



VINEYARD HEIGHTS HOA

NEWSLETTER

Summer 2026 • First Edition

Welcome to the inaugural edition of the Vineyard Heights HOA Newsletter! Our goal is to keep residents informed, connected, and engaged with what's happening throughout our neighborhood.

 We welcome community news, photos, and suggestions for future editions.

HOA Board Members

Michael Chavez, President
Jennifer Chavez, Secretary
Jeremy Henri, Treasurer

Architectural Committee

Mike McKinley
Robert Pica
Will Newcomer
Jeff Miller
Richard Simpson



A Message from the President




Vineyard Heights is more than just a neighborhood—it's a community of great neighbors, families, and friends. I am grateful for everyone who helps make this such a wonderful place to live.

As we enjoy another year together, I encourage everyone to participate in community events, get to know your neighbors, and continue the traditions that make Vineyard Heights special.

Thank you for being a part of our community. I look forward to seeing you around the neighborhood!

Michael Chavez
President, Vineyard Heights HOA

Upcoming Events

-  Fourth of July Parade – July 4
-  Community Garage Sale – Sept 18 & 19
-  Halloween Trick-or-Treating – Oct 31

HOA Meeting Minutes

Stay informed about HOA business and community decisions by reviewing approved meeting minutes.

Approved HOA meeting minutes can be found on the Vineyard Heights HOA website:
www.vineyardheights.com

HOA Contacts

 Board

board@vineyardheights.com

 Secretary

secretary@vineyardheights.com

 Architectural Committee

architecturalcommittee@vineyardheights.com

 Newsletter

VHHOANewsletter@gmail.com



The Story Behind Vineyard Heights



Shared by David & Missy Gudal, Founders of Vineyard Heights

Vineyard Heights Subdivision was established in 2002 and came about because of the success of Berry Hill Estates which is the subdivision you drive through to reach Vineyard Heights.

In 1997, while living near Brentlinger Farm, the Gudals noticed a 36-acre tract for sale on Retta Mansfield Road. They purchased the property and developed Berry Hill Estates, a 13-lot residential subdivision on Rose Creek Court. The land was part of the B.B.B. and C.R.R. Co. Survey and was owned by three sisters who had grown up there and inherited it from their father, Doc Eichor, whose name appears on the pavilion at the park. As a condition of the sale, access had to be preserved to the landlocked 100-acre parcel behind Berry Hill Estates. At the same time, the adjoining parcel was sold and later became Retta Ranch. Impressed by what had been done at Berry Hill Estates, the third sister offered to sell her 100-acre parcel if a similar large-lot subdivision would be created. After careful consideration, the Gudals decided to move forward with the project.

The property featured gently rolling hills, open pastureland, mature trees, and abundant plant life, including wild goose plums, persimmons, pecans, and the native grapevines that inspired its name. The wine grape vineyard was added much later and was not planted until 2013. We carefully planned the roads to preserve the native trees while maintaining 2-acre lot sizes. Although 1-acre lots would have been more profitable, we wanted each property to feel spacious and provide ample open space.

Originally, the land had two hand-dug wells. One, located on Lot 20, Block 1, was in poor condition and had to be filled in. The other remains on Lot 4, Block 1. We also worked to place all utilities underground so there would be no overhead lines within the subdivision. United Cooperative, then known as Johnson County Electric, agreed because of the size of the proposed homes. Phase 1 receives power from the west, while Phase 2 is fed from the east, which is why one phase may have power when the other does not. We also coordinated with Bethesda Water Supply to loop an 8-inch water line from Highway 2738 to the 8-inch line running down Rose Creek Court through Berry Hill Estates, providing two supply lines in case one needs repair.

The subdivision was platted in two phases. Phase I was established in 2002 with 27 residential lots and the lot on which the park, pond, tennis court and pavilion are located. Phase 2 was added in 2004 with 18 residential lots.

The Restrictions were drafted with the intention of keeping the open feel of the property which is why privacy fences are excluded on interior property lines. The amenities were included to encourage neighbors to get to know one another.

We are happy to see so many families in the neighborhood and hope that you all continue to enjoy the property.

🎆 Fourth of July Parade

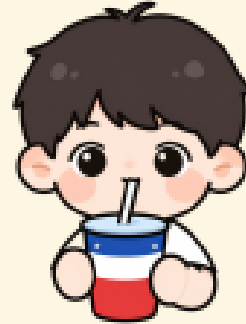
Be at the Vineyard Heights entrance at 9:45 AM. Parade begins at 10:00 AM. Bring cars, bikes, lawn mowers, ATVs, golf carts, and scooters. Watermelon and bottled water provided at the pavilion after the parade.



🎁 Fourth of July Treat

Keep an eye out! Each household will receive a commemorative 250th Anniversary Fourth of July tumbler, delivered by some of our neighborhood kiddos.

We hope this small gift adds a little extra patriotic spirit to your holiday celebration!



📍 Community Garage Sale

September 18th & 19th

If you would like your address included on the neighborhood garage sale map, please email:

VHHOANewsletter@gmail.com

by September 10th.

👉 We are looking for volunteers to help organize this event!

🎃 Halloween Trick-or-Treating

October 31st
6:00 PM - 8:00 PM

🌟 Halloween Glow Party

Hosted by the Simpsons
8224 Plum Creek Trail
6:00 PM - 8:30 PM

Please stop by during trick-or-treating!

🌺 Front Entrance Beautification Volunteers Needed

Thank you to those who helped make our front entrance beautiful!

The landscaping looks amazing and adds to the beauty of our neighborhood.

💧 Volunteers are needed to help water the entrance landscaping.

Contact:
Angie McLeod
469-585-2548



★ Local Vendors Recommended by Residents

The following vendors have been recommended by Vineyard Heights residents based on personal experience.

Appliance Repair

David's Appliance Service
972-723-6348

Backflow Testing

Complete Backflow Services Company, LLC
972-636-5249

Construction / Remodeling

CAS Building & Remodeling LLC
817-980-6740

HVAC

Texhoma Heating & Air
817-733-6978

Lawn Fertilizing

Lawn Dr.
817-243-4948

Lawn Fertilizing

Weed Solutions Inc.
817-374-4221

Lawn Maintenance / Mowing

Lawn Ranger
817-372-6107

Plumbing

Cobb Plumbing
817-295-4665

Pool Maintenance

Gold Medal Pools
877-496-4608

Septic Maintenance

Davenport Service Company
817-454-2175

Septic Cleaning

Burleson Septic Cleaning
817-295-4270

Sod / Topsoil

Fort Worth Yard Man
817-753-8950

Window Cleaning

Sparkall Cleaners
682-228-8795

😊 WE WANT TO HEAR FROM YOU!

This newsletter is for our community, and we'd love your input!

What would you like to see in future editions?

- Resident Spotlights
- Kids Corner
- Pet Photos
- Recipes
- Community History
- Events & Activities
- Homeowner Tips
- Vendor Recommendations



How Often Would You Like a Newsletter?
Monthly Quarterly Seasonally Other

★ We'd love your ideas and feedback!
Send comments and suggestions to:
VHHOANewsletter@gmail.com

📱 Volunteer Needed

Help Create a Vineyard Heights Community Facebook Page

We are looking for a volunteer interested in creating and helping manage a Vineyard Heights Community Facebook page.

Potential uses include:

- Community Announcements
- Event Reminders
- Lost & Found Pets
- Resident Recommendations
- Neighborhood Information



Interested?

VHHOANewsletter@gmail.com



From the Vineyard

A Message From Our Neighborhood Vineyard

Many neighborhoods have lofty names like Castle Hill Estates, but there is neither a castle nor a hill in sight. The neighbors of Vineyard Heights, however, have had the opportunity to watch a working vineyard evolve through the seasons for more than fourteen years. What started as tender young vines protected by row after row of grow tubes, has blossomed into a thriving vineyard. This neighborhood vineyard has had the proud distinction of being awarded accolades in the wine industry every year from the very first harvest to present.

The success can be attributed to many factors starting with the land. The vineyard property is part of the Cross Timbers Soil Profile characterized by sandy loam soil from the period of history when Texas was covered with shallow seas. Vines do not like "soggy feet" and this soil provides excellent drainage and allows deep root growth.

Another reason for the success is the meticulous canopy management and an innovative trellis system. We are one of the few vineyards in Texas that has a double canopy with quadrilateral cordons to control our vigorous growth. The double canopy requires extra care to keep the fruiting zone open to sunlight and plenty of airflow. This is why you see us in the vineyard day after day during the growing season, tending to this elaborate but necessary system.

Lately, you may have noticed that the vineyard is in a period of transition. Some vines have reached the end of their productive life, while others have been affected by winter freezes and other challenges. As a result, we are removing and replanting vines in several sections of the vineyard. Some sections of vines are also involved in the One Block Challenge, an initiative focused on regenerative agricultural practices that closely aligns with our philosophy of stewardship and respect for the land. The program focuses on increasing biodiversity through holistic land management. We are grateful to be working alongside Dr. Colleen Myles of Texas State University and Nick Hillman of Regenerative Agricultural Solutions throughout the project.

There is always activity among the vines, and one of the greatest rewards is sharing the experience with our neighbors in Vineyard Heights. When you see us working, feel free to stop by and say hello and see what's happening. If you want to be added to our list for harvest volunteer opportunities or wine release info, email Angela at office@bdewinery.com.



What's Happening in the Vineyard?

We currently have Cabernet Franc and Syrah vines. Our Cabernet Franc is the cornerstone of our wine portfolio. We expanded the block of Syrah vines a few years ago so it is now in full production. The first vintage was well received and we are excited about how it fits into our program.

We are almost finished removing the Sauvignon Blanc and Vermentino vines. We just bottled the final harvest of those white wines, so we will have a big wine release party at our tasting room in July (details are still in the works) to celebrate these amazing wines and say goodbye to these varieties.

New varieties will be coming soon. 😊



Did You Know?

Our tasting room is located inside Old Vine Texas in downtown Mansfield.

The wine is labeled under the name Burning Daylight Estate.

