

Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

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May 2007

Letter from the Vice President

Hello everyone, it's been an eventful month. We are seeing a lot of action in terms of neighbors stepping up and offering to help with the board. We really appreciate it! This last month we filled the Secretary's position, thank you Selda Wright. We had a volunteer to help with the Garage Sales, thank you Shauna Ferguson, for helping with that task. We have a volunteer for a much needed Social Committee Chairperson, Christie Kimbell. We will be formalizing that position at the next board meeting, but we are very excited about Christie and what new ideas she brings to us. Rick Watson, (a former president of the association) has offered a helping hand for a while, especially with some words of wisdom from someone who has been there and done that. We really appreciate his wisdom in approaching some of the items the board is faced with. We are still in desperate need of a President, and one or more people to help with the Architectural Control Committee (ACC) duties.

With all this said I thought I would take a moment to explain some of the various positions and whom you should call for what. As board members we never mind being contacted by the neighbors but sometimes it just helps to know whom you should call for various things. (In the up coming newsletters we will have more details about the positions, most likely we will have one column on all the specifics associated with the positions, this will help you understand what we do as a board)

President – This person handles the board meetings and basically oversees the board. When you don't know who else to call this is always a good place to start.

Vice-President – This person supports the President helps them when needed and fills in for the President when they cannot be there.

Secretary – The main responsibility of the Secretary is to maintain the records of the board and to take minutes of the meetings. (ie. handles all the paperwork)

Treasurer – The treasurer is responsible for review of the monthly budgets, authorizing any expenditures of the board, and overseeing the dues and fees collected by our accounting firm.

Architectural Control Committee (ACC) – This person or person(s) are responsible for making sure that our neighborhood maintains its appearance in accordance with our deed restrictions. This is the person to contact if you notice violations within the neighborhood, or when you need to get approvals for work being done on your property.

City Liaison - This person is our contact with the City. They are up to date on activities that directly affect our neighborhood. Such as, the planned community that is in the developmental stages of being built right next to us (between us and Heritage Road). If you have any questions regarding City ordinances or what is happening, when certain City meetings are, this is the person to contact.

Landscape Chairperson – This person is responsible for all the grounds keeping, the plants etc in the park and in our common areas. For any issues concerning the park or common areas, this is the person to contact.

Newsletter Chairperson – This person is responsible for getting the newsletter put together each month and over to the printer for distribution. For any articles that you would like to have placed in the newsletter, or any classified ads, please send them to via email to this person.

Social Committee Chairperson – This person is responsible for coordinating all social activities in our neighborhood. Things such as the Garage Sales, Christmas Party, Easter Egg Hunt, Neighborhood Night Out, etc. To volunteer to help with any of the activities or any ideas please contact this person.

This should give you a good idea of what we do for you as a board, and also helps you to see how just one position going unfilled has an effect not only on the other board members, but on our neighborhood as a whole. If all positions are filled then each member only spends a minimum amount of time to keep our neighborhood at it's peek, however if one place is vacant then the other members of the board must handle the work or even worse it goes left undone.

We look forward to the rest of the year and meeting those of you who volunteer to help. Again a big thanks to all of those who have stepped up to help make this the BEST NEIGHBORHOOD IN COLLEYVILLE....

-Rod Montrose

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Woodland Hills

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National Night Out

We will recognize Night Out this year on
Tuesday, October 16.



Here is the logic behind the choice.

1. It will be cooler.
2. It will be during National Crime Prevention Month (which is where it should be and where it started)
3. It will be cooler.
4. Oct 16 will not conflict with National Crime Prevention Month activities in Washington, D.C.
5. It will be cooler.
6. School will be back in for a while and everyone will know their schedules by then.
7. It will be cooler.

Scheduled Events (So Far)

Fall Garage Sale – Saturday, September 29th
8AM to Noon

National Night Out – Tuesday, October 16th

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Classified Ads

Personal classifieds (one time sell items, such as a used bike...) run at no charge to Woodland Hills residents, limit 30 words, please e-mail delynn@airmail.net

Business classifieds (offering a service or product line for profit) are \$45, limit 40 words, please contact Peel, Inc. Sales Office at 888-687-6444 or advertising@PEELinc.com.

What does the City of Colleyville have to say about all these signs?

Real Estate Signs (Residential)

A residential real estate sign is allowed to advertise the sale, rental or lease of residential properties and must be located only on the premises being advertised. Residential real estate signs are allowed in any residential zoning district, but may not be illuminated. Maximum area: 12 square feet Maximum height: 6 feet All signs shall be removed within 7 days following the completion of the sale, rental or lease of the premises. No permit or permit fee is required for a residential real estate sign.

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Commercial real estate signs are intended to advertise the sale, rental or lease of commercial properties and must be located only on the premises being advertised. Commercial real estate signs are allowed in any commercial zoning district, but shall not be illuminated. Commercial real estate signs shall be removed within 7 days following the completion of the sale, rental or lease of the premises. Maximum area: 64 square feet Maximum height: 10 feet No permit or permit fee is required for a commercial real estate sign.

Weekend Builder & Real Estate Open House Signs

Weekend builder & real estate open house signs are intended to provide direction to available residential properties in Colleyville.

Weekend builder & real estate open house signs may be placed within the public right-of-way and shall be not more than five feet (5') from the right-of-way line and the edge of the sign shall be no closer than three (3) feet to the edge of the street pavement.

A builder, developer, or real estate agency must be registered with the City of Colleyville to qualify and participate as a weekend advertiser. An annual permit is required for each builder, developer or real estate agency, which shall expire on December 31 each year.

Maximum area: 6 square feet Maximum height: 4 feet Max number of weekend builder signs: 20 Maximum number of real estate open house signs: The maximum number of signs displayed at any one time by a real estate agency shall not exceed twenty (20) signs, provided no more than three (3) signs shall be displayed within a right-of-way for any single residential property. Real estate open house signs shall be limited to directing traffic to an open house.

These signs may be exhibited from 12:00 noon on Friday till 12:00 noon on the following Monday. A holiday falling on a Friday or a Monday will be considered as part of the weekend.

A real estate agency for the purpose of these regulations is defined as the real estate broker or owner holding a franchised agency.

Kayaks on Martin Pkwy?



It is true! We live right here in Woodland Hills. You may have seen us with a trailer of kayaks heading out to Lake Grapevine, the Brazos River or off on a gourmet adventure trip. Why don't you join us?

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Summarized Violations to Deed Restrictions

We've had several people ask what exactly are our deed restrictions? Many of those houses throughout our neighborhood that are leased may never have seen these. So we as a board wanted to take this opportunity to familiarize everyone with exactly what is expected as an owner/leaser in Woodland Hills.

We have had numerous calls over the past few months of continuous violations of these restrictions. At our last board meeting we have decided to become more proactive at sending out notices of violations and also fines for continued abuse. This should not be considered a way to "get back" at your neighbors; it is a way for us as homeowners to keep our property values where they should be. If you see violations of any of these, please email one of the board members and we will do our best to help eliminate the issues. We live in one of the premier neighborhoods in Colleyville, we should be proud to have people visit us and see what a beautiful neighborhood we live in.

Thanks to everyone for helping to keep our neighborhood a beautiful place to live.

1. Pre-approval on new roofs, additions, gazebos, play structures, etc. are required. (Forms can be found in last month's newsletter), or email Delynn for the forms until an ACC person is found.

2. Exterior projects should be completed in a timely manner.
3. All fences (new or replaced) require approval from the ACC (Forms can be found in last month's newsletter) and the City.
4. Fences maintained in good repair (no rotting or leaning).
5. Neatly maintained and kept yards (should be equivalent to neighbors).
6. Trash out the night before and day of pick-up only (pickup Mon./Thurs.).
7. No parking in the street overnight or on the grass in yard.
8. No motor homes, boats, jet skis, trailers, etc. visible.
9. No satellite receivers larger than 18" visible from the street.
10. Dogs on leashes (please distance your pet from other residents, and please pick up after your pets).
11. Contractor signs are not allowed (roofing, pool, paint, etc.). Except 1 sign during contract work period.

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Woodland Hills

The Neighborly Thing to Do

Pets are great, they are a wonderful part of the family but as pet owners the thought should constantly be as to what affect your pets have on others.

Barking dogs can be a real annoyance especially when you aren't there to hear them barking. If one of your neighbors happens to be brave enough to approach you about the issue please take the time to listen, and help solve the issue. You never know when there may be a time when they need to help you with an issue too.

Should the problem get out of hand here is what the Colleyville Police department suggests. "Any citizen can come to court and sign a complaint on barking dogs. We do not issue citations except for late night barking complaints and the officer has to hear the disturbance upon their arrival."

Also, please be courteous and pick up after your pets especially in the public areas like the park, no one likes to clean up kids shoes after an encounter with the special gifts your pets leave behind.

Pets are great, and wonderful, let's all keep this a pet friendly neighborhood.

WOODLAND HILLS BLOCK CAPTAIN PROGRAM AND THE NOW PROGRAM

The Woodland Hills Block Captain program needs to be updated. Many of the original members have moved away or their time availability has changed. In addition, the city of Colleyville has changed their COLLEYVILLE PROUD organization to KEEP COLLEYVILLE BEAUTIFUL(KCB), and has been identified as a "Gold Star" affiliate of KEEP TEXAS BEAUTIFUL(KTB). One of the optional activities open to Woodland Hills is to become a MODEL NEIGHBORHOOD within our city. One of the requirements of doing this is to have a NEIGHBORS ON WATCH (NOW) program as defined by the local Police Department as "one of the most effective and least costly answers to crime. Watch groups are a foundation of crime prevention". We, the Woodland Hills HOA, want to get this program started.

The last few Woodland Hills newsletters and the February 2007, annual meeting addressed this concept. The biggest drawback at this time is the number of block captains to administer the program. Officer Bill Hudgins of the Colleyville Police Department has indicated the optimum number of block captains to run the program and we need more to approach his number. We need your help.

Please call the WHHOA City Liaison person, John Gray, to learn more about the program. He is available on line at: j.h.gray@tx.rr.com or by phone at: 817-318-8229.

Please call him to learn more and to volunteer.

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