

Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

Volume 5, Number 5

May 2010

PRESIDENT'S LETTER

By Mark Skinner

As we progress with the year's goals and objectives, the WHHOA is tasked with the sometimes daunting challenge of trying to set the financial priorities for the neighborhood. As you all know, our "project" list calls for expenditures that generally exceed our ability to fund on a regular basis. We prioritize these projects and budget for the most pressing needs with the idea in mind that at the end of the year the actual expenses will be less than we planned and leave us some wiggle room to accommodate a few items on our "wish" list. It's great when we can spend extra money and disappointing when we have to defer something desirable until it can be afforded. It's not really much different that operating our household budgets.

As most of you know, there has been no increase in the basic due structure in several years. Our dues have remained constant in the face of rising costs for maintaining our aging infrastructure. Fortunately, we've been able to take care of the most pressing issues such as park maintenance, soil erosion, and median beautification. However, this year's late winter storms have placed an even heavier burden on our landscaping expenses than in the past. The frozen water/ice has taken its toll on the concrete, brickwork, trees, and fences throughout the common areas. If not addressed soon, the expense to maintain them will become overwhelming. Deferred maintenance can become a capital nightmare and place our association in a precarious financial position.

Our job as your board of directors is to have the vision to preclude this sort of scenario. We are called not only to address the ongoing issues but to "see into the future" and avoid future pitfalls. In our efforts to do so, we are actively looking for what the industry terms "new, sustainable revenue streams". That simply means we're looking for new ways to generate money on a regular basis for the WHHOA. One of the ideas is to find a way to encourage each and every homeowner in Woodland Hills to become a full-fledged member of the WHHOA.

Not every homeowner is required to pay dues and the vast majority of the non-mandatory owners do not pay any dues towards the upkeep of the commons areas. However, they do enjoy all the same benefits of those who do pay the annual dues. If we were to encourage more participation from non-mandatory owners, we could raise several thousands of dollars more each year that could be put towards capital improvements and help us offset the rising costs of doing business without increasing our basic dues. The next time you're out and about, ask you neighbor if they are members of the WHHOA. If they're not, encourage them to participate. It's a good neighbor policy and will benefit all of Woodland Hills.

Yard of the Month

By Darlene Page

Spring is here and we are all excited about our gardens. Please remember that I will be looking through the neighborhood to select the May winner of the Yard of the Month. The winner will receive a \$25 gift certificate from Calloway's Nursery. I will announce the winner and include a photo of the winning yard in the June issue of our newsletter. Happy Gardening!



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 June 2010 issue is 5pm on May 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.

Woodland Hills

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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.

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.

Timely Tip for May Gardeners

From Calloway's Nursery

Perennials are becoming more important to gardeners because of their staying power. They are plants you set out once, yet they return year after year for your enjoyment. Perennials are often those plants that can be divided, shared and passed on from generation to generation.

They do best when they are incorporated into the landscape with other plants. While shrubs provide the backbone to your beds, perennials will contribute color at certain times of the year. Mixing groupings of the same type of perennials will give your landscape a nice splash of color. Most often, perennials die back in the Winter and emerge again in the Spring.

You can also use perennials in a "cutting garden." Plant a few evergreen shrubs for interest but allow most of the bed for perennials. Select varieties that will bloom at different times of the year so something will always be in bloom. The charm of a "cutting garden" is the fact that it changes month by month, bringing new blooms to enjoy.

We will be hosting a free clinic in every store on Monrovia® Perennials on Saturday, May 22nd at 10:15 am. Join us to learn more about gardening with perennials! 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!

.....

Hello Woodland Hills Homeowners:

We all know how hot Texas gets in the summer. If you are looking for landscaping ideas, now is a great time to think about using native plants in your landscaping plan. Homeowners can be assured that their plants will thrive in the dry, sunny Texas climate. Native plants make good environmental sense as well, as they generally require less water and can survive for extended periods with little or no watering. Many also serve to attract butterflies, providing an additional level of beauty to these practical and attractive plantings. Five native plants that are especially good for Texas include Turk's Cap, Salvia, Texas Sage, Lantana, and Mealy Blue Sage. These perennial plants provide a shot of color to your landscape and will return year after year.

Have a great summer!

Amy Edwards

Property Manager

aedwards@selectmgco.com

972-755-1063

IT'S A MATTER OF PRIVACY....

We've had a lot of discussion about the park usage lately and we need your help. The park is "private property", for the use and enjoyment of our residents and their guests only. As you know, your dues go to maintain the park, mow the lawns, keep water in the ponds, light fixtures lit and playground equipment up to date. This is a private park and is open for the exclusive use of Woodland Hills residents ONLY.

While no one wants to be unfriendly, the issue is that we have people coming in who do not care about our rules. Some non-residents have actually been rude to our neighbors, refuse to pick up after their dogs, and leave trash in the park. And we pay to pick up after them? That doesn't seem right!

The Board has had many discussions about the park rules which include: no swimming or wading, catch and release fishing only, dogs must be kept on a leash, and take care of your trash. There is no easy solution to the problem. After an impromptu "survey" of people in the park on a given day, we discovered a fair proportion were non-residents. We are hopeful that the only people who don't abide by the park rules are non-residents.

We are asking for your help in this. Take notice of those around you. Inquire (politely) as to whether they are residents and if so, what street so that you can determine that they do live here. You might make a new friend of a neighbor! But, if they are not residents or if you see behavior that doesn't match the standards set for our park – we ask that you call the Colleyville Police. The non-emergency number is 817.503.1200. If we are all vigilant about this, the message will be received that these folks need to go visit a City Park instead of our neighborhood amenities. Thank you for your cooperation in this. It will help maintain our common grounds and reduce unnecessary costs.

FREE MULCH!

Just in time for spring plantings! The Lawn Firm does our mowing, flower planting and maintenance after floods in the park. They have offered free mulch to any homeowner who wants it! No delivery – you collect it with your pickup, trailer, or whatever. Please contact them directly:

THE LAWN FIRM
1603 HALL JOHNSON
COLLEYVILLE, TX 76034
PHONE: 817-545-6396

Happy Planting!

Electricity is **ON SALE** at StarTex Power!



Alan "Petrodamus" Lammey, host of 'Energy Week', can be heard every Sunday on 1070 KNTH in Houston.

I'm Texas Energy Analyst, Alan Lammey. In case you didn't know, electricity rates are currently at lows not seen in years, which means that NOW is the time to lock in a very low electricity rate with the provider that I highly recommend to all my radio show listeners: StarTex Power. StarTex Power is local and reputable, with some of the most competitive rates available in all of Texas. You can switch right online at www.StarTexPower.com

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Woodland Hills

TEXAS STATE UNIVERSITY – *San Marcos Sife Team Named Regional Champion And Topic Competition Finalist*



Local Colleyville Heritage High School graduate, Lindsay Jacobsen, participated in Students in Free Enterprise (SIFE) this semester at Texas State University. (San Marcos, Texas 4/5/10). Lindsey's SIFE team was named a Regional Champion and national finalist in four topic competitions at the SIFE USA Regional Competition held in Dallas on March 30, 2010. Texas State SIFE and other regional champions from around the nation advance to the U.S.A. national competition where the overall winner and

topic competition winners will be announced at the 2010 SIFE USA National Exposition in Minneapolis, Minnesota, May 11-13.

Texas State University SIFE is a finalist in the following four topic competitions:

- Criteria 6 – Environmental Sustainability – Project “Gear Up For Greening” addresses a variety of audiences to stress the importance of proper disposal of hazardous substances and using resources wisely.
- Criteria 5 – Ethical Business Practices – “Think Before Clicking ‘Send’” a new on-line ethical project dealt with the importance of ethical behavior and the impact on people and organizations.
- Criteria 3 – Helping Entrepreneurs Succeed – “Operation Build A Future: Mexico” was the continuation of a very successful entrepreneurial initiative that resulted in the building of a convenience store in Kilometer 33 south of El Paso, Texas.

- Criteria 1 – Free Market Economics – “Operation Build A Future: Africa” is a new project which built a road and a building called a Piggery to serve as a food source for local Uganda restaurants.

Texas State University SIFE is one of more than 500 SIFE programs in the United States. Participating students use business concepts to develop free enterprise outreach projects that improve the quality of life and standard of living for people in need. With over 150 members, Texas State SIFE has a long tradition of free enterprise project development in central Texas and around the globe. Their community partnerships include involvement with eight area San Marcos, Texas elementary schools, Gary Job Corp., Skillpoint Alliance, Garza Independent School in Austin, and many more organizations.

SIFE (Students In Free Enterprise)

SIFE is an international non-profit organization that brings together the top leaders of today

and tomorrow to create a better, more sustainable world through the positive power of business. Founded in 1975, SIFE has active programs on more than 1,500 college and university campuses in 40 countries. Through projects that improve the lives of people worldwide, the university students, academic professionals and industry leaders who participate in SIFE are demonstrating that individuals with a knowledge and passion for business can be a powerful force for change. For more information, contact SIFE World Headquarters at 417-831-9505 or visit www.sife.org.

Contact:

Texas State SIFE President, Courtney Lamar @ cl1187@txstate.edu or Sam Walton Fellow, Vicki West, at vw03@txstate.edu or 512-245-3224. Website: www.business.txstate.edu/sife

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Nancy Dennis

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April 2010

Woodland Hills

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with private back yard, arbor and fountain**

For Sale



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817-992-7889

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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Listed & Sold by Nancy in Woodland Hills



**Selling Homes of Distinction
Like Yours throughout
Colleyville**



Woodland Hills

DFW Noise Concerns

We want to be good neighbors with DFW Airport and retain our property values. 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 Reguero's February article: "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. Then go to resources and eforms to get a copy.

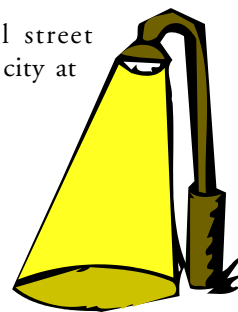
Many thanks to Pedro Reguero for being so willing to assist with coordination of efforts and establishing a good working relationship with DFW Airport on our behalf.

City Liaison Update

By Louie Sullins

The City of Colleyville has painted the flood gates across Martin Parkway to keep them well maintained. There will be additional street work in the upcoming months around Woodland Hills. You can see the exact location and time frame for these projects via the city web site at www.colleyville.com. You will also see upcoming events and interesting information about our city on the web site.

Please report all street light repairs to the city at 817-540-0609.

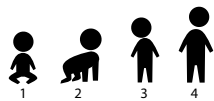


COLIN'S HOPE

Increasing water safety awareness and standards

FACTS YOU NEED TO KNOW ABOUT DROWNING

Drowning is the leading cause of unintentional injury-related death in children ages 1-4



DROWNING WILL AFFECT YOU OR SOMEONE YOU KNOW

Drowning is the 2nd leading cause of unintentional injury-related death ages 1-14.

For more information, check out our website at

www.colinshope.org

DROWNING CAN STILL OCCUR EVEN IF YOU KNOW HOW TO SWIM

NO ONE is "drown proof" – no matter their level of swimming ability.

Falls, entrapments, and injuries lead to drowning regardless of swimming level.

A majority of people overestimate their own and their child's ability to swim, especially in a panic event.

DROWNING IS QUICK AND SILENT



Drowning occurs in as little as 2 minutes.



Irreversible brain damage occurs in as little as 4 minutes.



Most children are out of sight or missing for less than 5 minutes and usually in the presence of 1 or both parents.



Most children die who are submerged for as little as 6-10 minutes.

Children who drown do not **scream, splash, or struggle**. They silently slip beneath the water, even with adults & lifeguards present.

July 4th Parade and Picnic To Be Held Saturday, July 3rd

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.

Parade will start at 9am with short walk through the neighborhood to Melrose Park. There we will have fun things for kids to do again this year like face painting, balloons and bounce house. And the really great cookout was delicious and fun for everyone. Don't forget to bring your folding chairs to relax in the shade!

Float Entry form is available on our HOA website: www.woodlandhills-hoa.com or by emailing helenharvey@att.net. Start working with your neighbors and friends to create your theme floats. It's fun!

Please contact Parade Committee members to join in the planning. We need you!

- Helen Sink – Float Committee Volunteer
- Picnic/Food Volunteer – Misty Jones , Laurie Moberly
- Music Volunteer – OPEN
- Park Activities –Janeece Garlish
- Prizes and Awards – OPEN

*Again – please call to volunteer.
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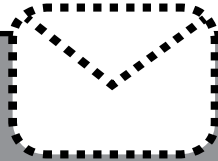
Woodland Hills

Woodland Hills Stork Report

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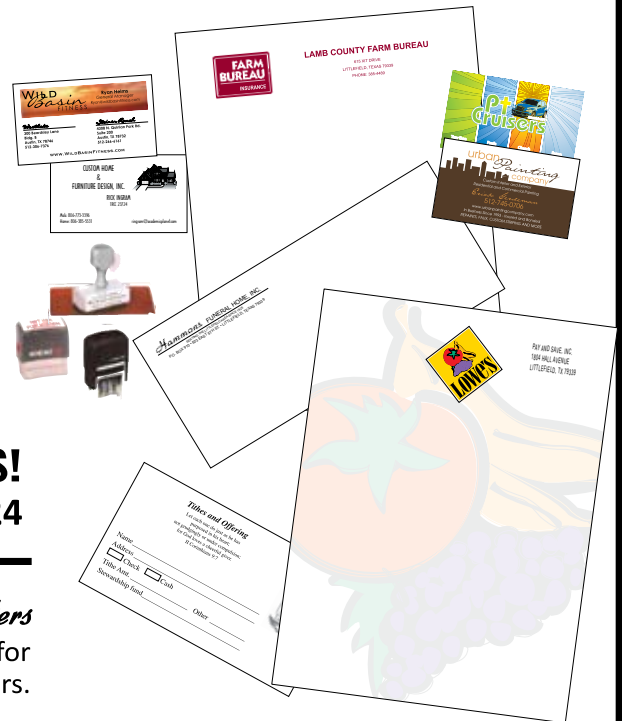
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★ Our Service and Expertise is YOUR Benefit

What's Happening in Woodland Hills?



★ 16 Properties Currently Listed For Sale

Average List Price - \$420,009

Average Price Per Sq.Ft. - \$121.67

Average Days on Market - 107

★ Zero Properties are
Currently Under Contract

★ 7 Properties Sold in the Last 6 Months

Average List Price - \$405,071

Average Price Per Sq.Ft. - \$111.24

Average Days on Market - 75

(As of 04/20/10)



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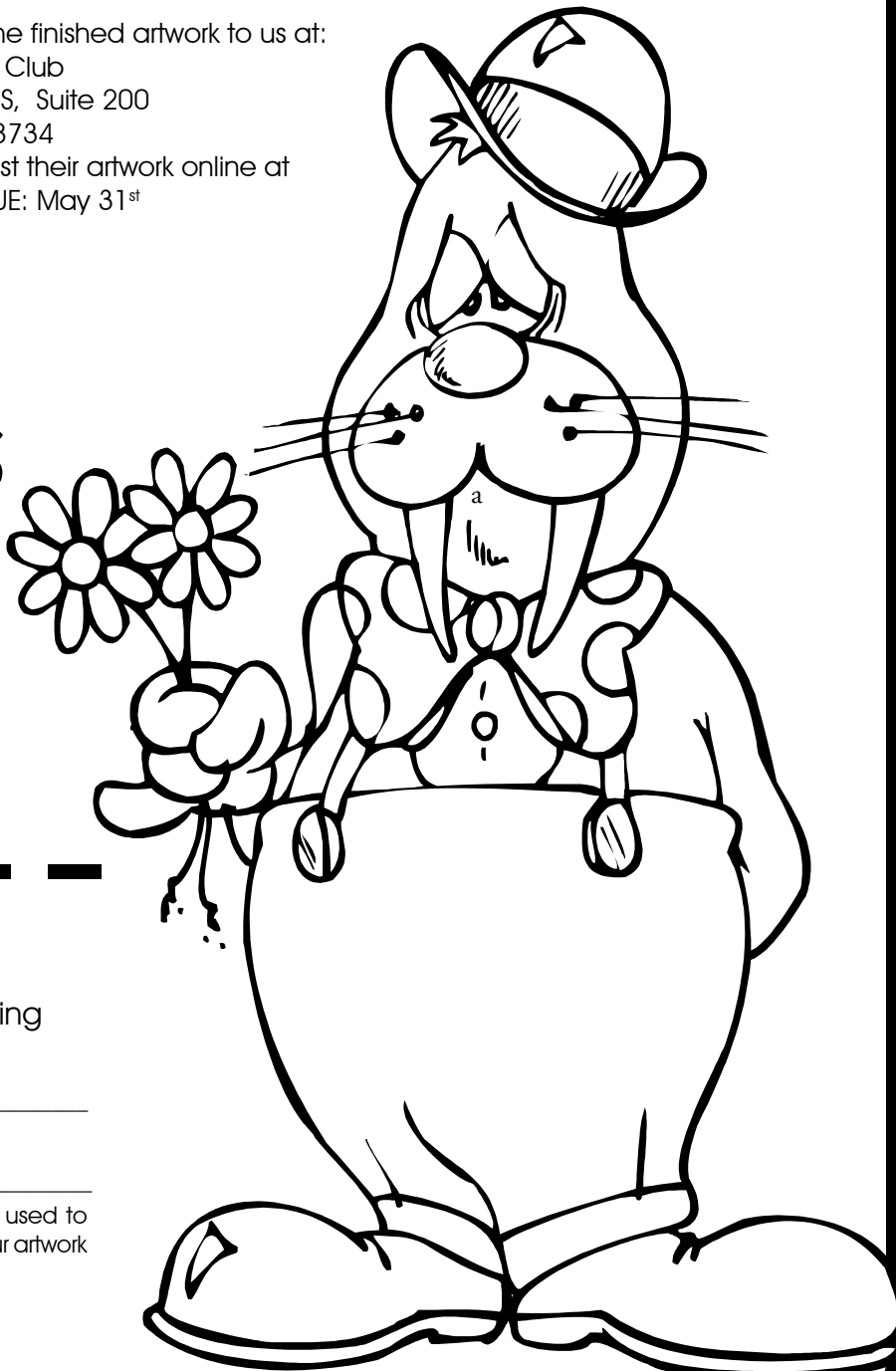
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Bring
May**



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