

# Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

Volume 2, Number 10

November 2007

## Dear Woodland Hills Neighbors,

At the October Woodland Hills Homeowners Association (WHHA) Board of Directors meeting we welcomed a very enthusiastic Lynn Bryant to the Board. Lynn will assist Lance Andrews with Architectural Control Committee (ACC) responsibilities. Mark Skinner has also indicated that he's willing to serve on the Board. This is great! That's two less people the Nominating Committee will need to recruit! I don't know how we can make it any clearer, for our neighborhood association to work effectively we need a full board plus several others, non-board members, who agree to help with ACC, planning social events or block captain responsibilities. There aren't going to be any engraved invitations. We've written many articles about the need. We know you're busy. So are we! We're grateful for your kind comments telling of your appreciation for our serving on the board. Thank you for your support, but we also need your helping hands! Don't wait, don't hesitate, contact a WHHA Board member today and tell them you're ready to serve!

Within our neighborhood of 473 homes are 77 homes that are not members of the Woodland Hills Homeowners Association. In a perfect world, all Woodland Hills owners would be members of the Association. Within the last week I have talked with two homeowners that are interested in joining the Association. Another "non-mandatory" homeowner who has consistently paid dues has promised to discuss membership with his wife. While it might not be possible to convince all 77 of these owners to join the Association our goal is to reduce the number of non-mandatory owners one home at a time. The WHHA Board has decided to offer an incentive to join the WHHA. We'll waive half of the 2008 dues assessment for any homeowner who converts their lot to HOA mandatory by December 31, 2007. Letters will be sent to each non-mandatory owner announcing this membership incentive. If you would like to discuss this incentive please refer to page 2 for my telephone or email contact details.

Until next time,  
Rick

*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)

## UPDATE ON PARK- - EROSION CONTROL PROJECT AND GENERAL MAINTENANCE

Work is proceeding in the park by the engineering firm as planned. The geotechnical study and survey have been completed. Completion of the design for gabions (look like wire baskets filled with rocks) to support the fallen bridge and to prevent further erosion near the creek banks by the basketball court is targeted for Dec. 3. At that point we will take bids to find a contractor to build the gabions and put the bridge back in its place. Thanks for your patience while we work to make the park the best it can be.

Shattered globes and burnt out bulbs were replaced in the park on the lamp posts. One of the pond pumps that moves water from the lower pond into the upper is being repaired. The deck of the bridge near the playground was replaced with composite material that looks great and will wear much longer than regular wood.

The city came and cleaned all the debris under the Martin Parkway Bridge.

Pending projects: New signs (park rules, etc.) are being made for the park. The deck of the fallen bridge will be replaced as soon as the bridge is put back in its place.

Enjoy the park while we are having such wonderful weather!  
Darlene

## Social Update

The Holiday Party will be here before you know it. I have two families that have volunteered their house for the event, we need one more! Please let me know if you are willing to be a host. Our Holiday Party is scheduled for December 8th. Our next Bunco game will be in January, we could still use a few more people to play. Also, I am looking for some social committee members to help start planning for 2008. Please let me know if you are willing to volunteer. Lastly, get ready to start decorating. Our Holiday Decorating contest will kick-off December 1st. Judging will occur December 23rd. Look for more information to come. Have a Very Happy Thanksgiving!

Christie



# Woodland Hills

## Board Members:

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## 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, Newsletter Editor, City Services Liaison. If you are contacted by one of these committee members please give considerable thought to serving our community.



## Welcome New Neighbors

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



4100 Martin Parkway  
**Randy and Jill Sebik**

3201 Carisbrooke Court  
**Thomas & Patricia Jones**

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HOLIDAY 2007

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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  
Eules, TX 76039  
817-545-9912 (fax)

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# Woodland Hills

## 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:  
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