

Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

Volume 3, Number 3

March 2008

From Your HOA President

Greetings Neighbor!

What an exciting time! Spring is just around the corner and in the coming weeks and months there is much work to do. We as a new board will be busy getting our arms around all there is to accomplish. First, there are many thanks to go out to our previous board members that have returned to "civilian life". Specifically, Rod Montrose, Delynn Montrose, Selda Wright and John Gray have been dedicated board members who have invested hard work into our neighborhood and homeowners association. In addition, we must all express a special thanks to Rick Watson who has devoted endless hours working tirelessly getting the business in order. Thanks again to all of you for your hard work. As an incoming board, and a full board at that, our job will be much easier.

It is also time to welcome new members. The nominating committee, consisting of Kay Allen, Malinda Hall, and Christie Kimbell, has done an excellent job recruiting help for the board. As a result, we have a full compliment of board members and we have several who will be helping on committees. Continuing on the board, we have Christie Kimbell, Don Young, Darlene Paige, and me. Joining us on the board, we have David Bentz, Mark Skinner, and Janece Garlish. Joining us in committee roles we have, Helen Harvey, Louie Sullins, Lynn Bryant, Zack Bryant, and Bob Bush. This newsletter will be going to print prior to our February 20 board meeting but a large portion of our time at the meeting will be dedicated to discussing the roles each of us will play in helping the Association achieve our 2008 objectives. I extend a big

thanks to all of these folks for dedicating their time to our neighborhood.

For those of you who attended the Association's annual meeting, you have a good idea of some of the major projects lined up for 2008 business. Most significant is the erosion project that will soon be going out to bid. Additionally we want to continue with our normal business and continue some of the initiatives of the previous board. We want to continue John Gray's work towards achieving Model Neighborhood status in Colleyville. We also have several social events to facilitate bringing our neighborhood together and giving us all opportunity to meet our neighbors.

From a personal perspective, I am honored to serve the neighborhood. I expressed some interest to Rick in serving in some capacity. I have to give him credit for recognizing a live one and "setting the hook" quickly. I am a firm believer in the Association's role in helping preserve home values and sustaining a quality neighborhood in which we can all enjoy living. However, we must recognize that the HOA cannot do this alone. Each of us as homeowners must do our part in keeping the neighborhood safe and in good condition. I am sure I can speak for all Board and committee members when I say our primary goal is to have not just a good neighborhood, but to have a GREAT NEIGHBORHOOD!

Thanks to all and we will see you around Woodland Hills.

Lance Andrews

Happy St. Patrick's Day!



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the mail?*

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Woodland Hills

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Woodland Hills Homeowner Association Email Address

The Woodland Hills HOA has established an email box at 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.

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*Information we presented at our Woodland Hills
Homeowners Annual Meeting, February 4th. 2008*

"Know your neighborhood"

*Sales data
ending 12/31/2006*

*Sales data
ending 12/31/2007*

<i># homes sold:</i>	<i>30</i>	<i>25</i>
<i>Average price:</i>	<i>\$398,850</i>	<i>\$436,592</i>
<i>Avg. price Sq.Ft.</i>	<i>\$109.01</i>	<i>\$121.57</i>
<i>Avg. days on market</i>	<i>80</i>	<i>62</i>
<i>Median price sold:</i>	<i>\$389,000</i>	<i>\$387,500</i>
<i>Highest price sold:</i>	<i>\$925,000</i>	<i>\$700,000</i>
<i>Lowest price sold:</i>	<i>\$200,000</i>	<i>\$265,000</i>

2007 was a very good year for Woodland Hills and "Congratulations" goes to our Home Owners Association for their efforts in maintaining the desirability of our sub-division. General improvements, maintenance of common areas and a spirit of cooperation among board members and residents enhances the value of Woodland Hills. To enhance the value of your home, there are several things you need to consider; homes that sell for the best price have been updated and are well maintained. Focus on the kitchen and master bathroom. Remember, the market ultimately sets the price of your home based on perceived value relative to competing properties. The best always sells first and for more!

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Woodland Hills

2008 Annual Homeowners Association Meeting

By Lance Andrews

Wow!! What a great meeting. There were 80+ homes represented at the meeting or though proxy. My understanding is that this was one of our larger turnouts. The board gave updates on all of the business that was conducted in 2007, gave updates on the various projects that have been completed or are underway, and new directors for the board were elected. At our February 20 board meeting, we will be discussing the roles and responsibilities of the new Directors and committee members.

I would like to personally thank everyone who took time to come to the meeting in person. We had some good food and good fellowship. I encourage all of you as homeowners and neighbors to actively participate in the Annual Meeting. See you next February!"

Vice-President Greetings!

By Mark Skinner

As a 22 year resident of Colleyville, I'm really looking forward to serving on the WHHOA Board as Vice President. I firmly believe we are extremely fortunate to live in one of this city's finest subdivisions, and I'm grateful for the opportunity to give back to the community. By working together as neighbors we can build on the solid foundation provided by previous boards.

One of our ultimate goals is to preserve the value of our neighborhood. We should work to find creative and fiscally responsible ways to improve the quality of life within the physical boundaries of our subdivision. We should also work with the City of Colleyville to ensure our infrastructure is well-maintained. If we're successful in that endeavor, we'll create an environment that's attractive to those of us living here now as well as prospective new neighbors. I would like to see Woodland Hills be the showcase neighborhood for all of Colleyville. If we all join together in that effort, I'm sure that is a realistic vision.

City Liaison News:

By John Gray (outgoing board member)

My replacement as City Liaison is Louie Sullins, as listed in the current Board of Directors listing.

My report is on the new Development approved by City Council last month titled "Creekside at Colleyville". It is a development adjacent to our eastern border that will include single family residential housing on lots typically smaller than in Woodland hills. The present site plan which will, undoubtedly, change slightly in final design, includes 128 building lots 75 x 125 feet and 118 lots 50 x 110 feet. The subdivision will be in two pieces separated by Little Bear Creek and associated flood plane. The southern section will have two access points to Cheek-Sparger with the northern part accessing Heritage Road just south of Glade. There will be no vehicular access directly to Glade Road.

Also Colleyville Public Works plans to install a street light to assist night time access to Martin Parkway from Cheek-Sparger. We expect this to be implemented this spring.

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Please support the businesses that advertise in the Woodland Hills Community Newsletter. Their advertising dollars make it possible for all Woodland Hills residents to receive the monthly newsletter at no charge. No homeowners association funds are used to produce or mail the newsletters. If you would like to support the newsletter by advertising, please contact our sales office at 888-687-6444 or advertising@PEELinc.com. The advertising deadline is the 20th of each month for the following month's newsletter.



Sudoku

The challenge is to fill every row across, every column down, and every 3x3 box with the digits 1 through 9. Each 1 through 9 digit must appear only once in each row across, each column down, and each 3x3 box.

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

*See solution at PEELinc.com © 2006. Feature Exchange

Woodland Hills

Secretary Expressions

I am looking forward to serving as the Secretary for WHHOA, getting to know more of my neighbors, and becoming more involved in our neighborhood and community.

Janece Garlish

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Fire Destroys Home



*Photo courtesy of Ciara Beck,
daughter of Micah and Alison Beck.*

We are so sad to report that fire destroyed a neighbor's home at 4108 Pembroke Pkwy W, the house of Martin and Marita Fisher. No one was at home at the time. The fire started in the garage at about 1pm on Monday, February 18th. Numerous fire trucks and emergency vehicles were engaged. It appears that the home is a total loss, along with two cars in the garage.

Many neighbors have asked how they can help or if they could contribute to helping.

For any of you wanting to donate money to the purchase of gift cards, the Pembroke Pkwy W Block Captain along with our new Board Secretary have agreed to be the point of contact for such donations. At least we as neighbors might be able to provide some quick relief for a few necessities, when so much has been lost.

Janet Balke

Rbalke@sbcglobal.net or 817-571-6933

Janece Garlish

Jgarlish@yahoo.com or 817-358-9042

Please keep the Fisher family in your thoughts and prayers.

Woodland Hills

A Note from the In-coming ACC Chairman, David Bentz:

I look forward to serving the residents of Woodland Hills as the ACC Chairman. As most of us, I want to thank our out-going President, Rick Watson, for his dedication and the superb performance of his duties. As well, all of the out-going Board members are to be congratulated for their time and efforts put forth for our community.

From a personal standpoint as ACC Chairman, I am requesting the assistance of all Woodland Hills residents. This job cannot be accomplished by me, or even a few of us, but must be shared by all residents. The eyes and ears of our community are, in fact, ALL of us residing in Woodland Hills. As you meander the streets of Woodland Hills, please make note of how we might beautify our neighborhood. Most residents of Woodland Hills want to "do the right thing" and, quite often, are not aware that they are violating a covenant. Frequently, only a simple reminder is needed.

I don't want to be the "nagging enforcer" of our covenants, rather the positive encourager to keep our neighborhood beautiful. We should each take pride in our homes' structures, lawns, and general appearance as a simple approach. With that, our community will maintain its beautiful decorum and a place that we are all proud to call home.

Again, I look forward to this time of service to our community and look forward to meeting many residents of Woodland Hills.

Love our Pets, Love our Neighbors!

We all love our pets. Every pet owner believes we have the prettiest, smartest, sweetest pet there ever was. BUT, we need to clean up after our pets at all times and keep dogs on a leash. Beyond following "the rules", this is truly a need for common courtesy to the people we live with in our neighborhood.

Cleaning up after our pet is not the most pleasant task, but one that comes with the responsibility of pet ownership. "Miss Manners" would certainly think we are rude to do anything less – and so do the unfortunate neighbors who are having to clean up after some else's pet. You make a difference – we're counting on you. Thanks!



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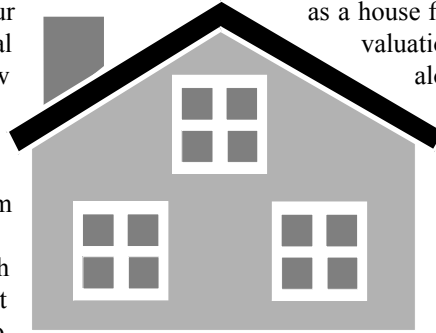
By Helen Harvey Sink

My husband Charlie and I were recently researching our homeowner's insurance policy and found out some interesting information. Particularly in view of the recent fire, we thought we would share this with you.

Here are several types of valuations for our homes. The first is the Property Tax Appraisal value. Mostly, we want this number to be low so that we pay less tax dollars.

Then, there is the current selling price for homes in our area. Obviously, we like these numbers to stay high so that we all benefit from future sale of our homes someday.

Next is the "Dwelling Insured Amount" which is part of your insurance coverage. This is what determines your premiums. It is also used to calculate a percentage of the home value for personal property coverage (furnishings, clothing, appliances, all the stuff in your house plus ancillary structures such as fences and gazebos). We want this number to accurately reflect the current value of our homes.



Finally, there is the "replacement cost" figure which is what it would cost to duplicate your home at current material and labor rates (using cost per square foot to build in this area). This number is very important if you are should you have a catastrophic event, such as a house fire, flood, tornado, etc. Insurance companies use valuation models to approximate your replacement value along with inflation indexes.

What is the point? We thought that having our home insured commensurate with current selling prices was sufficient coverage. But if your house burns down – it's not what you could have sold your home for, but what it will now cost to rebuild it. And the rebuild figure is much higher...

Maybe it's time to take a look at your policies and coverage. It is important that your insurance company has up-to-date information concerning the current condition of your property to include upgrades, additions, and other improvements. This affects your real replacement costs. Work with your realtor and insurance agent to make sure you have the coverage you need.

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Telephone Home: _____ Work: _____ Mobile: _____

Project Start Date: _____ Email: _____

(Note all sections must be filled in or 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 _____

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