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LIFE INSIDE DECORDOVA BEND ESTATES

FAIRWAY

VOL. 4 ISSUE 3 | MARCH 2024

magazine

It's still a *great*
time to sell your
home!

Rod Davis, Realtor

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rodremax@charter.net



DCBE REAL ESTATE MARKET REPORT

Average List Price (17 Listings)	\$658,302
Avg. Sq. Ft List Price	\$218.50
Homes Under Contract Not Closed	9
Average Sold/Closed Price (2 Sales)	\$1,127,500
Avg. Sq. Ft. Sold/Closed Price	\$301.76
Average Days on Market	31



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Winnie



Maddie

Based on figures from the NTRIS Multiple Listing Service, Dec. 29 to Feb 1. 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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St. Patrick's
DAY

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SPRING BREAK IS HERE!

THE TEXAS SUMMER ISN'T FAR BEHIND

There were **55** days
over 100°  last summer!



DOC SAYS, "WHILE
THE TEMPS ARE STILL
TOLERABLE THIS MONTH,
NOW IS THE TIME TO HAVE
YOUR SYSTEM CHECKED TO
ENSURE IT WILL HOLD UP
TO EVEN MORE BRUTAL
TEMPERATURES THIS YEAR!"

ALREADY KNOW YOUR
SYSTEM IS LIMPING ALONG?
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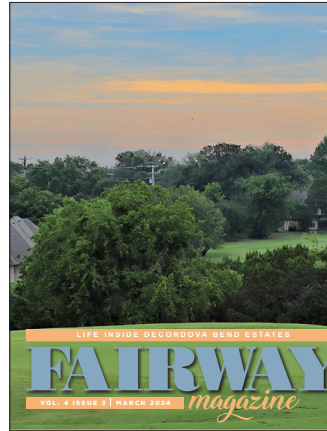
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ON THE COVER



HOLE 6 IN SPRING

This beautiful shot was taken by the amazing Steve Green who lost his battle with pancreatic cancer in February. Steve was an amazing person who showed us a different way to see our neighborhood through his photography.

ABOUT US



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Marketing Consultant
HEIDI GEBHARDT
heidi@hcnews.com
ext. 235

Marketing Consultant
MADISON LAZARO
madison@hcnews.com
ext. 236

Marketing Consultant
BRITTANY BOWERS
brittany@hcnews.com
ext. 232

FAIRWAY MAGAZINE STAFF

Publisher

SAM HOUSTON
sam@hcnews.com

Vice President of Operations
DARREN CLARK
darren@hcnews.com

Copy Editor
CARLA STUTSMAN
carla@tricityreporter.com

A Hyde Media Group, LLC Company

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

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ESTATES & COUNTRY CLUB

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

FAIRWAY MAGAZINE DEADLINES

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

Advertising closes on the 5th of the month prior to publication date. Contact Brittany.Bowers@hcnews.com or call 817-559-5099 and ask for Brittany Bowers.

DECORDOVA BEND ESTATES CLUBHOUSE

5301 Country Club Drive
817-326-2381

STAFF

Doug Jones	Interim General Manager	222
Matt Fleming	Administration matt@dcbeweb.com	223
Stephanie Garner	Membership Director & Architectural stephanie@dcbeweb.com	229
Don Oliver	PGA Professional..... don@dcbeweb.com	817-910-2537
Ryan Reimer	Golf Course Superintendent	401
Marcia Heilner	Controller	marcia@dcbeweb.com 234
Corey Shipp	Maintenance	corey@dcbeweb.com 244
Larry Morgan	Security Chief.....	larry@dcbeweb.com 304, 817-964-8114
Vickie Mageson	Accounts Clerk.....	230

DEPARTMENTS

Dining Reservations & Questions	682-498-1043
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Fire Department (non-emergency)	817-326-2659
Waste Connections	817-579-8855



Board of Directors Nomination Form 2024

Deadline for Nomination is March 15th, 2024

In accordance with the Texas Property Code (revised 82nd Legislative Session/2011) reference Chapter 209.00591, entitled Board Membership; to be considered as a nominee for the Board of Directors for the up and coming 3-year term, you must answer the following questions and sign and date this form. Your signature indicates the questions have been answered truthfully and accurately.

Candidates Printed Name: _____

Telephone No.: _____ / **Email Address:** _____

Home Address: _____

Member's Signature: _____ **Date:** _____

- Question 1 Have you been convicted of a crime involving moral turpitude by a governmental law enforcement authority within the last 20 years? Yes _____ No _____
- Question 2 Have you been convicted of a felony by a governmental law enforcement authority within the last 20 years? Yes _____ No _____
- Question 3 Do you reside in the primary residence of a current board member? Yes _____ No _____
- Question 4 Are you a family member, married to or blood relative to a member of the board that will be simultaneously serving? Yes _____ No _____
- Question 5 Are you available to attend a monthly board of directors meeting and host a monthly committee meeting? Yes _____ No _____

The Board of Directors meet at 5:00pm the last Monday of each month.

2024 Nominating Committee

Chairman, Bennie Hudgins 817-917-7417 benhudgins@charter.net

Kay Bailey 817-776-1668 kay@granburyrealproperty.com

John Deal 210-488-2380 jds49er@att.net

Dana Goode 214-927-2482 danagoode@live.com

Lacey Zawadzki 937-266-5558 laceyzawadzki@gmail.com

Bob Frost 214-724-3632 frostloghouse@gmail.com

Larry Smith 817-437-7101 lhoodsmith5@gmail.com

Cyndi McArtor 817-326-4526 jcmcartor@gmail.com

Andrea Bauer 972-743-3793 ahbauer50@gmail.com

OFFICE USE ONLY Contacted within time frames: _____ Picture Received: _____ Bio Received: _____



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JM and Michele Simmonds
Founders and Owners

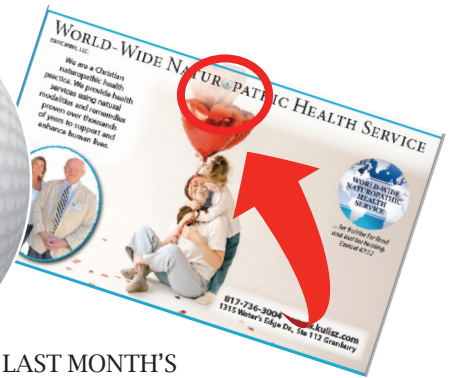
FIND THE GOLF BALL

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 March 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: Worldwide Naturopathic Health Service, Page 7

LAST MONTH'S WINNER: Carol McKernan

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 EVENTS



DeCordova Bend
Country Club

1-PERSON SCRAMBLE *Championship*

23-24 MARCH 2024

ENTRY:
 • Members \$125
 • Guests \$175

TIMES
Saturday Shotguns
 8:00 am & 1:00 pm
Sunday Shotguns
 8:00 am & 1:00 pm

OPTIONAL GAMES
\$25 Skins Game Saturday's Round
Parimutual Betting Both Days
\$25 Team Game

Register Now
on ForeTees

CASH prizes & food/drink

THURSDAY NIGHT SCRAMBLE 2024

We will be starting
back up in March

Please check with
Pro Shop for new
rules & how to sign
up.

**Cash
Skins
Payout**

PRO SHOP
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 14 March 2024
at 5:30 pm Shotgun

JOIN NOW

SECURITY REPORT

January 2024



During the month of January 2024 security responded to 85 calls for service and issued 17 Notice of Rules Violations (NORV)

things like tall grass, parking issues, drainage, clutter, etc. and will assist me in doing final inspections on jobs that need a permit through the ACC Committee.

GATE SENTRY

By now Gate Sentry should be up and running so please consider downloading the app or using computer to call in your guests and contractors, this will help reduce backups at the gates. You will also be notified when your guest arrives.

VEHICLE STICKERS

For those that don't know and a reminder to others that whenever you get a toll tag, please let us know in the security office. The sticker reader will try to read both numbers when you enter the gate and will open slow or not at all. We can enter the toll tag number for the gate to open and take the DCBE sticker off, the same thing will happen if for some reason you get a Pecan Plantation sticker when you have a DCBE sticker. Please let security know when you no longer have a vehicle so we can take it off your account and deactivate the sticker, this will keep you from being charged the \$10.00 annual fee for that vehicle.

COMPLIANCE

Officer Jones is our compliance officer who goes out and looks for

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 2024

Type Offense	Jan-24	
	Reports	NORV'S
Traffic		
Speeding		6
Misc. Traffic/Accident	3	
Hit/Broke Gate Arm		
Parking/Temp. Parking	1	2
No Driver's License/INS.		4
Underage Driving		
Failure to Stop		
Suspicious Vehicle		
Reckless Driving		
Animals		
Barking Dog	4	1
Leash Law		
Aggressive Animal	1	
Incidents		
Curfew Violation		
Misconduct/Disorderly		
Failure to Provide ID		
Dmstic. Disturbance		
Disturbances		
W Being Chks	3	
Member Assists	42	
Theft		
Burglary		
Medical Assists	19	
Misc. Rules Violations	2	3
Vandalism		
Noise Complaint		
False Alarm	2	
Failur to Comply		1
Assault		
Unauthorized Entry		
Misc. Complaints	6	
Fireworks/Firearms	1	
Mischief		
Fire		
Burning on Property	1	
Suspicious Person		
Lost Child/Adult		
Totals:	85	17

NORV - Notice of Rules Violation

4 interesting facts about the month of March

March marks a turning point for many people each year. Perhaps because winter winds down and officially ends in mid-March, the month is easy to characterize as a turning point toward spring and all that entails, including warmer weather and additional hours of daylight.

1 March might mark the official return of spring, but the inspiration for its name is far less serene. According to Almanac.com, March is named for Mars, the Roman god of war. That might not jibe with modern impressions of March, but it makes sense from a historical perspective. That's because military campaigns were once routinely suspended during the cold winter months. Upon the return of spring and the more favorable conditions it produced, military campaigns would start up again, thus making March an aptly named month.

2 Though presidential inaugurations in the United States are now held in January, that wasn't always the case. In fact, March 4 was the official Inauguration Day until 1933, when the Twentieth Amendment was ratified and inaugurations were officially moved to January. Even George Washington, the first man to serve as President of the United States of America, was initially slated to be inaugurated on March 4. However, the Library of Congress notes that electoral ballots could not be counted as quickly as Congress anticipated, so the first inauguration was delayed until April 30, 1789. President Franklin D. Roosevelt holds

the distinction of being the first American president to be inaugurated in January after he was sworn in on January 20, 1937.

3 March hosts one of the most beloved holidays across the globe, even though the day commemorates the patron saint of a small country in western Europe. St. Patrick is the primary patron saint of Ireland, a small island nation in the North Atlantic Ocean with a population of roughly seven million people. Despite that, World Population Review reports that St. Patrick's Day is celebrated in more than 200 countries each year on March 17. The New York City St. Patrick's Day Parade is world-renowned, but the holiday is celebrated in other countries one might not immediately associate with Ireland and St. Patrick, such as Singapore, Russia and Japan.

4 College sports fans anxiously anticipate the arrival of March each year. That's because the month marks the return of March Madness, a college basketball tradition that annually draws millions of fans to watch and/or attend games in the weeks long single-elimination NCAA Tournament that culminates with the national championship game. The origins of the phrase "March Madness" are not precisely known, though many historians trace the phrase to high school basketball in Indiana in the 1930s. Legendary broadcaster Brent Musburger is credited with associating the term with the NCAA Tournament in the 1980s.

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March



ATTENTION ALL LADY GOLFERS

Start 2024 off right! Come join the Ladies Golf Association here at DeCordova 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 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

- March 7** (Meeting) Scramble ABCD
- March 14** Luck of the Irish Pick Your Partner Flighted
- March 21,** LGA Guest Day Mutt and Jeff Two Person Flighted
- March 28,** Durant 18 Hole Scramble

FOR INFORMATION ABOUT DCBE LGA

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

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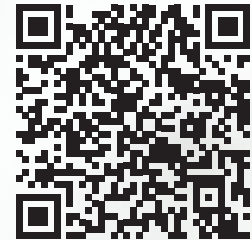
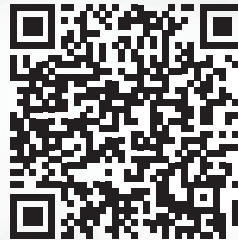
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BIRTHDAY WISHES

March

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MARCH 1
CHRISTOPHER BAILEY
LORI L SMITH
MARY JO JUNG
WILLIAM WEAVER

MARCH 2
CARLA ANGLIN
SANDRA NUNN-COPE
SAM HARRIS
MICHELLE INMAN
KAITLYN REYNOLDS
DAN SIMPSON
CHARLES OVERSTREET

MARCH 3
JON MIDDLETON
CARL OELSCHIG

MARCH 4
LABRINI HOWELL
THOMAS JEWELL
GEORGE RICHARDS
JUDITH SMITH

MARCH 5
ALVIN LEE CLANTON
KIMBERLY GOLEN
BARBARA MCNAIR
ALLEN MORROW
LACEE POULSON
DONNA MILNER

MARCH 6
LARRY CURTIS
DEVIN DONOVAN
DIANE O'DWYER
WILLIAM OELLER
GARY SIMERSON
JANA SPRICK
ROBERT YOUNG

MARCH 7
PAUL BAXTER
KATRINA CLEMENTS
BRADLEY DUCKWORTH
CAROL GRIGSON
LARRY HUDSON
THALIA HULSEY
CAROL STONE
JEAN STUBBS
RON WARD

MARCH 8
JASON CARR
GAIL COUGER
RONNIE EVERITT
BETTY HARRISON
GARY LEWIS
KEVIN NOLAN
PATRICIA PRUITT
FRANK TOWNSEND
MACKYE WALKER

MARCH 9
JEROME CHAPPELLE
STEVEN HAMNER
BRENT HOLDRIDGE
NICK HOON

MARCH 10
DEBBIE ALLMON
DOUG COLLINS
ELAINE HART
JEFF JOHNSON
RALPH KISS
MASON SPRATT

MARCH 11
BUDDY CURRY
TIMOTHY HERNDON
JAN HILLEY
HERRICK JOHNSON
GREG KANNEL
TRAVIS KING
MARGIE MESSINA
DEBRA PERKINS
WILLIAM REPPA

MARCH 12
THERESE CUZNER
TERI GRAY
JULIE PREWITT
ROBERT REYNOLDS
PAM STUBBS
AVA WALLING

MARCH 13
JANA BRIAN
JESSICA DOLLAR
JILL ONEAL
REBECCA STANFORD

MARCH 14
DAVID E. BELLING
CAROLYN FLOWERS
THOMAS STEPHEN THREE HATS

MARCH 15
DAVID ELLISON
JULIE GREGORY
BILL PRICE, JR.
JACINTHA SHAIKH

MARCH 16
SHELLEY BAILEY
SUE CUMMINS
GLENDA GILLINGHAM
MICHAEL REMUALDO
DOUGLAS SWARINGEN
MITZI WATSON
ROBERT WILLARD
NALITA YOUNG

MARCH 17
THOMAS BENNETT
PAT BUSH
GARY CARDINALE
NANCY CARDINALE
JEFFERY GHIGLIERI
MATTHEW MILLS
LAURANCE MUNSELL
BARBARA SHANNON
JANA SPARKS
MARIA WINTERS
BRIAN WELCH

MARCH 18
JAMEY BINFORD
SMILEY COURTNEY
TRACI CORNAGLIA
RYAN LEONARD
JIM MALONE
MELANIE MALONE
JEFFREY TOUT
GARY WALKER
KASIE WELBORN

MARCH 19
JAMES DANIELS
JIM GALLMAN
ANDREA MOORE

MARCH 20
ANGELA BAXTER
MARK CHAUVEAUX
TONYA FALLIN
MAUREEN HANSON
KATHLEEN KOECHEL
RENAUD RODRIGUE
DAVID SHELTON
FRANCES SQUIRES

MARCH 21
JEANEEN DUFFEY
NANCY GUNN
JAQUELINE JOHNSON
CHERYL KNIGHT
ANN VAN ZANDT POTAPPEL
CHRISTY STEWART
ROBERT QUATTLEBAUM

MARCH 22
PEGGY COOK
KENNETH DARLING
CLARISSA HANSEN
GARY KITCHING
JEFFREY MCCALIP
MA. PAZ MARTINEZ
JERRY NALLON
JEANETTE SCOTT
COLETTE WILLIAMS

MARCH 23
NANCY ALANA
RACHEL ANDERSON
DAVID CLAY
KEVIN COLSTON
ROBERT E. DAVIS
CHERA HARRISON
MICHAEL PICKETT
LINDSAY PRATT
JUDY ROGERS
PAMELA STUNTZ
BRIGGS THOMPSON
DOUGLAS WEAVER
HEATHER YODER

MARCH 24
NEATIE BURDEN
MATTHEW BUTLER
KYLE CLIFTON
BOBBY CORNELISON
DEBI FULWILER
CONNIE PEDIGO
MADI SHRIWISE
PAMALA ADAMS

MARCH 25
NANCY DOSS
ANDREA HOFF
JOHN HENDRICKS
JENNY OSCARSON

MARCH 26
BILL CLAY
TAYLOR GRIMES
KATHY HINZE
SONY LANE
DIANNA MILAM
LISA SUDBURY
JIMMY K WALKER
LYNNE WILLARD

MARCH 27
CHARLES FLOWERS
MICHAEL HALLET
LINDSEY HARRISON
JERRI HURST
WANDA MARTIN

MARCH 28
SHERLY BISHOP
SCOTT GILES
SHELLY HERICKS
BRAD JOHNSON
KIM MCLEOD
TERRY MOORE
GREGORY ROSE
JOSHUA WINTERS

MARCH 29
MARK BISHOP
MARILYN PORTER
STACEY ROGERS
ROGER SELLERS
ANNE SIMMS
BUFFORD WARREN
WARREN DAVENPORT

MARCH 30
KATIE BECKER
KIMBERLY CAPRA
MICHAEL HART
KACEY HUGGINS
CONNIE MURRAY
RON PRICE
MOSES SMITH

MARCH 31
GREG DRYOEL

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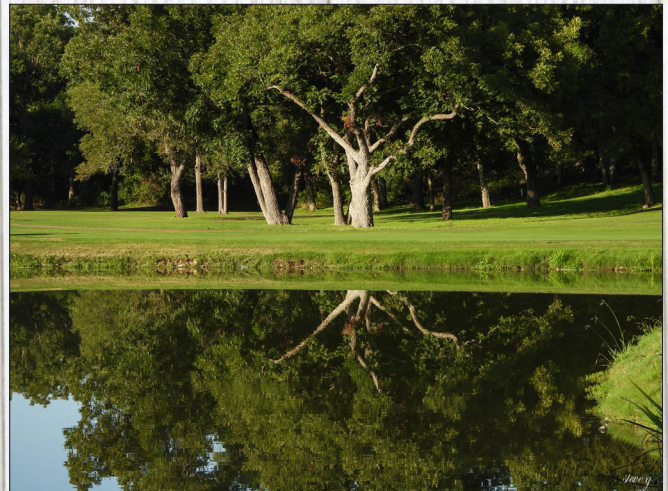


In Loving Memory

Steve Green

May 22, 1943- February 7, 2024

Steve Green was known by many for his way of showing us the beauty in life through the lens of his camera. We published a feature about Steve in the October 2023 issue of Fairway magazine. Steve graciously allowed the use of his photography in Fairway magazine. We will miss Steve for his kindness, humor, and amazing talent.



PARADISE

Pools

2024

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UNIQUE EASTER TRADITIONS FROM AROUND THE GLOBE

Easter Sunday is a significant day on the Christian calendar. Easter Sunday will be celebrated on March 31, 2024, and many of those celebrations will feature some notable traditions. Some traditions are undoubtedly familiar to practicing Christians, while others might come as a surprise. As Easter approaches, faithful Christians and others intrigued by the holiday can consider these notable traditions from around the globe.

EASTER WITCHES

Witches are typically associated with Halloween, but they play a role in celebrating Easter in Finland. According to the Finland Promotion Board, Easter traditions in the northern European nation feature a mixture of religious references with customs related to the arrival of spring. It's not unheard of for young Finnish children, particularly girls, to dress up as Easter witches the Sunday before Easter and go from door to door requesting treats in exchange for offerings designed to drive away evil spirits. The FPB notes that it's even common for children in western Finland to don their witch outfits and roam on Easter Sunday.

FIREWORKS IN FLORENCE

The folk tradition of Scoppio del Carro ("Explosion of the Cart") takes place in Florence, Italy. The Uffizi Gallery



Easter witches in Finland

reports that this tradition can be traced to the First Crusade in 1099. During the first Easter in Jerusalem, Crusaders gave the blessed fire to the people as a symbol of purification. That custom has endured in Florence, where each Easter Sunday morning around 10 a.m. a candle is lit in the church of Santi Apostoli. That same candle is then used to light an antique cart loaded with fireworks, marking the beginning of a display that lasts around 20 minutes.

THE CARPETS OF SEMANA SANTA

Carpets might not be the first thing most Easter celebrants think of when pondering the holiday, but that might be the



Carpets of Semana Santa

case for anyone who's ever spent the holiday in Antigua, Guatemala. Guatemala's Semana Santa ("Easter Festival") features detailed carpets of colored sawdust adorning a Good Friday processional route. Preparation for the colorful and stunning display begins months in advance as the intricate carpets require ample time to produce.

WHIPS IN THE CZECH REPUBLIC

Among the more unique Easter traditions takes place each Easter Monday in the Czech Republic. In adherence to this tradition, known locally as pomlázka, boys, and sometimes men, gather willow branches and braid them together into whips. The whips are then decorated with ribbons before boys visit girls (or men visit women) who they know and lightly tap them with the whips. The tradition is believed to bring women luck, vitality and fertility.

These are just some of the unique traditions many Christians adhere to as part of their Easter celebrations.

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HOW TO CREATE AN OUTDOOR LIVING RETREAT

Al fresco entertaining has taken off in recent years. It's much more common today to find homeowners who want to extend living spaces to the outdoors in meaningful ways that go beyond a few lawn chairs and a stand-alone grill. Dream backyard living rooms mirror similar spaces indoors and contain features like cozy corners, lush furniture and televisions or movie projectors. Plus, they often abut additional outdoor luxuries like fully functional kitchens.

Homeowners have various options when designing outdoor living spaces. Above all else, spaces should be created with the goal of encouraging people to get together. Here are some ideas.

POOLSIDE RETREAT

Homeowners with pools and other water features likely want this area to be the star of the entertaining space. Furniture will be more of the lounging variety, with comfortable chaises and spots to catch the sun. If a swim-up bar isn't possible, a rolling bar cart can be stocked with essentials for cocktails or mocktails for the kids. Furniture near the pool will be exposed to a lot of sun, so look for durable, sun-resistant fabrics.

FIRESIDE NOOK

Gathering around an outdoor fireplace or fire pit is a treat when the weather cools down. Mirror the look of the same setup indoors by arranging outdoor sofas so they flank the fireplace. Add some ottomans or side tables for stowing

mulled cider or hot chocolate. A mantel above the fireplace can hold pots of greenery or candles that add to the ambiance.

CONSIDER A CUSTOM BANQUETTE

Unused corners on a patio or rooftop retreat can utilize a custom-made banquette that provides the functionality of a sofa sectional outdoors. Have a contractor design it to the exact specifications of the area, and add a rug to ground the space.

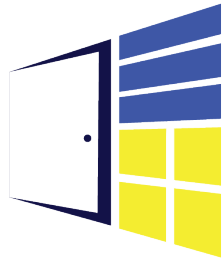
VARY THE FLOORING

Depending on the entertaining space, a balance of soft grass, pavers or other hardscape will be necessary. Certain areas will need to be hard enough for chairs and other furniture, particularly for those who are including an outdoor dining table in the design.

CREATE SOME PRIVACY

Some homeowners are lucky enough to have natural barriers that offer privacy in their entertaining spaces. When there isn't enough, tall shrubs, inexpensive bamboo fencing or trellis can provide a blind that makes an outdoor living area more cozy and private. Consider placing tall, potted plants on rolling casters to improve privacy as the need arises.

Outdoor living spaces are all the rage, and they can add value and functionality to most any home.



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DCBE BOARD BRIEFS

BOARD BRIEFS

Meeting held Jan. 19, 2024

**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 discussion of a forward tee-box trail on hole number two. The committee will discuss whether to continue the forward placement or move back to the original tee-box at their next meeting. Pace of play will be requested from the Pro Shop as a reminder to all players. Ryan is working to address the growth of poa annua around the course greens. If spraying will not take care of it, they will be forced to hand-pull for removal.

FOOD & BEVERAGE COMMITTEE

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

The Board of Directors approved the increase of monthly Birthday Meals to increase from \$5 to \$10, with all in favor and Bennie Hudgins opposed; the motion carried.

The Board of Directors approved by request of the committee that they will share input in future menu creation with the Executive Chef. An operating procedure will need to be written for the committee's authorities.

Matt Bragg has been hired as the restaurant food and beverage manager. His duties will be to oversee front of house operation, beverages and staff training.

The Committee is reviewing the precinct vote of our wet/dry status for alcohol sales to go to a municipal vote on the November ballot.

UPCOMING MEETINGS

- BOARD MEETING
5:00 p.m. March 25
at the DCBE Clubhouse Board Room
- ANNUAL MEMBERSHIP MEETING
May 18 at 6pm DCBE
Clubhouse Ballroom
Purpose of Vote:
Item No. 1: Elect three Directors to serve a three-year term on the Board of Directors.
Prior to each Annual Membership Meeting, the Nominating Committee shall provide a list of candidates running for the Board of Directors. The membership will vote for three new Directors to serve a three-year term on the Board. The results will be announced upon the conclusion of the Annual Membership Meeting on May 18, 2024.

MEMBERSHIP & BOARD SEARCH COMMITTEE

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

Bennie Hudgins reported on the ad-hoc committee's work to decorate the club after Christmas. Many compliments were received on how great the club looked for the Holidays with funds raised from the Fall Artisan Bazaar.

A motion was made by Cathy Permenter to approve the addition of Christi Conard and Lou Ella Simmons to the Membership Ad-Hoc Committee, seconded by Larry Cordell; with all in favor the motion carried.

Member appearance to request an exception of the Association By-Laws for an additional membership per household for recreational purposes. Kellen Zawadzki made a motion to deny Angie Brandt as a third member to the account, as stated in the by-laws. David Zunker seconded the motion with all in favor the motion carried.

RECREATION COMMITTEE

Chairman, Secretary Kellen Zawadzki
717-275-3991
KellenZawadzki@gmail.com

No quorum for meeting in January. Discussion of recreation financial revenue will be held in February.

DCBE BOARD BRIEFS CON'T

FINANCE COMMITTEE

Chairman, Treasurer David Zunker
817-79-3559
Zunker10@yahoo.com

The Board of Directors approved by request of the Finance Committee to lower the threshold amount for aged accounts to proceed to foreclosure to \$3,000.00.

The Board of Directors denied a request to move budgeted cart trail revenue allocation from the Golf Shop into the Golf Course Maintenance Department pending Budget revenue.

Rick Phillips made a motion to replat the lots by the restrooms, Lot #1285 & 1286 at the Durant Par 3 and deliver to the City Council for approval. The lots will be divided into four equal unbuildable lots. The deeds will reflect an indefinite lease back annually for \$1 per year with the Association retaining all rights to the land with a \$10,000 initiation fee and \$10,000 sale price, seconded by Larry Cordell; with all in favor the motion carried.

A Salary cap was discussed and approved for the new GM and presented by Bennie Hudgins. In addition, a bonus structure for Salaried employees based on merit was discussed and approved.

Discussion of capital budgets for the coming year. The Board of Directors would like to emphasize that any item listed on the capital budget is only a suggestion and not an approved item. All projects will still be required to be go through committee, finance committee and the Board of Directors for approval.

FACILITY MAINTENANCE OVERSIGHT COMMITTEE

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

The Board of Directors denied a request for increase to monthly boat stall rental fees, until more information can be obtained and a maintenance plan can be put in place for routine upkeep.

The Board of Directors denied a request for roof replacement to all DCBE buildings to be separated into separate projects with multiple contractors, until all information has been collected from vendors.

The committee is pursuing bids for roadway and clubhouse pool repairs.

SECURITY COMMITTEE

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

The Security staff have begun to implement the approved issuance of member-lane stickers only to vehicles registered to DeCordova residences. Member correspondence regarding non-resident vehicle stickers were discussed. Member CW Adkins will be conducting assisted training of security staff. The Board of Directors were updated on the Gate Sentry application for guest access into DeCordova. All members will receive communications in the coming week.

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LEGAL BY-LAWS COUNCIL

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

Member correspondence regarding political door to door solicitation. Larry Cordell made a motion to deny Zane Hatch permission to go "door to door", which is against the by-laws; seconded by Cathy Permenter, with all in favor the motion carried.

Cathy Permenter updated the Board of Directors on our ERTC request. Unfortunately, our representative has turned over and they are requesting additional information at this time.

ARCHITECTURAL CONTROL COMMITTEE

Chairman, Cody Garrison
817-736-5386
cody@codygarrison.com
BOARD REPRESENTATIVE
Chairman, Rick Phillips
817-726-6130
RPIinsurance1@gmail.com

Six various projects were approved by the committee, with one denial and one variance request to the Board or Directors.

A motion was made by Larry Cordell to table the requested five-foot variance to the front set back of a home remodel until the Board of Directors can review the property, seconded by Doug Jones; with all in favor the motion carried.

The committee continues to pursue property appearance violations in non-compliance with Association rules and policies.

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**

Sean Grizzell and Scott Mitchell were unable to attend the meeting.

Nominations are now available for the 2024-2027 term Board of Directors. Sign up forms are available on the DCBE website and at the clubhouse administration offices. If you are interested in running for one of three available positions, please feel free to contact any of our nominating committee listed below. The deadline to register will be Friday, March 15th at end of business.

2024 Nominating Committee

Chairman, Bennie Hudgins 817-917-7417 benhudgins@charter.net
Kay Bailey 817-776-1668 kay@granburyrealproperty.com
John Deal 210-488-2380 jds49er@att.net
Dana Goode 214-927-2482 danagoode@live.com
Lacey Zawadzki 937-266-5558 laceyzawadzki@gmail.com
Bob Frost 214-724-3632 frostloghouse@gmail.com
Larry Smith 817-437-7101 lhoodsmith5@gmail.com
Cyndi McArtor 817-326-4526 jcmcartor@gmail.com
Andrea Bauer 972-743-3793 ahabauer50@gmail.com




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DeCordova Bend Estates - Financial Reports

De Cordova Bend Estates							
Income Statement - Consolidated - December, 2023							
	Current	Current Mo.		Year	YTD		Total Yr
	Month	Budget	Variance - Favorable (Unfavorable)	To Date	Budget	Variance - Favorable (Unfavorable)	Budget
TOTAL REVENUE	651,466	628,789	22,677	6,473,406	6,188,338	285,068	7,333,402
TOTAL COST OF SALES	93,506	82,524	(10,982)	1,023,325	661,910	(361,415)	732,468
GROSS PROFIT	557,960	546,265	11,695	5,450,081	5,526,428	(76,347)	6,600,934
TOTAL SALARIES & WAGES	361,615	276,413	(85,202)	3,218,549	3,025,600	(192,949)	3,536,723
TOTAL OTHER EXPENSES	171,578	141,229	(30,349)	1,940,978	1,688,767	(252,211)	1,929,784
NET INCOME(LOSS) BEFORE DEPREC	24,767	128,623	(103,856)	290,554	812,061	(521,507)	1,134,427
TRANSFER TO RENOVATION CIP	(26,061)	(27,040)	(979)	(234,719)	(243,360)	(8,641)	(324,480)
TRANSFER TO GENERAL CIP	(24,911)	0	24,911	(149,549)	0	149,549	0
TOTAL NET INCOME(LOSS) BEFORE DEPRECIATION	(26,205)	101,583	(79,924)	(93,714)	568,701	(380,600)	809,947

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Cash Summary - December, 2023	
Operating Funds	\$156,742
Contingency Reserve	\$300,000
Capital Reserve	\$868,531
Renovation Retainage to be paid	\$0
Total Cash Funds	\$1,325,273

Capital Summary - December, 2023	
Current Capital Funds Available	\$868,531
Total Approved Capital Projects Remaining	\$158,363
Capital Funds Remaining	\$710,168

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TEXAS CROSSWORD PUZZLE

By Charley & Guy Orbison

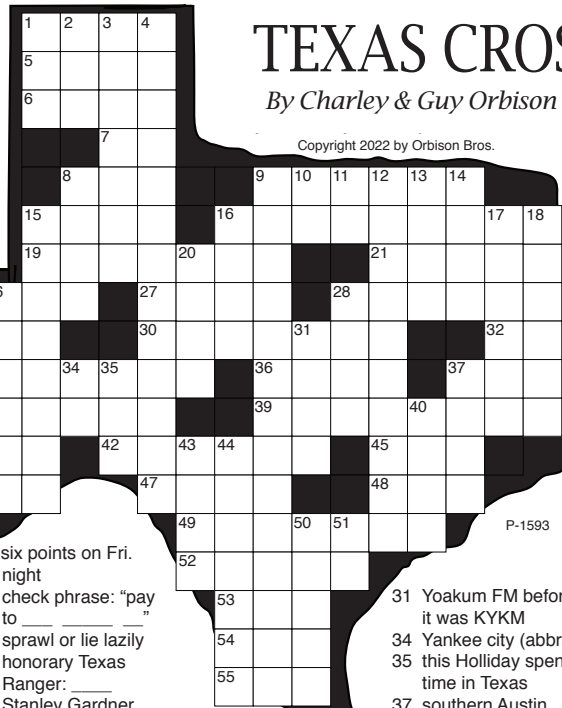
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- ACROSS**
- 1 seat of McLennan County
 - 5 Texas moonwalker, Bean
 - 6 both Texas Christian & Notre ___ claim the 1938 national championship
 - 7 "Hook '___ Horns!"
 - 8 gun rights grp.
 - 9 TXism: "first ___ out of the box"
 - 15 Tex Ritter sang the theme song for 1952 western "High ___"
 - 16 TXism: "you're buying oats for a ___ (waste)"
 - 19 TXism: "lower than ___ belly"
 - 21 Waxahachie's county
 - 22 most outlandish fishing story? (2 wds.)
 - 27 popular seasoning
 - 28 abuse sexually
 - 29 deadly
 - 30 illegal pursuer of another person
 - 32 this Agee blocked for Emmitt Smith in 1990 (init.)
 - 33 TXism: "go to ___ (Sunday)"
 - 36 Texans love black-___ peas
 - 37 a wager at Lone Star Park
 - 38 Texas-based film, "___ Comin' Back, Red Ryder?"
 - 39 "___ she wore flannel PJs on her honeymoon"

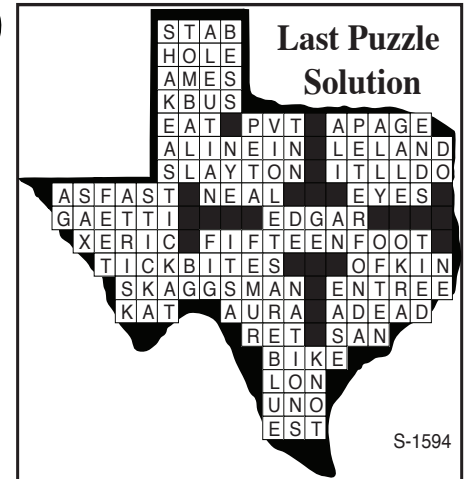
- 17 cell service provider
- 18 least serious crime: ___ _ misdemeanor
- 19 "get ___ of it"
- 20 TXism: "got ___ many irons in the fire"
- 21 Vega High class (2 wds.)
- 22 TXism: "that's a horse ___ _ different color"
- 23 TX James Baker was Reagan's and George H.W.'s Chief ___

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- DOWN**
- 1 TXism: "tight ___ (cheapskate)"
 - 2 peach cobbler ___ mode
 - 3 Milam County seat
 - 4 TX Lucian Adams got Medal of Honor for ___ - ___ against Germans
 - 8 TXism: "plain as the ___ on your face"
 - 9 TXism: "___ in church"
 - 10 Quanah High class
 - 11 six points on Fri. night
 - 12 check phrase: "pay to ___"
 - 13 sprawl or lie lazily
 - 14 honorary Texas Ranger: ___ Stanley Gardner
 - 15 TXism: "he couldn't drive a ___ a snow bank"
 - 16 Seur ___ Salle, an explorer in Texas
 - 17 Jenna Bush Hager to Barbara Bush Coyne real ___
 - 18 ___
 - 20 a Houston suburb
 - 22 famous UT and NFL QB, Layne (init.)



Puzzle solution for Crossword Puzzle on page 32.



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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 Quannah 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)

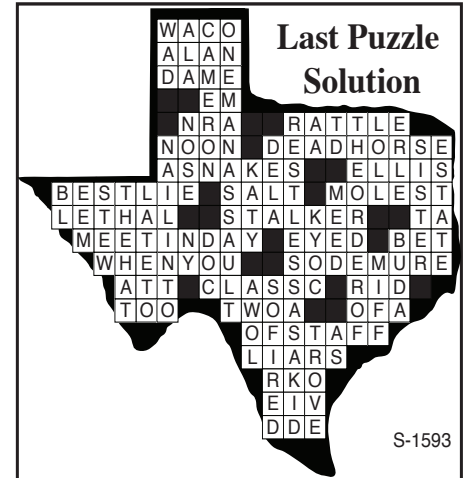
TEXAS CROSSWORD PUZZLE

By Charley & Guy Orbison

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Puzzle solution for Crossword Puzzle on page 31.



Last Puzzle Solution

S-1593



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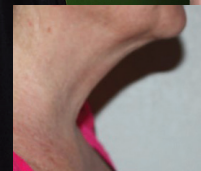
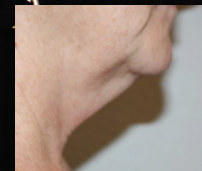
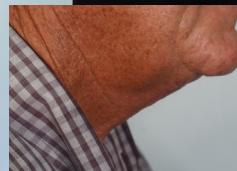
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benhudgins@charter.net

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817-776-1668
kay@granburyrealproperty.com

JOHN DEAL

210-488-2380
jds49er@att.net

DANA GOODE

214-927-2482
danagoode@live.com

LACEY ZAWADZKI

937-266-5558
laceyzawadzki@gmail.com

BOB FROST

214-724-3632
frostlothouse@gmail.com

LARRY SMITH

817-437-7101
lhodsmith5@gmail.com

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8					6	1		
3	1	6		4			8	
					9	2		
	9			3				8
6			1		4			5
5				6			2	
		3	4					
	8			9		7	3	6
		7	6					4



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