

# Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

Volume 2, Number 10

October 2007

## Letter from the President

Dear Woodland Hills Neighbors:

Last month I told you that Lance Andrews and Linda Bond had indicated their desire to join the Woodland Hills Homeowners Association Board of Directors. They both were appointed to the board at the August meeting and assigned Architectural Control Committee (ACC) responsibilities. Linda has since resigned from the board having determined that she really doesn't have adequate time to serve.

The following board positions will be vacant effective with the February 2008 board meeting:

- President
- Vice – President
- Secretary
- City Liaison
- Membership (vacant now)
- Newsletter Editor
- Past president

Only four of the current board members, Lance Andrews, Christie Kimbell, Darlene Page, and Don Young, will remain next year. Christie Kimbell who is the board member responsible for Socials and the Block Captain organization will also serve as Chairman of the Nominating Committee for board members beginning in February 2008. As previously announced, Kay Allen and Malinda Hall will also serve on this committee. If you aren't interested in serving on the board but would like to serve in another way please consider the Architectural Control Committee. This committee needs your assistance in identifying violations of restrictive covenants. Inform a member of either the Nominating Committee or the Board of Directors of your interest.

The Association Bylaws state that "the past president shall serve an additional year regardless if his term has expired." Note that past president is listed in the board vacancies. For continuity of the business of the Association it is important to have the counsel of the

past president however I don't know of a board in the last 10 years where a past president actively served on the board. I'll be discussing with the most recent past presidents to see if we could job share this important task. A job share among the past presidents would alleviate the need for me, a past president who agreed to serve now as interim president, to continue serving until February 2009! Please understand that if I had lots of available time to serve the Association I would have signed up for another full three-year term!

Included in this newsletter are current copies of forms homeowners need to complete to request ACC approval for roof and exterior projects. Remember that you must receive ACC approval prior to beginning these projects. All Woodland Hills homeowners must receive approval for these projects not just members of the Woodland Hills Homeowners Association. If you've recently replaced your roof and haven't requested and received ACC approval then please complete the form now and send it in.

Ken Roby, the Code Enforcement Officer for the City of Colleyville, has asked that Homeowners Associations inform their members of the Code of City Ordinances regarding removal of trees over street rights-of-way. "The minimum height requirement for tree limbs overhanging city streets is 14 feet above the street and 7 feet for tree limbs overhanging city sidewalks." "Failure to comply with this City ordinance may result in a citation and/or the City may enter the property in violation, after official notification, and perform the work necessary to abate such violation(s).

Until next time,

Rick

### Woodland Hills Homeowner Association Email Address

The Woodland Hills HOA has established an email box at [hoa\\_woodlandhills@yahoo.com](mailto:hoa_woodlandhills@yahoo.com). Since the newsletter comes out only once a month, we needed a way to communicate more frequently with the neighborhood. Please feel free to email the HOA with any questions you might have, feedback, or concerns. In addition, if you just want to know what is happening, send an email with Update in the subject line and an automated response will go out with all of the latest HOA news. This should help tide us over between newsletters.

*Don't want to wait for the mail?*  
View the Woodland Hills Homeowner's  
Association Newsletter  
on the 1<sup>st</sup> day of each month at  
[www.PEELinc.com](http://www.PEELinc.com)

# Woodland Hills

## Board Members:

Rick Watson, President ..... 817-283-0406  
..... rsttw@sbcglobal.net  
Rod Montrose, Vice President ..... 817-857-1124  
..... rcm@avidwireless.com  
Selda Wright, Secretary ..... 817-571-6687  
..... seldal@earthlink.net  
Don Young, Treasurer ..... 817-239-4136  
..... donald.young@c-b.com  
Lance Andrews, ACC Chairperson ..... 817-571-6160  
..... lance.andrews@atmosenergy.com  
Darlene Page, Landscape Chairperson ..... 817-498-8278  
John Gray, City Services Liaison ..... 817-318-8229  
..... j.h.gray@comcast.net  
Delynn Montrose, Newsletter Editor ..... 214-282-7440  
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..... christiekimbell@proplanit.com

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### Publisher

Peel, Inc. .... www.PEELinc.com, 888-687-6444  
Advertising ..... advertising@PEELinc.com, 888-687-6444

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## Welcome New Neighbors

The Woodland Hills Home Owners Association would like to welcome the following new neighbors:

*4700 Melrose Park Court  
Isham & Christie Kimbell*

*3124 Woodland Heights  
David & Eileen Evans*

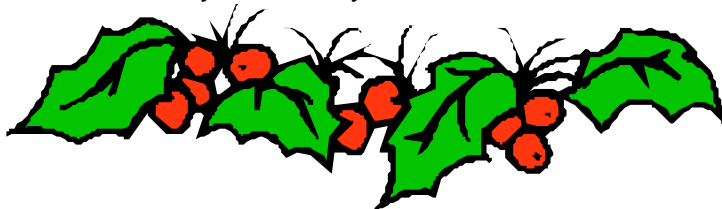
*4403 Martin Parkway  
Abdul & Esther Nuhu*



## SOCIAL UPDATE

Thanks to everyone who attended National Night Out. There is a lot going on in the fall and I appreciate everyone taking their time out to participate. If you missed it, don't worry we have lots of other activities coming up. Our next Bunco game is November 8th at 7:00 pm. We kicked our first Bunco game off in September and we need more people. We are working on getting a core group of 12 or so to participate with some substitutes, don't worry if you have never played, we have plenty of beginners. If you are interested in participating, email me at [christiekimbell@proplanit.com](mailto:christiekimbell@proplanit.com).

Other things to look forward to: the Holiday Dine Around and the neighborhood decorating contest. The Holiday Dine Around will be December 8th. To celebrate the season, we will be having a yard decorating contest in addition to the dine around. And for all of you competitive folks out there, we will be giving prizes out. There will be 3 categories Most Creative, Best in Show, and Children's Favorite. Mark your calendars for these events, and please let me know if you want to volunteer your home or your time.





Laurie and Joel

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## Laurie and Joel's' Selling Tips for Woodland Hills

*What is the real value of my home and how is it determined?*

*Simply stated, the current value of any property is based on what a qualified and willing buyer will pay for your home during the time it is on the market. Having said that, your home's value depends on a number of other factors, some under your control and some not.*

Not controllable: *Number of buyers in the market while your home is for sale; general condition of the market, competing properties in a similar price range (local inventory), actual sales price of homes within the past 6 months, location of your home, style and floor plan.*

Controllable factors: *Price relative to competition, curb appeal, interior condition ie., is it updated and fresh, how the home shows ie, staging, and documentation on improvements and repairs.*

*Getting the very best price for your home in a fluid market with many variables takes experience and in depth knowledge of the neighborhood and surrounding area. In addition, a Realtor must be able to view your home through the eyes of a buyer to determine the red flags and opportunities to position your home properly in the market. It has been our experience over the last 14 years in Woodland Hills that for every dollar you spend to cosmetically improve the appearance of your home, you almost always get it back and then some. Not only that, but you generally get a faster sale at a better price. Why? The initial impression of a buyer determines perceived value relative to other homes they have seen. If a home is viewed as having been well maintained, it eases their apprehension on possible future repairs. It also helps minimize low ball offers and helps support the price you are asking. The adage "location, location," should be followed by "condition, condition.*

*Resale staging by professionals, accurate pricing, and enhancing curb appeal is a must. Consider "The Moberly Team" difference. Call us at home 817-571-4128, office 817-442-0269 or our cell numbers, 817-313-7263, 817-247-9541.*

*Thank You,*

*Laurie, Joel, and Debbie*

# Woodland Hills

## Letter from the Editor

We make every attempt as members of the board to get information to our neighbors the best we can. The newsletter is just one way to help get the word out. We are trying other ways to help communicate with each of you but it also helps for each of you to take an active roll when a call to action is made. Last year in February at our annual meeting, this happens every year at the same time (First Monday in February), at the same place (Colleyville Center), we barely had enough participation to have a quorum. The event was posted in the newsletter the month before the meeting was to occur. Many complained that they were not informed that the meeting was to take place simply because signs were not posted in the neighborhood. One of the points of discussions at the meeting was the proposed new neighborhood between Glade and Cheek Sparger by Heritage Road, and the closing of Heritage Road. The valuable input from the homeowners that attended the meeting was taken back to the developer and we were able to get the developer to revise his plans to eliminate the smaller proposed Town Homes he had on the plans.

Last month there was a planning and zoning meeting that took place at city hall and many neighbors attended to express their views as to what is being planned for the area between our neighborhood and Heritage Road. But again there were complaints that no one told them about this issue, when we as a board did our very best to let everyone know about the meeting by placing signs throughout the neighborhood, even though we received the same notice as those homeowners that were within 200 feet of the proposed changes.

So as we are nearing the end of the year many of the positions on the board will be opening and as such there will be several opportunities available for each of you to contribute and serve our neighborhood. This will also provide many new avenues for improvements to communications for those willing to step forward and help. Please contact any current board member if you would be interested in filling an open position in 2008, or be willing to serve when asked by one of the nominating committee members.

-- Delynn

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## ZONING CHANGE ADVISORY

THE PROPERTY BOUNDED BY HERITAGE ROAD AND THE EASTERN BORDER OF BOTH WOODLAND HILLS and PRESTWICK PARK IS UNDER CONSIDERATION FOR A PROPOSED ZONING CHANGE FROM AGRICULTURE, (AG) TO PLANNED UNIT DEVELOPMENT RESIDENTIAL (PUDR)

The proposal is to construct a residential subdivision between Cheek-Sparger and Glade Road bordered on the east by Heritage Road and on the west by the two subdivisions. It includes 246 single family home sites with street access to both Glade Rd and to Cheek-Sparger. The Euless/Colleyville property line runs along the east side of Heritage Road and the developer proposes to replace the road with a hike & bike trail extending from the south side of the Target complex south to Cheek-Sparger.

A controversial part of the proposal is that Heritage Road is scheduled in the Colleyville Long Range Thoroughfare Plan to be a 4-lane street with an 80-foot Right of Way. Current consensus seems to be a 2 lane road is all that is deemed necessary.

The Colleyville Planning & Zoning Commission received the proposal at a public hearing on August 27 and it was tabled until further discussion could be held regarding the status of Heritage Road between the City and the developer. A second public hearing was scheduled for September 24. The City Council is scheduled to hear the proposal on October 16 with a second hearing on November 6 at Council Chambers, City Hall, 100 Main Street at 7:30 pm.

Representatives of both Woodland Hills and Prestwick Park HOA's have attended the first 2 meetings with the P&ZC and have ongoing discussions with the Developer. For further information contact the WHHOA city liaison person, John Gray by phone or email: j.h.gray@tx.rr.com.

## 2008 Open Board Positions:

We have a nominating committee that will be diligently recruiting for the following positions for the 2008 HOA Board: President, Vice President, Secretary, City Services Liaison. If you are contacted by one of these committee members please give considerable thought to serving our community.





# RAIN-FREEZE SENSORS

The city of Colleyville recently passed an ordinance requiring the installation of rain-freeze sensors on all existing sprinkler systems in Colleyville.

**The installation must be completed by August 2008.**

Rain-freeze sensors prevent automatic irrigation systems from operating when sufficient rain has fallen and when temperatures fall below freezing. Rain-freeze sensors reduce water consumption and help prevent the hazard of ice on roads and sidewalks.

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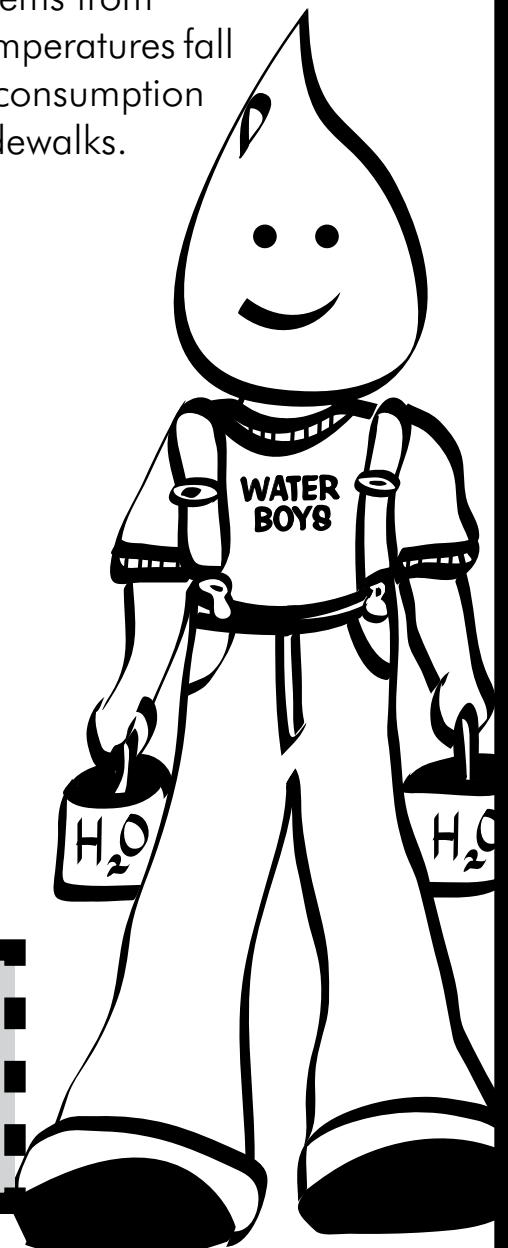
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## Opportunities To Serve In Your City

*"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it is the only thing that ever has."*

*Margaret Mead (1901-1978)*

The Colleyville City Council is accepting applications for the following boards, commissions and committees September 17 through November 30, 2007.

### PARKS AND RECREATION ADVISORY BOARD

The Board acts in an advisory capacity to City Council and staff in all matters pertaining to Parks and Recreation and coordinates with other governmental agencies, civic groups and all citizens of Colleyville in the advancement of sound Parks and Recreation planning and programming. The Board meets on the first Monday of the month at 6:00 p.m. at the Park Annex and the term of office is two years.

### CELEBRATE COLLEYVILLE STEERING COMMITTEE

The Committee reviews and makes recommendations to City Council on the schedule, structure, venue(s), budget and long range planning of the Celebrate Colleyville event. The Committee meets as needed and the term of office is two years.

### SH26 ADVISORY COMMITTEE

The SH26 Advisory Committee acts in an advisory capacity to City Council for the design and construction of planned improvements to SH26 and will serve to promote public awareness of the need and the benefits of the SH26 Improvement Project. The Committee will meet once every two (2) months until the completion of the SH26 Improvement Project and the term of office is two years.

### COLLEYVILLE TRAILS AND SIDEWALKS COMMITTEE

The Committee makes recommendations to City Council regarding a proposed priority spending plan for the allocation of funds for sidewalk and trail construction. The Committee meets quarterly and the term of office is two years.

### COLLEYVILLE CENTER ADVISORY COMMITTEE

The Committee reviews and makes recommendations to the City Council on issues related to policies, procedures and fees; develops plans for the use and marketing of the Center and provides a written annual report of the Committee's activities and future plans to the Council. The committee meets quarterly and the term of office is two years.

### TRAFFIC SAFETY ADVISORY COMMITTEE

The Committee acts in an advisory capacity to City Council in all matters pertaining to traffic safety. The Committee meets quarterly on the second Monday of the month and the term of office is two years.

Please access a City of Colleyville Application for Appointment at <http://www.colleyville.com/content/view/29/49/> and submit to the City Secretary via email at [singletonc@ci.colleyville.tx.us](mailto:singletonc@ci.colleyville.tx.us), or fax 817.503.1139 or mail to City of Colleyville, City Secretary, 100 Main Street, Colleyville, Texas 76034. If you have any questions, or would like an application mailed or faxed to you, please contact City Secretary Cynthia Singleton at 817.503.1130.

### 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](mailto:delynn@airmail.net)

**Business classifieds** (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office at 888-687-6444 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com).

### Personal Classifieds

**FOR SALE:** Complete 26 Piece Magnalite Cookware. 3 sizes saucepans, 4 sizes skillets, 3 sizes stockpots, dutch oven, and roaster. All with covers. \$350.00 For Information Contact Brad Gale [bradgale@mindspring.com](mailto:bradgale@mindspring.com)

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# Woodland Hills

## Erosion Committee, Creekside Development, and Street Repairs

There is a lot going on in and around the neighborhood with the development activity, street repairs, and park clean-up. Many times the WHHOA is getting information only days before roads will be blocked off, hearings will occur, etc. and it is very difficult for us to get the information out with a quick turnaround. As a result, we would like to set-up an email list for those residents that would be interested in getting this type of information. If you would like to be on this list, please send your email address to the Woodland Hills HOA mailbox at [hoa\\_woodlandhills@yahoo.com](mailto:hoa_woodlandhills@yahoo.com). A distribution list will be set-up to provide updates on 1. Erosion Progress 2. Updates on Creekside Development including when hearings will occur and 3. Street Repair/Closing notifications.

Christie Kimbell  
ProPlan.It  
email: [christiekimbell@proplanit.com](mailto:christiekimbell@proplanit.com)  
contact: 214-435-2295

## Recipe of the Month:



### Peach Cobbler

1 stick margarine	1 C flour
1 C sugar	1 C milk
2 tsp. baking powder	1 quart peaches (sweetened)

Melt margarine in baking dish in 350° oven.

In another bowl, combine sugar, flour, milk and baking powder. Pour this mixture into the melted margarine and stir. Pour the peaches (and juice) into the dough mixture. Do not stir. Bake until brown.

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# Woodland Hills

## Architectural Control Committee – Woodland Hills Homeowners' Association Request for Roof Project Approval

Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Telephone Home: \_\_\_\_\_ Work: \_\_\_\_\_ Mobile: \_\_\_\_\_

Project Start Date: \_\_\_\_\_ Email: \_\_\_\_\_

(Note all sections must be filled in our your request will be rejected)

Roof Type: \_\_\_\_\_ Manufacturer Warranty: \_\_\_\_\_ (min. 30 yrs)

Shingle Weight: \_\_\_\_\_ (lbs.)

Laminated or Dimensional Shingles (circle one) "A" Fire Rating: Yes or No

Plywood Decking: 1/2" or 7/16" (circle one)

Roofing Company/Phone: \_\_\_\_\_ Color: \_\_\_\_\_

Removal of old material and OSB installed as membrane underlay. May use CDX Plywood, no Wafer or Particleboard. Minimum shingle weight preferred is 370 lbs. Metal edging shall be installed and painted to match fascia board trim. Please check references on roofing companies.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date of Submission

\_\_\_\_\_  
Date Received by ACC

\_\_\_\_\_  
ACC Approval Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
ACC Rejection Signature and Reason

\_\_\_\_\_  
Date

Please return form to:  
Podsednik & Company, PC  
C/O Woodland Hills HOA  
350 Westpark Way # 205  
Euless, TX 76039  
817-545-9912 (fax)

# Woodland Hills

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## Architectural Control Committee – Woodland Hills Homeowners' Association Request for Exterior Project Approval

Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Telephone Home: \_\_\_\_\_ Work: \_\_\_\_\_ Mobile: \_\_\_\_\_

Project Start Date: \_\_\_\_\_ Email: \_\_\_\_\_

(Note all sections must be filled in or your request will be rejected)

Description of proposed work: (please submit illustrative scale drawings and/or photographs of sufficient size and detail to enable the Architectural Control Committee (ACC) to review and consider the request. Include such things, if appropriated, as distance from fences/easements; roof materials and color; siding stain or paint colors; brick type; drainage plan; dimensions of new buildings or modifications; plant sizes and types.)

### Statement of Understanding

I understand that this form must be submitted to the Architectural Control Committee at least 30 days prior to project start date and that approval received will be only for work that is specifically listed on or included with this form. The ACC has thirty (30) days to approve the request. At the ACC's discretion, additional information or neighbors' approval may be requested. The approval time may go beyond 30 days if the additional information is not provided within 7 days of the request by the ACC. If no response is provided by the ACC after 30 days, the approval is automatic.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date of Submission

\_\_\_\_\_  
Date Received by ACC

\_\_\_\_\_  
ACC Approval Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
ACC Rejection Signature and Reason

\_\_\_\_\_  
Date

Please return form to:  
Podsednik & Company, PC  
C/O Woodland Hills HOA  
350 Westpark Way # 205  
Euless, TX 76039  
817-545-9912 (fax)



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 <b>6100 Mustang Trail—Remington Park</b> <b>SOLD</b>	 <b>4704 Cresthaven Dr.—Thornbury Estates</b> <b>SOLD</b>	 <b>3124 Woodland Heights—Woodland Hills</b> <b>SOLD</b>

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