

Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

Volume 4, Number 3

March 2009

President's Letter

Neighbors, I am certainly looking forward to our Annual Meeting. As you may be aware we will be having election for two Directors on the board. If all goes as expected Darlene Page will be elected for another term and Zack Bryant will be elected to his first term. We would also like to thank Don Young for his past years of service as our Treasurer. And really, thank all of those who have volunteered their time this past year for serving our community.

At our annual meeting, we will also be discussing our transition to a management company. After interviewing and evaluating three professional management companies the Board unanimously voted to enter into an agreement with Select Management. We feel that Select Management's values and expertise will help achieve excellent service to our homeowners and will enable us to reach our goals for 2009.

For those of you who were unable to attend our annual meeting, here are a few highlights from my perspective.

• 2008 in Review

- Completion of erosion control project in the park
- Approve ACC requests for new roofs, fences, retaining walls, an addition on one home, and new home construction
- Continue review operating policies and procedures
- Consideration and action taken for daily operations management of the Association

• 2009 Goals

- Continued Melrose Park improvements

- Replace trails in park
- Achieve "Model Neighborhood" status
- Crime Watch
- Block Captains
- Other required actions
- Written policy development
- Collection policy
- DRC resolution policy
- ACC policy

• Objectives / Goals in utilizing Select Management Company

- *Improve effectiveness of the Board*
 - Focus on long term goals
 - Shift from tactical to strategic
 - Shift away from direct resolution to objective third party resolution
 - Procure professional advisory source
 - Understanding of best practices of associations throughout DFW
 - Understanding of current laws and legislative actions
- *Improve Association actions*
 - ACC requests
 - ACC resolution
 - DRC resolution
 - Collection Policies
 - Expedite all actions of the Association
- *Improve/establish formal policies for current conditions*
 - Currently few written policies
 - Policies needed to ensure consistency and fairness

Thank you to all who were able to attend our Annual Homeowners Association Meeting. I look forward to serving as your President in 2009.

Lance Andrews

Editor's Note

As I write the March edition of our newsletter (February 20th), we have not received the WHHOA Newsletter for last month's edition for February which is usually mailed to us in the first week of the month. I have spoken with Peel Publishing and it is hoped that the postal service will have it to us very soon.

There were several items of great importance in the February newsletter, so with apologies I am reprinting them here in the March newsletter to ensure that you get the information – just in case the February Newsletter never arrives.

If you have articles or news you would like to submit for the April newsletter, please send to me no later than March 15th at helenharvey@att.net.

Annual Meeting

Thanks to all who attended the Annual Meeting on Monday, February 2nd. Although turnout was light, we did have enough for a proxy and voting. I hope everyone enjoyed the opportunity to learn more about what is happening in our neighborhood. And certainly a heartfelt appreciation for all who took the time to participate.

The meeting was catered by Costa Vida, along with a variety of beverages. This added to the social aspect of the meeting which is a goal for us. We want to encourage more of our neighbors to get to know one another and this was a great forum to do so.

See you next year!! Same timeframe – first Monday evening of February 2010.
(Pic on page 2)

Woodland Hills

BOARD OF DIRECTORS

President Lance Andrews
..... 817-571-6160, lrandrews@sbcglobal.net
Vice President Mark Skinner
..... 214-957-1834, mskinner@srtx.com
Secretary Janeece Garlish
..... 817-358-9042, jgarlish@yahoo.com
Treasurer Don Young
..... 817-239-4136, donald.young@c-b.com
ACC Chairperson Dave Bentz
..... 817-355-0638, dkbentz@tx.rr.com
Landscape Chairperson Darlene Page
..... 817-498-8278
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..... 682-503-6597, louie_sullins@ml.com
Newsletter Editor Helen Harvey
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Social Comm. Chairperson Christie Kimbell
..... 214-435-2295, christiekimbell@proplanit.com
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Management Company Chosen

Select Management would like to take a moment and introduce ourselves to you. Effective February 1st, Select Management Company has been hired by your Board of Directors to provide your association with a variety of financial, administrative, and maintenance services. Select Management Company has been in business for 23 years and serves over 18,000 homeowners in the Dallas/Fort Worth Metroplex. We specialize in the management of large, single family master planned communities similar to Woodland Hills. Select Management has obtained the coveted AAMC designation from Community Association Institute. This designation has been bestowed on only 150 management companies nationwide. Our services include collecting association dues, maintaining the association's books and records, enforcing the community's governing documents, performing regular property inspections and maintaining the common areas in a manner consistent with the association's budget, documents, and instructions from the Board of Directors.

Select Management Company stands by our commitment to become a "team" with our properties, and as a team, work together to do the best job possible for everyone in the community. We know that your property will have specific needs that must be met with timeliness and accuracy and we look forward to a great relationship with you, the homeowners of Woodland Hills. Please feel free to visit our website at www.selectmgco.com for more information about Select Management and our services. For questions, please contact our firm at 972-755-1063. Your Property Manager, Amy Edwards, will be happy to assist you! You can also reach her by email at Aedwards@selectmgco.com.

Best regards,
Ted W. Smith PCAM, CPM
President
Select Management Company, AAMC

Annual Meeting - (Continued from cover page)

Annual Meeting, Monday, February 2nd



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Woodland Hills

Welcome to Amy Edwards - *Property Manager for Select Management*

Amy Edwards works with Select Management and will be Woodland Hills' new property manager. Amy has over eight years experience in Homeowner Association Management. Overall, she has eighteen years plus in the real estate field. Amy is a native Texan, born and raised in Dallas. When not working, she enjoys making jewelry, cooking, reading drawing and spending time with friends and family. Managing HOA communities is challenging and ever changing field, so being bored is never a problem!

Personal Note from Amy: *I am very excited to be working with Woodland Hills. So far, everyone I have met has been extremely nice and personable. I am looking forward to a long and satisfying relationship with the Board Members, Committee Member volunteers and all the other homeowners. Please feel free to contact me with any questions you may have. My contact information is: Amy Edwards; Senior Property Manager, Select Management Company, 5000 Quorum Dr., #175, Dallas, TX 75254. Phone number (972) 755-1063; Fax Number (972) 755-1068; e-mail address aedwards@selectmgco.com.*

New Procedures for ACC Requests

As you know, Select Management Company has recently been chosen to manage some of the administrative functions and convenient compliance for our Woodland Hills HOA. With that, a few changes to our procedures will be necessary. Knowing who to contact will facilitate coordination and speed the approval process for you.

As a reminder, any time that you need to replace a roof, replace a fence, paint your home, add any structure, change front landscaping, or any activity that affects the appearance of your home and/or property, you need an approval from the ACC Committee.

For all Architecture Control Committee requests, please send your requests to Amy Edwards of Select Management. Amy is the Property Manager for Woodland Hills and will coordinate activities with Board Member, Zack Bryant.

Amy Edwards, Senior Property Manager
Select Management Company
5000 Quorum Dr., #175, Dallas, TX 75254.
Phone number (972) 755-1063
Fax Number (972) 755-1068
e-mail address aedwards@selectmgco.com.

**You may also call Amy's assistant,
Lesley Rolandt at 972-755-1063.**



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Block Party!

Here are some photos of the Middleton Way block party held last November. The 2nd annual party was organized by Megan and Craig Ayers at 3408 Middleton Way. It was attended by about 30 adults and children and, needless to say, a good time was had by all!!



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What's Going On In Woodland Hills:

10 Properties Currently Listed For Sale
Average List Price - \$470,270
Average Price per Sq.Ft. - \$120.37
Average Days on Market - 180

1 Property Currently Under Contract
Average List Price - \$479,900
Average Price per Sq.Ft. - \$123.02
Average Days on Market - 139

8 Properties Sold in the Last 6 Months
Average List Price - \$382,638
Average Price per Sq.Ft. - \$109.96
Average Days on Market - 58
(As of 2/19/09)

*The Minter Team has been selected by the homeowners of the following **Woodland Hills'** homes to provide superior, top-notch marketing of their property. If you know of anyone wanting to move to **Woodland Hills**, or if you are thinking of selling, please call **The Minter Team** today at 817-481-8890.*



Happy Saint Patrick's Day!

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Mailbox Destruction

The home mailbox of John and Judi Schmidt was destroyed at 3304 St. Albans Circle.

This occurred on Saturday, January 24th at 1:30 in the afternoon. The mailbox was run over by a white jeep and the offense was captured by security video. The Schmidt family is asking for your assistance to identify the jeep's owner.

The Jeep has white fenders that match the body. Also the jeep top goes directly over the front doors. It has a black guard or something on the front of the vehicle.

Please contact Judi Schmidt if you recognize the jeep in the photo. 817-508-0699.



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Woodland Hills

Easter Egg Hunt –

April 19th

Please plan to bring your families to join in the annual Easter Egg Hunt for Woodland Hills. Meet in Melrose Park at 9am the day before Easter – Saturday, April 19th.

The event will have organized egg hunts different age groups: age 3 and under, age 4 through 8, and age 9 and over. The Easter Bunny will be there along with a photographer to capture the event.

The cost is \$5 per child. Please send your check to Christie Kimbell by April 1st. Christie's address is 4700 Melrose Park Court.



Bring your Easter basket & camera!



Woodland Hills Spring Garage Sale

The next Woodland Hills Garage Sale is Saturday, April 25th from 8am to noon. We will have signs at all entries to our neighborhood as well as ads in local papers and Craig's List. Start cleaning those attics, closets, and garages now!! We'll have a great time and make some spare change from beloved items that need a new home.



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Carey & David Ebert returned from D.C. urging changes in bankruptcy law that would help stem foreclosures

WASHINGTON, D.C. - February 17th 2009: Hurst attorney and current President of The National Association of Consumer Bankruptcy Attorneys (NACBA) along with fellow attorney and husband David Ebert joined fellow members from around the country as they met in Washington D.C. on Feb. 9 and 10 for discussions with legislators about the "Helping Families Save Their Homes in Bankruptcy Act of 2009" and companion bills that have been introduced in the House of Representatives and Senate. David Ebert said: "We went to our Nation's Capitol to promote the one solution to the mortgage foreclosure crisis that we know will work, keep families in their homes, preserve neighborhoods, and costs taxpayers nothing."

Carey Ebert, President of NACBA, noted: "Our members, who came from around the country to meet with their elected officials, represented the interests of the families we see every day, for whom bankruptcy could be a way out of crisis. We need court supervised loan modifications that are feasible for the homeowner, but at the same time fair to the banks and investors of the securitized trusts that hold the bundles of residential mortgages."

Call our office for a **FREE** consultation at **817-268-2468** or visit our website at www.FtWorthbankruptcy.com

The Ebert Law Offices has been serving the DFW community for more than 30 years, and David and Carey have over 39 years of combined experience in the field of Bankruptcy Law



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City Liaison Report

By Louie Sullins

I am working on getting the Model Neighborhood designation for Woodland Hills, which is very important to property values and resale desirability for our homes. In order to achieve this title, we need to take action. We are still in need of more block captains for Woodland Hills. More block captains are needed to attain the status of approved neighborhood watch program which requires a certain ratio of block captains to homeowners. This would only help our neighborhood property values – so please join up! Contact Christie Kimbell or Helen Sink to get more details.

Specific locations and number of homes to cover are as follows:

Eaton Circle	16
Wilton Woods Court	8
Cumberland Court	6
Carisbrooke Court	10
Cambridge Court	11
Eversham Court	11
Melrose Park Drive & Court	
Eastonbury Court	3
Scarborough Ln E Court	4
Lexington Parkway	
Chrimac Way	17
Woodland Heights Circle	
Oxford Court	6

These are just the areas we know about! There could be others where a previous block captain is listed and no longer here. If you haven't seen anyone acting as your block captain, haven't received a new directory, or just have an interest in participating in this fun activity – please call Christie Kimbell or Helen Sink to get involved.

NEIGHBOR NEWS

We would like to publish YOUR news too! If you would like to announce births, graduations, weddings, military deployment, military return and such type of news, please send a note to helenharvey@att.net. We'd love to share the stories of the people who make up our community.

Wine Tasting Party

Please mark your calendars now for our second annual wine tasting party. The party will be hosted at the home of Lyn and Kemal Carr at 4701 Melrose Court at 7pm. This was very well received last year and all who attended had a great time, so we'd like to see more of our neighbors join in for some socializing.

More details forthcoming. For questions, please contact Christie Kimbell at 214-435-2295 or christiekimbell@proplanit.com



July 4th Parade and Picnic

It's not too early to start planning for the great patriotic, festive event of July 4th!! This was so well attended last summer that you just have to make plans to be part of this. Get your neighbors together for a watching party along the parade route and then come to the park for more fun.

Here are some areas that we will need help with:

Floats – love to have each block enter a theme float. Get creative!

Parade music – can anyone contact local bands or music groups to march?

Picnic – we'll cookout again with hotdogs, chips and sodas

Kids activities – we'll have fun things for kids to do again this year like face painting, balloons and bounce house.

Please join us to be a Parade Volunteer and help with planning. We need you!

Christie Kimbell – Parade Committee Chair
Helen Sink - Float Volunteer

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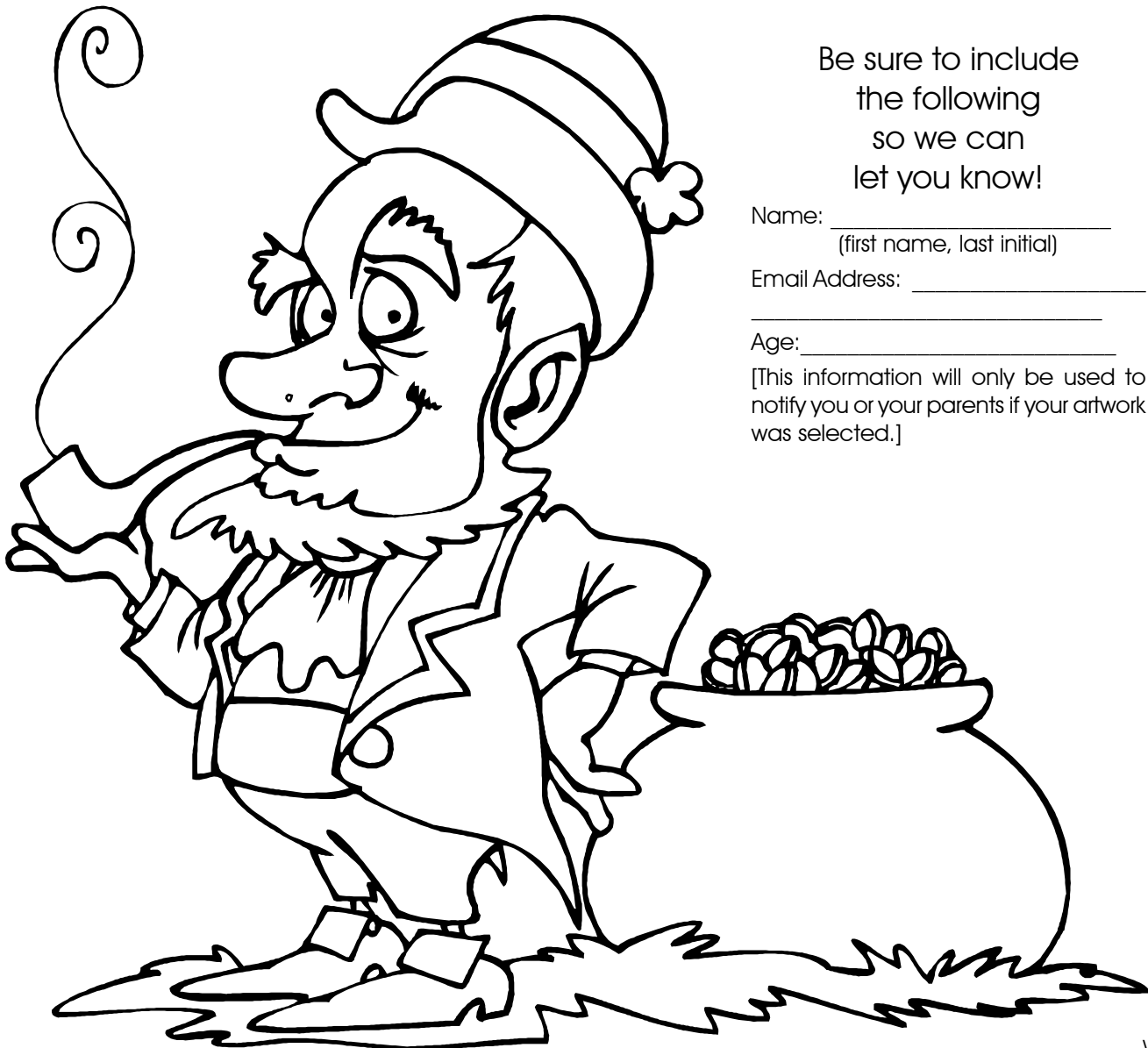
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WD



Nancy Dennis
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March 2009

Woodland Hills by *Nancy*

- **Currently Listed for Sale**–
- 10 Homes-Woodland Hills Priced from \$395,000 to \$575,000
- **Pending Sale**– 3304 Parkview Ct, \$479,000
- **Sold Since 1/1/09**– 3407 Langley Hill Ln, \$229,800

Nancy Dennis & Associates

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