

Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

Volume 5, Number 11

November 2010

LETTER FROM THE PRESIDENT

By Mark Skinner

As a result of the recent flooding in Melrose Park, a lot of attention been focused intently on the parks and common areas. Many Woodland Hills homeowners have contacted me and other WHHOA board members with questions and concerns about the condition of the park. Several of these conversations have centered on the condition of the park and the association's plans to maintain and update it.

When my wife and I purchased our home in Woodland Hills almost 7 years ago, one of the key factors in that decision was the access to the beautiful parks and common areas. They are very important to the quality of life here in Woodland Hills! I would like to think that everyone wants to maintain those in tip top shape.

You will recall that two years ago we spent approximately \$120K from our reserve fund to correct and control some significant erosion issues around the west end of the creek and at the Martin Parkway bridge. This expenditure amounted to about 50% of our total annual budget. During the past two years we made minor upgrades on the parks trails as funds were available. The board felt these minor repairs necessary to stay ahead of the repair/expense curve.

With the recent floods we are now faced with the prospect of spending upwards of \$20K to replace damaged pumps, landscaping, cleaning the ponds and fence repairs. This was totally unexpected and has caused us to re-evaluate our 2010 operating budget to find the funds necessary for this maintenance without further depleting our reserve funds.

The board has come to understand that due to the aging of the infrastructure, the likelihood of damage in the future, and the need to "improve" where possible, the association will be limited in its ability to provide the level of maintenance we have all become accustomed to. In an effort to address this fiscal concern for the future, the board is now seriously considering implementing an increase in the annual dues for future maintenance and possibly a special assessment to restore some infrastructure. There has been no increase in WHHOA dues in ten years.

If we fail to begin this process now, our park and common areas will deteriorate well beyond the association's ability to regain control. That would have catastrophic implications for property values and safety for Woodland Hills. The park and common areas are significant assets that must be protected and maintained. We will continue work within the framework of the available resources and diligently seek new sources of sustainable funding. Please help us in our efforts in this area. In the meantime, please be assured we are doing all we can with what we have and we will continue to strive to have the best neighborhood in Colleyville!

New Idea on News to Share!

Something NEW! At the suggestion of one of our residents, I am removing any deadline for submissions to the newsletter. You can send your news to me anytime! Depending on when I receive your news, it will be included in the upcoming month or two months out. Please submit information and photos via e-mail to helenharvey@att.net.

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

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 or email me at helenharvey@att.net. Thanks for your contributions!

Welcome New Homeowners

Please extend a warm and friendly welcome to the following new neighbors:

Haochuan Li
4313 Pembroke Pkwy North

Mark & Suzanne Tichenor
3304 Pembroke Pkwy South

Welcome to Woodlands Hills!

Woodland Hills

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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.

Movie Night Review

By Terri Nielsen

This was a first run event for Woodland Hills. We had "The Hamburger Man" at the park to grill hot dogs and hamburgers for everyone –which is similar to past events. We added a make-your-own ice cream bar using the extra ice cream from my block party on Scarborough earlier in the month. Kids and adults alike were making their own cones with toppings. The new fun thing for this event was that we rented a 16 foot movie screen and set it up in the parking lot of the park! Everyone had chairs and blankets spread out across the whole parking lot! And a fresh popcorn maker was popping for us all night. We showed the classic movie "Vacation" with Chevy Chase, which is a really funny show. It was a bit of a surprise to learn that apparently there are TWO versions of that movie! We thought we had the family friendly version, but this one was a more mature version. Apologies to any and all who may not have cared for that. I promise – we were as surprised as anyone! Next movie will be fully pre-screened.

The weather was perfect and turnout from the neighborhood was excellent. Some sixty Woodland Hills families came out to enjoy the evening with us. We've had lots of requests to repeat Movie Night, but will wait until spring so that it won't be too cool after dark. We hope you will make this part of your regular participation to build not just a neighborhood – but a community.

Thanks for coming everyone! And thanks to all who helped set up and clean up!!



Food Safety

By Helen Sink

With holidays coming up, it seems an appropriate time to review some food safety information. I recently learned that members of my own extended family were keeping and serving foods much longer than it is safe to do so. Thus, my desire to share my food passion with all of you and to make sure we enjoy the food but avoid bacteria causing illnesses. Many foods can be identified as having “gone bad” by smell (milk) or looks (mold, wilting, etc). But what about other foods that aren’t so easy? Does the “sniff test” work? No – many foods are spiced and maintain their aroma despite the fact that they have begun to spoil.

First, some pop quiz questions for you! Which keeps longer – fresh eggs or hard boiled? I always thought hard boiled because they are cooked. Wrong! Fresh eggs can be kept for 3-5 weeks. Hard boiled eggs should be eaten within 1 week. Next question. I buy lunch meat on November 1st. The package says “sell by December 17th”, but I open it November 2nd. How long can I keep the lunchmeat? Only 3-5 days! Now I use a marker to write the date I open on the package so that I don’t lose track. Same thing for that kid favorite - hot dogs. An opened package is safe for only 1 week in the fridge.

And how about casseroles? Ever made too much of your favorite dish and want to enjoy it for days? Not a good idea. Casseroles with meat or poultry are good for just 3 to 4 days. Really important to check in with sick friends when you drop off a casserole. If not feeling well, they might very well eat it past a safe time frame. What about fresh chicken you’ve just brought home from the store? Cook it in 1 to 2 days.

These are just a few of my favorites to share. To learn more about food safety, see the “Cold Storage Chart” as provided by The Partnership for Food Safety Education. PFSE is a not-for-profit organization that unites industry associations, professional societies in food science, nutrition and health, consumer groups, and the U.S. government to educate the public about safe food handling.

(Cold Storage Chart on Page 4 & 7)



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Woodland Hills

Cold Storage Chart, USDA: Product	Refrigerator (40°F)	Freezer (0°F)
Eggs; Liquid pasteurized eggs		
Fresh, in shell	3 to 5 weeks	Do not freeze
Raw yolks and whites	2 to 4 days	1 year
Hard cooked	1 week	Does not freeze well
Liquid pasteurized eggs, egg substitutes Opened	3 days	Does not freeze well
Liquid pasteurized eggs, egg substitutes Unopened	10 days	1 year
Mayonnaise, Commercial		
Refrigerate after opening	2 months	Do not freeze
Frozen Dinners and Entrees		
Keep frozen until ready to heat	—	3 to 4 months
Deli & Vacuum-Packed Products		
Store-prepared (or homemade) egg, chicken, ham, tuna and macaroni salads	3 to 5 days	Does not freeze well
Hot dogs		
Opened package	1 week	1 to 2 months
Unopened package	2 weeks	1 to 2 months
Luncheon Meats		
Opened package	3 to 5 days	1 to 2 months
Unopened package	2 weeks	1 to 2 months
Bacon & Sausage		
Bacon	7 days	1 month
Sausage, raw—from chicken, turkey, pork or beef	1 to 2 days	1 to 2 months
Smoked breakfast links, patties	7 days	1 to 2 months
Hard sausage—pepperoni, jerky sticks	2 to 3 weeks	1 to 2 months
Summer sausage labeled "Keep Refrigerated"		
Opened	3 weeks	1 to 2 months
Unopened	3 months	1 to 2 months
Corned Beef		
Corned beef, in pouch with pickling juices	5 to 7 days	Drained, 1 month

Ice Cream Social



It was the pleasure of 3 block captains for Scarborough Lane West to host an ice cream social for our neighbors! Gloria Lloyd, Terri Nielsen and Helen Sink serve as the block captains, but certainly our husbands helped in the set up and execution of the event too! Thank you Charlie and Craig!

This was the first time we have tried bringing the whole street plus Oxford and Beckley Courts together. There was an amazing array of tempting ice creams to taste from the Niensens. There must have been more than a dozen gallons of Blue Bell ice cream plus all the toppings! Judith Kelly brought brownies to complete our sweet treats. It was a good time for new neighbors to get introduced around and for kids to meet each other as well.

We hope to have a cookout in the spring in front of Louie and Julie Sullins home. Thanks everyone for coming and making our block the most sociable block around!

Make an impact.

Call today to reserve this space.

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COMMUNITY NEWSLETTERS

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Retiring Right

Submitted By: The Adams Badura Group

Branch Name: Morgan Stanley Smith Barney Southlake, TX

Phone Number: 817-416-4462

Wealth alone is no guarantee of a secure retirement. It's time to start thinking about what you'll need.

Even if you are doing well, plentiful assets and a good income are probably not enough to get rid of your worries about retirement—at least not according to new studies of high net worth investors. Thousands of affluent boomers and Gen Xers studied by Wharton and State Street Global Advisors expressed fears about outlasting their money. You may be worried about preserving your standard of living in the face of market downturns, inflation and health care costs during a retirement that may last 30 years. In fact, 57% of those surveyed cited rising health care costs as their number-one concern. And if you're in the younger half of those surveyed, a lack of traditional pensions and Social Security and Medicare safety nets is probably also on your mind.

Experts agree that wealth alone is no guarantee of retirement security; saving too little “runs up and down the income scale and wealth scale,” says Olivia S. Mitchell, an insurance and risk-management professor at Wharton. Comfortable living inevitably translates to spending. Though the wealthy save, Mitchell explained in the Wharton study, “people with high earnings also spend a lot” to keep the lifestyle they enjoy going.

Reasons for concern

Your retirement isn't likely to be the same as it would have been 50 years ago. The old adage was that you needed 80% of your current income when you retire—but nearly half of the 1,800 millionaires surveyed by the 2007 Phoenix Wealth Survey said they will need more than 100%. You may even be thinking of working indefinitely, at least part-time, in order to stay engaged and support a comfortable lifestyle. Also, your life expectancy has increased, even from just a generation ago. Determining your retirement goals is a complex process—one that means taking the time to figure out what it is you really want now and down the road.

The plan

Worried as you may be, you may not have begun planning. 59% of high net worth investors have no formal written plan for their retirement goals—but a retirement analysis can help. We can run this analysis to assess your financial situation, your potential annual retirement income, your savings and investments and your tax situation.

Then, it's time to analyze your retirement goals. Once you know what you want, we can determine ways to help you get there, whether that involves altering your investment strategy, changing the amounts you contribute or something else entirely. The retirement analysis will provide you with a full report, including savings recommendations and sources for retirement income.

Talk to your Financial Advisor about how a retirement analysis might benefit you.

Mark Adams is a Financial Advisor at Morgan Stanley Smith Barney located in **Southlake, TX** and may be reached at **[817-416-4462]** or **mark.l.adams@mssb.com**

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Woodland Hills

Spotlight On... *Lyn and Kemal Carr of Melrose Park Way*

Kemal and Lyn have lived in Woodland Hills for the past 10 years – Five years on Martin and five years on Melrose Park. Their 10 year old son Konnor and English Labrador “Rocky” comprise the family in the house. Grown daughter Nicole is “out of the nest” and working in the financial industry. She is getting married in February, 2011.

Kemal works for a Market Research Company in Colleyville to help his clients optimize their customer communications. He loves the flexibility and creativity of his job. Lyn is a doctor of internal medicine at her practice in Bedford. Lyn loves the daily satisfaction of helping people feel better and getting that feedback right away in her work.

As for hobbies and other interests, Kemal is a volunteer coach for Grapevine Colleyville Youth Football Association where he is currently is working with 10 year olds. He has volunteered his time to this organization for the past five years and coordinates all aspects of practice and game activities. It’s quite a task, but he really enjoys it! Kemal also likes to go deer hunting. A little known fact about the Carr family – they raise buffalo in Decatur! Originally thought to be a food source, all the buffalo are now named and considered pets to the family! Both Lyn and Kemal like to travel. Some of their most memorable trips include a barge trip across France, cooking in Provence, and snow skiing in Utah. They even biked across France in their younger days – something Lyn is not contemplating doing again now! Lyn loves to cook and both enjoy sampling fine wines. Some of you may remember the Carrs volunteered their home for a wine tasting party for the neighborhood a couple of years ago. Lyn set up a beautiful table of delicious treats and they served a delightful sampling of wines that novices and oenophiles alike enjoyed.

As busy as they are, somehow the Carr family manages to find time to volunteer and take a real interest in our neighborhood. Lyn serves as a Block Captain for Melrose Park and does a fabulous job of it. She really knows her neighbors and gets everyone together so that a true sense of belonging has developed along the street.

Both Lyn and Kemal share a passion for our Melrose Park and all the common areas in Woodland Hills. Though neither has yet to serve as a WHHOA Board member, both have volunteered their time and energy in many ways. They participated in the work to get a new sidewalk completed along the greenbelt off Scarborough Lane, helped with re-doing the south entryway to our neighborhood and advised on tree selection for some new updates around our common areas. Most recently, the Carrs purchased 17 new pecan trees and planted them in our park to offset the older trees that have died. By coordinating with the Burtzloff and Casey neighbors, Lyn and Kemal arranged for hand watering of the trees until they were mature. Sometimes this involved lots of kids with buckets and other times rolling out hundreds of feet of garden hose in the heat of the summer!



With their interest and efforts to support the park, I asked what they would like to see for the future and share their long-term vision with us. Kemal believes that the park is an asset that benefits all of us and we need to take care of it. He would like to see our trails fully repaired, a tree replacement program, continue working on drainage and erosion issues and perhaps do some park upgrades. Knowing that our recent park damage is a serious concern to the maintenance funds of our HOA budget, Kemal and Lyn support the idea of a dues increase and possibly a special assessment so that we can get our property fixed up before it gets into a maintenance situation beyond control.

Thank you for all your support over the years, Lyn and Kemal!

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JUST ONE THING..

Would you be willing to help with “just one thing” over the next year? Not a whole bunch of things – Just One Thing... We have lots of social activities planned for the coming year. Can you spare just a couple of hours? That’s all it takes!

Volunteer for just one event and it will be the most fun you’ve ever had! Upcoming activities: Block Captain Party, Holiday Party, Easter Egg Hunt, July 4th Parade and Picnic, Neighbor Night Out, and more. We want your ideas! A committee of people volunteering together makes every event more fun and not a lot of work for anyone.

Please consider giving your time. And then – sign up with our Social Chairperson – Terri Nielsen. Thanks to everyone who has volunteered in the past! Please let your friends know what a fun experience you had. Contact Terri Nielsen @ 817.684.050 or 817.475.1389 cell. Email tanderson3312@sbcglobal.net.

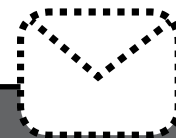
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Celebrate?*

We'd Like to Hear About
it! Email your news to
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Cold Storage Chart, USDA: Product	Refrigerator (40°F)	Freezer (0°F)
Ham, canned labeled “Keep Refrigerated”		
Opened	3 to 5 days	1 to 2 months
Unopened	6 to 9 months	Do not freeze
Ham, Fully Cooked		
Vacuum sealed at plant, undated, unopened	2 weeks	1 to 2 months
Vacuum sealed at plant, dated, unopened	“Use-By” date on pack-	1 to 2 months
Whole	7 days	1 to 2 months
Half	3 to 5 days	1 to 2 months
Slices	3 to 4 days	1 to 2 months
Hamburger, Ground and Stew Meat	1 to 2 days	3 to 4 months
Ground turkey, veal, pork, lamb, & mixtures of them	1 to 2 days	3 to 4 months
Fresh Beef, Veal, Lamb, Pork		
Steaks	3 to 5 days	6 to 12 months
Chops	3 to 5 days	4 to 6 months
Roasts	3 to 5 days	4 to 12 months
Variety meats — tongue, liver, heart, chitterlings	1 to 2 days	3 to 4 months
Pre-stuffed, uncooked pork chops, lamb chops, and	1 day	Does not freeze well
Soups & Stews, Vegetable or meat added	3 to 4 days	2 to 3 months
Fresh Poultry		
Chicken or turkey, whole	1 to 2 days	1 year
Chicken or turkey, pieces	1 to 2 days	9 months
Cooked Meat & Poultry Leftovers		
Cooked meat & meat casseroles	3 to 4 days	2 to 3 months
Gravy & meat broth	1 to 2 days	2 to 3 months
Fried chicken	3 to 4 days	4 months
Cooked poultry casseroles	3 to 4 days	4 to 6 months
Poultry pieces, plain	3 to 4 days	4 months
Poultry pieces in broth, gravy	1 to 2 days	6 months
Chicken nuggets, patties	1 to 2 days	1 to 3 months
Other Cooked Leftovers		
Pizza, cooked	3 to 4 days	1 to 2 months
Stuffing, cooked	3 to 4 days	1 month

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What's Happening in Woodland Hills?



- ★ 9 Properties Currently Listed For Sale
Average List Price - \$379,211
Average Price Per Sq.Ft. - \$124.83
Average Days on Market - 148

- ★ 2 Property Currently Under Contract
Average List Price - \$407,000
Average Price Per Sq.Ft. - \$124.19
Average Days on Market - 32

- ★ 14 Properties Sold in the Last 6 Months
Average List Price - \$389,833
Average Price Per Sq.Ft. - \$113.20
Average Days on Market - 86

(As of 10/21/10)

- ★ Ranked #1 Real Estate Team in Grapevine-Colleyville ISD

- ★ Over 1,400 Homes Sold

- ★ Over \$300 Million Sold in Residential Real Estate

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Management Company Utilization

From WHHOA Board and Select Management

The purpose of this article is to review for you the reasons that this Board decided to hire a Management Company to assist with our daily operations of the HOA. We have contracted the services of Select Management for almost two years now and are reviewing the performance and progress as a result of that partnership.

REASON #1: Board Members need to outsource some of the daily operations. All of the Board Members are volunteers subject to time constraints of work and families. To that end, we utilize Select to take on the following activities on our behalf:

- Provide executive directions of day to day and long term operations of the Association
- Review studies, reports and correspondence related to the operation of the Association.
- Ensure the policies, resolutions and other acts of the Board are carried out
- Negotiate all Association contracts to achieve in getting the Association the best rates possible
- Ensure compliance with Architectural and Design Covenants.
- Keep full and complete membership, financial and administrative records for the Association.

REASON #2: our HOA benefits from the structure and regularity of Management Company processes. For example:

- Track all collections activity and produce monthly reports. Automated collections system automatically populates late fees or interest per collection policy after due dates and categorizes next action to be taken
- Select is chartered with regular property reviews every 10-14 days. Handles violations to covenants and rules, track approved architectural changes, and keep a full history of all actions taken.
- Handle the production of sending out assessment statements and provide multiple methods for sending in dues payment.

REASON #3: Don't forget – we were already utilizing an accounting firm and legal firm as part of our operations. Thus, adding a Management Company was not a huge incremental financial investment:

- Management Company provides quality accounting services, financial reporting, budgets and many other services to the Association in accurate and easy to read reports.
- Keep the Board regularly informed of the Association's fiscal, financial and operational health.
- Prepare and implement and oversee the Association's Annual Budget.
- Extensive financial package is provided to Board on a monthly basis.
- Provide first level contact for legal reviews on a number of topics.

REASON #4: Intrinsic value of sharing information across multiple HOA's and guidance for handling current and future situations:

- It's the duty of the Management Company to stay on top of the evolving industry and staying current on changes in legislation and how they can impact negatively/positively HOA's.
- We are in much better position legally in terms of legislation issues and protection from potential liability issues with our aging infrastructure.

REASON #5: We now have our own web site: www.woodlandhills-hoa.com. We did not have a web site prior to utilizing a management company.

- Select provides the web site for valuable online information. Residents can access forms, manage your directory data, and track your account status.
- As we move forward, the ability to get timely information to HOA members through the web is a terrific advantage. Once everyone is familiar with it, we can send out critical information such as meeting dates, crime issues, social events and more.

REASON #6: Financially, we are no worse off by using a Management Company than being self-managed. Again, we were already incurring many operational costs: accounting, legal services, postage, maintenance, etc. The incremental cost of outsourcing operations is not significant to the overall budget. Some examples:

- We expect to spend less HOA dollars on administrative expenses compared to self-management.
- The process for accounting is better coordinated simplified. The reports from Select enable the Board to know exactly where we are at any point in time. It allows much more transparency in communicating our financial situation.
- Select is responsible for multiple, competitive bids on most projects resulting in cost savings.
- Select works with legal counsel to collect HOA dues for the benefit of all members.



Yard of the Month

By Darlene Page

Congratulations to Robert and Leslie Casey at 4707 Melrose Park Court on winning the Woodland

Hills Yard of the Month for October! You can't miss all the beds of colorful annuals. They will win a \$25 gift card from Calloway's.

This is the last winner for Yard of the Month for 2010. We will begin the program again in April 2011. Thank you to all who have such beautiful landscaping in our neighborhood. We'll be looking for you again in the Spring!

Woodland Hills

Block Party *Pembroke Parkway*

Block captains Janet and Rod Balke hosted a wonderful block party for their street October 15th. It was co-hosted by Janece and Jamie Garlish, Kay and Joe Allen, and Ken and Melinda Schiller. Such great participation from the neighbors! There were 3 or 4 grills brought out for hamburgers, hot dogs, and brats. Everyone furnished a side dish, beverages, tables, chairs, etc. It was quite a feast! Jamie brought out a television so that the first game of the Rangers in baseball playoffs could be watched. It was a perfect night of weather and everyone enjoyed the evening immensely. Hats off to the Balke's for planning a great block party, with assistance from Kay Allen who knows all the school scheduling conflicts. Thanks to all who helped set up, grill and clean up.



Timely Tip for November Gardeners

from Calloway's Nursery: Planting Spring Flowering Bulbs in Fall

Spring flowering bulbs are such a welcoming sight after those long Winter months. Many of the Spring flowering bulbs require an artificial "chilling" process before they can be planted. This is generally accomplished by placing the bulbs in a paper bag in the vegetable crisper of your refrigerator for six to eight weeks prior to planting. However, Calloway's Nursery is offering to do that for you. We have many varieties of Tulips, Hyacinths and Narcissus which you can purchase from our stores now and pick-up in December ready to plant. You do not need to tie up your refrigerator space-let us "chill" your bulbs for you!

After the chilling requirements, select a well drained flower bed for planting. When planting bulbs, the general rule is to plant them at a depth three times the diameter of the bulb. Use Calloway's Blood & Bone Meal at planting for added nutrients. Plant the bulbs pointed end up, cover with soil and water thoroughly. For the best display, plant bulbs in clusters or uneven numbers. Pansies and Alyssum are especially useful in interplanting beds of Spring flowering bulbs. As the bulbs emerge and bloom, the Pansies and Alyssum are providing a lovely ground cover beneath them. Once the bulbs' foliage dies down, the annuals are still going strong providing color. Remember to apply two to three inches of mulch on top of any new plantings.

For more information on bulbs, visit any of our Calloway's stores and talk with one of our Texas Certified Nursery Professionals. To join our Garden Club and receive other helpful tips, visit www.mytexasgarden.com.



Holiday Party *December 11th*

By Terri Nielsen

As the new Social Chairperson for Woodland Hills, my husband Craig and I would like to invite you to a Holiday Party in our home on December 11th. This will be a catered event and lots of fun with some mix-it-up activities. This is a great way to see friends you know and meet new people from the neighborhood. We live at 2913 Scarborough Lane West. We would appreciate a few volunteers to help with the party so please consider offering your time.

Mark the date and plan to attend in your holiday attire! To RSVP or volunteer to help, please contact our Social Director, Terri Nielsen, at 817.684.0450 or 817.475.1389 cell.



Nancy Dennis

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Selling Homes of Distinction

November 2010

Nancy Dennis & Associates

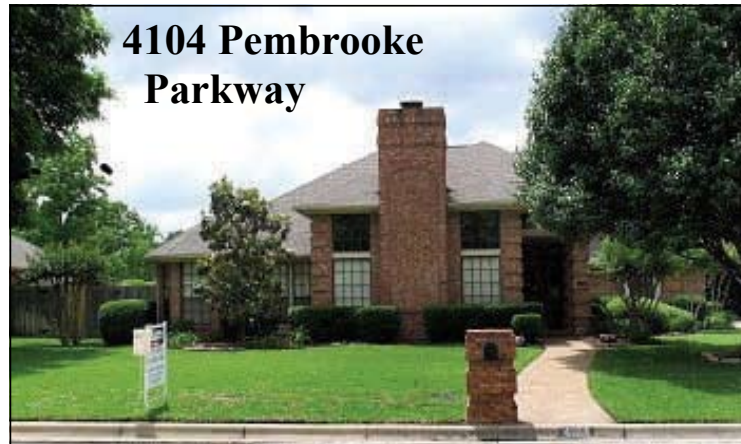
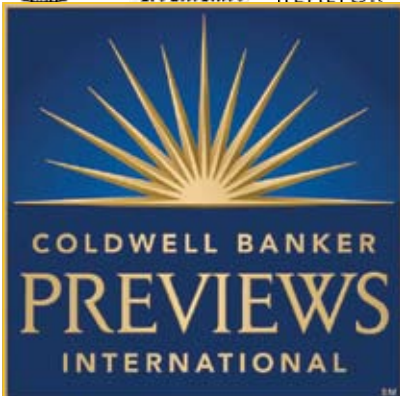
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