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# FAIRWAY

VOL. 4 ISSUE 6 | June 2024

*magazine*

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**DCBE REAL ESTATE MARKET REPORT**

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Avg. Sq. Ft List Price .....	\$229.04
Homes Under Contract Not Closed .....	9
Average Sold/Closed Price (8 Sales) .....	\$388,219
Avg. Sq. Ft. Sold/Closed Price .....	\$194.12
Average Days on Market .....	40

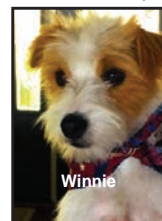


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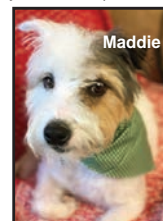
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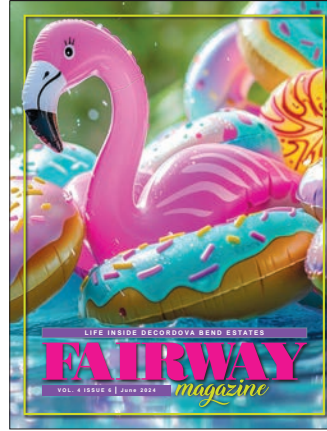
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## ON THE COVER



## ON THE COVER

Summer days are here! Summer begins with the solstice on Thursday, June 20, 2024, marking the astronomical first day of summer in the Northern Hemisphere. It's time to break out the pool toys and sun-screen

## ABOUT US



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Fairway is the official magazine of DeCordova Bend Estates and is distributed to each household every month. We strive to provide residents with news and information about events, activities and people in the community. The views expressed by contributors may not necessarily be those of Fairway Magazine or Hyde Media Group. All rights reserved and no part of this publication may be reproduced or copied in any form or by any means without the written permission of Hyde Media Group, LLC. © 2024.

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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](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.**

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817-326-2381

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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: Paradise Pools, Page 19

LAST MONTH'S WINNER:  
Gary Rose

## 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).

IN LOVING  
*Memory*  
**DENA WILLIAMS**



# GOLF EVENTS



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## JUNIOR CAMP

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**FORETEES RESERVATIONS**

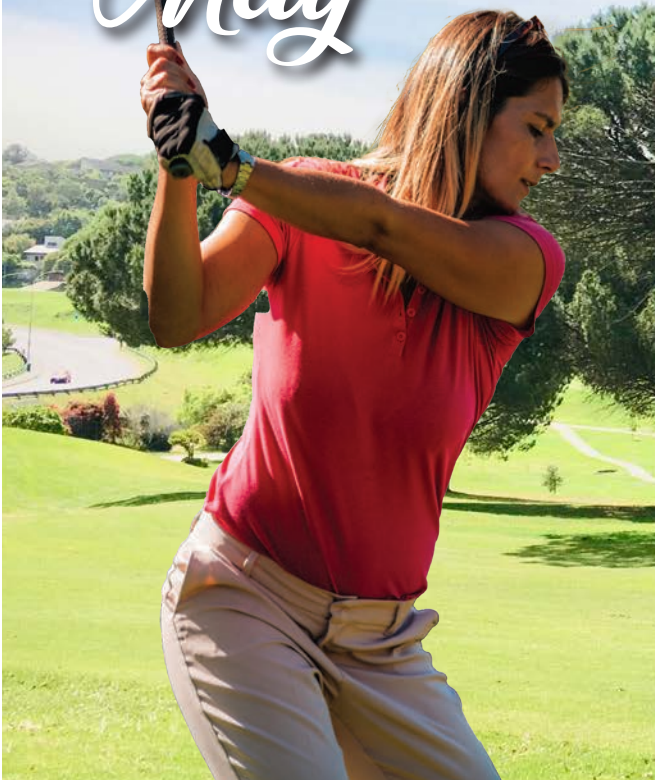
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May



**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**

- June 6** LGA Guest Day-quota-2 person team-flighted
- June 13-15** Classic Tournament-Quota-2 person team-flighted
- June 20** ONES-1gross + 1 net - ABCD
- June 27** PDC-Circle-9-gross/net-individual-flighted

**SAVE THE DATE**

- Sept. 25-26** Championship Tournament
- Oct. 10** Fall Creek Cup

**FOR INFORMATION ABOUT DCBE LGA**

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



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# Madison Collins

## *A sweet treat*

In the bustling heart of DeCordova Bend Estates Country Club lies a hidden gem, a treasure trove of delightful treats and culinary wonders brought to life by none other than our very own Madi, an extraordinary pastry chef whose passion and dedication know no bounds. Madi is the mother of three children, her favorite color is green, she is in school for hypnotherapy and enjoys cross-stitching in her free time.

If you've had the pleasure of indulging in one of Madi's creations, you'll understand why she's such a beloved member of our community. Her confections transcend mere desserts; they're edible works of art, each bite a symphony of flavors and textures meticulously crafted to perfection.

But Madi's talents extend far beyond her mastery of the pastry arts. What truly sets her apart is the warmth and kindness she brings to her work every single day. Whether she's whipping up a batch of her famous pastries or simply greeting members with her infectious smile, Madi's presence elevates the atmosphere of our club to new heights.

It's not just about the desserts with Madi; it's about the joy she spreads and the connections she fosters. She's not just a pastry chef; she's a cornerstone of our community, a friend to all who have the pleasure of knowing her.

What's most remarkable about Madi is her



unwavering passion for her craft. Even on the busiest of days, she approaches her work with a boundless enthusiasm, fueled by a genuine love for what she does and for the people she does it for. Her dedication is an inspiration to us all, a reminder of the power of pursuing one's passions with wholehearted fervor.

Here's to Madi, the heart and soul of your culinary experience at DeCordova Bend Estates Country Club. We are truly fortunate to have her in our midst, and we can't wait to see what delicious creations she dreams up next!





# Join us for dinner!

Our Valued Members,

We take immense pleasure in introducing the new selections awaiting you at the Restaurant! With meticulous care, our Food & Beverage Team has crafted menus that seek to satisfy your appetite and elevate your dining experiences throughout this upcoming season. In addition to the updating menus, 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 from the Restaurant!

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!

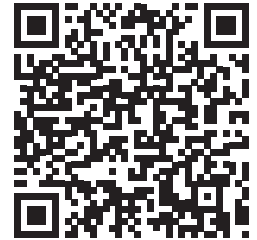
As the embrace of summer draws near, we are embarking on a campaign to assemble a team of pool servers and auxiliary staff dedicated to augmenting your summer fun amidst the cooling ambience of our Club House. Our commitment to providing excellent service remains unwavering, and we are devoted to ensuring 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

## June

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



### June 1

DEXTER DUKE  
SEAN GRIZZELL  
RICHARD KNISS  
DANNY MARTIN  
LAURIE NOBLE  
JOHN SILVA

### June 2

JOHN HEIL  
KATRINA ORTIZ  
HOLLISTER RAYBURN  
CHARLES WRIGHT

### June 3

DAVID HANSON  
BILLY HUDSON  
DWIGHT TUTTON  
ALYSE WITTE

### June 4

DONNA DUPONT  
JOHN ALBERT HUNTER  
LARRY M LYONS  
BRIAN LYNCH  
ROBERT MASSEY  
RONALD MACLURE

### June 5

STEPHEN BENDER  
KENNETH CUZNER  
EILEEN DALY  
KATHY HANLON  
TOMMIE HICKS  
PEGGY LEWIS  
REBECCA NAGEL

MARY OLIVER  
STEPHEN REID  
DEBBIE SIMMS

### June 6

KRISTIE GATES  
PAM LUTZ  
JOSEPH RUSSO

### June 7

DIANE DRYOEL  
BARBARA FAUVER  
BETHANY NELSON  
DAVID RAWSON  
JOHN RUST

### June 8

ALTA COLLINS  
LAWRENCE MATHERNE  
JENNIFER DIEBOLD  
TEDRA FULLER  
GAY GENTRY  
KAREN HARGRAVE  
NATALIE KENDRICK  
KIMBERLY PONSONBY  
AL PRIDDY  
GLORIA CRISTINA BROOKS  
JANICE TRAMMELL  
ANDREW WENDEL

### June 9

KEVIN MCGRATH

### June 10

MARK FADDEN  
LEIGH-AN KENNEDY  
KEITH METCALF  
DOUGLAS SMITH

BARBARA ZUNKER

### June 11

COLEY KLUG  
ASHLEE PRYOR  
CHERYL SMITH

### June 12

LONDON GRAY  
JERRY LAWLESS  
GORDON PLACE  
WARREN SHEELAR

### June 13

CAROL PARKER  
GINA ROBINSON-PROPHITT

### June 14

PAUL MOORE

### June 15

PATRICIA BERRY  
MARTHA BROOKS  
BONNIE ELLIOTT  
AUBREY HARRISON  
RENE JACKSON  
JAMES LANGFORD  
JOHNNY PIERSON  
JESSICA RODRIGUEZ  
DIANA SABEY  
SCOTT STUBBS  
AMBER WARD  
RANDAL WRIGHT  
ROSS WHITTET

### June 16

JARROD BURGESS  
NANCY HULSHOUSER  
MITCHELL KRYNIK

JAMES MONAHAN

### June 17

EUGENE BRYSON  
JOHN BURCH  
PATTI BYRNE  
THOMAS DASKAM  
JEFF DOLLAR  
THOMAS HOWARD  
WILLIAM KIFF  
RHONDA LITTLETON  
RICHARD MELANCON  
JAY PRESS  
JACK SWAIN

### June 18

JOYCE GARRISON  
ART HOLM  
KAREN MILLER  
RENE POE  
JERRY REYNOLDS  
RICHARD RIOUX  
CANDACE ROBINSON  
RODNEY ROGERS

### June 19

JOSEPH BURTON  
BETTY EDMONDSON  
DOUGLAS RAY  
TED SIMMONS  
CHAD WHIDDEN

### June 20

MICHAELLE LANTRIP  
PHILIP TODD KLEIN  
GARY MALONE  
TERI MARTINEZ

BRANDON RUSSELL

### June 21

TANYA HORTON  
DEAN KAY  
JEFF KURTZ  
ANITA PATTERSON  
DWAIN SUMMERVILLE  
JENNIFER TUTTON  
MICHAEL WELBORN

### June 22

SANDY HAMBRIGHT  
JUSTIN HURT  
KENNETH PIXLEY  
WILLIAM R. TRAYLOR

### June 23

OWEN FEE  
CHRISTINE GRAHAM

### June 24

KATHY CHEEK  
FRANK GRUSZYNSKI  
NICK LUIZ  
ARLENE MCLELLAN  
DOROTHY MILLER  
SALLY TIMMONS  
BRANDEE VINCENT

### June 25

CODY BROWN  
RAYMOND DOSS  
PEGGY MOORE  
DONNA ROESSLER

### June 26

JACKIE GILBERT  
BERT GUESS

TODD HALL

TERESA HOUSTON  
ADAM OSCARSON  
CAROL WINGARD

### June 27

T. DAWELL CRISWELL  
DOROTHY FLYNN  
MICHAEL MILLER  
SUSAN REYNOLDS  
ANGELA ROSE  
JACQUELYN DAVENPORT

### June 28

DAVID LANDRY  
NOY SPARKS  
LEIGHANN WALKER  
ALAN WALLACE  
JOY E. WILLIAMS  
HEATH JACKSON

### June 29

GARY BOLEN  
DANIEL FENECH  
CAREY PENNEY  
SUSAN POYSER  
MINDY PRICE  
JANET RIOUX  
MARCIA SEALS  
GULAM SHAIKH  
GLORIA STRINGER

### June 30

SAM HOUSTON  
MIKE KIRK  
BONNIE BIRD  
BECKY MOORHEAD

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# 51st ANNUAL CLUB BENDERS

MEN'S MEMBER/GUEST  
GOLF TOURNAMENT  
SEPTEMBER 4 - 7

**Entry Form MUST BE COMPLETED IN FULL or entry will not be accepted**

**ALL GUESTS MUST HAVE A VERIFIABLE HANDICAP TO PARTICIPATE: NO EXCEPTIONS**  
**(It is the MEMBER'S RESPONSIBILITY to present all required information)**

(One (1) Check Only - Cash will not be accepted)

**Entry Fee \$1,300 Per Team**

The first 96 Entries will be accepted starting June 1st, 2024 - 7 a.m.; Starting with Priority 1's

Deadline for Entries June 15th - 5p.m. (for Priority 1-4)

No Touring Professionals.

Please Print all information

**Member Name** \_\_\_\_\_ **Spouse/Significant Other Attending?** Yes No

**Spouse/Significant Other's Name** \_\_\_\_\_

**Account #** \_\_\_\_\_ **Home #** \_\_\_\_\_ **Cell #** \_\_\_\_\_

**email** \_\_\_\_\_

**Guest Name** \_\_\_\_\_ **Spouse/Significant Other Attending?** Yes No

**Spouse/Significant Other's Name** \_\_\_\_\_ **Home #** \_\_\_\_\_

**Cell #** \_\_\_\_\_ **e-mail** \_\_\_\_\_

**Home Club** \_\_\_\_\_ **Club's Phone #** \_\_\_\_\_

**GHIN #** \_\_\_\_\_ **or (Handicap Association or Company) Valid Member # & Password** \_\_\_\_\_

**Guest's Golf Professional's Name ( if applicable )** \_\_\_\_\_

**PAR 3 TOURNAMENT:**

(included in entry) \_\_\_\_\_ **Playing: Yes** \_\_\_\_\_ **No** \_\_\_\_\_ **Circle time of choice:** 8:30am 11:30am 2:30pm  
Members Must Play With Guest - Round Not Handicapped - Competing Within Your Flight

**PRACTICE ROUND: (included in entry) First come first serve Starting at 8a.m.**

**Mail or Return Entries to:**  
Club Bender Golf Tournament  
5301 Country Club Drive  
(817) 910-5327  
don@dcbeweb.com

**MAKE SURE ENTRY FORM IS COMPLETED; ANY DELAY COULD RESULT IN NOT GAINING ENTRY TO TOURNAMENT**



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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 OB

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.

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

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# DCBE BOARD BRIEFS

## BOARD BRIEFS

Meeting held April 29, 2024

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



### GOLF COMMITTEE

Chairman, Larry Cordell

817-909-9122

*lawcordell@sbcglobal.net*

The board of directors approved unanimously by recommendation of the golf committee that for one year's time: a member/member tournament will be paid out in credit book only and member guest tournaments will be paid out in cash.

The finance committee denied a BAR from the golf committee regarding the elimination of guest fees on the Durant Par 3 course. It was the finance committee's determination that eliminating the charge would lead to the elimination of guest charges in all other recreational amenities. The golf committee felt the Durant Course is not monitored and does not generate enough funds monthly by the self check-in to require a fee. A motion was made by Larry Cordell to eliminate the Durant Nine guest fee; seconded by Cathy Permenter; with three in favor and four opposed the motion was denied. Larry Cordell, Cathy Permenter, Rick Phillips voted in favor; Bennie Hudgins, David Zunker, Sean Grizzell, Scott Mitchell voted in opposition.

### FOOD & BEVERAGE COMMITTEE

Chairman, Secretary Cathy Permenter


(254) 718-8685

*cathypermenter@gmail.com*

Cathy Permenter updated the board of directors on information pertaining to the November City Election process for becoming a "wet" city. This is a major issue for the food and beverage operation in the restaurants affecting guests purchases, deliveries and being able to negotiate pricing with vendors.

### STEPS NEEDED TO GET ON THE NOVEMBER BALLOT:

1. DCBE must obtain a minimum of 10 signatures from registered voters in the City of DeCordova to complete the application. COMPLETED
2. DCBE has five days to file an announcement in the local paper stating the intent of the application. TARGET DATE MAY 4
3. DCBE files the application and a copy of the newspaper announcement with the City Secretary, Marla Frye. TARGET DATE MAY 6
4. After the application has been approved, Marla Frye, the City Secretary of DeCordova, will provide blank petition pages to DCBE representative and legal committee Chairman, Cathy Permenter. TARGET DATE MAY 7.
5. City Secretary, Marla Frye, has five days to notify TABC that petition pages have been issued. TARGET DATE BY MAY 10
6. Once DCBE receives the petition pages for the registered voters and residents of the City of DeCordova to sign, each signature page must be marked with the city's official seal. No photocopies can be made of these pages, each one must be an original.
7. DCBE has 60 days from when the first petition page is received by Cathy Permenter. DCBE has a committee formed and must obtain 685 signatures of registered voters in the City of DeCordova to complete the petition for filing. The number of signatures required is based on turnout in the most recently held general or gubernatorial election and is not based on the current number of registered voters in the City of DeCordova. TARGET COMPLETION JULY 6
8. The city employees and the City Council members are not allowed to solicit signatures during this campaign. They can sign the petition as a reg-



## UPCOMING MEETINGS

- CITY COUNCIL MEETING  
7 p.m. June 18  
Tejas Room

# DCBE BOARD BRIEFS CON'T

istered voter, but they are not allowed to participate in soliciting the signatures.

9. We are currently governed under a private club permit. Upon receipt of the election results and this passes, DCBE will request a mixed beverage permit to govern under. This will allow DCBE to open our bars to more people for service without being in the presence of a member. F&B management is excited to see this passed and change how we are currently purchasing liquor and how it will affect our costs.

Cathy Permenter made a motion that the DCBE legal committee be granted permission to go door-to-door to request signatures on an economical campaign for the November election. Once approved the committee will outline rules and regulations for the campaign. The motion was seconded by David Zunker and with all in favor the motion was approved.

### MEMBERSHIP & BOARD SEARCH COMMITTEE

Chairman, Vice President Bennie Hudgins  
(817) 917-7417  
[benhudgins@charter.net](mailto:benhudgins@charter.net)

The membership committee met earlier in the month with the upcoming nominees for board of directors. Bennie Hudgins commented that there is a great group of people from the community in the running.

### RECREATION COMMITTEE

Chairman, Kellen Zawadzki

(717) 275-3991  
[kellenzawadzki@gmail.com](mailto:kellenzawadzki@gmail.com)

Kellen Zawadzki was not present for updates at the meeting.

### FINANCE COMMITTEE

Chairman, Treasurer David Zunker  
(817) 279-3559  
[zunker10@yahoo.com](mailto:zunker10@yahoo.com)

The board of directors unanimously approved by recommendation of the finance committee to upgrade and replace the Country Club computer servers as an emergency expenditure up to \$18,000.

The board of directors unanimously denied a recommendation of the finance committee to purchase the currently leased ice machines at their approximate budgeted cost of the lease expense up to \$28,000. This was denied at the request for additional information for the terms of a service agreement, more knowledge on the depreciation of the units and the possibilities for some type of water treatment coverage.

David Zunker announced that as of this week the association accounts have been consolidated and will be reflected in the April financials. The committee is continuing to work toward a cash flow statement that can be easily viewed by the membership on a monthly basis.

Discussion was held about credit card processing fees and if the club should be absorbing them or charging them

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back to the consumer. The board of directors agreed the percent charge back was an operational decision and will be left to club management to implement. An announcement will be sent to the membership that beginning June 1, 3% will be charged for online payments made through the website using credit cards. This will not apply to a purchase using a credit card for fuel, in the dining areas or ProShop.

**FACILITY MAINTENANCE OVERSIGHT COMMITTEE**

Chairman, Sean Grizzell  
 (817) 219-1591  
*sgrizzell@paragoninc.com*

Sean Grizzell updated everyone on the resurfacing project of the west parking lot and golf parking area of the clubhouse. They will need to evaluate the work before moving forward with the larger street projects. The clubhouse roofing will need to have the committee define the full scope of work before proceeding. The Durant Course pumphouse and skid replacement will begin once the previously approved emergency pump replacement arrives. Club staff is working to receive bids for bridge inspections for our roadways and golf course. The committee has asked for a "deaf child" sign to be placed at member request on Fairway Circle cautioning members to be alert and help to prevent a potential accident. Terry Stamper is working with our Precinct Commissioner on drainage along North Gate Road that creates flooding on Seminole Drive.

**SECURITY COMMITTEE**

Chairman, Scott Mitchell

(817) 219-9198  
*smitch1995@yahoo.com*

Scott Mitchell reported that the Gate Sentry entry system onboarding has gone well. We are making some requests to them for changes to the operations and awaiting their response. The committee has given its recommendation to the general manager to purchase a second emergency pager for the North Gate.

**LEGAL BY-LAWS COUNCIL**

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

The board of directors unanimously approved the May election committee to include: Chairman Nancy Mull and members Donna Roessler, Clarissa Hansen, Pam Schueler, John Deal, Andrea Bauer, Kay Bailey, Linda Chamberlain and Jeaneen Duffey.

The City of DeCordova office lease with the association was presented for approval. Two clerical changes will need to be amended prior to signing the agreement. Dave Hanson will have them made and have signed for filing.

Dave Hanson requested the board of directors' approval to adjust the Country Club policies on the storage of records. Dave noted there are current records going back into the '90s that could be scanned and then disposed of.

**ARCHITECTURAL CONTROL COMMITTEE**

Chairman, Cody Garrison  
 (817) 736-5386

**Continued on page 26**

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# Flower

## the blind dog

I wanted to get a second dog, but my husband was hesitant; he said he wanted the addition to our family to be special. I went on the hunt. We adopted Flower from Second Chance Farms in Granbury, an amazing facility run by Sandi Walker.

The day Sandi brought her to us we introduced her to Lucy, and they accepted each other instantly. We took Flower into the house, and she wandered around and seemed to be comfortable, so Sandi shed a couple of tears and said goodbye to Flower. She was now a part of the family.

Living with a blind dog is an amazing experience. Flower was born blind and due to an injury as a young pup, one of her eyes had to be removed. She maneuvers around the house perfectly, knows where everything is and the only time she bumps into anything is when she gets excited.

Flower is extremely affectionate, loves to be touched and is always close to us. She loves to run zoomies in the yard and gets excited when a golfer comes over to say

hi to her. She loves our neighbors and when they come outside, she loves to say hello.

She informs us when another dog is coming down the cart path for their morning walk. She warns us when mail, UPS, FedEx and Amazon are in the area before they get near the house. She can be sound asleep in the back of the house and the minute we quietly open a package or the pantry door, she's next to our side. She is food motivated and if we want her to do anything, we just say the word "cookie" and she'll do almost anything.

We had her DNA tested and she is 70% Great Pyrenees, 30% German Shephard — what a combination. The only negative about her is she loves wintry weather; we don't! Eighty pounds of dog that doesn't want to move, and bears her weight down, won't be moved. It's a struggle to get her inside during the cold weather, even with a "cookie" offering.

When you pass the forward tees on Hole #14 of the big course, if she's out in the yard, stop by to say hi!

We're always out with her so you can wave at us and love on her. You will not be sorry.



*cody@codygarrson.com*

Board Representative / Chairman, Rick Phillips

(817) 726-6130

*rickphillips0711@gmail.com*

Five various permits were issued with approval by the committee.

Carol Grafel appeared to discuss water flow from the clubhouse parking lot and surrounding areas of her property. Carol is requesting half the payment to repair foundation work and a retaining wall totaling \$13,000 from the association.

John Simonelli requested the board of directors review his neighboring property line with the golf course. According to his plat, his back yard is only 3 feet in the rear of the house and not lining up with the out-of-bounds markers to the course as his neighbors do. John would like to suggest an engineer report and replat to their lot.

The committee will be asked to review the permit charge for a concrete addition that is currently being billed by the square foot.

#### LONG RANGE PLANNING COUNCIL

Chairman, President Doug Jones

(817) 296-9454

*djones92ap@gmail.com*

Doug Jones informed the board of directors there have been several distant projects discussed that will be shared with the next chairman.

Additional Meeting Notes / Board of Directors

Doug Jones addressed concerns of the membership regard-

ing a tanning ledge area of the swimming pool. The board of directors agreed to discuss the topic and report back to the membership their decision before moving forward with the project.

Heidi Weaver appeared to request a waiver of an initiation fee.

Kay Bailey appeared to propose the replat of a member-owned lot on Santa Elena Court and to classify it as unbuildable. This would assist the neighboring properties from any worries that a new home build would bring from the altered water flow onto their lots. The approved replat could bring in additional monthly assessments as well as initiation fees upon their sale.

Wayne Pidgeon spoke to the board of directors in regard to Bylaws Article VII-Board of Directors Section 9 - Compensation stating: Directors as such shall not receive monetary compensation for their services as directors or in any other capacity. Wayne brought into question a financial statement that included a variance to a monetary gift presented to board President Doug Jones for his services during tenure as interim general manager. David Zunker stated that the decision was made by the board of directors in a closed session as it pertained to personnel. Doug submitted a 1099 as an employee of the Country Club. Cathy Permenter added that the association's legal counsel was questioned prior to any contribution and informed the board of directors they were in good standing of the bylaws in doing so.

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# DeCordova Bend Estates - Financial Reports

De Cordova Bend Estates							
Income Statement - Consolidated - MARCH 2024							
	Current	Current Mo.	Variance -	Year	YTD	Variance -	Total Yr
	Month	Budget	Favorable	To Date	Budget	Favorable	Budget
			(Unfavorable)			(Unfavorable)	
TOTAL REVENUE	622,380	651,370	(28,990)	622,380	651,370	(28,990)	7,950,317
TOTAL COST OF SALES	77,848	84,788	6,940	77,848	84,788	6,940	1,089,921
GROSS PROFIT	544,532	566,582	(22,050)	544,532	566,582	(22,050)	6,860,396
TOTAL SALARIES & WAGES	183,817	285,732	101,915	183,817	285,732	101,915	3,719,843
TOTAL OTHER EXPENSES	186,849	250,756	63,907	186,849	250,756	63,907	2,201,616
<b>NET INCOME(LOSS) BEFORE DEPRECIATION</b>	<b>173,866</b>	<b>30,094</b>	<b>143,772</b>	<b>173,866</b>	<b>30,094</b>	<b>143,772</b>	<b>938,937</b>

## Cash Summary - MARCH, 2024

Operating Funds	\$141,373
Contingency Reserve	\$300,000
Capital Reserve	\$958,971
Renovation Retainage to be paid	\$0
<b>Total Cash Funds</b>	<b>\$1,400,344</b>

## Capital Summary - MARCH 2024

Current Capital Funds Available	\$958,971
Estimated Approved Capital projects Remaining	\$725,000
<b>Capital Funds Remaining</b>	<b>\$233,971</b>

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# TEXAS CROSSWORD PUZZLE

By Charley & Guy Orbison

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## ACROSS

- 1 TXism: "plain as the nose on your \_\_\_"
- 5 film about Hank Williams: "\_\_\_ the Light" (2015)
- 6 "the \_\_\_ of my existence"
- 7 historical periods
- 8 absorbed unit of radiation
- 9 in 1981 TX Orbison won a Grammy in a duet with this Harris
- 16 TXism: "so many you couldn't \_\_\_ 'em with a stick"
- 18 bad draft pick by the Cowboys? (2 wds.)
- 21 Cross Plains High class
- 22 curve an eyebrow
- 23 "The eyes of Texas \_\_\_ upon you ..."
- 24 TXism: "it \_\_\_ \_ poke in the eye with a sharp stick"
- 30 bad dream
- 34 not MD or XL
- 35 Hebrew Bibles
- 36 you can \_\_\_ on a cruise from Galveston
- 37 TXism: "never let '\_\_\_ you sweat"
- 39 TXism: "attracted \_\_\_ magnet"
- 43 Ruth of 1950 western "Dallas"
- 44 wished for
- 45 \_\_\_ Belo was co-founder of Dallas Morning News

- 46 on most car windows
- 47 Texas pro wrestler David Shelton was known as the "\_\_\_ Death"
- 49 remains of prehistoric animals
- 52 TXism: "\_\_\_-horse town" (small town)
- 53 TXism: "pay him \_\_\_ never mind"
- 54 full sized Chevy SUV
- 55 James Bond (2 wds.)

- 58 wedding gown netting
- 59 Diez y \_\_\_ de Septiembre
- 60 \_\_\_ gallon hat
- 61 hot tub

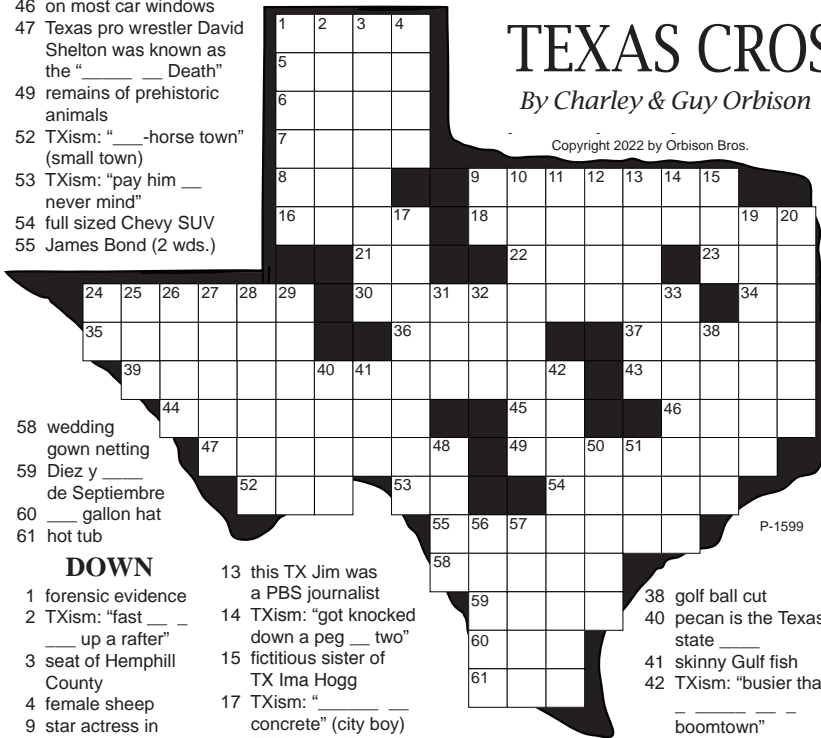
## DOWN

- 1 forensic evidence
- 2 TXism: "fast \_\_\_ \_ \_\_\_ up a rafter"
- 3 seat of Hemphill County
- 4 female sheep
- 9 star actress in 1956 epic Texas film "Giant" (init.)
- 10 TX singer who died in 2022 (2 wds.)
- 11 TXism: "school \_\_\_" (teacher)
- 12 TX-born Victor Willis sang lead on this "Village People" hit

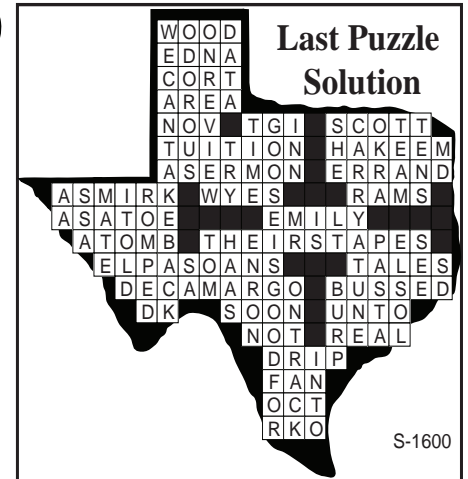
- 13 this TX Jim was a PBS journalist
- 14 TXism: "got knocked down a peg \_\_\_ two"
- 15 fictitious sister of TX Ima Hogg
- 17 TXism: "\_\_\_ concrete" (city boy)
- 19 TX Johnny Horton's "The Battle of New \_\_\_" (1959)
- 20 Lady Bird was a UT \_\_\_
- 24 Austin's marshal in 1881, Ben (init.)
- 25 first president of Rice University, Edgar (init.)

- 26 a dry climate
- 27 TXism: "\_\_\_ \_ load off" (sit)
- 28 TX Lyle Lovett's "\_\_\_ Lady"
- 29 allocate
- 31 TXism for "female"
- 32 punched
- 33 joy or anger, e.g.

- 38 golf ball cut
- 40 pecan is the Texas state \_\_\_
- 41 skinny Gulf fish
- 42 TXism: "busier than \_\_\_ boomtown"
- 48 Rusk has longest \_\_\_ bridge in U.S.
- 50 rescues
- 51 TX George Jones' "\_\_\_ Thinks I Still Care" (1962)
- 56 drives out
- 57 TXism: "does a bear \_\_\_ in the woods?" (yes)



Puzzle solution for Crossword Puzzle on page 44.



## Last Puzzle Solution

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**ACROSS**

- 1 Quitman is the seat of this county
- 5 Jackson County seat
- 6 this Bud starred in TX-based 1970 film "Brewster McCloud"
- 7 "Hill Country State Natural \_\_\_\_"
- 8 votin' mo.
- 9 TX-based restaurant "\_\_\_\_ Fridays"
- 12 "Patton" star, George C.
- 17 cost of education at a Texas university
- 19 this Olajuwon was a Houston Rockets star center
- 21 TXism: "looks good enough to give \_\_\_\_" (suit & tie)
- 22 household task
- 23 smug smile (2 wds.)
- 28 triangles of railroad track
- 29 Mineral Wells High School mascot
- 30 "painful \_\_\_\_ with gout"
- 31 first name of "Yellow Rose of Texas"
- 35 TXism: "silent as \_\_\_\_"
- 36 to pay his taxes, TX Willie released "\_\_\_\_": "Who'll Buy My Memories?"
- 42 TX westernmost city residents (2 wds.)
- 44 "tall Texas \_\_\_\_"
- 46 Spanish explorer: Diego \_\_\_\_
- 48 transported to school

- 49 cult leader, Koresh, who died near Waco (init.)
- 50 "in a minute"
- 51 "do \_\_\_\_ others . . ."
- 52 TXism: "he's \_\_\_\_ playing with a full deck" (slow)
- 53 "El camino \_\_\_\_ de los Tejas" (now Texas 21)
- 54 faucet problem
- 56 Mavericks, Spurs, or Rockets supporter
- 57 state fair mo.

**DOWN**

- 1 TX Perot book: "United We Stand: How \_\_\_\_ Our Country"
- 2 locker room, e.g.?
- 3 "hands-\_\_\_\_" (assessment of a tool as it is used by the evaluator)
- 4 the "D" of TX Perot's old EDS
- 9 TXism: "it's high \_\_\_\_ we did it"
- 10 TXism: "what's good for the \_\_\_\_ the gander"
- 11 "Fanthorp \_\_\_\_ State Historical Site"
- 12 TX Nat Stuckey's "\_\_\_\_ Wakes Me Every Morning"

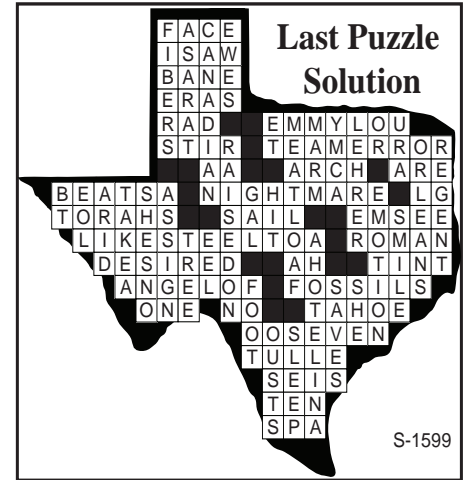


# TEXAS CROSSWORD PUZZLE

By Charley & Guy Orbison

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Puzzle solution for Crossword Puzzle on page 33.



- 13 TXism: "he can't \_\_\_\_ in a bucket" (bad singer)
- 14 fried veggie
- 15 Cowboys, e.g.
- 16 "Hamiltons"
- 18 country song: "\_\_\_\_ a Little Kindness"
- 20 medical deg. for a "pill wrangler"
- 27 played energetically
- 32 TX Rayburn, long-time U.S. House Speaker: "\_\_\_\_ Sam"
- 33 TXism: "the fat \_\_\_\_ in the fire" (trouble)
- 34 Dan Patrick is \_\_\_\_ Gov. of Texas
- 36 \_\_\_\_ Green County
- 37 Lukas of "Leap of Faith" with TX-born Steve Martin
- 38 Texas company that did accounting fraud
- 39 noodles
- 40 "the sun" in Mexico
- 41 "\_\_\_\_ ya later"
- 43 "Alamo City" initials
- 45 TX actress Sandy (init.)
- 47 "back \_\_\_\_" (progressing again)
- 48 belch
- 55 UT grad Marcia Gay Harden film: "\_\_\_\_ the Wild" (2007)



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Type Offense	Apr-24	
	Reports	NORV'S
<b>Traffic</b>		
<i>Speeding</i>		6
<i>Misc. Traffic/Accident</i>		
<i>Hit/Broke Gate Arm</i>	1	1
<i>Parking/Temp. Parking</i>	3	
<i>No Driver's License/INS.</i>	1	2
<i>Underage Driving</i>		
<i>Failure to Stop</i>		
<i>Suspicious Vehicle</i>	1	
<i>Reckless Driving</i>	3	
<b>Animals</b>		
<i>Barking Dog</i>	3	4
<i>Leash Law</i>		
<i>Aggressive Animal</i>		
<b>Incidents</b>		
<i>Curfew Violation</i>		
<i>Misconduct/Disorderly</i>	1	1
<i>Failure to Provide ID</i>		
<i>Dmstic. Disturbance</i>		
<i>Disturbances</i>		
<i>W Being Chks</i>	4	
<i>Member Assists</i>	54	
<i>Theft</i>		
<i>Burglary</i>		
<i>Medical Assists</i>	17	
<i>Misc. Rules Violations</i>		
<i>Vandalism</i>		
<i>Noise Complaint</i>		
<i>False Alarm</i>		
<i>Failur to Comply</i>	3	1
<i>Assault</i>		
<i>Unauthorized Entry</i>	1	
<i>Misc. Complaints</i>	5	
<i>Fireworks/Firearms</i>		
<i>Mischief</i>		
<i>Fire</i>		
<i>Burning on Property</i>		
<i>Suspicious Person</i>		
<i>Lost Child/Adult</i>		
<b>Totals:</b>	<b>97</b>	<b>15</b>

NORV - Notice of Rules Violation

# SECURITY REPORT

April 2024

During the month of April 2024 security responded to 97 calls for service and issued 15 Notice of Rules Violations (NORV)

We continue to have people drive up to the gate that are not called in, I have instructed my officers to turn them all around. We do not have time to call each member and it is your responsibility. We are still turning around people “Mostly Contractors” who do not have a valid driver’s license, we do not accept passports or ID’s for driving in DCBE.

When calling in a guest using Gate Sentry, please make sure you can receive notifications and they are turned on, we have also found that some notifications have gone to members spam folders. I have also been working on making sure all the officers are trained and using the tablet correctly, security makes mistakes at times but will always strive to do better.

Security personnel are usually the first responders to emergencies in DCBE and sometimes have a difficult time finding the right address due to missing numbers or numbers that are completely gone. If your home and/or mailbox doesn’t CLEARLY show your address, if it is not lit up or reflective and or unreadable, it can delay vital emergency help to you or your neighbors. Minutes will seem like hours when you are waiting for help! Please make sure your address

is complete and visible from all directions of approaching vehicles.

The golf courses may not be used for any purpose other than a game of golf. Practicing on the golf courses is prohibited. However, golf cart paths may be used for walking, jogging, skating, bicycling, etc., when it is not available to golfers, i.e., mornings before 7:30 a.m., after dark and when courses are closed for maintenance. Anyone walking their pets on the golf course should have their pet on a leash and remove any solid waste left by the animal.

Anyone driving a golf cart in DCBE must hold a valid driver’s license and produce it upon request by DCBE Security or Management. Under no circumstance shall unlicensed children be allowed to operate golf carts.



**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

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](mailto:chief@dcbeweb.com).

**COMPLIANCE**

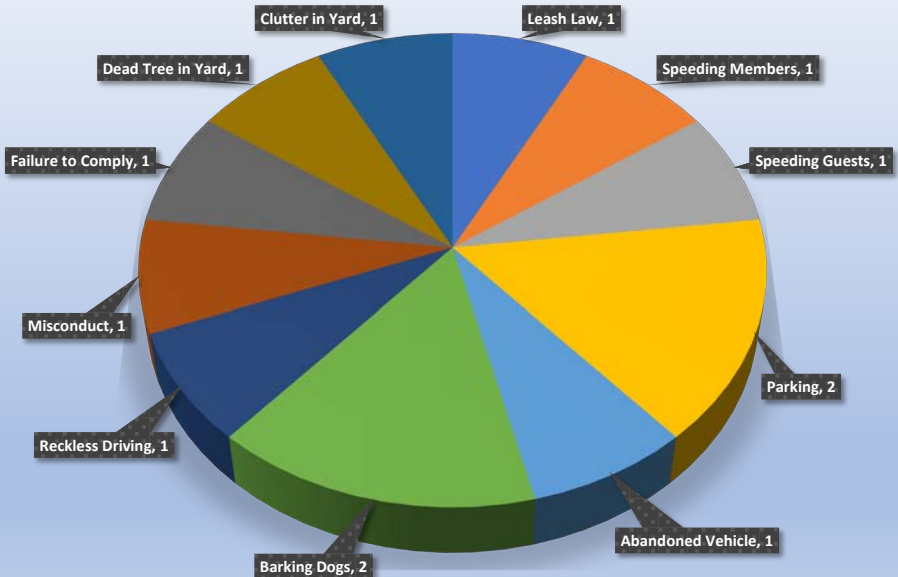
Officer Jones handles compliance issues by going out and looking for things like tall grass, parking issues, drainage, clutter, etc. during his patrol time.

**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

**Notice of Rules Violations**

March 2024



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