

# Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

Volume 5, Number 2

February 2010

## DEADLINE FOR

### *Newsletter Submissions*

Homeowners deadline for the March 2010 issue is 5pm on February 18th.

If you have time sensitive information for the beginning of the month, we suggest you submit your article 2 months in advance. We'd love to have family news: births, marriages, graduations, etc. We can also post items for sale, babysitting services, etc.

Please submit information and photos via e-mail to [helenharvey@att.net](mailto: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.

## THANK YOU!

Last month we asked residents if you would be willing to help by donating a flag for use in Melrose Park. Our thanks and gratitude go to Brad and Sharon Gale of St. Albans Ct and to Karen and William Meili of Queensbury Way E for donating flags for our neighborhood. Our continued thanks to the Krupps family for coordinating with Darlene Page to maintain the flag.

## WOODLAND HILLS WEBSITE

As you may recall, in the last newsletter I said that my New Year's Resolution is to do more with sharing our information on our website to provide you more timely communication. So far, I'm doing better with diet and exercise than updating our web site!! However, I promise to keep working on it and have one new thing each month for us.

Our web address is: [www.woodlandhills-hoa.com](http://www.woodlandhills-hoa.com). If you have not already logged in to the web site, you will need to do so and submit a login request to Select Management. Once you are logged in, you will have access to many resources.

What's new this month? Photo album for our July 4th Parade and Picnic just for fun. A form letter that you may use to register a "Formal Noise Complaint" for airplanes flying too low overhead across our neighborhood. You can download the form to fill out your specific observations and mail it to the address on the form.

Next month, we will update the Board of Directors list following our annual meeting and have photos from the neighborhood activities for your enjoyment. Future plans include the ability to send urgent, timely alerts for our neighborhood to all who have an email address on file. This would be a rare usage to alert us of serious crime alerts, street closures, etc. We will also start putting more events on our neighborhood calendar for you.

## YARD OF THE MONTH ANNOUNCEMENT

Darlene Page is in the process of registering Woodland Hills with Calloway's "Yard of the Month" program. Though our grass may be brown now – be thinking about how you would like to beautify your landscape for the coming months. The program will run May through October.

There will be a \$25 gift certificate from Calloway's Nursery for each monthly winner. You will also be recognized with signage in your yard and a photo in the newsletter and on our Woodland Hills website.

# Woodland Hills

## BOARD OF DIRECTORS

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<b>Vice President</b> .....	Mark Skinner .....214-957-1834, mskinner@scrtx.com
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<b>City Services Liaison</b> .....	Louie Sullins .....682-503-6597, louie_sullins@ml.com
<b>Newsletter Editor</b> .....	Helen Harvey .....817-267-5278, helenharvey@att.net
<b>Social Comm. Chairperson</b> .....	Christie Kimbell .....214-435-2295, christiekimbell@proplanit.com
<b>Property Manager</b> .....	Amy Edwards .....972-755-1063, aedwards@selectmgco.com

## NEWSLETTER INFO

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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](mailto: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](mailto:advertising@PEELinc.com).

## SEEN AROUND

### *The Neighborhood*

The bitter cold we had during the holidays and the first week of January really hit us hard! The fountain at our Glade entryway was frozen and a couple of irrigation pipes burst in that area too. The ducks were slipping and sliding on the ice of Melrose Park. Thank goodness for families that fed the ducks in abundance. Seen in the photos are three year old Blake Sibley with his dad Kenneth and also four year old Gabby Boll with her mom Kaye feeding the ducks.



Also around the neighborhood, I hope that you have noticed some of our street signs have been straightened. Louie Sullins (our City Liaison for Woodland Hills) submitted a list of signs that were out of kilter and it seems that many have been improved. We want to keep the signs looking good as it keeps our neighborhood from appearing older and unkept. If you see signs that are clearly needing attention, please let Louie know so that it can be taken care of.





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We have sold more than 70 homes in our neighborhood since 1993, no one knows more about, or promotes the benefits of Woodland Hills than we do.



**Laurie and Joel**

**4311 Martin Parkway  
817-313-7263 (cell) 817-571-4128 (home)**

**Selling Woodland Hills since 1993  
Residents since April, 1985**

**How did our neighborhood do in 2009 Vs. 2008**

**Statistics gathered from MLS, Jan. 1st to Dec. 31st**

<b># homes sold</b>	<b>Price Sq. Ft.</b>	<b>Days on Mkt.</b>
<b>2008: 24</b>	<b>\$120.17</b>	<b>98</b>
<b>2009: 18</b>	<b>\$114.15</b>	<b>98</b>

**Properties currently for sale: 9  
Average list price : \$121.28  
Cumulative days on market: 117**

**If you have questions about this data or would like further information regarding trends for 2010, please give us a call. There are emerging issues which should have an impact on our housing market in 2010; there are also specific actions which local homeowners can take to get the best price possible regardless of market direction.**

# Woodland Hills

## PREVENTING FROZEN PIPES

Submitted by Chris Minter

### PREVENTING FROZEN PIPES

With the recent Frigid Winter air and more possible this winter, we thought we'd share some helpful information that we found online at [www.StateFarm.com](http://www.StateFarm.com).

An average of a quarter-million families have their homes ruined and their lives disrupted each winter, all because of water pipes that freeze and burst.

And recovering from frozen pipes is not as simple as calling a plumber. An eighth-inch (three millimeter) crack in a pipe can spew up to 250 gallons (946 liters) of water a day. Both plastic (PVC) and copper pipes can burst.

By taking a few simple precautions, you can save yourself the mess, money and aggravation frozen pipes cause.

### BEFORE THE COLD HITS

Insulate pipes in your home's crawl spaces and attic. These exposed pipes are most susceptible to freezing. Remember - the more insulation you use, the better protected your pipes will be.

Heat tape or thermostatically-controlled heat cables can be used to wrap pipes. Be sure to use products approved by an independent testing organization, such as Underwriters Laboratories Inc., and only for the use intended (exterior or interior). Closely follow all manufacturers' installation and operation instructions.

Seal leaks that allow cold air inside near where pipes are located. Look for air leaks around electrical wiring, dryer vents and pipes. Use caulk or insulation to keep the cold out and the heat in. With severe cold, even a tiny opening can let in enough cold air to cause a pipe to freeze.

Disconnect garden hoses and, if practical, use an indoor valve to shut off and drain water from pipes leading to outside faucets. This reduces the chance of freezing in the short span of pipe just inside the house.

### WHEN THE MERCURY DROPS

A trickle of hot and cold water might be all it takes to keep your pipes from freezing. Let warm water drip overnight, preferably from a faucet on an outside wall.

Open cabinet doors to allow heat to get to uninsulated pipes under sinks and appliances near exterior walls.

### BEFORE YOU GO AWAY

Set the thermostat in your house no lower than 55°F (12°C).

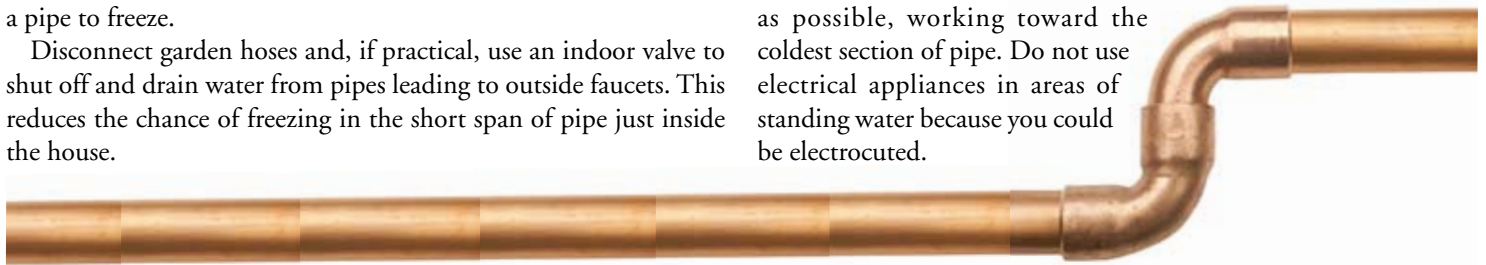
Ask a friend or neighbor to check your house daily to make sure it's warm enough to prevent freezing or

Shut off and drain the water system. Be aware that if you have a fire protection sprinkler system in your house, it will be deactivated when you shut off the water.

### IF YOUR PIPES FREEZE

Don't take chances. If you turn on your faucets and nothing comes out, leave the faucets turned on and call a plumber. If you detect that your water pipes have frozen and burst, turn off the water at the main shut-off valve in the house; leave the water faucets turned on. (Make sure everyone in your family knows where the water shut-off valve is and how to open and close it.)

Never try to thaw a pipe with a torch or other open flame. Water damage is preferable to burning down your house. You may be able to thaw a frozen pipe with the warm air from a hair dryer. Start by warming the pipe as close to the faucet as possible, working toward the coldest section of pipe. Do not use electrical appliances in areas of standing water because you could be electrocuted.



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to your neighbors.*

# Woodland Hills

## DFW Noise Concerns

To recap from last month's more explanatory article submitted by Pedro Reguero, we seem to have more noise from airplanes flying directly over our neighborhood now than in the past. We need to make certain that the airport understands that having the planes turn on takeoff sooner and lower does impact our aesthetic value in Woodland Hills.

Excerpted from Pedro's article last month: "If you are concerned with the situation, when you hear an aircraft over your home, call 972.973.5570 and file a formal noise complaint. Use exactly those words: Formal Noise Complaint. If it's in the middle of the night leave a message, they will return the call. DFW only keeps records of "formal" noise complaints. If you file a formal noise complaint, I would like to keep track of it on behalf of our neighborhood. You can send an email to me at: pedroreguero@hotmail.com. Just make note of date and time of your call to report noisy aircraft."

Also know that we will put a form letter on the Woodland Hills website so that you may download the form and fill in your particular noise complaint information. Go to [www.woodlandhills-hoa.com](http://www.woodlandhills-hoa.com). Then go to resources and eforms to get a copy.

Many thanks to Pedro Reguero for being so willing to assist with coordination of efforts and establishing a good working relationship with DFW Airport on our behalf.

Welcome  
New Neighbors!

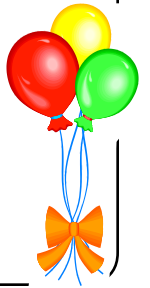
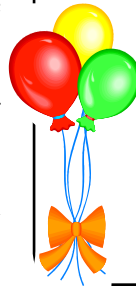
**PLEASE JOIN US IN WELCOMING OUR  
NEWEST ADDITIONS TO WOODLAND HILLS:**

STEPHEN CHILES AND LINDA GREGORY  
4202 LEXINGTON PKWY

TOM AND LISA FLOYD  
4414 EATON CIRCLE

LAWRENCE AND CHERYL JONES  
4209 CHRISMAC WAY

VICKI WILSON  
4409 EATON CIRCLE



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# What's Happening in Woodland Hills?



★ 9 Properties Currently Listed For Sale  
Average List Price - \$414,678  
Average Price Per Sq.Ft. - \$121.28  
Average Days on Market - 123

★ 1 Property Currently Under Contract  
List Price - \$391,000  
Price Per Sq.Ft. - \$138.80  
Days on Market - 14

★ 12 Properties Sold in the Last 6 Months  
Average List Price - \$396,800  
Average Price Per Sq.Ft. - \$112.96  
Average Days on Market - 75

(As of 01/21/10)

Chris Minter,  
10 year  
Woodland Hills Resident



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## TIMELY TIP

### *For February Gardeners*

*From Calloway's Nursery*

Remember your Valentine with fresh, living flowers. Give roses which can be planted and enjoyed year round or a container of cool season color for an immediate impact on your porch or patio. Houseplants in attractive ceramic pots provide long lasting enjoyment for indoors. Gloves, tools and wind chimes all make great gifts. The list is endless, let your imagination "grow green"!

Also, please join us for FREE in-store clinics on timely gardening topics. These clinics are held in every store.

- Saturday, February 6th at 10:15 am-Color Creations with Orchids-Create a beautiful, living Valentine's gift which will last and last.
- Saturday, February 13th at 10:15 am-Gardening with Roses-Give your Valentine roses that will provide blooms from Spring until Fall. Select from Earthkinds, Knock-Outs, Patented and Non-Patented varieties.
- Saturday, February 20th at 10:15 am-Organics 101-Learn how to garden the organic way!
- Saturday, February 27th at 10:15 am-Lawn Care-Be the envy of your neighbors. Learn what it takes to have a beautiful, healthy lawn.

For more gardening information for Texas, visit [www.mytexasgarden.com](http://www.mytexasgarden.com).

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## BLOCK PARTY!

The "sixth or seventh not quite annual" New Year's Day Brunch Block Party was held at the home of Charlie and Helen Sink of Scarborough Ln. W. for residents in that area. We really don't know how many years we've been doing this, but it's always fun. Last year, we skipped the party due to the arrival of our new granddaughter and several people thought they were no longer invited to the party. Nope – we just didn't host it last year. This year, we had about 25 people who attended and everyone contributed with some delicious treat to eat. We had a great time and it was delightful to spend time with our wonderful neighbors. Thank you all for coming!



# Woodland Hills

## Hello Woodland Hills Homeowners!

Thank you to all who attended the Annual Meeting on February 1st! I hope that all of your questions were answered at the meeting. However, if you missed the meeting or have a follow up question regarding your community, please do not hesitate to contact me at (972) 755-1063 or by e-mail at [aedwards@selectmgco.com](mailto:aedwards@selectmgco.com). Your comments, questions and suggestions are always welcome!

*Amy Edwards*  
Senior Property Manager

## Recipe of the Month

### Italian Bread

#### Ingredients

- 1 package Hot Roll Mix
- 4 ozs. grated Parmesan cheese
- 1 tablespoon parsley flakes
- 1 - 8 oz. Ricotta cheese or 1 cup cottage cheese
- 8 oz. shredded Mozzarella cheese
- 4 ozs. Pepperoni, diced fine
- 1/4 tsp. garlic powder
- 1 egg



#### Directions

Follow instructions on Hot Roll Mix. Punch down & roll out to a rectangle about 18 x 12". Beat the egg with the ricotta or cottage cheese and spread on the dough. Sprinkle all remaining ingredients over the dough. Roll up and place in a curved shape on a greased cookie sheet. Cut the dough almost through the roll about every inch. Let rise again for about 1 hour. Bake in 350° oven for about 40 minutes or until browned.

If you would like to submit YOUR recipe email it to [articles@peelinc.com](mailto:articles@peelinc.com).

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We will select the top few and post their artwork online at [www.PEELinc.com](http://www.PEELinc.com). DUE: February 28<sup>th</sup>

Be sure to include the following so we can let you know!

Name: \_\_\_\_\_ Email Address: \_\_\_\_\_ Age: \_\_\_\_\_  
(first name, last initial [This information will only be used to notify you or your parents if your artwork was selected.]

# Happy Valentines Day



WD



# Nancy Dennis

**BEST D**  
2009

## & Associates

**BEST D**  
2008

*Selling Homes of Distinction*

**BEST D**  
2007

**February 2010**

**BEST D**  
2006

### Woodland Hills

**3407 Middleton**  
3BR, 2 1/2 BA | Updated one level  
with private back yard, arbor and fountain

**For Sale**

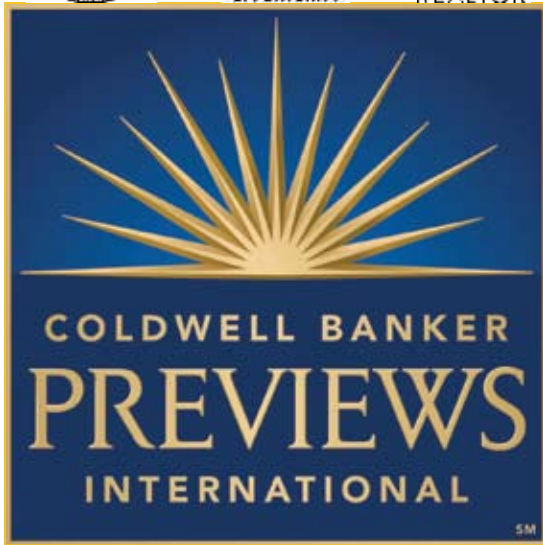


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