

Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

Volume 4, Number 12

December 2009

DEADLINE for Newsletter Submissions

Homeowners deadline for the January 2010 issue is 5pm on December 18th.

If you have time sensitive information for the beginning of the month, we suggest you submit your article 2 months in advance.

Please submit information and photos via e-mail to helenharvey@att.net.

If you would like to be on my email reminder list, please send your e-mail address to the above address.

Put the name of your organization or article in the subject line of emails. Please include the name of the submitting person at end of articles.

Questions? Call Helen Harvey at 214-460-7072.

MARK YOUR CALENDARS

Annual Meeting

Please be sure to save the date now for our annual meeting. We meet each year on the first Monday of February. This will be on February 1st, 2010. The meeting will be at 7pm at the Colleyville Community Center. More details will be coming, but please hold the date. We appreciate your participation and interest in our community!

Haunted Halloween

Last month, we published a couple of photos of great Halloween scenes from the neighborhood. I saw great decorations on Crossgate Circle, Glendale, and Eastonbury along with others. But one house really stands out in this neighborhood. This is Kelly and Denny Lyons of 4312 Pembroke Parkway N. For those of you who remember years back when the Christmas display on Parkview was the hit of the entire holiday drive-by season, this is the Halloween equivalent!

This month, I have asked the Lyons family to provide some background into their awesome Haunted House. The photos taken do not do it justice, I assure you. Enjoy the photos and be sure to drive by next year to see it for yourself. It's great!! Thank you Denny and Kelly for making your home such a fun place for many years!!

(More Pics on page 4)



Woodland Hills

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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 helenharvey@att.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.

Spotlight on....

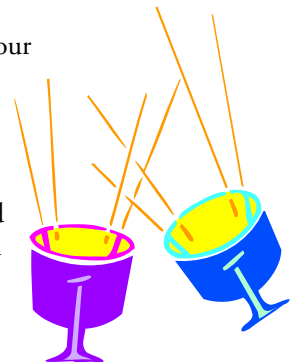
Hello, my name is Kelly Lyons and my wife's name is Denny. We've been asked to tell a little about ourselves and our haunted house that we set up for Halloween. I'm a pilot for American Airlines and Denny is a dental hygienist for Dr. Glaser in Arlington. We met in high school at 17 in Clearwater, FL and married at the age of 20. We have a daughter named Jennifer(24) and a son Casey(22).

We try to decorate for all the holidays but Halloween is our favorite. We are always on the lookout for some new decoration, and since we have been collecting for 36 years we have quite a bit. Before there were \$5 tombstones at Walmart, Denny made them out of plaster of paris and would put tongue in cheek epitaphs on them. All of us would think up new decorating ideas each year and we would really start getting excited around July. We started our first cemetery 15 years ago when we lived in Euless. We moved to Woodland Hills 9 years ago and the cemetery just keeps getting bigger every year. We remember the first year we put the cemetery fence out as some of the neighbors were concerned that it was going to be permanent. But, they are used to it by now and luckily we haven't had any visits from the ACC. We can put it all up in a few days, but as we get older we like to use most of the month of October to pace ourselves. Besides, the kids enjoy watching it go up and more ghouls appear day by day.

On Halloween Denny usually dresses up as witch to hand out candy and I am the headless butler early in the evening for the little ones. I stand very still and they think that I am not real as they walk by me on the way to visit Dracula's crypt in our foyer. Then, when they turn around I have moved and they can really jump. Later on, I become chainsaw man and emerge from the back yard holding a severed head and looking to take more.

Some of the funny questions we have gotten over the years is "Is that a real iron fence?", and we have to tell them it is just painted rope in between some 2 X 2's. The kids walk by during the year and ask where is the headless butler(attic) and chainsaw man(in the woods). We've had a little girl sit across the street on Halloween night and say "I could never live on this street" and we were recently told by a neighbor that his granddaughter who is now 14 says "This year I'm going to go inside the house". On the other hand, I've had 5 year olds stand at the end of the driveway and taunt chain saw man to come out and get them.

So, even though it is a lot of work and our kids have moved on to Orlando FL for work and school, we still enjoy doing it for the new little ones coming along here in Woodland Hills. And, the last I heard was that my kids were decorating and cutting out tombstones for their place in Florida. We're so proud.





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(Continued from Cover page)



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Woodland Hills

THANK YOU, Woodland Hills Residents!

The Minter Team joined the Keller Williams Realty Southlake office in collecting donations for a canned food drive benefiting Tarrant County Food Bank and Grace Food Pantry. Tarrant County Food Bank stated that demand is up approximately 25% over this time last year, and Grace Food Pantry expects to feed over 1000 families this holiday season.

With the generous help of the kind Woodland Hills residents, the campaign to help the citizens of Tarrant County was a huge success! On Friday, November 13th, the Keller Williams Southlake office delivered over 2 ½ tons of food to the two food banks!

This was an amazing accomplishment and a wonderful way to give back to the community. Thank you for helping us help the needy this holiday season!



Woodland Hills Stork Report

Proud Grandparents:

Carole & Chuck
Battist of Scarborough
Lane W

Born: 10/7/09 at
12:12am.

8 lbs 3 oz. & 20 3/4 ins.

Proud Parents: Nicole & Greg Campbell
of Tulsa, OK.

Proud Brother: Jackson (22 months)

Congratulations to all the family!



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What's Happening in Woodland Hills?



- ★ 11 Properties Currently Listed For Sale
 Average List Price - \$438,845
 Average Price Per Sq.Ft. - \$121.23
 Average Days on Market - 101
- ★ 3 Properties Currently Listed For Sale
 Average List Price - \$376,600
 Average Price Per Sq.Ft. - \$118.82
 Average Days on Market - 101
- ★ 11 Properties Sold in the Last 6 Months
 Average List Price - \$400,582
 Average Price Per Sq.Ft. - \$116.39
 Average Days on Market - 58

(As of 11/20/09)

Chris Minter,
 10 year
 Woodland Hills Resident



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HELLO WOODLAND HILLS HOMEOWNERS:

It's hard to believe that Thanksgiving has already come and gone and we are in the full crush of the holiday season. Because it is getting dark very early, please be extra cautious with your driving at night. Slow down, gaze at the holiday lights and be more aware of your surroundings. This time of year, the threat of theft is higher in all neighborhoods. Therefore, if you see anyone loitering in odd places (i.e. between homes) or acting suspiciously, please call the police to investigate. Also, more candles are used this time of year, so please follow all precautions if using candles in your home. Too many devastating home fires are started from a single lit candle. If you opt for a live tree, please keep it watered as dry branches can burn extremely easily. I know everyone is aware of these precautions already, but it never hurts to have a reminder!

Seasons Greetings!

Amy Edwards
Senior Property Manager

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.

Personal Classifieds

BABYSITTER - Hi! I'm a 19 year old college student looking for part time or occasional babysitting jobs. I have nanny experience and the only days I am unavailable are Tuesdays and Thursdays. Call Ally Schiller at (817) 913-9781. Thank you!

WHHOA BOARD

Nominating Committee for Open Positions

Our Nominating Committee has been working hard to follow up on all calls from person interested in volunteering their time to serve on our HOA Board. The Nominating Committee of Lance Andrews (current President) and resident neighbors Joel Moberly and Malinda Hall is finalizing the slate of proposed Board Members. In order to serve on the Board, you must be a member of the HOA in good standing, available to attend meetings, and follow up on tasks and activities for the continued support of Woodland Hills. If you have an interest in serving on the Board, please contact any current Board member, Joel Moberly, or Malinda Hall.

Woodland Hills Stork Report

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Woodland Hills

Staying Fit Through the Winter Months

Wow! The days are shorter, and the weather is colder. Winter is here once again. Luckily Texas winters, especially in Austin, only a few months. Nevertheless, winter can wreak havoc on fitness regimes for two reasons. Many individuals experience SAD (Seasonal Affective Disorder), which is winter blues or depression that occurs in people with normal mental health. It's due to the lack of sun light. According to the Mayo clinic, SAD can be treated with light therapy or antidepressants. If you think you might be suffering Seasonal Affective Disorder, talk to your doctor.

Second, many of us tend to hibernate in our homes in the

winter. Sitting at home in front of the fireplace with a warm blanket and drinking hot chocolate or tea or eating warm soup is more pleasing than going out and exercising in the cold or going to the gym after work when it's already dark out. This makes it feel later than it is, when in reality it's only 5 or 6 o'clock. Need not to worry though; here are some fitness tips that will keep you going until spring arrives again.

1. WARM UP AND DRINK PLENTY OF WATER.

A proper warm-up is critical because cold temperatures can make your muscles tight and therefore more prone to injuries. Remember, always warm-up

prior to engaging in any physical activity. Drink, drink, and drink plenty of water. Most people forget the importance of water during the colder months and are more likely to become dehydrated.

2. GO WINDOW SHOPPING AT THE LOCAL MALL!

Most local mall(s) open an hour early in order to provide a safe indoor walking haven during the winter months. If you can't make it in morning, take your sneakers with you and go right after work. Three

(Continued on Page 9)



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Staying Fit- (Continued from Page 8)

or four times a week will help keep the pounds off.

3. REMEMBER THOSE EXERCISE VIDEOS.

Just about everyone has had one. Wipe the dust off your exercise video and use it on the days you can't exercise outdoors because of the darkness. If you don't have an exercise video, check one out at your local library and/or video rental stores. Also, some cable networks have exercise channels on-demand for no charge, so look at your channel menu.

4. CREATE A HOME GYM.

Most people have a home gym without realizing it. Check your garage, under the bed, storage room, and closet. You can easily set-up a great workout routine with just a set of dumbbells, an exercise ball and a jump rope. If you don't any of these items, you can purchase most of these items at a local athletic supplier or discounted resale store for about \$50 to \$60.

There's no need to hit the couch or hibernate during the winter months. Stay motivated. With a little knowledge and motivation, anyone can meet the challenges of winter exercise. Have a fun, safe and a physically active winter.

- VALERIE SALINAS

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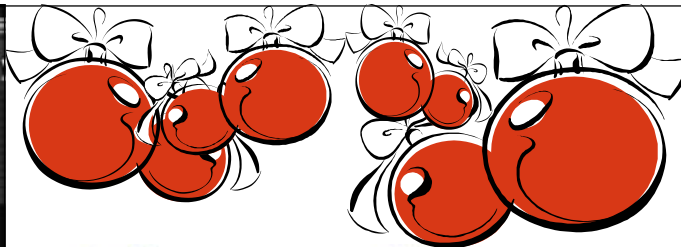


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17 Homes Sold in Recent 12 mo.
Priced from \$225,000—\$750,000
Average Days on Market= 102
Avg. Price Per Square Foot = \$116.32
Sales Ratio to List Price = 98% Avg.



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Selling Homes of Distinction



December 2009

Woodland Hills

Featured Home of the Month



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Selling Homes
Homes of Distinction Like Yours
throughout Colleyville

*Statistics from Netrexx November 2009