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LIFE INSIDE DECORDOVA BEND ESTATES

# FAIRWAY

VOL. 4 ISSUE 5 | May 2024

*magazine*



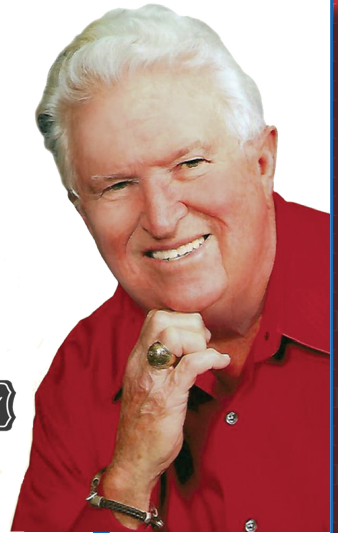
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DCBE REAL ESTATE MARKET REPORT

Average List Price (23 Listings) .....	\$577,952
Avg. Sq. Ft List Price .....	\$210.66
Homes Under Contract Not Closed .....	7
Average Sold/Closed Price (4 Sales) .....	\$452,750
Avg. Sq. Ft. Sold/Closed Price .....	\$202.92
Average Days on Market .....	26



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# SUMMER'S COMING!



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We want you to know that our team is not only committed to keeping you and your family safe by taking care of your A/C needs, but also by ensuring you have the trust and confidence in our team members that we send into your home.

Don't forget, we're here to help you 7 days a week in case of an emergency. We have a live person, not a recording, to take your call and get help to you fast!



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## ON THE COVER



### ON THE COVER

April showers have brought May flowers. Summer is just around the corner and soon the neighborhood will be packed with golfers, boaters, volleyball and pickleball players.

Congratulations to all of the graduating seniors!

## ABOUT US



### RETAIL ADVERTISING

P.O. Box 879  
1501 South Morgan St.,  
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The Hyde Media Group, LLC  
The Hood County News · The Tri-County Reporter · The Gatesville Messenger · Fairway Magazine · Columns Magazine · The Spur Magazine · The Gatesville Area Guide  
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Marketing Consultant  
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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@tricountyreporter.com

Designer  
**HILARY MCALLISTER**  
hilary@hcnews.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. © 2024.



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## DECORDOVA BEND

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](mailto:Fairway@hcnews.com). The deadline for submissions is the first day of the month prior to publication date. EX: Jan. 1 for the February issue.**

**Advertising also closes on the 1st of the month prior to publication date. Contact [Brittany.Bowers@hcnews.com](mailto: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

<b>Dave Hanson</b>	Interim General Manager .....	222
<b>Matt Fleming</b>	Administration ..... <a href="mailto:matt@dcbeweb.com">matt@dcbeweb.com</a> .....	223
<b>Stephanie Garner</b>	Membership Director & Architectural ..... <a href="mailto:stephanie@dcbeweb.com">stephanie@dcbeweb.com</a> .....	229
<b>Don Oliver</b>	PGA Professional..... <a href="mailto:don@dcbeweb.com">don@dcbeweb.com</a> .....	817-910-2537
<b>Ryan Reimer</b>	Golf Course Superintendent .....	401
<b>Marcia Heilner</b>	Controller .....	<a href="mailto:marcia@dcbeweb.com">marcia@dcbeweb.com</a> ..... 234
<b>Corey Shipp</b>	Maintenance .....	<a href="mailto:corey@dcbeweb.com">corey@dcbeweb.com</a> ..... 244
<b>Larry Morgan</b>	Security Chief.....	<a href="mailto:larry@dcbeweb.com">larry@dcbeweb.com</a> ..... 304, 817-964-8114
<b>Vickie Mageson</b>	Accounts Clerk.....	230
<b>Matt Bragg</b>	Food & Beverage Manager.....	<a href="mailto:mattb@dcbeweb.com">mattb@dcbeweb.com</a> ..... 224
<b>Ashleigh Williams</b>	Catering Director.....	<a href="mailto:ashleigh@dcbeweb.com">ashleigh@dcbeweb.com</a> ..... 242, 817-326-2381

### DEPARTMENTS

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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 May 10. No mulligans!

Email your guess and contact info to [fairway@hcnews.com](mailto: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: Fossil Rim Wildlife Center, Page 5

LAST MONTH'S WINNER: Dan Tarrh

## CONTRIBUTORS



Darren Clark

Darren Clark can be found on the golf course (no, that guy is Darren Clarke—with an “e”), 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.

Micky Shearon is a freelance writer, podcaster, and digital creator. He is also an actor and director and is President and Managing Director of the Granbury Theatre Company at the Granbury Opera House. Micky and his wife Beth have lived in Granbury for thirty-eight years.



Micky Shearan



## 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](mailto:fairway@hcnews.com).



# GOLF EVENTS

SATURDAY, MAY 25TH  
8 AM SIGN IN, 9 AM TEE OFF  
*Nutcracker Golf Club*  
GRANBURY, TEXAS

*Hosted by:*  
THE HOOD & SOMERVELL COUNTY  
A&M CLUB

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Includes 1 hole sponsorship and 4 players.

### Unlimited Hole Sponsors \$200 each

Includes 1 hole sponsorship

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THE HOOD & SOMERVELL COUNTY  
A&M CLUB

**SATURDAY, MAY 25TH 9AM TEE OFF**

*Nutcracker Golf Club*  
GRANBURY, TEXAS

Check in 8:00 am \*Hole Sponsorships Available \$200

**\$95 PER PLAYER, LUNCH INCLUDED**

RSVP by May 11th to David Shelton at [dashelton@wdtmilk.com](mailto:dashelton@wdtmilk.com)

Please provide phone number, email & team members.

*Benefiting The Youth of Hood and Somervell County*







**DECORDOVA BEND ESTATES OWNERS' ASSOCIATION, INC.  
DECORDOVA BEND ESTATES COUNTRY CLUB, INC.  
ANNUAL MEMBERSHIP MEETING: MAY 18, 2024 @ 6:00 P.M.  
LOCATION: CLUBHOUSE BALLROOM**

All members are invited to attend the Annual Membership Meeting.

*What you will be voting upon:*

**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.

Each Member has the option to vote for up to three different candidates. The three candidates receiving the highest number of total votes will be elected.

*Note: The candidate profiles are posted on [decordovabendestates.org](http://decordovabendestates.org) for your review.*

**Item No. 2 Food and Beverage Minimum**

Due to less than 25% of the members supporting our Food and Beverage Department, the Board of Directors have asked the Membership to vote on the approval of a \$150 quarterly food and beverage minimum. If approved, policies will be added to Article X- House and Entertainment in the DeCordova Standard Operating Procedures. **Those members with a frozen monthly assessment status will have exemption from the approved minimum spending charges.**

The Board of Directors would like to add a members' opportunity to have questions answered during this annual meeting. ALL questions MUST be submitted to [admin@dcbeweb.com](mailto:admin@dcbeweb.com) no later than 4:30p.m. May 17, 2024. NO questions will be accepted the day of or from the floor during the meeting. The Board will address these questions during the open session of the meeting.

*The Membership Meeting Agenda will be published after being finalized at the April Board of Directors meeting.*

Voting will be conducted electronically; The Association will be providing electronic ballots which will be sent out on May 1, 2024. No in-person voting will take place.

Absentee ballots will be available upon request at the DCBE Administration Offices. Please contact the Administration Office at (817) 326-2381 if you would like to receive an absentee ballot via US Postal Service. Absentee ballots must be received by DCBE no later than May 17, 2024 upon close of business at 4:30 P.M.

**Texas Property Code: "By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail."**



---

2024/2025 DCBE  
WOMAN'S CLUB KICKOFF

**DISCO**

*in the  
Daytime*

AUGUST 25, 2024

3-6 PM

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RSVP: FORETEES

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May



**ATTENTION ALL LADY GOLFERS**

Start 2024 off right! Come join the LGA, here at DCBE. 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 9 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!

**8:30 A.M. START TIME**

- May 2** (Meeting) Scramble ABCD
- May 9&10** Ringer Tournament
- May 16** Par-4s-team-ABCD
- May 23** Durant Course, Scramble 18 holes
- May 30** Orange Ball-mixed-team-ABCD

**SAVE THE DATE**

- June 6** Guest Day
- June 13-15** Classic Member/Guest Tournament

**FOR INFORMATION ABOUT DCBE LGA**

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

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# Join us for dinner!

Our Valued Members,

We take immense pleasure in introducing the new selections awaiting you at the 19th Hole! With meticulous care, our Food & Beverage Team has crafted a menu that seeks to satisfy your appetite and elevate your dining experiences throughout this upcoming season. In addition to the new menu, we will begin making and serving our very own pizzas—with the help of our new gourmet double-stack pizza ovens, you will be able to enjoy our freshly-baked 12-inch pizzas in the Cove and 19th Hole!

Furthermore, it is our privilege to announce the resurgence of our ultra-convenient To-Go program, designed to offer you the convenience of savoring our offerings in the comfort of your own home. Simply give us a call at the following number: 817-243-9315, place your order, then pull up to the back door of the

Cove kitchen and push the button on the little yellow call-box to let us know you've arrived and we will bring your order right out to your vehicle!

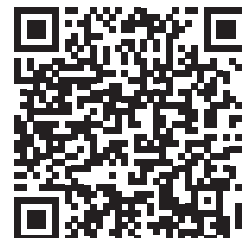
As the embrace of summer draws near, we are embarking on a campaign to assemble a team of pool servers and auxiliary staff dedicated to augmenting your summer fun amidst the cooling ambience of our Club House. Our commitment to providing excellent service remains unwavering, and we are devoted to ensuring that every moment spent with us this summer is a joyous occasion. We eagerly await the opportunity to serve you with our bright-hearted hospitality and extend to you our heartfelt dedication to our community!

Can't wait to see you here,  
Your Food & Beverage Team

Check the DCBE website and ForeTees for all food and beverage specials & events!

Download the ForeTees app using the QR codes below.

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# BIRTHDAY WISHES

May

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



**May 1**  
VICKY COOPER  
CONNIE GILFEATHER  
ZACH HARBER  
KARSTEN MORRELL  
PAM RAMSEY  
JAMES SAMMONS  
DIANA ULRICKSON

**May 2**  
PAUL BURDEN  
BARBARA CALHOUN  
KIMBERLY LEWIS  
ANDREW CULBERT  
CHRIS DAVIS  
DANNY HUSBAND  
PENNEY MOORE  
DENNIS TIMMONS  
MARGO WALSH

**May 3**  
JAMES BAUER  
SUSAN BOONE  
JAMES GAGNON  
HOLLY HELLER  
BETH MISSFELDT  
ELIZABETH THOMAS

**May 4**  
KELLI WHEELAND  
JOANNE CORLEY  
KATHY GWINN  
MISSY HIMANGO  
GABINO VASQUEZ

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

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

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

**May 8**  
ERIC FLETEMEYER  
CARROLL KNIFE  
LAURA MELLENCAMP  
PAUL MOODY  
WAYNE PIDGEON

**May 9**  
JIMMY DAWSON  
JEFF COOK  
JOE HAWKINS  
JEFF PLEMONS  
BETH WATSON  
CHRISTAL WHITE  
SCOT WYLIE

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

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

NANCY STRINI  
JULIE WOLF  
**May 12**  
KAYE AFFLERBACH  
DAVID AMEND  
NITA BENGE  
CYNTHIA BOBEK  
CODY GARRISON  
KATIE JORDAN  
MCKINNON HOLLY  
GAY PRICE  
MARY HYATT SPYROPOULOS  
BRENT TOMPKINS

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

**May 14**  
RANDY LEWIS  
ELISE LOONEY  
DAVID RAYBURN  
STEVEN VONDRA  
DEBORAH WAGOR  
TAMMY WEAGLEY  
MATTHEW WOLF

**May 15**  
KELSY ABEL  
VICKI BLACK  
ROBERT CHADWELL  
CHARLES DATILO  
DAVID DOWELL  
JACK MARTIN III  
MARY ANN SAFFORD  
SANDRA ALMON

**May 16**  
PAUL BERTUCCI  
CHRISTIAN HARRIS  
CORTNEY MCGRAW  
SUZI ORMSBY  
RALPH SEALS

L.T. SOLOMON  
PAMELA WALKER  
TANYA WHITE  
**May 17**  
SANDRA DONOVAN  
KYLE WILLIAMS  
BOBBY WILLIAMS

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

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

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

**May 21**  
DORRIE BRENNAN  
WILLIAM HENDERSON  
DOUG WINKLER

**May 22**  
SHAY CLARK  
CONNIE EDWARDS  
ARNIE KIRK  
ARLA RICHTER  
THOMAS SENYARD  
KAREN TIGGES  
KIM VAUGHN

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

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

**May 25**  
ELIZABETH BURCH  
JOHN GRAY  
JOSEPH HOSKINS  
RUTH ANN JEWELL  
JAMES RANDLE  
BETTY JEAN COBERLY  
DAVID WISE

**May 26**  
DONNA CLEVELAND  
MOLLY DRUSHEL  
MARCY LOVICK  
JUSTIN PITTMAN  
TRACY STEGLICH  
MICHAEL STEPHENS  
CAROLYN VECCHIO  
ANNE WEATHERFORD

**May 27**  
ELOISE ABLES  
BRIAN GAFFIN  
LAURI HENDRICKS  
HAYDEN LITTLEFIELD  
CRAIG MEYER  
NANCI MYERS  
MOLLY SANCHEZ  
THERESA TAYLOR

**May 28**  
RICHARD BERRY  
MICHELLE BOND  
STACEY GONZALES  
TERRY KING  
VICKI MCNALLEY  
DAVID PENNEY  
ALICE RHODES

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

**May 30**  
JUNE COLLINS  
CAROL HORROCKS  
JADE JACKSON  
LAUREN LAWSON  
DONALD LINNEY  
SUSAN METCALF  
CHELSEY PINKSA

**May 31**  
RODRIGO AGUILAR  
RICHARD DUDLEY  
RAESHA GARLAND  
RUSSELL GUHL  
ROBERT HALL  
ANDRE MISSFELDT  
KELLIE LAMBERT  
MELANIE LIVELY  
ROBERT ONEAL  
CANDACE COLEMAN STROUP  
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# ENERGY LEVELS AND EXERCISE NEEDS MERIT CONSIDERATION BEFORE ADOPTING A NEW DOG

Dogs add a whole new element to a family dynamic. Parents may adopt a dog not only because they love these loyal animals, but also because they hope to instill a sense of responsibility in young children who will be tasked with helping to take care of the family's furry new friend.

The level of interaction dogs require can vary greatly among the breeds. There's no shortage of breeds to consider as families look for a new dog, and it can help to recognize which dogs are especially energetic and which might be more enthusiastic about cuddle sessions on the couch. It's also worth noting that each individual dog is unique, so just because a dog is a certain breed does not mean it will automatically behave exactly the same as other dogs of the same breed. However, breed reputation can be a good barometer as families look to bring a new dog into the fold. The following are five popular breeds and their corresponding exercise needs.

## AKITA

Akitas originated in Japan, and it's not uncommon to refer to this beautiful breed as the Japanese Akita. American Akitas also are popular, and these dogs may have higher energy levels than those from Japan. Akitas are large dogs and require regular walks and daily play sessions with their owners.

## BICHON FRISE

These small, cheerful pups require ample attention. Bichons typically weigh between 10 and 18 pounds, so owners are unlikely to be exhausted by daily play sessions, which are necessary to ensure the dogs do not become overwhelmed by separation anxiety.

## DACHSUND (STANDARD)

These highly affectionate dogs typically weigh between 16 and 32 pounds. Dachsunds' stature can be deceptive in relation to their energy levels, as the American Kennel Club notes these dogs love to play and can even make for fine watchdogs. Ample exercise is vital to ensure dachsunds don't gain a lot of weight, and physical activity also helps them build strong muscles that support and protect their backs, which are lengthy and therefore vulnerable to disc damage if the dogs don't stay fit.

## FRENCH BULLDOG

French bulldogs do not require an especially high level of exercise. According to the AKC, a short walk or outdoor play session should be enough daily exercise for these lovable, bat-eared pups to stay in shape. Like English bulldogs, French bulldogs are flat-faced, which means they should be monitored closely and prevented from exerting themselves in hot or humid weather.

## GERMAN SHEPHERD

German shepherds are large, agile and muscular, and those characteristics alone likely give prospective owners an idea of what to expect from these beautiful dogs in relation to exercise. The AKC notes German shepherds are very active and athletic, so they will need lots of exercise. Without sufficient exercise, German shepherds may develop problematic behaviors.

Careful consideration of a breed's energy levels and exercise requirements can ensure families find a dog that will suit their situations and schedules at home.





# 5 FUN WAYS TO SPEND MOTHER'S DAY WITH MOM



Moms get their much-deserved day in the sun each May, when families gather to celebrate Mother's Day. Mothers go above and beyond for their children, and those efforts are worthy of appreciation.

This year Mother's Day is celebrated on Sunday, May 18. As the day draws closer, families can consider these five fun ways to spend the day with Mom.

## **BEGIN MOM'S DAY WITH BREAKFAST IN BED**

If Mom is the first one to reach the kitchen each morning throughout the year, then breakfast in bed can make for a great way to start her Mother's Day. Dads and kids can wake up early and sneak downstairs while Mom is still sleeping and surprise her with a homemade breakfast and hot cup of coffee before she gets out of bed.

## **INDULGE IN A LITTLE ADVENTURE**

If Mom isn't one to relax or spend an extra hour in bed, then indulge her sense of adventure this Mother's Day. Visit a local adventure course where Mom can zip line the day away and challenge herself on a variety of obstacle courses. These outdoor settings can make great use of the mild weather of mid-May and still afford Mom ample time to satisfy her craving for adventure and physical activity.

## **TAKE MOM OUT TO THE BALLGAME**

Baseball season is in full swing come Mother's Day, and Major League Baseball and its minor league affiliates recognize that many moms are big fans of America's pastime. Special promotions, Mom-themed giveaways and on-site entertainment and activities are part of the Mother's Day experience at many baseball stadiums. A day at an MLB stadium or local minor league ballpark can be an ideal activity for the Mom who loves baseball.

## **TAKE TO THE WATER**

Whether it's a lake, a nearby river or the ocean, few backdrops are as dramatic as ones featuring water. A Mother's Day brunch cruise can make for an idyllic setting as the family sits down under the mid-May sun to celebrate Mom with a good meal and gorgeous views.

## **TAKE A FOOD TOUR**

If Mom is a certified foodie, then there's no better way to celebrate her than taking a food tour of local restaurants. Mother's Day tends to be a busy day in the restaurant business, so a food tour might be best organized on the Saturday before Mom's big day, particularly in smaller communities. Many cities or vacation hotspots offer food tours on Mother's Day, so this might be a Sunday option for families that live in or near such locales.

There's no end to the ways families can celebrate Mom this Mother's Day. Families are urged to find a fun and unique way to make Mom's special day one to remember this year.





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# HEALTHY EXPOSURE TO THE SUN

Spring and summer are times of the year when the great outdoors beckons more strongly than it does in fall and winter. Temperate climates and abundant sunshine encourage people to leave their homes and bask in the warm rays of the sun.

Spending time outdoors is good for mental health and it's a natural way for people to get adequate vitamin D, also known as the sunshine vitamin. The National Institutes of Health say exposure to sunshine for five to 30 minutes a day, most days a week is optimal to make vitamin D. A large percentage of the population is deficient in vitamin D. The NIH says there are many studies correlating vitamin D insufficiency with increased risk of numerous chronic conditions, including hypertension, diabetes, myocardial infarctions, and brittle bones. However, sun exposure to make vitamin D needs to occur without sunscreen for maximum impact. That begs the question of just how safe it may be to spend time outdoors without sun protection, and what are the risks of doing so? Also, do the risks of vitamin D deficiency outrank those involving sun exposure and cancer causation? It's a conundrum, to be sure.

The good news is that most people can safely enjoy the sun and obtain vitamin D. Here are some tips and safety precautions.

- ☀️ Keep in mind that the sun's rays are strongest between 10 am and 4 pm. Therefore, if you must spend time in the sun, do so outside of this time period.
- ☀️ Promptly apply sunscreen. After a short period of unprotected sunshine of no more than 30 minutes, put on sunblock right away. Also, reapply as indicated on the packaging depending on activity. Harvard Health says that sunscreen cannot block all UV rays, and even usage of sunblock will not staunch all vitamin D production.
- ☀️ The National Cancer Institute suggests using an SPF of at least 15, but some doctors recommend SPF 30.
- ☀️ Ultraviolet radiation is the number one cause of skin cancer. Utilize wide-brimmed hats, sunscreen and protective clothing to prevent cumulative sun exposure, which can lead to basal cell and squamous cell skin cancers.
- ☀️ Keep in mind that episodes of severe sunburns, usually before age 18, can raise the risk of developing melanoma. Children should be just as mindful of sun exposure as adults.
- ☀️ It is challenging to define what "too much sun" actually is, says the European Code Against Cancer. Strength of the sun (UV index), skin type and the strength of sunscreen all merit consideration. A person with very fair skin exposed to an ultraviolet index of 6, which is easily reached at noon in summer, can suffer sunburn in as little as 10 to 15 minutes.

It's a fine line to balance healthy sun exposure to obtain vitamin D and avoiding sun damage to the skin. But it's best that people walk that tightrope with sun safety in mind.





# New MEMBERS Welcome!

LISA GOOCHER  
GJERGJ & TAYLOR MULAJ  
GEORGE MERKLE

JOHN & EMILY BLASKOVICH  
VIRGINIA THURMAN

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# SUDOKU

Sudoku is a popular logic-based puzzle game that has gained worldwide popularity. The objective of Sudoku is to fill a 9x9 grid with digits so that each column, each row, and each of the nine 3x3 subgrids (also known as "regions") contain all of the digits from 1 to 9. The puzzle starts with some cells already filled with numbers, and the player must use logic and reasoning to fill in the remaining cells.

## UNDERSTANDING THE GRID

The Sudoku grid consists of 81 cells arranged in a 9x9 layout. The grid is further divided into nine 3x3 subgrids, commonly referred to as regions.

## THE OBJECTIVE

Your goal is to fill the entire grid with digits from 1 to 9. Each row, column, and region must contain all the digits from 1 to 9, without repetition. The puzzle starts with some cells already filled in with numbers. These numbers are the clues to help you solve the puzzle.

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

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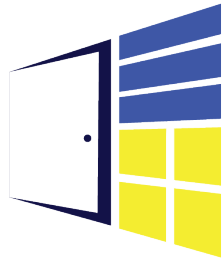
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# DCBE BOARD BRIEFS

## BOARD BRIEFS

Meeting held March 25, 2024

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



**UPCOMING DATES**

<b>April 30</b>	<b>Meet the Candidates Night 6 p.m.</b>
<b>May 1</b>	<b>Voting Opens</b>
<b>May 17</b>	<b>Voting Closes at 4:30 p.m.</b>
<b>May 18</b>	<b>Annual Membership Meeting 6 p.m.</b>

### GOLF COMMITTEE

Chairman, Larry Cordell  
817-909-9122  
[lawcordell@sbcglobal.net](mailto:lawcordell@sbcglobal.net)

With a vote of seven in favor and one opposed the Board of Directors approved by recommendation of the Golf and Finance Committees the purchase of three capital replacement equipment items for golf course maintenance. Equipment includes a Trimax Snake S2 mower at \$49,488.26, SteelGreen SGXL applicator at \$36,805, and a Vertidrain 7316 deep tine aerator at \$38,750.

Larry Cordell reported on the committee discussion of one to two players golfing together and the pace of play during peak hours.

### FOOD & BEVERAGE COMMITTEE

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

The food and beverage committee by recommendation will be dissolved at this time with considerations of reinstatement at a later time.

Due to less than 25% of our members currently supporting food and beverage there has risen a need for a food and beverage minimum. A motion was made by David Zunker for club membership to vote on a \$150 per quarter food and beverage minimum on our May ballot. Members currently with frozen dues will be exempt. The motion was seconded by Kellen Zawadzki and approved with a vote of five in favor two opposed.

### MEMBERSHIP & BOARD SEARCH COMMITTEE

Chairman, Vice President Bennie Hudgins  
817-917-7414  
[benhudgins@charter.net](mailto:benhudgins@charter.net)

The committee will look to host a meeting with all nominees to discuss responsibilities and commitments while serving on the Board of Directors as well as assist with any questions the candidates may have.

Bennie Hudgins reported that the ad-hoc committee met at the clubhouse for recent holidays to decorate and most recently cleaned up storage areas.

### RECREATION COMMITTEE

Chairman, Secretary Kellen Zawadzki  
717-275-3991  
[KellenZawadzki@gmail.com](mailto:KellenZawadzki@gmail.com)

Kellen Zawadzki gave updates on all recreational amenities. Members of the committee have been asked to provide needs for each facility in both their short-term and long-term goals

### FINANCE COMMITTEE

Chairman, Treasurer David Zunker  
817-279-3559

David Zunker reported that the consolidation of banking accounts looks to be completed within the next few weeks. Staff has been accounting for the amounts of money to be transferred into each capital account once finalized. A cash flow statement has been requested be provided to the committee with their monthly reports. Aging accounts have all been notified by certified mail and provided payment plan opportunities prior to any legal proceedings of foreclosure.

## UPCOMING MEETINGS

- BOARD MEETING**  
 5:00 p.m. May 27  
 at the DCBE Clubhouse Board Room
- CITY COUNCIL MEETING**  
 7 p.m. May 21  
 Tejas 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.



# DCBE BOARD BRIEFS CON'T

## FACILITY MAINTENANCE OVERSIGHT COMMITTEE

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

With a vote of four in favor and three opposed; the Board of Directors approved by recommendation of the FMOC & Finance Committees to contract C4 Solutions Asphalt to provide a sample of work up to \$15,000 before proceeding with crack sealing of all DCBE roadways is approved. Dave Hanson has been asked to negotiate a contingency balance and escalation clause from their original BID of all roadways, with the anticipation to have the work begin in the Fall.

The Board of Directors approved by recommendation of the FMOC and Finance Committees to contract GoodTimesGunite-Pools for repair work to the pool to prepare for the upcoming season in the amount of \$90,355.50. It has been recommended to proceed with all work presented with exception to the decking that will be scheduled for the following year.

An update was presented on the clubhouse roof and all DCBE buildings for insurance claims. A scope of all work will need to be established by the committee before moving forward.

Streets and Grounds are working to schedule inspection of all bridges in the community.

## SECURITY COMMITTEE

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

Scott Mitchell informed the Board of Directors on the new gate entry system. Chief Morgan has requested a second paging alert system to be installed at the North Gate for emergency notifications. The committee was asked to review security vehicles and send any recommendations on to finance pending the availability of funds.

## LEGAL BY-LAWS COUNCIL

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

The Country Club and Association By-Laws as well as Covenants and Deed Restrictions were sent to the attorney's office for review. The Covenants are set to renew this December and if changes are to be made; member signatures will need to be documented in approval before filing.

## ARCHITECTURAL CONTROL COMMITTEE

Chairman, Cody Garrison  
817-736-5386  
*cody@codygarrison.com*

## BOARD REPRESENTATIVE

Chairman, Rick Phillips  
817-726-6130  
*rickphillips0711@gmail.com*

Four various permits were issued with approval by the committee.



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The Board of Directors approved a member request to replat lots 106 and 107.

Amendments to the community compliance officer job description were presented for review.

**LONG RANGE PLANNING COUNCIL**

Chairman, President Doug Jones

817-296-9454

[djones92ap@gmail.com](mailto:djones92ap@gmail.com)

Doug Jones informed the Board of Directors there have been many nice projects discussed for later considerations.

**ADDITIONAL MEETING NOTES**

**BOARD OF DIRECTORS**


Blake Wilson appeared on behalf of the Mohawk Dock Owners Group to provide additional information to the Board of Directors regarding the common area boat dock.

David Chinn appeared to speak with the Board of Directors on the General Manager hiring process and for updates from the search committee and third-party firm.


Board of Director Nominee names were blind drawn to establish the order that they will appear on the ballot. The candidate order will be: Russell Guhl, Wayne Pidgeon, Tony Spyropoulos, Tyler Durant, Kathy Mansfield, Terry Nolen, James Sudbury, Gretchen Hunt, Brent Holdridge, Steve Canter and Steve Schanz.

Multiple member comments on clubhouse operations were provided by Doug Jones to be dispersed to all members of the board for viewing.

The Board of Directors approved Nancy Mull to serve as election chairman for the May 2024 vote of the membership.



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# BOARD OF DIRECTOR CANDIDATE BIOGRAPHIES 2024

## RUSSELL GUHL

I'm Russell Guhl. My wife Julie and I moved to Granbury in 2001. We moved to DCBE in 2017 primarily for my love/hate relationship with this golf course. My first beating from this "short" layout was my freshman year at Joshua high school. My family moved to Mountain Valley country club Estates in 1974. I started playing golf the next year at age 4. Growing up at Mountain Valley, I experienced what it is like to live in a tight-knit community much like Decordova. To have hundreds of neighbors that would help at the drop of a hat in the time of need is truly a blessing. Mountain Valley country club was my other home. I worked and volunteered there as a child and I served on the Board of Directors as the Treasurer after I graduated high school.



At age 52 I've spent 29 of my 39 years of employment either self-employed or as a manager. I was first self-employed from ages 19-24. In 2006 after I was involved in a head-on collision, and no plumbing companies in this town would hire a plumber with a disability, so I went into business for myself and began remodeling. I obtained my Master Plumbing License and we opened Texas Patriot Plumbing in 2011. I myself have performed plumbing in DCBE since 1998. During our time at Texas Patriot, we have been fortunate to serve more than 500 customers that live in, HAVE lived in, or have been referred by residents of Decordova. Within the gates of DCBE you will discover a very interesting and diverse group of folks, much like I had encountered my years at Mountain Valley. From a World War II VET that shared his stories of operating a D10 dozer at Normandy Beach, to Pro-athletes, we have worked for Generals, Colonels and Purple Heart recipients. Police Officers, paramedics, firefighters, teachers, nurses, doctors, major University Band leaders, top Texas country artists and fellow blue-collar workers, who, like myself, have put years of effort into their crafts to have a chance to live in a community like this.

I understand business, I understand diverse groups of people I understand adversity.

Decordova is a special community. With transparency, effort, and unity, we can make it even more special in the future.

## WAYNE PIDGEON

My wife, Vickie and I (Pidge as many of you know me) have resided in DCBE since 2001.

I have an associate degree and certificate in Food Marketing from Tarrant County College. I am also a Dale Carnegie graduate. I am currently the MGA President and active on the Finance Committee.

I have 27 year experience



in higher retail management and director position, and 15 years as a successful independent business owner. I credited my success to producing realistic budgets, interpreting financial & operating statements, and communicating with my employees to obtain results.

I have been described by friends and co-workers as being "painfully honest." I have no hidden agenda other than to serve our community in an unbiased way. I would like to be President of the Board. Perhaps I am just what the community needs

## TONY SPYROPOULOS

My name is Tony Spyropoulos and I hope to have the privilege of serving DCBE as a member of the Board.

3 years ago, my wife, Linden and I relocated from Dallas and made DCBE our forever home. Since then, 2 things have happened... I fell in love with this community, and I fell in love with golf. Unfortunately, my golf game has yet to provide the same warm embrace I've received from this neighborhood.

I genuinely believe the strengths I have cultivated throughout my career make me a strong candidate and will allow me to be an asset to our incredible community. As such, it would be a privilege to serve as your voice on the board.

My early career began as a management and leadership consultant; however, I quickly realized my passion for entrepreneurship which led me to build 5 companies from the ground-up; however, I attribute my largest successes to acquiring small, underperforming companies experiencing financial, operational, or staffing challenges and bringing them into good health.

In my current role as President & Co-Founder of an emerging medical technology company, I oversee every aspect of operations, finance, and product development; ultimately guiding this business to its current valuation of \$15 million within the first two years. I have successfully commercialized 3 FDA-approved medical devices, hold 3 U.S. patents and look forward to releasing my 4th FDA-approved product at the end of Q1 2024. I have also led campaigns for 2 packaged-alcohol special option elections (similar to our upcoming fall elections), so I am no stranger to bureaucratic red tape. Additionally, Linden and I recently launched a local event-rental business focused on serving our neighbors and friends in Granbury.

In all, I have successfully led 8 different businesses -- navigating 6 through a series of complex mergers and acquisitions -- therefore, my knowledge of cost containment, expense control, employee relations and revenue growth, paired with my proven track record of revitalizing businesses and overcoming operational challenges have helped cultivate skills in conflict resolution, problem solving, and identifying and performing root cause analyses.

If elected, I intend to leverage the skills I have cultivated throughout my career by emphasizing efficient, practical, and common-sense solutions, while serving as your voice for





our community through actively listening to the needs of our members and providing clear and proactive communication. To be successful, I believe we must recognize and acknowledge the challenges we face:

- Operations and staffing turnover continue to be on-going challenges, making it difficult to maintain continuity of service, operational efficiency, and growth.
- Communication to membership could be clearer and more proactive. Let's communicate so our members rely less on the rumor mill or on social media.
- Our demographics are changing. Let's embrace this! This is an opportunity to leverage the creativity and innovation of the incoming generation, while maintaining the core values defined by those who came before us. By merging these, we can make DCBE one of the most cutting-edge clubs in the region, while maintaining the beautiful, neighborly culture embedded within.

Navigating change, particularly when it impacts a large group, is delicate. A good leader should welcome difficult conversations, and they must have the ability to empathize with conflicting viewpoints in order to unite people through a common resolution. One thing I assure you will not change: the core values of family, community and respect for your neighbor. These are staples of this community and personally, were the deciding factor to my family in making DCBE our home.

Thank you for your consideration and I would be honored to have the privilege to serve as your voice for our community.

#### **TYLER DURANT**

Hi, I'm Tyler Durant. I grew up in Granbury and have lived here most of my life. When my wife Kaycee and I decided to start a family, we knew Granbury was where we wanted to raise our children. Growing up, many of my friends and family lived in DCBE and I always dreamt of my own kids growing up out here. In September of 2021 we decided to move from Brock to DCBE before the birth of our twins Fischer and Adalynn in December 2021.



I am the General Manager of Jerry Durant Chevrolet, Buick and GMC here in Granbury. We have been in business in this town for over 70 years and value the community above all. I hope to offer my experience in managing people, budgets and objections to this role should I be voted in.

I have seen DCBE grow and change over time and hope to provide this generation of kids with the same experience I had growing up out here. My wish is that our community can grow into something that can sustain the level of excellence that has been provided for generations.

#### **KATHY MANSFIELD**

I began my career in Nuclear Power production in 1977 here in Texas at the Comanche Peak Nuclear Power Plant. In 1991 I was recruited to Florida to work for Florida Power Corp., which became Progress Energy, then Duke Energy. I served as an Engineer on several



outage, modification, and overhaul teams. I was the Corporate Risk Manager for the Fukushima project at Entergy Power, managing risk/risk assessment for nine nuclear power plants.

When planning for retirement I chose to return to Texas from Florida and loved what DCBE had to offer for a fun and peaceful retirement. I am a widow; I have one son and daughter-in-law with three wonderful grandchildren. I have lived in DCBE since 2015. I volunteer as a Docent at the Granbury Jail Museum and I also substitute in the GISD.

#### **TERRY NOLEN**

I was born and raised in Little Rock, AR but got to Texas as soon as I could.

After finishing my military obligation (USAF) in 1970, I met my wife Kaye and we've been married 53 years. We've had four children, three that are still with us. Our oldest son TJ and I own a business in Fort Worth, my other son Taylor is a senior software program developer for an international security company and my daughter Alex is an OR nurse in Austin, specializing in Orthopedics. We have 6 grandchildren ranging in age from 8 to 19 years of age.

Our story at DeCordova began as most seem to do. After retiring, Kaye and I wanted a slower, quieter life style, but with the convenience of a short drive into the city. Our search eventually led us to DeCordova. 'The best kept secret in Texas'. Our 'move in' date was Thanksgiving weekend of 2020. So, we've been here for three years and four months. From the day we moved in until now, it has been an experience we hoped for, but thought it was too good to be true. Friendly neighbors, great amenities and homes with personalities are all things this community has offered us. We, as most families that move here, are gradually transforming our home to fit our personality. We have decided that moving again is not an option. We are too content!

I feel honored to be nominated as a candidate for a position on the Board of Directors, as it gives me the opportunity to give back to a place, from which Kaye and I have received so much.

The skill sets that I offer the community are a strong work history in Management, Budgets, Training, Auditing, Analyzing, Planning, Implementation and Follow up. My formal education at the University of Arkansas is in Management with a minor in Business/Psychology. While with the Postal Service in Dallas as a Customer Service Operations Manager, I worked with an annual workhour budget of over 1 million hours, supported by an annual financial budget of over \$40 million dollars. I normally managed a workforce of over 1000 employees, through managers and supervisors at 15 to 17 delivery stations.

As previously noted, I am a co-owner of a salon with my oldest son. We have been in business for 8 years and have been honored with 4 "Best of" awards for our service industry in Fort Worth and have exceeded the million dollar threshold in services to our clients. We are currently doubling the physical footprint of the salon, as our client growth has mandated more room. I manage all business related affairs such as banking and payroll and administrative and HR duties as well as the build out with our general contractor and the SBA.



**Continued on page 30**



**JAMES SUDBURY**

Greetings All! My name is James Sudbury. My wife, Lisa, and I moved here about four years ago. We love our neighbors and community and can't imagine a better place to be. In anticipation of my retirement, we searched far and wide for our forever home to retire to. From the moment we came to Granbury and DCBE we fell in love with this community and bought our home a week after our first visit.



My wife and I both believe in doing our part to be of help to our community if we can. Hence the reason for my decision to run for a seat on the board. Below are some key points from my career I believe will help me in my service to the community:

- Over 30 years of experience in financial and operational consulting with mid sized companies.
- Over 30 years of developing and implementing best practices in operations and finance.
- The last 7 years before retirement was as the Director of Finance for a rapidly growing company operating in 40 states.
- The last 8 years (and still going) as a CFO for another company with multi state operations.
- Past member of the TMA and ACFE (Turnaround Management Association and the Association of Certified Fraud Examiners).

I love our community. We are coming out of a difficult period for our association. I choose to believe all of us want what is best for all in our community and we are best served by openness, transparency and clear communication.

Regardless of the election outcome, I will do what I can to help our community to prosper and function for all.

**GRETCHEN HUNT**

Board nomination bio respectfully submitted by Gretchen Hunt.



- 1994 we moved to Texas and I started working for Texas Health Resources Harris Methodist Fort Worth (THFW). 1994-2008 THFW positions included critical care nurse and nursing leadership positions.
- 2008-2023 transferred to Texas Health Southwest and over time was promoted to several roles including: 2008 Nursing Director of medical surgical/critical care, 2013 Associate Chief Nursing Officer and 2018 Chief Nursing Officer. As Chief Nursing Officer (CNO) duties included administrative oversight of 2 campuses (total 261 beds), over 1000 staff plus strategic planning, financial operations, workforce planning, retention and recruitment.
- Education:
- 1986 Associates Degree in Science (Nursing) Western Oklahoma State College
- 2004 Master's degree in Science (Nursing) Texas Christian University.
- Currently licensed in the State of Texas as an advanced

practice nurse.

**VOLUNTEERISM:**

- Fund raising for the American Heart Association for over 30 years.
- 2018-2023 board member/chair of the Education Committee for Texas Organization of Nurse Leaders
- 2017-2022 board member/treasurer (2018-2020) of the DFW Great 100 nurses organization
- 2022-2023 Oak Trail shores food bank volunteer
- Professional Certifications:
- 2005-present Acute Care Clinical Nurse Specialist
- 2013-present Nurse Executive Advanced

After moving to Granbury my spouse Steve and I learned about DCBE. We were golfers and enjoyed the many amenities this subdivision provides. We moved into DCBE in 2007 and have owned 2 homes. I love and appreciate the neighborhood security, golf course, lake access, and most importantly the people.

My goal is to help us find ways to be financially responsible, retain our committed workforce plus hear and prioritize our member requests. As a board member I will work to represent these requests keeping in mind the need to balance finances, infrastructure impact and sustainability of our community.

In 2022 my spouse of over 40 years passed away. With this loss and after 35 years in nursing I decided to retire in Sept 2023. I am now taking time to enjoy golfing, traveling, and visiting my adult sons, their wives and my 3 grandsons. I hope to soon add Pickleball to my hobbies.

**BRENT HOLDRIDGE**

Hello, my name is Brent Holdridge, and I am honored to be a candidate for the DeCordova Bend Estates & Country Club (DCBE) Board of Directors in the upcoming election. I bring a wealth of Business and Management experience, as well as a strong interest in enhancing our neighborhood's livability and prosperity. With a strong



dedication to fostering unity and progress within our community, I am running for a DCBE Board position to serve as a catalyst for positive change.

Along with my wife (Kim) and our 8-year-old son (Reid), we have lived in the neighborhood for over 8 years. After a 21-year career in Sales & Marketing/Management, I started one (iMS PAYMENTS) and co-founded another (BrightView | Windows, Doors & Window Coverings) company; both in which I remain actively involved today. Along with a strong entrepreneurial spirit, I possess the analytical acumen and strategic mindset necessary to address the complex issues facing our community. I understand the importance of fiscal responsibility and transparent governance and have a deep commitment to ensuring that our HOA operates efficiently and ethically. I am also no stranger to serving on a Board, having served on the Texas Food Processors Association BOD, Coppell Chamber of Commerce BOD, and YMCA of Metropolitan Dallas-Camp Grady Spruce Board of Management.

I am passionate about creating a safe, vibrant, and welcoming environment for all residents. Whether it is managing maintenance issues, improving amenities, or addressing safety concerns, I am committed to championing initiatives that enhance our quality of life and property values.



I believe that the key to a thriving community lies in active engagement and healthy dialogue among residents and board members.

In summary, I am confident that I possess the vision, experience, and integrity needed to effectively represent the interests of our neighborhood on the DCBE Board of Directors. I am ready to help lead our community toward a brighter, more prosperous future. I would appreciate your VOTE toward a stronger, more vibrant DeCordova!

**STEVE CANTER**

My name is Steve Canter. My wife, Suz, and I retired to DCBE in 2017 after completing my 35- year engineering career in Houston. In my final role with Shell, I was the Engineering Manager responsible for all technical decisions on a \$1 billion gas plant project. In that role, I developed extensive skills resolving conflict between groups with vastly different motivations and desired outcomes.



We have 5 grown kids and 5 grandkids. We decided to move north to be closer to our grandkids, and were fortunate enough to “discover” DCBE and all it has to offer. We bought what is now known as the “Dragon House” on Fairway Dr., and have steadily transformed it inside and out over the ensuing 7 years. Many of you probably don’t know me personally, but we may well have exchanged pleasantries since I frequently toil away in my yard. Besides gardening, my hobbies include renovating the house, exercising (you may have seen me riding my weird 3-wheeled elliptical bike), and trying to learn to play the piano despite having no discernible musical talent.

If elected, my top priorities for the Board would include:  
 Transparent communication: While communication has improved somewhat under the current board, it is still sadly lacking. Poor communication leaves residents largely in the dark and tends to perpetuate distrust. Residents must receive clear and detailed communication describing not just decisions made, but also rationale behind those decisions, alternatives considered, economic justifications and consequences, etc. The Board must also provide clear and understandable financial information, including detailed audit results, so residents can see the DCBE financial situation and can readily identify where money is being spent. I will push the Board toward dramatic improvement in quantity and quality of communication with DCBE residents.

Reducing the “golf-centricity” of the Board: I’ve been told that about half of DCBE residents are non-golfers, while the Board has historically been largely populated by golfers. The Board’s remit is to make decisions in the best interest of all DCBE residents. Even with the best of intentions, it is hard to see how that can occur consistently given the large demographic disconnect between Board members and DCBE residents as a whole. As a non-golfer, my election to the Board would help to bring some balance and a broader perspective. I am not in any way against golf (we pay monthly cart fees because Suz gives playing a try every so often) and I fully recognize the value that having top-notch courses brings to all of us. I just want to be sure that the decisions of the Board reflect the needs and interests of all DCBE residents - golfers and non-golfers alike.

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# GREAT SHOTS!

**Olivia Stewart, a 9 year old DCBE resident, won first place in two different categories for these photos in the 4H Hood County spring photo contest. Her photos will compete at the district level in May. Olivia is in the 4H club representing Cornerstone Christian Academy.**





# WHAT IS THE "SILVER TSUNAMI"?

The United States is changing, and observant individuals may notice the nation is skewing a little older than it has in recent years. Estimates from the U.S. Census Bureau indicate roughly 56 million Americans had reached age 65 by 2020, which marked a nearly 39 percent increase since 2010. The increase in the population that has reached traditional retirement age has been dubbed a "silver tsunami," and that increase could stretch government resources thin in the decades to come. In fact, a 2018 report from the Hutchins Center on Fiscal and Monetary Policy noted that the federal government could face considerable challenges as more of its budget is allocated to age entitlement programs such as Social Security and Medicare. That problem may not prove unique to the United States, as the United Nations estimates that the elderly population in Europe is expected

to account for around 30 percent of all residents by 2050. Though entitlement programs differ from country to country, finding ways to successfully manage the silver tsunami could be imperative to various nations' financial stability in the decades to come.



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# DeCordova Bend Estates - Financial Reports

De Cordova Bend Estates							
Income Statement - Consolidated - FEBRUARY 2024							
	Current	Current Mo.		Year	YTD		Total Yr
	Month	Budget	Variance - Favorable (Unfavorable)	To Date	Budget	Variance - Favorable (Unfavorable)	Budget
TOTAL REVENUE	659,975	583,451	76,524	7,685,044	7,333,402	351,642	7,333,402
TOTAL COST OF SALES	87,107	35,473	(51,634)	1,187,755	732,468	(455,287)	732,468
GROSS PROFIT	572,868	547,978	24,890	6,497,289	6,600,934	(103,645)	6,600,934
TOTAL SALARIES & WAGES	266,881	249,915	(16,966)	3,800,798	3,536,723	(264,075)	3,536,723
TOTAL OTHER EXPENSES	179,848	114,149	(65,699)	2,254,643	1,929,784	(324,859)	1,929,784
NET INCOME(LOSS) BEFORE DEPREC	126,139	183,914	(57,775)	441,848	1,134,427	(692,579)	1,134,427
TRANSFER TO RENOVATION CIP	(26,061)	(27,040)	(979)	(286,858)	(324,480)	(37,622)	(324,480)
TRANSFER TO GENERAL CIP	(24,911)	0	24,911	(199,388)	0	199,388	0
<b>TOTAL NET INCOME(LOSS) BEFORE DEPRECIATION</b>	<b>75,167</b>	<b>156,874</b>	<b>(33,843)</b>	<b>(44,398)</b>	<b>809,947</b>	<b>(530,813)</b>	<b>809,947</b>

Cash Summary - FEBRUARY, 2024	
Operating Funds	\$239,164
Contingency Reserve	\$300,000
Capital Reserve	\$921,278
Renovation Retainage to be paid	\$0
<b>Total Cash Funds</b>	<b>\$1,460,442</b>

Capital Summary - JANUARY 2024	
Current Capital Funds Available	\$921,278
Total Approved Capital Projects Remaining	\$0
<b>Capital Funds Remaining</b>	<b>\$921,278</b>



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# DECORDOVA / PECAN PLANTATION

## *Championship Cup*



On April 6, 2024, members of DeCordova Bend Estates and Pecan Plantation squared off on the pickleball courts in a battle of the neighborhoods.

“It’s not an old person sport — it’s a sport that older people can play,” Tracy Davis, event organizer and Pecan Plantation board member said. “The way the rules go, they can even up the odds a little bit. You don’t have to hit the ball hard.”

The Battle on the Brazos — also known as the Pecan/DeCordova Pickleball Championship Cup — featured a series of 17 riveting matches, pitting the formidable players of Pecan Plantation against the spirited team of DeCordova.

When the final match was played, Pecan Plantation emerged the winner having triumphed in nine matches compared to DeCordova’s eight.







Pete Becker, Baylor Richie, and Alyssa Alvarez



Payton Plash and Curtis Watson



Kim Becker and Nathalie Paulson



Ginger and Don Crowson



Mia Mielke

Beth Watson and Jenny Ling



Karen and Mark Golba



Pete Becker and Jim Herricks





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# TEXAS CROSSWORD PUZZLE

By Charley & Guy Orbison

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- ACROSS**
- 1 TXism: "wearing nothing \_\_\_ smile" (naked)
  - 5 TXism: "happy as \_\_\_ in a candy store"
  - 6 Big \_\_\_ National Park
  - 7 "do it or \_\_\_!"
  - 8 LLano is the "\_\_\_ Texas"

- 44 he killed a rare albino buffalo near Snyder
- 45 hunt for food
- 46 TX town or Bible garden
- 47 TXism: "not \_\_\_ nickle" (no value)
- 49 tiered
- 50 news net. on cable
- 51 "shop '\_\_\_ you drop"
- 52 dir. to Eden from Ozona
- 53 Lake El Sal de \_\_\_ ("The King's Salt")



- 18 TXism: "\_\_\_ rattle your teeth!" (threat)
- 19 an area in Texas (2 wds.)
- 21 \_\_\_ Leon, TX
- 22 TXism: "the \_\_\_ is wagging the dog"
- 23 former A&M basketball coach, Tony (1991-98)

**DOWN**

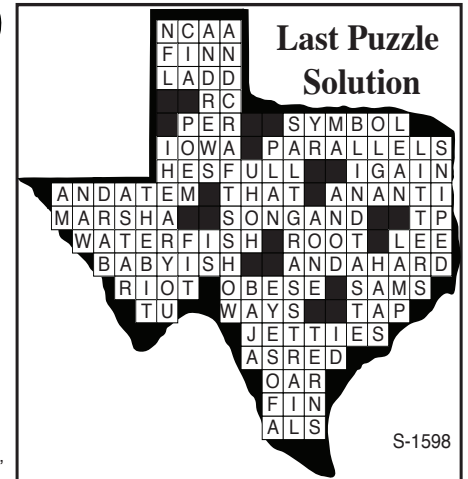
- 1 TX female athlete
- 2 instrument played by TX Ginger Rogers
- 3 Christmas tree decoration
- 4 viper
- 9 this Driscoll was the "Savior of the Alamo"
- 10 Washington wasn't a Texan cause he couldn't tell \_\_\_
- 11 TXism: "compadre"
- 12 "\_\_\_ for a penny . . ."
- 13 TXism for "also" (2 wds.)
- 14 TXism: "scarce as a wildcatter with \_\_\_ balance"
- 15 TX pro football Hall-of-Famer Yale

- 16 "bear in Spanish"
- 17 TXism: "couldn't \_\_\_ under a sitting hen" (dumb)
- 20 \_\_\_ Braunfels, TX
- 22 driving 50 mph on a 75 mph road (2 wds.)
- 24 TX country singer Ketchum
- 25 TXism: "fits like scales \_\_\_ fish"
- 26 TX Dan Morales is a Harvard \_\_\_
- 27 Emmitt Smith often \_\_\_ off the field
- 28 Steinbeck's wife from Texas

- 29 longtime South Carolina senator, Thurman
- 30 "Dallas" was prime time \_\_\_ opera
- 33 take home pay
- 34 age of Sam Houston when he settled in Texas (hyph.)

- 35 once a town south of Texarkana
- 37 Crystal City has a statue of cartoon \_\_\_ Popeye
- 38 in San Antonio: Sea \_\_\_
- 39 TX poet Naomi Shihab \_\_\_
- 41 TXism: "pulled the \_\_\_ over his eyes"
- 42 "\_\_\_ for the best"
- 43 TXism: "cut \_\_\_ some slack"
- 45 TXism: "a \_\_\_ piece"
- 48 "Eagles" drummer from Texas, Don

Puzzle solution for Crossword Puzzle on page 40.



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# TEXAS CROSSWORD PUZZLE

By Charley & Guy Orbison

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## ACROSS

- 1 "March Madness" org.
- 5 Twain's Huckleberry
- 6 Alan of Texas-based "The Big Land"
- 7 Cola
- 8 in 2022, gas in Texas cost more than \$4 gallon
- 9 an emoji is a modern-day state where TX Buddy Holly died
- 16 similarities between two things
- 19 TXism: "\_\_\_\_\_ of spit and vinegar" (energetic man)
- 21 TX Rodney Crowell wrote song "Til \_\_\_\_\_ Control Again"
- 22 TXism: "up \_\_\_\_\_ juice" (coffee)
- 27 TXism: "\_\_\_\_\_ dog won't hunt"
- 28 Texas has \_\_\_\_\_ abortion law
- 29 Texas Tech winning Lady Raiders coach, Sharp (1982-2006)
- 30 TXism: "gave me a \_\_\_\_\_ dance" (runaround)
- 32 "Traveling Wilbury" Petty, with TX Roy Orbison (init.)
- 33 you can go salt \_\_\_\_\_ ing from South Padre Island
- 36 underground part of a plant
- 37 Texas actor Tommy Jones

- 38 infantile, childish
- 39 TXism: "between a rock \_\_\_\_\_ place"
- 41 "One \_\_\_\_\_, one Ranger"
- 42 TXism: "fat as a boardinghouse cat"
- 45 Texans Houston and Donaldson
- 46 San Antonio priv. univer.
- 47 TX Buddy Holly's "True Love \_\_\_\_\_"
- 48 quick light blow

- 22 \_\_\_\_\_
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## DOWN

- 1 Cowboys and Texans org.
- 2 U.S. spy org.
- 3 novelist Elmer Kelton was born in this Texas county
- 4 "Sizzlin' Summer Arts \_\_\_\_\_" in Hurst
- 8 rhyming verse
- 9 "\_\_\_\_\_ Ride" with the Houston Rodeo
- 10 365 days (abbr.)
- 11 governors: "\_\_\_\_\_ and Pa" Ferguson

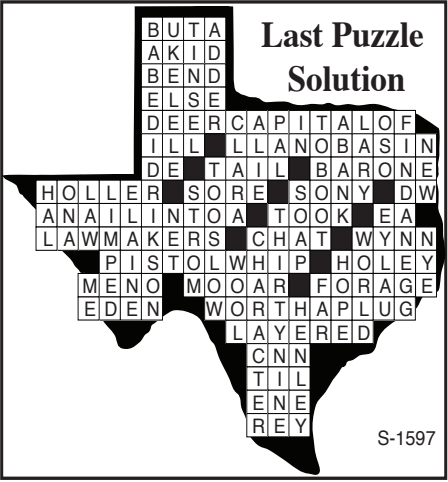
- 12 "Pepsi Challenge" "\_\_\_\_\_ test"
- 13 noted Texas pianist, Samaroff
- 14 Mc \_\_\_\_\_, Texas
- 15 TXism: "\_\_\_\_\_ cluckin' but I can't find your nest"
- 16 "sounds like a \_\_\_\_\_"
- 17 messes with Texas
- 18 shot from a concealed location
- 20 something is wrong (2 wds.)
- 22 before noon time
- 23 how Texans might pronounce "no"
- 24 drearily dull

- 25 TX Kristofferson 1976 drama: "\_\_\_\_\_ is Born"
- 26 TXism: "chompin' at \_\_\_\_\_" (eager)
- 28 auction bid (2 wds.)
- 31 TXism: "busier than \_\_\_\_\_-armed cook in a truck stop"
- 34 TXism: "hissey \_\_\_\_\_"

- 35 TXism: "the tail \_\_\_\_\_ wagging the dog"
- 37 bedside light
- 40 this Lukas was in "Leap of Faith" with TX-born Martin
- 43 TX Dan Jenkins 1982 novel: "\_\_\_\_\_ Oklahoma"
- 44 TX B.J. Thomas' "The \_\_\_\_\_ New York Woman"
- 50 birds found on the Texas coast
- 51 TX Charley Pride's "\_\_\_\_\_ Rather Love You" (1971)



Puzzle solution for Crossword Puzzle on page 39.



## Last Puzzle Solution

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Synopsis Report Totals FYE 2024

# SECURITY REPORT

## March 2024

During the month of March 2024 security responded to 89 calls for service and issued 13 Notice of Rules Violations (NORV)

Have a Safe and Happy Summer!

School will be out soon and there will be a lot of kids running around enjoying the time off, we want all of them to have a safe and happy summer. I am asking all parents to please go over the rules with your children, one of the biggest issues we have with kids is underage driving. In order to operate a motorized vehicle on DCBE streets you must have a valid driver license

and have it with you while operating the vehicle.

Every summer have issues with kids jumping off the bridge at Fairway and Country Club Drive, please let them know that for safety reasons this is not allowed.

### CALLING GUESTS, CONTRACTORS & DELIVERY DRIVERS

Please call in guests, contractors & delivery drivers, we are having way too many visitors arrive at the gates that are not called in. We cannot guarantee that you will get a call from security, we just don't always have time and it's your responsibility.

### 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

### COMPLIANCE

Officer Jones handles compliance issues by going out and looking for things like tall grass, parking issues, drainage, clutter, etc. during his patrol time.

### 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.

Type Offense	Jan-24		Feb-24		Mar-24	
	Reports	NORV'S	Reports	NORV'S	Reports	NORV'S
<b>Traffic</b>						
Speeding		6		2		2
Misc. Traffic/Accident	3		1		2	
Hit/Broke Gate Arm				1		
Parking/Temp. Parking	1	2	1	5	1	2
No Driver's License/INS.		4				
Underage Driving						
Failure to Stop						
Suspicious Vehicle						
Reckless Driving					1	1
<b>Animals</b>						
Barking Dog	4	1			5	2
Leash Law					1	1
Aggressive Animal	1				2	
<b>Incidents</b>						
Curfew Violation						
Misconduct/Disorderly			2	2	1	1
Failure to Provide ID						
Dmstic. Disturbance						
Disturbances			1			
W Being Chks	3		1		1	
Member Assists	42		32		52	
Theft						
Burglary						
Medical Assists	19		7		11	
Misc. Rules Violations	2	3	1	3		3
Vandalism					1	
Noise Complaint					1	
False Alarm	2				1	
Failur to Comply		1			1	1
Assault						
Unauthorized Entry						
Misc. Complaints	6		5		5	
Fireworks/Firearms	1					
Mischief						
Fire						
Burning on Property	1		1			
Suspicious Person					2	
Lost Child/Adult					1	
<b>Totals:</b>	<b>85</b>	<b>17</b>	<b>52</b>	<b>13</b>	<b>89</b>	<b>13</b>

NORV - Notice of Rules Violation





# FAIRWAY Business Directory

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Granbury, Texas 76049



**REFERENCES:**

The Estate On Lake Granbury  
The Cottages Independent  
Senior Living  
Biltmore Hotel & Resort  
4123 Cimmaron Trail  
310 Comanche Vista  
5131 Fairway Drive  
*Additional Residential  
References On Request*

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4126 Fairway Drive - SOLD

6209 Joseph Drive - FOR SALE

5411 Cortez Drive - SOLD

All homes were sold by the Knieper Team but not all homes were listed by the Knieper Team from 6/9/23 - 4/3/24



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