

Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

Volume 5, Number 4

April 2010

Woodland Hills SPRING GARAGE SALE

Mark Your
Calendars!

SATURDAY,
APRIL 17TH, 2010
8 AM - NOON

SOLD

Dont Forget!
(It is always the third
Saturday in April
and again the
third Saturday in
September)

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.

Birth Announcement

**Julie and Louie Sullins
of Beckley Court
announce the arrival of
Reese Ella Sullins.**



She was born on February 3, 2010 at 6:46pm.

Reese weighed 7lbs 4 ounces
and is 20 ¼ inches long.

Big sister Avery is delighted
and is very good with the baby.

Woodland Hills

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NEWSLETTER INFO

PUBLISHER

Peel, Inc. www.PEELinc.com, 888-687-6444
Advertising.....advertising@PEELinc.com, 888-687-6444

ADVERTISING INFORMATION

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.

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.

KATIE MEILI

Honors



Woodland Hills resident **Katie Meili**, a freshman at Columbia University recently earned **All Ivy League Honors for Swimming**. During the recent Ivy League Championships, hosted by Harvard, Katie broke the Columbia school record in the 100 Breaststroke and the Harvard team record with a time of 1:02:31 and also qualified for the NCAA competition held in March. In the 200 Breaststroke Katie earned a second NCAA qualifying time swimming a 2:15.33.

She placed 5th in the 50 Free event with a time of 23:38. At Columbia, Katie plans to study Literature and following graduation attend Law School

She is a '09 graduate of Nolan Catholic High School. While at Nolan, Katie's swimming earned All American honors her senior year. During her 4 years of TAPPS competition, she won 7 individual gold medals and was part of several record breaking relays. She was the 2009 **Ft. Worth Star Telegram Female Swimmer of the Year** and honored as a **WFAA McDonald's Scholar Athlete of the Week** and was **Nolan's High School Heisman winner**.

Katie is a member of the North Texas Nadadores (NTN).

She is the daughter of Bill and Karen Meili on Queensbury Way E. Her older sister Maureen is a 2008 graduate of Texas A&M and currently employed with Hitachi Consultants in Dallas.

SPRING IS HERE

And the Weeds are Growing!

Now is the time to begin treatment for weeds in your yards, and begin your routine lawn maintenance again. Many of the homeowners at Woodland Hills have landscapers that maintain your yard. If you do, please make sure to instruct them to bag or mulch the grass clippings and not blow them into the street or your neighbor's yard. Also, if you want to add an improvement to your home like an arbor, landscape feature or other exterior structure, please be sure to request approval of the feature prior to beginning work. The Woodland Hills Architectural Committee exists to maintain property values and to ensure the aesthetic harmony throughout the community. The Architectural Improvement Application is located on the community website at www.woodlandhills-hoa.com under "Resources", "Documents" then click on the Architectural Improvement Application link. Or you can call our office at 972-755-1063. Please submit your request as early as possible to allow the necessary time to process your request.

- SUBMITTED BY: AMY EDWARDS



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As your resident neighborhood Realtors, please consider us when interviewing for a Realtor. 30 minutes of your time can make a big difference in the selling experience. Since Laurie and I moved to Woodland Hills in 1985 and have owned 2 homes here, we have a vested interest in property values and promoting all the amenities Woodland Hills provide it's residents. We don't just sell homes, we sell the neighborhood!

“BE READY TO MOVE”
(We have sold 72 homes in Woodland Hills since 1993)

Woodland Hills

Welcome
New
Neighbors!

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

WILLIAM AND MARIE PETERSON
3407 QUEENSBURY WAY EAST

ROBERT COWEN
4001 MARTIN PARKWAY

Timely Tip for April Gardeners

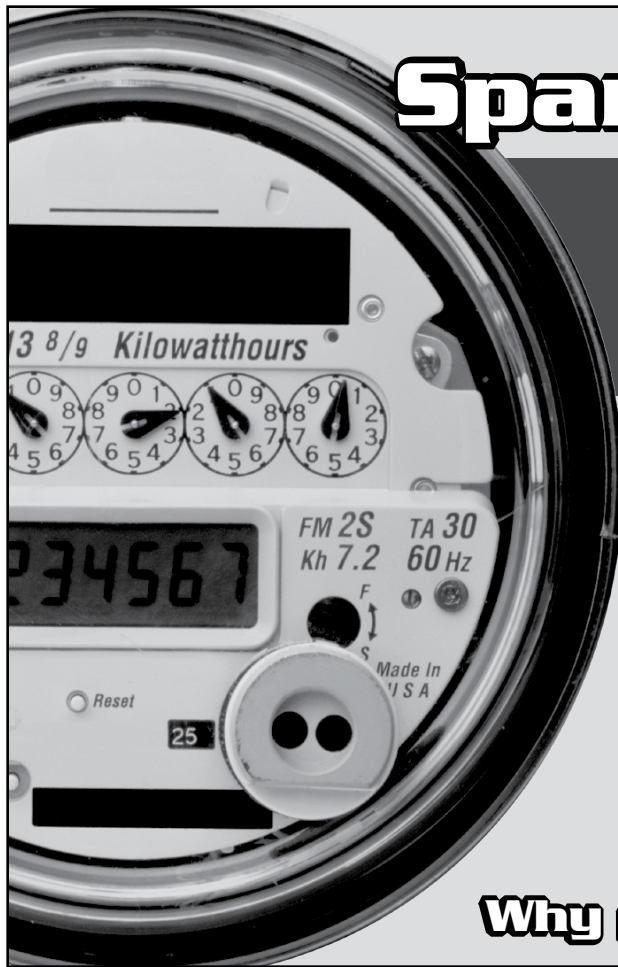
From Calloway's Nursery

Many gardeners are looking for ways to get the most out of gardening and landscape enjoyment while preserving and protecting our environment. Earth-Kind™ gardening uses research-proven techniques to achieve this and it can be done in any home garden.

The objective of Earth-Kind™ gardening is to combine the best of organic and traditional gardening and landscaping principles. Begin with proper flower bed preparation. Amend your soils with organic compost and expanded shale to open up and aerate clay soils. Use seeds and plants which have been proven to thrive in our Texas weather and always top-dress all plantings with a 2 to 3 inch layer of mulch.

Earth-Kind™ is an important designation given to select roses by the Texas A&M University Agriculture program. Earth-Kind™ Roses have been through rigorous statewide testing and evaluation by a team of horticultural experts. They tend to be drought tolerant, disease resistant and overall low maintenance. These roses produce abundant blooms and beautiful foliage. Our most popular Earth-Kind™ variety is 'Knock-Out®' which will grace your landscape with cherry red blooms until the first hard frost.

We will be hosting a free clinic in every store on **Earth-Kind™ Gardening on Saturday, April 17th at 10:15 am**. Join us to learn more about this environmentally friendly way to garden! Click here <http://mytexasgarden.com/index.php/free-clinics/> for a complete list of our **FREE** in-store clinics. Visit www.mytexasgarden.com for more gardening tips, information and to become a member of our Garden Club! Success in the garden made fun and easy at Calloway's Nursery!



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I'm Texas Energy Analyst Alan Lamme. Maybe you've heard me on the radio talking about the market forces that drive energy prices. I'm here to tell you that you're not stuck paying those high prices to big electric companies anymore!

Why pay more than you have to?

Landscape Update

Submitted by Darlene Page

The Glade/Martin median will be receiving a much needed makeover in the next few weeks just in time for spring. Also expect to see pink roses blooming soon in the raised planter box at Glade/Martin. The Glade fountain is undergoing electrical repairs for lighting and timer clocks.

Tree damage from the snow storm has been addressed in all common areas. Repairs were made on the fountain in the upper pond and it is now up and running again. The semi-annual change-out for spring/summer flowers along Martin should begin in late April/early May.

Seeking Social Person

We are in need of someone to lead our neighborhood social events. Before you say no, please consider the much reduced schedule based on survey feedback. Our social activities will consist of: July 4th parade and picnic which has a great team of support, Neighbor Night Out event or Holiday Party – your choice, and garage sale announcements. Also, coordinating the Block Captain program. That's it! Call any Board Member to let us know your interest.

YARD OF THE MONTH

Starts in May

Darlene Page has registered Woodland Hills with Calloway's "Yard of the Month" program. The program will run May through October. With the warm weather here now, it's a great time to spruce up our landscaping!

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.



Congrats Neighbor!

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What's Happening in Woodland Hills?



★ 12 Properties Currently Listed For Sale
Average List Price - \$386,992
Average Price Per Sq.Ft. - \$121.81
Average Days on Market - 107

★ Zero Properties are
Currently Under Contract

★ 8 Properties Sold in the Last 6 Months
Average List Price - \$406,800
Average Price Per Sq.Ft. - \$111.97
Average Days on Market - 67

(As of 03/19/10)

Chris Minter,
10 year
Woodland Hills Resident



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Do You Like Free Software?

Hey, everybody likes free software – just be careful what you get. Enter anything you want into a Google search with the word FREE and all kinds of things will show up. If you're not careful, you can download a FREE VIRUS – how's that for a deal?

For you readers, here are a few of my favorite free software choices that won't get you into trouble:

For Windows machines, I like Picasa for doing simple editing and cleanup of photos. It's from the folks at Google and you can find it just by going to www.Picasa.com (note that it's Picasa ending with an "a" and not Picasso like the painter with the additional "s"). Do you shop online and like to keep the receipts? Rather than printing them out and storing them in a filing cabinet, use CutePDF to "print" your receipts (or anything else that can be sent to a printer) into a PDF file that you can save on your hard drive. I buy a lot online and CutePDF lets me store all the receipts into a folder on my hard drive that makes life much easier at tax time for my accountant (which is this month if my calendar is correct.) You can download CutePDF at www.CutePDF.com, just download the CutePDF Writer. It installs as if it were a printer and you're ready to go.

For the Mac, Anxiety is a useful to-do list manager to (hopefully) reduce the stress in your life in getting all the things you need to get done, done. It works with iCal and Mail. You can download it at <http://www.anxietyapp.com/>. Carbon Copy Cloner lets you backup your entire hard drive to another, allowing you to boot to the 2nd drive should the first one fail completely (and it happens more often than you know.) Download it at <http://www.bombich.com/>.

Stay away from sites offering free music or movies (like LimeWire), this is an excellent way to contract a virus. If you think you're getting something that costs money in a store for free online, it's probably going to cost you more than you know by the time you get your computer cleaned up.

Be skeptical and be safe. One of the best places to go for free software is <http://sourceforge.net/>. You're not going to find Microsoft Office for free, but you might find a program that does something close. Want Photoshop but don't have \$400 to spend, then check out Gimp. There are a lot of genuinely nice people developing programs because they enjoy doing it. Some will ask for but not require a donation, that's only fair. If you like a program, throw a few dollars their way to encourage them to keep improving their program. If you can say "I wish I had a program that", then you'll probably find something at SourceForge.net that meets your needs.

- Submitted by Laurie Scott

Website Update

Here are just a few ways that you may find the Woodland Hills Website to be a useful tool. Our web address is: 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. To do this, go to the web site and click on "login", which will give you a drop down menu to either login or request a login. Select Management will issue your user ID and password. Once you are logged in, you will have access to many resources.

Account Information – you can look up your account balance, last payment date, history, and service requests.

Resources Tab – click on Directory to see listing of residents and addresses. No phone numbers available yet, but that is a consideration for the next round of directories to replace the hard copy versions. In the Directory, you can search by name or address. Very handy to put in your street name and see all the neighbors listed!

Resources Tab – click on Documents, then Architectural Improvement Application Link to get necessary forms to add any structures to your property, new fence, new paint, etc. You won't have to track anybody down to get the forms you need!

Activities – click here to see announcements and events. The next Board meetings are posted along with any social events for our neighborhood. Now you can check to see when the September garage sale date is in advance.

We hope to be using the web site more and more in the coming months to provide more information to you and helpful tools. Enjoy!

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Woodland Hills

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DO YOU HAVE NEWS *To Share?*

We'd love to have family news: births, marriages, graduations, etc. We can also post items for sale, babysitting services, etc.

Homeowners deadline for the May 2010 issue is 5pm on April 18th. Please submit information and photos via e-mail to helenharvey@att.net.

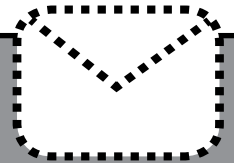
If you would like to be on my email reminder list, please send your e-mail address to the above address.

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 Sink at 214-460-7072.

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Playgrounds



What's a Sprayground?

More and more cities are opening spraygrounds, which are water playgrounds. At a sprayground, kids can shoot each other with water cannons and get sprayed by dozens of water jets that squirt from different colored nozzles and hoses.



Do you have a favorite playground? Maybe it's a new wooden one that has lots of tall towers and passageways. Or maybe your favorite is an old-fashioned playground with swings and a seesaw. Playgrounds are fun places for kids because there's so much to do and other kids to have fun with. But sometimes kids get hurt at playgrounds. That's no fun, so here are 10 ways to keep safe:

1. Take a grown-up. As kids get bigger, they like doing things on their own. Going to the playground shouldn't be one of them, though. Grown-ups come in handy because they might spot problems at the playground, they can help you down if you get in a tight spot, and they can help if you happen to get hurt.

2. Take a good look around. If the playground has lots of trash, such as broken glass, or the equipment looks broken, don't play there.

3. Keep your size in mind. Many playgrounds have some equipment that's for little kids (like 2- to 5-year-olds) and other equipment that's meant for older kids. Use the equipment that's right for your age. If you squeeze yourself onto a swing for toddlers, you might get stuck. Likewise, if your little brother or sister starts climbing something meant for older kids, guide him or her to the little kid stuff.

4. Don't go too high. Many playgrounds have tall stuff to play on, such as towers or open passageways between equipment. Don't climb higher than you feel comfortable, and feel free to ask your grown-up if you need help getting down. Never climb up the outside of equipment, or hoist yourself up on the roof. The view might be cool, but it's a long way down.

5. Look out below. The best playgrounds put down special surfacing material, such as mulch, wood chips, sand, gravel, or rubber matting. These surfaces can help soften a fall, but that doesn't mean you won't get hurt, especially if you tumble from a high spot.

6. Swing safely. Kids often get hurt at the playground because they get hit by someone on a swing. If you're swinging, watch out for people who

might be getting too close. And if you're walking around the playground, don't get too close to the swingers.

7. Use your head. Sometimes you'll see kids going headfirst down the slide or maybe two or three kids will get on a piece of equipment that's only meant for one. Or some kids might start goofing around and trying to push each other off a swing or off of a high spot. If your grown-up sees you doing this, he or she will probably say, "Knock it off. Someone's going to get hurt." It's true, so try to use the playground equipment properly. And if you get stuck, or don't know how to get down from something, call your grown-up over so he or she can help you down.

8. Report problems. If you see graffiti (when people write or paint on stuff), a broken swing, or find any other problems while you're playing, tell your grown-up. He or she can report the problem so it can be fixed.

9. Clean up. If you bring a drink or snack to the playground, clean up your trash before you leave. When you do, the park will look nice when the next kid comes along to play and you will have shown that you're a good playground citizen.

10. Have a great time! How can you make a good time at the playground even better? Bring a friend and only complain a little when it's time to leave.

Reviewed by: Steven Dowshen, MD
Date reviewed: May 2008

This information was provided by KidsHealth, one of the largest resources online for medically reviewed health information written for parents, kids, and teens. For more articles like this one, visit www.KidsHealth.org or www.TeensHealth.org. ©1995-2006. The Nemours Foundation

Kids' Club

Attention KIDS: Send Us Your Masterpiece!

Color the drawing below and mail the finished artwork to us at:

Peel, Inc. - Kids Club
311 Ranch Road 620 S, Suite 200
Lakeway, TX 78734

We will select the top few and post their artwork online at www.PEELinc.com. DUE: March 31st

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.]





Nancy Dennis

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April 2010

Woodland Hills

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\$326,000 | 3BR, 2 1/2 BA | Updated one level
with private back yard, arbor and fountain

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Nancy Dennis & Associates

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Nancy.dennis@cbdfw.com

www.NancyDennis.com

Woodland Hills Statistics:

Date	Avg. Sales Price	Avg. DOM (days on market)	Avg. Price Per sq. ft.
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2/2010	\$370,843	70	\$114.52
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2/2009	\$360,486	98	\$105.98
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2/2008	\$494,600	97	\$122.53
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