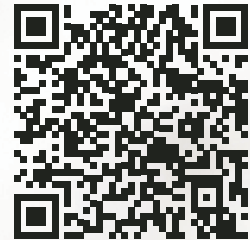
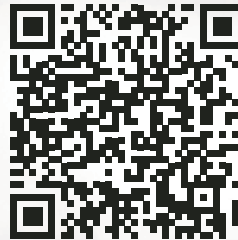
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Download the ForeTees app using the QR codes below.

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February

Check the ForeTees app for the February birthday dinner date and time.



February 1

JULIA ALLEN
ROB BLACK
PAUL HYDE
JOHN PAUL JOINER
MARCELYN KELLEY
STEPHANIE KIRK
CHARLES RAWSON
SHARON SANDERSON
JOHN SISTRUNK
FRED STUBBS
RAY E. TOLER

February 2

LIZ BERRY
JENEEN BOLIN
TERRY CHAPMAN
AIDEN DAVIS
RAYMOND EDMUNDSON
RYAN LOONEY
TRAVIS LOONEY
JUDY SHEA
LORI SMITH

February 3

PATRICIA AMEND
MARJORY BUCKLEY
GREGORY GIFFORD
BRANDON WHEELAND
LINDA HOLM
TIMOTHY HOPE
WILLIAM LINK
RONALD RUSSELL

February 4

LAURELEA BIGHAM
JERRY BUSH
FARA CHAUVEAUX
ANGELA CHILCUTT
JEFFREY DIXON
VONE FOLEY
LAURA HATCH
JOHN MCARTOR, III
RANDALL LING
CHRISTIE REED
SANDRA BRIGHT
WILLIAM STONE

February 5

GARRETT GILBERT
JOHN CLEVELAND
KENT DEMENT
DORIS EARLS
DEBRA KNIPE

RICK LEE
BRIAN MOURNING

February 6

LYNDA BURGER
DANA CORNELISON
CLYDE HARWELL
JACKIE MARTIN
ROBERT WILKINSON

February 7

SUE ANDERSON
DOROTHY CERVENKA
HOWARD HAFNER
ROXANNE HOBART
JOHN HUBBARD
JONATHAN MONTOYA
DAVID TRAMMELL

February 8

ABBIGAIL OSTHOFF
GUY PRICE
TAMMY SINGH
DEBRA SWAIN
MARIANNE WALKER
JENNIFER WHITE

February 9

CASEY ABEL
LINDA CLOUD
JEFFIE LEE
TODD PRICE
LUANN STOGNER

February 10

CHARLES GRAHAM
JILL LEONE
TROY MONTGOMERY
SIDNEY NEWTON
CHARLES ORTEGA
SHARON SORG
JAMES SUDBURY
MINDY WILLIAMS
NGUYET NGUYEN

February 11

PAM BARRON
JAMES DAWSON
JANIE HARRIS
JONNIECE MONTGOMERY
JILL MORGAN
LINSYE TAYLOR
HAROLD TOMLINSON
RICK LANTGEN

February 12

JONATHAN ROBINSON
VIRGINIA SANDERS
DAVID SPANN
ANDREA WOOD

February 13

VALENCIA DITTO
BRAXTON DRY
PEGGY HOOD
JOHN KRACY
DEBRA MILLHOLLON
COY PARKER
MARGARET RAFFIN
NANCY SILVA

February 14

RAYLA ALBEE
STEVI BINFORD
DARREN CLARK
PAM DEES
CINDI EAGLE
AARON HORTON
NORMA HUBBARD
ABE MCKINNON
JANNA QUATTLEBAUM

February 15

KAREN BARCLAY
GARY HOPKINS
PAM KIRKPATRICK
DEBORAH MCCOY
TALOR PRATER
KEITH DURR

February 16

H. TRENT CAPPS
DALE FULLER
THOMAS S. JUNG
DAVID KUYKENDALL

February 17

SHARON BIGBIE
ANDREA BURT
JENNIFER FADDEN
BARBARA FISHER
THOMAS GEBERT
HANNAH HEALER
TROY HOPPER
CYNTHIA JOINER
KEN MARTIN
JASON MIDDLETON
KEN ULRICKSON

SUSAN WALLACE

February 18

ROSS BAILEY
TRISH BURT
NELDA COONROD
ROBERT FROST
BEAU GARLAND
NEWMAN GONZALES
MARY LANZARA
JIM MULL

February 19

MICKEY BISHOP
DENNIS BRADSHAW
JANA CRAWFORD
LISA PEREGRINO
SUE SAYLORS
FREDERICK SMITH
JOHN WHITE

February 20

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ANN EDINBORO
NANCY HALL
TIMOTHY HATCH
TAMMY JOHNSON
SUSIE LEMOINE
KIMBERLY NICHOLS
SHELLEY THATCHER
ASHLEY BROOK

February 21

PAM BUSH
CLAY FLOWERS
REBECCA MIGNANO
IRENE REED
MAEGAN BABB

February 22

DIXIE BURNS
ANTHONY CEPAK
TERRY DOWNS
TANIS GEE
WILLIAM MARTENS
KATHY SEVERSON
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February 23

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FROM OFF THE GREEN

By Ryan Reimer
Golf Course Superintendent



A look from the 18th fairway toward the green.
Photo by Darren Clark

When do we cover greens?

As I sit here writing this article, it is a typical January day - cool, cloudy and dreary; and we have yet to put out any greens covers on the course. And with any luck, by the time this is published we will still have the greens covers sitting in storage. However, February tends to be the coldest and nastiest month for winter weather and can be downright miserable, so I expect we'll have a few arctic weather events that may require us to cover the greens. As many of you know, our greens are Champion Ultra-dwarf Bermudagrass which is a warm season grass. Bermuda grasses do not tolerate extreme cold very well and there is the potential for "winter kill" if proper measures are not taken to protect the turf — mainly by utilizing greens covers.

I always get asked to what temperature must it drop for us to begin covering greens. The reality is there is no magic number that we look for when deciding whether we should cover greens. There are a lot of factors that determine when covering greens is necessary. In addition to temperature, we look at other key data points such as the forecasted duration of the extreme cold temperatures, whether or not there will be sustained gusty winds and if there is any precipitation coming with the arctic front. We also monitor soil moisture and soil temperatures leading up to the arrival of the cold weather. For

example, if we are forecasted to drop into the upper teens for one night only and the high temperature is forecasted to be somewhere in 40s during the day, we likely would not cover. However, if we are expecting temperatures to drop into the teens multiple nights in a row and highs are expected to remain below 40 with cloudy or overcast skies and/or gusty north winds, we would most likely would cover the greens.

Ultimately, cold air temperatures with right amount of soil moisture is survivable. Cold, dry air with low soil moisture is nearly certain death when it comes to bermudagrass greens. Therefore, you will see us out on the course regularly checking the soil moisture with moisture meters. These meters give us real numbers that allow us to have a threshold of when greens need to be watered and helps us determine how much water needs to be applied. Even though bermudagrass may be in a dormant stage during the winter months, it still requires water and hydration to survive. With greens covers, not only are we trying to keep the soil temperatures from getting too low, we are also trying to prevent desiccation of the turfgrass plant. Desiccation happens when soil moisture is lost primarily through dry, gusty winds this time of year. Greens are high in sand content and therefore can lose moisture much faster than other areas of the course. To help minimize this moisture

loss, we utilize products called "wetting agents" that help distribute the moisture throughout the soil profile much more consistently and help to retain moisture in the root zone.

Overall health of the turfgrass on the greens is another major factor in determining when to cover. Currently, I feel our greens are about as healthy as one could expect for this time of year. We have a decent amount of root structure and we have been fortunate to not have any major disease outbreaks. Of course, we are always at the mercy of mother nature and things can change quickly. We will continue to constantly monitor long range weather forecasts and weather models, and we will be prepared well ahead of time should there be any extreme weather predicted.

Should there be a need to cover greens, we will need to cover before the actual cold weather arrives as it is a time-consuming process and we need to get them covered in order to hold onto as much heat as we can. In my experience, the weather seems to always be warm and nearly perfect for golfing immediately prior to an arctic front arriving. Therefore, some of you may be cursing my name as we begin covering on what may seem like the perfect day for golf, but know that we will always do what is in the best interest of protecting the course so that it continues to be around for everyone to enjoy.



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“I am truly blessed to have built a career that has both driven and enabled me to give back to the county that I have always called home, and would love nothing more than to continue that mission as your Hood County Pct. 3 Constable”

-RANDY ELLIS

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The rules about leap years

It's widely accepted that a year is 365 days long. However, that statement is not entirely accurate. In fact, it takes Earth a little more than 365 days (365.24223 days to be precise) to orbit the sun. A calendar cannot accommodate that small distinction every year. In order to ensure that seasons do not start drifting from the difference between the Earth's rotation and the time it takes to get around the sun, leap years were established to keep the calendar more consistent and working like clockwork. The first modern leap year took place in 1752.

Certain guidelines were established to determine which years would be leap years. A leap year typically arrives every four years. However, in terms of end-of-century years, they must be

divisible by 400. That is why the year 2000 was a leap year but 1900 was not, according to Royal Museums Greenwich.

This approach is not an entirely foolproof plan since there still may be very small discrepancies in time. Leap seconds have been added to keep time ticking correctly at various points throughout the years. This occurred on December 31 in the years 2005, 2008 and 2012, and also on June 30, 2015.

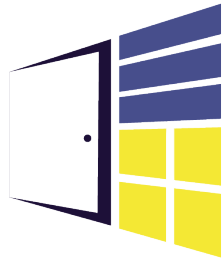
In terms of adding a day to the calendar for the leap year, it is placed in February, which already is the shortest month. While February is typically 28 days, in leap years the month features 29 days. A leap year next occurs in February 2024, and then again in 2028, 2032 and 2036.



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- Plantation Shutters
- Wood Blinds
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- Roller Shades
- Cellular Shades
- Natural Shades
- Pleated Shades
- Roman Shades
- Motorization

EXTERIOR APPLICATIONS

- Aluminum Shutters
- Solar Shades
- Solar Screens
- Retractable Screens
- Motorization



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DCBE BOARD BRIEFS

BOARD BRIEFS

Meeting held Dec. 11, 2023

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



GOLF COMMITTEE

Chairman, Larry Cordell

817-909-9122

lawcordell@sbcglobal.net

Larry Cordell reported on various golf related discussions from the committee level. The Board of Directors approved by recommendation of the golf committee to increase the annual GHIN handicap fee to \$40; with Sean Grizzell abstaining and all others in favor the action was approved.

The increase was requested due to increased cost to the golf shop for inclusion in the program. The Board of Directors approved by recommendation of the golf committee to establish a set green fee of \$45 for a guest and \$20 for a cart rental beginning January 1st, 2024; with all in favor the motion

was approved. Annual golf cart stickers are being distributed with emphasis on our request this year to the community in picking up their annual stickers.

FOOD & BEVERAGE COMMITTEE

Chairman, Secretary Cathy Permenter

(254) 718-8685

cathypermenter@gmail.com

Cathy Permenter reported on participation levels in the clubhouse dining outlets. The TABC audit went very well and we will be awaiting letter of confirmation of their notes for any necessary updates to our records.

MEMBERSHIP & BOARD SEARCH COMMITTEE

Chairman, Vice President Bennie Hudgins

817-917-7414

benhudgins@charter.net

Bennie Hudgins informed the Board of Directors that the committee did not hold an orientation this past month due to low participation. New home owners will be asked to attend an upcoming meeting for in-person orientation.

RECREATION COMMITTEE

Chairman, Secretary Kellen Zawadzki

717-275-3991

KellenZawadzki@gmail.com

Kellen Zawadzki was not in attendance.

FINANCE COMMITTEE

Chairman, Treasurer David Zunker

817-79-3559

Zunker10@yahoo.com

David Zunker updated the Board of Directors on current banking and financial projects. The Association will now be using an outside firm for past due assessment collections and foreclosures. Department heads are submitting their annual budgets and the committee will begin its review. BARS The Board of Directors approved unanimously by request of the Finance Committee that beginning January 1st, 2024 a separate operating account will be established for the fitness center with a starting balance of \$40,000 after the Step Mill purchase. A motion was made to amend by Scott Mitchell the Finance Committee's BAR to read; request to spend up to \$7,500 on the purchase of up to two multipurpose use security vehicles with monies provided by the City of DeCordova and a previous insurance claim; seconded by Sean Grizzell, with all in favor the motion was approved. The Board of Directors approved by request of the Finance

UPCOMING MEETINGS

- BOARD MEETING
5:00 p.m. Feb. 26
at the DCBE Clubhouse Board Room

DCBE BOARD BRIEFS CON'T

Committee that beginning January 1st, 2024 a separate streets and roads operating account be established with a beginning balance of \$100,000 and \$16.25 per monthly assessment be automatically deposited on the 25th of each month into said account.

FACILITY MAINTENANCE OVERSIGHT COMMITTEE

Chairman, Sean Grizzell
817-219-1591
Griz1212@me.com

Sean Grizzell reported on multiple ongoing projects within the community. A motion was made to amend the FMOC/Finance Committee's BAR by Scott Mitchell to read; request approval for the proposed roof replacements to all outbuildings assuming that there is no cost to DCBE from the adjusters and/or contractors once selected and if funds are available within the claims process, for a third-party project manager to be hired at the discretion of the Facilities Committee; seconded by David Zunker, with all in favor the motion was approved. A motion was made to amend by Scott Mitchell the FMOC/Finance Committee's BAR to read; request to approve five speed humps be installed at the Facility Committee's recommendation spending up to \$15,000 with monies provided by the City of Decordova; seconded by Cathy Permenter, with all in favor the motion was approved. A motion was made by Scott Mitchell to approve the FMOC/Finance Committee's request to move forward with the

purchase of an irrigation pump for the Durant nine-hole course as deemed an emergency purchase spending up to \$150,000; seconded by Bennie Hudgins, with all in favor the motion was approved.

SECURITY COMMITTEE

Chairman, Scott Mitchell
817-219-9198
Smitch1995@yahoo.com

Scott Mitchell reminded the Board of Directors on its previous passing of policy changes effecting stickers and permanent guests lists. A member's permanent guest list will only contain eight total names. Additionally, beginning January 2024 a member lane sticker will only be presented to a vehicle that is registered to a home address within DeCordova. The Board of Directors unanimously approved by recommendation of the Security Committee the implementation of Gate Sentry systems for both security gates.

LEGAL BY-LAWS COUNCIL

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

Cathy Permenter updated the Board of Directors on correspondence with Attorney Michael Sturgill for various HOA/By-Law/CCR/ & TPC requests.

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ARCHITECTURAL CONTROL COMMITTEE

Chairman, Cody Garrison
817-736-5386

cody@codygarrison.com

BOARD REPRESENTATIVE

Chairman, Rick Phillips
817-726-6130

RPInsurance1@gmail.com

Rick Phillips informed the Board of Directors on multiple compliance topics the committee is reviewing. Member appearances with the Board of Directors for discussion of an ACC approved fence.

LONG RANGE PLANNING COUNCIL

Chairman, President Doug Jones
817-296-9454

DJones92AP@gmail.com

No minutes recorded for inclusion at this time.

ADDITIONAL MEETING NOTES

BOARD OF DIRECTORS

· N/A

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Cove Dinner Menu- Tuesday - Saturday 5pm-9pm

Starters

House Specialty Meatball \$10
2 Jumbo Meatballs, House Signature Sauce, Parmesan, and Whipped Ricotta

Jumbo Wings \$12
6 Jumbo Wings
Served with All the Fixings
Choice of Lemon Pepper, Parmesan Garlic, BBQ, Original Hot

Quesadilla \$12
Griddled Flour Tortilla
Choice of Chicken, Skirt Steak or Shrimp
Jack Cheese, Sautéed Onions and peppers, Fresh Guacamole, Sour Cream, Marita Salsa

Chips and Salsa \$5
Tri Colored Tortilla Chips with our own Morita Salsa

Flatbread \$11
Choice of Pepperoni or Margherita

Shrimp Cocktail \$12
Jumbo Shrimp, Spicy Cocktail Sauce, Charred Lemon

Pot Stickers 12
Pork Filled Pot Stickers with Julienne Veggies in a Ginger Soy Sauce

Soups and Salads

Smoked Corn Chowder or Tortilla Soup
Cup: \$4.50 Bowl: \$6.50

House Salad \$5
Mixed Greens, Tomato, Radish, Cucumber, Red Onion, Choice of Dressing

50/50 Caesar Salad \$8
Crisp Romaine and Baby Kale, Parmesan Reggiano, Sourdough Crouton, House Dressing

The Cove Wedge \$10
Crisp Iceberg, Candied Bacon, Marinated Tomato, Soft Egg, Gorgonzola Cheese, Ranch Dressing

Choice of Added Proteins
Herb Marinated Chicken \$5
Grilled Steak \$6
Grilled Shrimp \$7
Grilled Salmon \$8

Entrées

Cove Burger \$13
Two Smashed Patties with All the Fixings on a Brioche Bun
Choice of Cheddar, Provolone, Swiss American, or Pepper Jack Cheese
Served with Fries or House Chips

BLT \$12
Applewood Smoked Bacon, Butter Lettuce, Tomato, Dukes Mayonnaise
Served with Fries or House Chips

Chicken Tenders \$12
Hand Breaded Tenders with Honey Mustard
Served with Fries or House Chips

Street Tacos \$12
3 Tacos Choice of Chicken, Shrimp or Beef
Cilantro, Onion and Salsa Side of Charro Beans

Wild Mushroom Spaghetti \$16
Wild Mushrooms, Shallots, Garlic, Crushed Red Chili, Parmesan
Served with House Salad with Your Choice of Dressing

Chicken Fried Steak \$17
Breaded Beef Tenderloin Fried to Perfection!
Yukon Gold Mashed Potatoes, Garlic Green Beans and Bacon Gravy
Served with House Salad with Your Choice of Dressing

Smoked Chicken \$18
1/2 smoked chicken, Collard Greens, Charro Beans, Jalapeno Cornbread Biscuit, House BBQ Sauce
Served with House Salad with Your Choice of Dressing

Mom's Meatloaf \$18
Yukon Gold Mashed Potatoes, Sautéed Green Beans, House Gravy
Served with House Salad with Your choice of dressing

Braised Short Rib \$22
Roasted Root Vegetables, Yukon Potatoes
Served with House Salad with Your choice of dressing

Shrimp and Grits \$24
Peach Chutney, andouille sausage, Collard Greens, Yellow Corn Grit Cake

Pan Seared Red Fish \$29
Jasmine Rice, Smoked Sausage and Chicken Gumbo
Served with House Salad with Your choice of dressing



Cove Lunch Menu- Tuesday - Saturday 11am-5pm

Starters

House Specialty Meatballs \$10

2 Jumbo Meatballs with Signature Sauce, Parmesan and Whipped Ricotta

Jumbo Wings \$12

6 Jumbo Wings Served with all the Fixings
Choice of Lemon Pepper, Parmesan Garlic, BBQ,
Or Original Hot

Quesadilla \$12

Choice of Chicken, Skirt Steak or Shrimp on a Grilled Flour Tortilla, Jack Cheese, Sautéed Onions and Peppers, Fresh Guacamole, Sour Cream, Morita Salsa

Chips and Salsa \$5

Tri-Colored Crispy Tortilla Chips with our own Morita Salsa

Flatbread \$11

Choice of Pepperoni or Margherita

Smoked Corn Chowder or Tortilla Soup

Cup: \$4.50 Bowl: \$6.50

Salads

House Salad \$5

Mixed Greens Tomato, Radish, Cucumber, Red Onion,
Choice of Dressing

50/50 Caesar Salad \$8

Crisp Romaine and Baby Kale, Parmesan Reggiano, Sourdough Croutons, House Dressing

The Cove Wedge \$10

Crisp Iceberg, Candied bacon, Marinated Tomato, Soft Egg, Gorgonzola Cheese, Ranch Dressing

Smoked Chicken Chopped Salad \$12

Smoked Chicken, Romaine lettuce, Diced Tomato, Red Onion, Crispy Onion Cheddar Cheese, House Ranch Dressing

Kale Salad \$12

Chopped Kale, Napa Cabbage, Mandarin Orange, Carrot, Red Onion, Shaved Almonds, Craisins,
Tossed in Sesame Ginger Vinaigrette

Triple Salad Plate \$15

Albacore Tuna, Smoked Chicken with Grapes, House Made Pimento Cheese Served on Butter lettuce, and Toast

Choice of Added Protein

Herb Marinated Chicken \$5

Grilled Steak \$6

Grilled Shrimp \$7

Grilled Salmon \$8

Entrees

Half Sandwich and a Cup of Soup \$12

Choice of sandwich
Cup of Soup

Cove Burger \$13

Two Smashed Patties with All the Fixings on a Brioche Bun
Choice of Cheddar, Provolone, Swiss, American, or Pepper Jack Cheese
Served with Fries and House Chips

Tri Tip Pastrami Sandwich \$14

Vinegar Hot Slaw, Deviled Egg Spread, Swiss Cheese Served on Marble Rye
Served with Fries or House Chips

Chicken Tenders \$12

Hand Breaded Tenders served with Honey Mustard
Served with Fries or House Chips

BLT \$12

Applewood Smoked Bacon, Butter Lettuce, Tomato, Dukes Mayonnaise
Served with Fries or House Chips

Pesto Chicken Sandwich \$14

Grilled Chicken, Fresh Pesto, Pepper Jack Cheese, Capicola Ham, Lettuce, Tomato, Onion on a Brioche Bun
Served with Fries or House Chips

Tuna Melt \$14

Albacore Tuna Salad, Sharp Cheddar on Sourdough Bread
Served with Fries or House Chips

Southwest Philly \$14

Shaved Ribeye, Roasted Poblano Pepper, Caramelized Onion, Liquid Gold
Served with Fries or House Chips

SECURITY REPORT

December 2023

During the month of December 2023, security responded to 77 calls for service and issued 19 Notice of Rules Violations (NORV).

THANK YOU

Security would like say a GREAT BIG THANK YOU to everyone who donated to the employee Christmas bonus fund, your generosity is greatly appreciated. We have to write these articles ahead of time or I would have said it sooner.

Below is a list of what security does on a daily or monthly basis. I will not be able to list everything in this one article.

GATE DUTIES

- Access Control- Check in guests; write passes, log plates, check diverse license.
- Answer phone- Guests being called in, member complaints, information requests, and members requests.
- Monitor Cameras.
- Monitor Emergency Pager-Scanner and dispatch patrol to calls, open both gates for emergency vehicles.
- Take RV Reservations.
- Monitor Weather Radar during bad weather.
- Dispatch Patrol to calls and log all communication from patrol officers.
- When a guest pulls up, we must check 3 different areas to see if the guest is allowed in, daily call-in log, standing list and a website where the names go that are called in using the app. This should be changing soon.

PATROL DUTIES

- Patrol all streets in DCBE checking for security concerns and rules violations.
- Enforce traffic rules with moving and stationary radar and issue Notice of Rules Violations if warranted.
- Respond to members calls for assistance: Jump start vehicle, check for noise around the home at night, lock-outs etc.
- Respond to all emergency calls.
- Open trailer storage area for 3 hours on Saturdays and Thursdays for dumpster use and open every day for trailer pick up and return as needed.
- Do drive by close patrol checks of homes, buildings and area of concerns.
- Well-Being checks.
- Work and investigate traffic accidents.
- Work security for special events, New Year's, Halloween, etc.
- Daily vacation check where the officer walks around the members home checking doors, windows and other security concerns, this

can be as many as 20+ during the summer months.

- Assist with checking in guests at the RV Park.
- Watch for parking issues on the streets and parking lots.
- Deliver ACC packets once a month. We have 16 regular checks in addition to the vacation checks and close patrols.
- Lock up club, maintenance, community center, cart barn. Pool tennis courts and restrooms on the golf course and marina, check fitness center, boat stall doors Pickleball court, basketball court and restrooms.

Everything will need to be unlocked in the morning time.

This is just a part of what security does, sometime we are asked to shut off water for people who are out of town when it's going to freeze, change smoke detector batteries for those who are not able- (we do not supply the batteries)

COMPLIANCE

Officer Jones is our compliance officer who goes out and looks for things like tall grass, parking issues, drainage, clutter, etc. and will assist me in doing final inspections on job that had to have a permit through the ACC Committee.

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

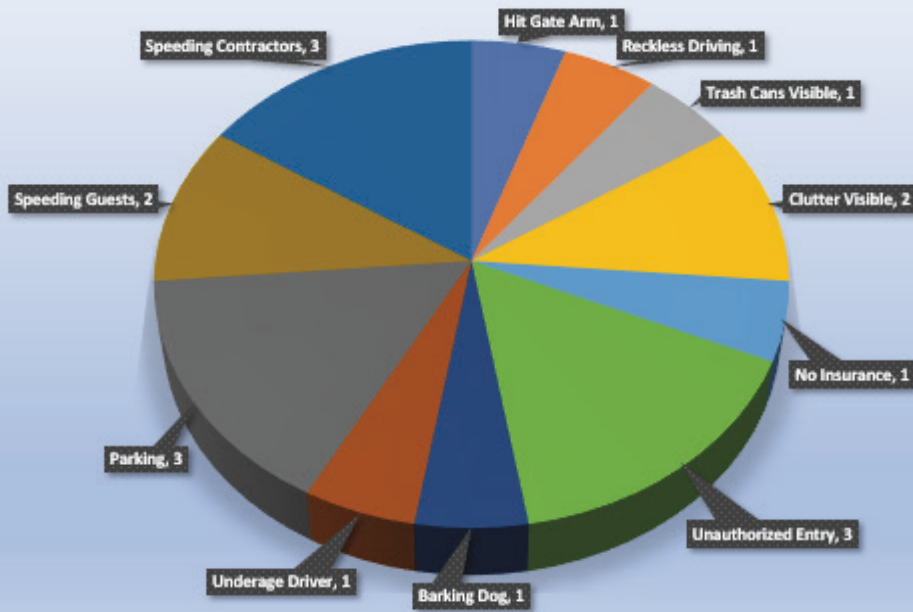
I am asking all DCBE members to please contact me if you feel that security was unable to handle your complaint in an efficient professional manner so that I can address the situation. I am available 24/7 at 817-964-8114. You can also stop by my office or simply send me an email at chief@dcbeweb.com.

Synopsis Report Totals FYE 2023

Type Offense	Jan-22		Feb-22		Mar-22		Apr-22		May-22		Jun-22		Jul-22		Aug-22		Sep-22		Oct-22		Nov-22		Dec-22	
	Repor	NORV	Repor	NORV	Repor	NORV	Repor	NORV	Repor	NORV	Repor	NORV	Repor	NORV	Repor	NORV	Repor	NORV	Repor	NORV	Repor	NORV	Repor	NORV
Traffic																								
Speeding		4	1	10	3	6	3	7		7		7		7		5		3	1	8	1	3		5
Misc. Traffic/Accident	1				6		3		1		2	1	2		2		1		5				4	
Hit/Broke Gate Arm	2	3	2	3	2	1	2	1	1	3	5	6	3	3	3	2	3	3	2	1			1	1
Parking Temp. Parking			2		4		6	6	6	1	2	1	7	3	4		3	3	4	4	3	3	2	2
No Driver's	2	1	1	1		1		3			2	2	2	2	1	1	1	1		2				1
Underage Driving		1		1		1			1	1	1	1	1	1										1
Failure to Stop											1	1	1	1		1								
Suspicious Vehicle					3															2				
Reckless Driving			1		1		1	2						1			1	1					2	2
Animals																								
Barking Dog	3		3	1	5		1						3		1		3		7		5	2	6	1
Leash Law					2										3		2		1	1			2	
Aggressive Animal	1	1	2				1	1							3				2	1				
Incidents																								
Curfew Violation			1																					
Misconduct/Disorderly	1	5	2	2	1	1	4	4	1		2	2	3	1		1			1	1	1	1		
Failure to Provide ID																								
Dmstic. Disturbance																								
Disturbances	1																							
W Being Chks	1		1		3		3						1		2		1		1		2		1	
Member Assists	27		8		15		24		42		42		40		31		33		25		38		28	
Theft							1						1		2				1					
Burglary																								
Medical Assists	11		15		9		21		29		6		6		10		11		9		13		15	
Misc. Rules Violations	2		3	2	3		1	7	1	6		8		6	6	6	13	3	2	8	1	3	1	5
Vandalism																								1
Noise Complaint	1				3						1		3											
False Alarm	1		2		2		3						2		1						1			
Failure to Comply	1	1							1	2	2	1	1	1	2	2					1	1		
Assault																								
Unauthorized Entry	5	2			3	1	4	4	6		4	4	2	2	2	2	4	2	1	1			4	1
Misc. Complaints	8		3		6		7		5				8	1	8		12		9		1		6	
Fireworks/Firearms	2												3	3										
Mischief	2				1		1						2										3	
Fire	1		2																					
Burning on Property	1	1																						
Suspicious Person	1		1		3		1				1		1		1		1							
Lost Child/Adult																								
Totals:	75	19	50	20	75	11	87	35	87	24	68	36	86	36	81	24	86	16	74	27	68	13	77	19

NORV - Notice of Rules Violation

Notice of Rules Violations November 2023



MGA SCHEDULE

MGA TOURNAMENTS AND EVENTS
SAVE THE DATE!

FEBRUARY @ 9AM SHOTGUN

FEBRUARY 7 -- SHAMBLE 1-GROSS + 2 NET

FEBRUARY 14 -- QUOTA 2-BEST BALLS

FEBRUARY 21 -- PLAY YOUR OWN BALL, (1-GROSS, 2-NET)

FEBRUARY 28 -- WALTZ 1-2-3



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100 YEARS AGO THIS MONTH

The month of February has been home to many historical events over the years. Here's a look at some that helped to shape the world in February 1924.

- Honduran President Rafael López-Gutiérrez refuses to leave office on February 1. López-Gutiérrez cites uncertainty regarding a successor as his reason for remaining in office after initially beginning a four-year term on February 1, 1920.
- Former United States President Woodrow Wilson falls into a coma at 10:30 p.m. on February 2. The 67-year-old former president dies less than 24 hours later.
- Thanks in part to the recommendation of British physicians, Indian freedom fighter Mohandas Gandhi is released from incarceration in Ahmedabad on February 4. Gandhi served less than one-third of his six-year prison sentence for sedition.
- Forty-one miners drown in a flash flood inside an underground iron mine near Crosby, Minnesota on February 5. The flood is caused when the crew blasts too close to the bottom of a nearby lake.
- President Wilson is buried in a vault beneath the center aisle of the chapel of the Washington National Cathedral on February 6. He remains the only president to be buried in the District of Columbia.
- In response to the German Embassy's refusal to offer condolences or lower flags in honor of President Wilson, roughly 200 taxi drivers plant an American flag on the embassy lawn on February 6.
- The Fascist government of Italy formally recognizes the Communist Soviet Union on February 7.
- On February 8, Chinese national Gee Jon becomes the first person in American history to be executed with lethal gas. Jon was convicted in a gangland slaying and was put to death in an airtight chamber at the Nevada State Prison in Carson City. Elsewhere in the United States, five inmates, each convicted murderers, were put to death in Texas, marking the state's first use of the electric chair.
- Two-hundred fifty delegates representing 61 trade unions, civic groups and fraternal organizations attend the opening day of the Negro Sanhedrin on February 11. The conference was an attempt to establish a national program protecting the legal rights of African American tenant farmers and wage workers.
- On February 13, one day after testifying in the trial of "Shoeless Joe" Jackson, Chicago White Sox outfielder Oscar "Happy" Felsch is arrested for perjury. Lawyers for the White Sox produced documents contradicting Felsch's testimony, resulting in his arrest.
- On February 14, the Computing-Tabulating-Recording Company renames itself the International Business Machines Corporation, which would ultimately be shortened to IBM.
- U.S. Senator Frank L. Greene of Vermont is shot in the head and seriously wounded by a stray bullet during a shootout on February 15. The shootout involved bootleggers and Prohibition enforcement agents, and Senator Green was struck while walking with his wife along Pennsylvania Avenue in Washington, D.C.
- German artist George Grosz is fined 500 gold marks on February 16. The court determined a collection of Grosz's drawings depicting the decadence of Berlin society was obscene.
- Greek Prime Minister Eleftherios Venizelos resigns on February 19. Venizelos had been in office less than four weeks.
- U.S. President Calvin Coolidge becomes the first President to make a radio broadcast from the White House on February 22.
- Prime Minister Ahmet Zogu of Albania is shot twice by anarchist Beqir Valteri on February 23. Often referred to as Zog I of Albania, the prime minister reportedly survived more than 50 assassination attempts over the course of his life. Though Valteri's efforts were unsuccessful, Zogu's injuries forced him to step away from office for a short period following the shooting.
- On February 24, the Beverly Hills Speedway hosts its final race. The speedway is torn down as property values in Beverly Hills skyrocket.
- Trials related to the Beer Hall Putsch that occurred on November 9, 1923, begin in Munich on February 26. Adolf Hitler and Erich Ludendorff are among those put on trial.

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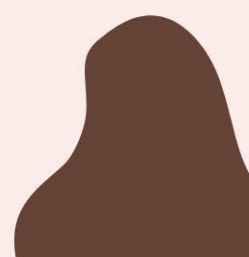
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- ✉ jenilee@dcbeweb.com
- 📍 5301 country club drive



DeCordova Bend Estates - Financial Reports

De Cordova Bend Estates							
Income Statement - Consolidated - November, 2023							
	Current	Current Mo.		Year	YTD		Total Yr
	Month	Budget	Variance - Favorable (Unfavorable)	To Date	Budget	Variance - Favorable (Unfavorable)	Budget
TOTAL REVENUE	640,267	604,111	36,156	5,821,941	5,559,549	262,392	7,333,402
TOTAL COST OF SALES	148,655	60,831	(87,824)	929,819	579,385	(350,434)	732,468
GROSS PROFIT	491,612	543,280	(51,668)	4,892,122	4,980,164	(88,042)	6,600,934
TOTAL SALARIES & WAGES	285,350	285,010	(340)	2,856,939	2,749,187	(107,752)	3,536,723
TOTAL OTHER EXPENSES	153,272	165,578	12,306	1,775,081	1,547,538	(227,543)	1,929,784
NET INCOME(LOSS) BEFORE DEPREC	52,990	92,692	(39,702)	260,102	683,439	(423,337)	1,134,427
TRANSFER TO RENOVATION CIP	(26,095)	(27,040)	(945)	(208,658)	(216,320)	(7,662)	(324,480)
TRANSFER TO GENERAL CIP	(24,911)	0	24,911	(124,638)	0	124,638	0
TOTAL NET INCOME(LOSS) BEFORE DEPRECIATION	1,984	65,652	(15,736)	(73,194)	467,119	(306,362)	809,947

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Operating Funds	\$491,593
Contingency Reserve	\$300,000
Capital Reserve	\$829,290
Renovation Retainage to be paid	\$0
Total Cash Funds	\$1,620,883

Capital Summary - November, 2023	
Current Capital Funds Available	\$829,290
Total Approved Capital Projects Remaining	\$51,249
Capital Funds Remaining	\$778,041





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6 VALENTINE'S DAY TRADITIONS



Valentine's Day is a day of love nestled in the middle of February. Sweethearts use Valentine's Day as an opportunity to show the people they care about just how deep those feelings run. A 2023 survey from the National Retail Federation found consumers expected to spend \$25.9 billion on Valentine's Day, up from \$23.9 billion in 2022. Forecasters suspect spending is likely to increase this year as well.

Valentine's Day is awash in many different customs. Here's a deep look at some of those enduring traditions and others that some may feel should be brought back into favor or adopted entirely.

Handwritten cards

It's a common scene each year in card retailers and pharmacies: people three-deep in the aisle trying to pick out Valentine's Day cards in the eleventh hour. People can save themselves the hassle of fighting the crowds if they make their own handmade cards. In the eighteenth and nineteenth centuries, sweethearts created unique cards from scratch, according to Country Living. And prior to products produced by Hallmark and other greeting card companies, people used to send one another cards customized with personalized messages.

Pampering gentlemen

It is common in North America for Valentine's Day celebrations to lean significantly toward favoring women, who are often on the receiving end of flowers and chocolates. However, in South Korea and Japan, it is the men who are pampered with such gifts. Women purchase chocolates for their male partners, family members and coworkers as tokens of appreciation and affection. Never fear, a month later on White Day (March 14) men reciprocate with candy, cake and flowers.

Bouquets

These days a dozen long-stemmed red roses might be the norm for Valentine's Day gifting. However, roses weren't always the preferred flower for the holiday. History.com reports that, in the nineteenth century, bouquets might contain all sorts of flowers, each chosen to convey certain messages. Individuals can research the meanings behind certain flowers and put together a Valentine's Day gift this year that expresses exactly what they are feeling.

Puzzle purses

Sweethearts in Victorian England created "puzzle purses," which were a series of love letters that could be read separately, but also fit together to create a design and message. These intricately folded sheets of paper had parts of messages or verses written on different corners and were meant to be read in a specific order.

Heart-shaped chocolate boxes

British chocolatier Richard Cadbury is credited with creating the first heart-shaped box for Valentine's Day. The boxes were intended to be so beautiful they would be kept to hold trinkets or love letters. Ornate chocolate boxes are not quite as common today, although the gifting of chocolate for the holiday is still strong.

Celebrating in June?

Many Brazilians skip Valentine's Day in February and choose to celebrate Saint Anthony, the patron saint of marriage and matchmaking, on June 12. Celebrating both is fine for those who prefer to shower affection on loved ones multiple times a year.

Valentine's Day traditions are still strong and can add a little something extra to celebrations this February.

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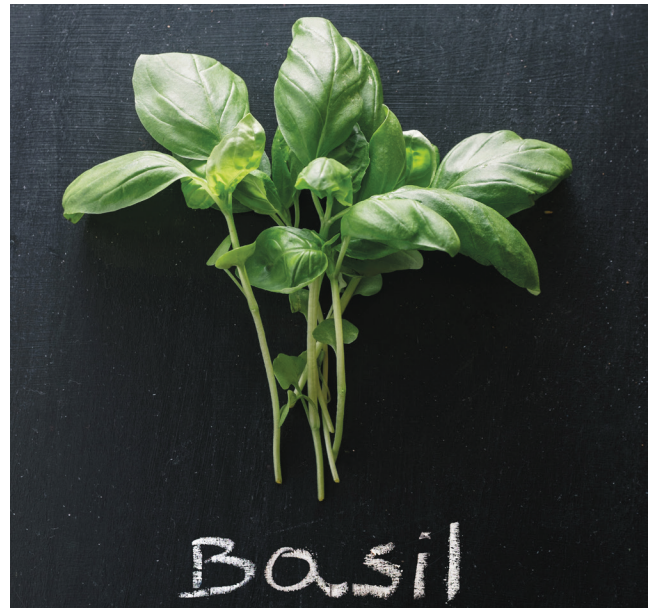
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Salt has long been used to add flavor to people's favorite foods. In fact, the use of salt as a means to preserving foods and adding flavor to recipes dates back to ancient times and has led to countless conflicts ever since.

According to History.com, wars over access to salt reserves in China are believed to have been fought as early as 6,000 B.C. Though that shows just how valuable salt has been throughout much of human history, it doesn't indicate the negative effects that can result from diets that feature excessive amounts of sodium.

The American Heart Association notes that sodium plays an essential role in the human body by regulating the kidneys and helping to control the body's fluid balance. Sodium also helps send nerve impulses and affects muscle function. However, excessive amounts of sodium can compromise heart health. The AHA notes that excessive amounts of sodium in the bloodstream pulls water into the blood vessels, increasing the total volume of blood within them. As more blood flows through blood vessels, blood pressure increases. Over time, that can adversely affect blood vessels and speed up the build-up of plaque that can block blood flow. Higher blood pressure forces the heart to work harder and increases a person's risk for heart disease.

So what about sodium, a mineral so valued, and indeed vital to human existence, that it's led to wars and created countless devotees in kitchens over the centuries? If it's flavor cooks are aiming for, it's possible to reduce reliance on sodium and increase the use of fresh herbs without sacrificing flavor. Such a transition can improve heart health and introduce a host of new flavors at meal time.

Basil

The AHA notes that basil has a sweet and fresh flavor profile and is best added to a dish right before serving. Freshly cut basil leaves can be added to any number of dishes, including tomato sauces, pastas, salads, pizzas, and eggs.

Cilantro

Cilantro are the delicate leaves and stems of the coriander plant. Like basil, cilantro should be added to a dish right before serving and should not be cooked. Cilantro can be paired with beans, tomatoes, corn, and avocados among other foods, and is widely used when preparing Mexican foods at home.

Oregano

The AHA notes that Greek dishes often combine oregano, mint and lemon to create a memorable, delicious flavor profile. If chopping fresh oregano, strip the leaves from the stem and then discard the stem.

Parsley

Parsley isn't just a garnish used to add aesthetic appeal to plates. Flat-leaf parsley provides a light and fresh flavor, while the AHA notes that curly parsley offers a slightly peppery profile. Parsley is typically added to a dish during the final minutes of cooking or right before serving, and can be paired with chicken, fish, potatoes, and pasta among countless other foods.

These are just a handful of herbs that can give meals a flavorful punch and help chefs avoid an overreliance sodium in their recipes.

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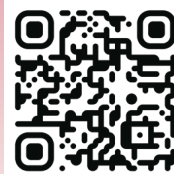
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TEXAS CROSSWORD PUZZLE

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ACROSS

- seat of McLennan County
- Texas moonwalker, Bean
- both Texas Christian & Notre _____ claim the 1938 national championship
- "Hook '____ Horns!"
- gun rights grp.
- TXism: "first _____ out of the box"
- Tex Ritter sang the theme song for 1952 western "High _____"
- TXism: "you're buying oats for a _____" (waste)
- TXism: "lower than _____ belly"
- Waxahachie's county
- most outlandish fishing story? (2 wds.)
- popular seasoning
- abuse sexually
- deadly
- illegal pursuer of another person
- this Agee blocked for Emmitt Smith in 1990 (init.)
- TXism: "go to _____" (Sunday)
- Texans love black-_____ peas
- a wager at Lone Star Park
- Texas-based film, "_____ Comin' Back, Red Ryder?"
- "_____ she wore flannel PJs on her honeymoon"
- cell service provider
- least serious crime: _____ misdemeanor
- "get _____ of it"
- TXism: "got _____ many irons in the fire"
- Vega High class (2 wds.)
- TXism: "that's a horse _____ different color"
- TX James Baker was Reagan's and George H.W.'s Chief _____
- six points on Fri. night
- check phrase: "pay to _____"
- sprawl or lie lazily
- honorary Texas Ranger: _____ Stanley Gardner
- TXism: "he couldn't drive a _____ a snow bank"
- Seur _____ Salle, an explorer in Texas
- Jenna Bush Hager to Barbara Bush Coyne
- real _____
- a Houston suburb
- famous UT and NFL QB, Layne (init.)
- this Myers designed the Texas Capitol (init.)
- meat & veggie dish
- TXism: "he's a little shy in _____ size" (slow witted)
- TXism: "he'll be _____ his own funeral"
- archaic "reward"
- Yoakum FM before it was KYKM
- Yankee city (abbr.)
- this Holliday spent time in Texas
- southern Austin suburb on I-35
- fit of pique
- unauthorized absence for a soldier (abbr.)
- Mavs fans were _____ up for 2022 playoffs
- treasure _____
- TXism: "drunk _____ skunk"

DOWN

- TXism: "tight _____" (cheap skate)
- peach cobbler _____ mode
- Milam County seat
- TX Lucian Adams got Medal of Honor for _____ against Germans
- TXism: "plain as the _____ on your face"
- TXism: "_____ in church"
- Quanah High class

Puzzle solution for Crossword Puzzle on page 46.

Last Puzzle Solution

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ACROSS

- 1 TXism: "take a ___ at it" (try)
- 5 TXism: "dry ___" (bad oil well)
- 6 TX or IA town
- 7 Paris, TX FM
- 8 TXism: "table graze"
- 9 low mil. rank (abbr.)
- 12 TX Eric Nadel radio feature: "___ from Baseball's Past"
- 17 Alamo's Travis drew ___ the dirt
- 19 international bldg. at Houston airport is named after this U.S. Rep. Mickey
- 21 this "Deke" was an original astronaut
- 22 TXism: "___ 'til something better comes along"
- 23 TXism: "he's ___ as greased lightning"
- 28 actress Patricia of TX-based "Hud"
- 29 they're "upon you" in Texas
- 30 this Gary had last hit (a homer) in old Arlington Stadium
- 31 this Lovett was 1st president of TX Rice University
- 35 fancy word for "dry"
- 36 Great Storm sent ___ tidal waves over Galveston (1900)
- 42 sources of Lyme Disease (2 wds.)

- 44 TX Patrick Swayze 1989 film: "Next ___"
- 46 before Jewel Osco ads, consumers knew Jim Meskimen as this (2 wds.)
- 48 chicken-fried steak, e.g.
- 49 Sam Houston State mascot "Bear ___"
- 50 luminous radiation
- 51 TXism: "___ snake can still bite" (be cautious)

- 52 TXism: "out to pasture" (abbr.)
- 53 ___ Angelo
- 54 motorcycle
- 56 this Tinkle wrote Alamo book "13 Days to Glory"
- 57 "one" in Mexico
- 58 TX Ted Cruz's work time zone (abbr.)

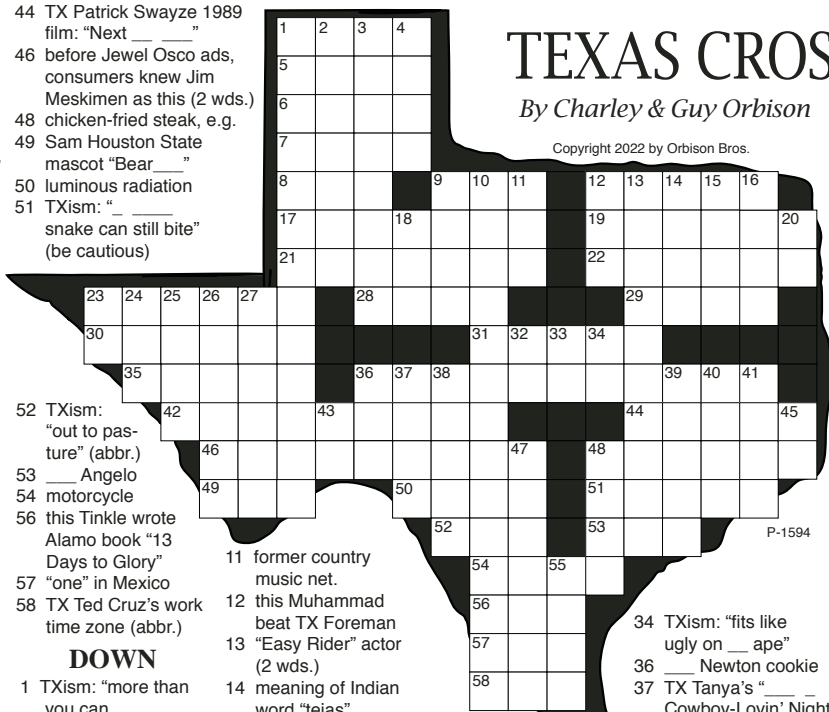
DOWN

- 1 TXism: "more than you can ___"
- 2 in Harris County on highway 249
- 3 Alaskan islands
- 4 former First Lady, Truman
- 9 this Nocona was Chief Quanah Parker's father
- 10 1986 drama with TX Spacek (3 wds.)
- 11 former country music net.
- 12 this Muhammad beat TX Foreman
- 13 "Easy Rider" actor (2 wds.)
- 14 meaning of Indian word "tejas"
- 15 TX Storm of TV's "My Little Margie"
- 16 TXism: "tie up the loose ___"
- 18 TX poet Naomi Shihab
- 20 "let's ___ it!"
- 23 Ken Paxton's title
- 24 jazz instrument
- 25 TXism: "got two left ___" (clumsy)

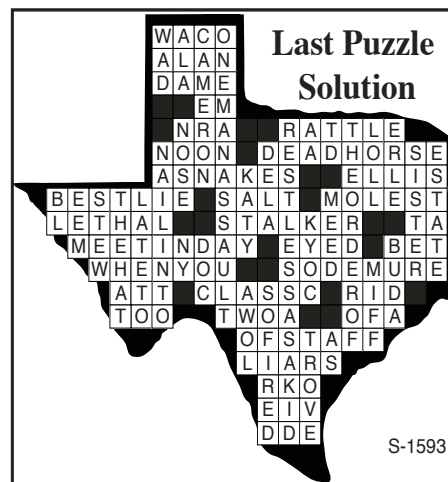
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Puzzle solution for Crossword Puzzle on page 45.



Last Puzzle Solution

S-1593

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