

# Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

Volume 6, Number 1

January 2011

## President's Letter

*By Mark Skinner*

We have contracted to have a reserve study performed for all common areas and other hard assets owned by the association. This will be available for the annual meeting in February 2011. I'm pretty sure that it will empirically reinforce the general feeling of the board that the infrastructure is aging and will continue to require ongoing funding in order to continue routine maintenance and capital replacements. We've experienced some of this with the brick structures surrounding the parks and with some of the park equipment.

The association have never maintained significant "reserve" funds and the current board feels that now is the time to begin to escrow for such. How much we escrow will be determined by the reserve study. I personally feel that this is very prudent at this time. The aging process is taking its toll on structures and erosion. Erosion control is especially concerning considering how frequently we are experiencing high water flow rates through the creek. There are areas in the park (near park walking paths) that need immediate attention in order to maintain adequate safety levels. Our playground equipment is dated and may not comply with current ADA standards and we need equipment designed for younger aged children.

Park maintenance is the driving force. Many residents have inquired about replacing the dilapidated asphalt paths with new longer lasting concrete paths that are re-routed to avoid erosion problems. Tree trimming is also an issue when trees become older, larger, and shed larger limbs.

The board has the overall opinion that we should address the future needs of the association now rather than later. We want to hand over a financially healthy association to the next generation of leadership. We could probably get by on current dues levels, but from my experience on the Colleyville City Council I know that once maintenance is deferred you never have the funding level to get back on top of proper maintenance. If we start planning now for future maintenance we won't have to worry about keeping our improvements in tip top shape.

I look forward to seeing everyone at the Annual Meeting on February 7th.

## Annual Meeting – Feb 7th

Please mark your calendars now and plan to attend the annual meeting of Woodland Hills Homeowners Association. Your participation is vital. First, we need a quorum of homeowners to hold the meeting. Second, your input is really important to all who serve on the Board and to the neighborhood at large. Finally, you will find it enlightening and informative to know what is going on now and what is planned for Woodland Hills. Have a say in what you want for your community. Get involved and share your time and talents.

The meeting will be on Tuesday, February 7, 2010 at 7pm. The meeting location is at the Colleyville Citizen's Center. The address is: 5301 Riverwalk Drive, Colleyville, TX 76034. (This is behind Market Street Grocery.) Thanks in advance for your time!

## Letter from Homeowner

*(This letter is reprinted with permission from email to HOA Board)*

Just wanted to express my support for your most recent President's Letter (December 2010.) Very well put. It arrived a couple of days after receiving the latest dues invoice, which I promptly paid.

- It was nice to see an increase already embedded in the dues. No sense wasting time.
- I would have been happy with a 15% increase, given that we do need to get a handle on erosion control and any other defensive improvements that will only cost more if deferred. It sounds like we're still in a precarious situation, and it's doubtful we can ask for another increase in the foreseeable future. Really, I'd like to see any such fees indexed to inflation, with any increases taking place every other year. It's easy to imagine an automatic 8% increase every other year, which is certainly justified by our aging infrastructure, the increasing cost of asphalt, etc. The one thing we have going for us is our HOA size, which spreads expenses over a rather large base.
- Preventive maintenance aside, I do look forward to trail improvements (most people seem to use the park for walking—the dog, included.)

I hope to be at the February meeting. Thanks for all the board members' time.

*Regards, Steve Mong, Queensbury Way E.*

# 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](mailto:advertising@PEELinc.com). The advertising deadline is the 20th of each month for the following month's newsletter.

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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](mailto:helenharvey@att.net)

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## Really BIG News!

*Submitted by Jim Nichols*

We live at 3300 Cambridge Ct. and I wanted to let you know about the large tree on our lot near the creek bridge and just off Martin Pkwy. I had the forest service to come and certify the size. It ranks as one of the largest American Elm Trees in a 25 county area. The tree measures 204" circumference, 72' height, 90' crown spread. It is not for from a state record, which also is in Colleyville but not in Woodland hills.

For comparison purposes, the current champion American Elm tree is bigger but not really a whole lot bigger according to Courtney Blevins of the Texas Forest Service, Fort Worth. It has a circumference of 256" and a height of 80'. It's located in Cherokee County in East Texas near Jacksonville. To see the largest trees for each species, you can look at the following link.

[http://texasforestservicetamu.edu/uploadedFiles/FRD/Urban\\_Forestry/Big\\_Tree\\_Registry/BTR-NativeNaturalized.pdf](http://texasforestservicetamu.edu/uploadedFiles/FRD/Urban_Forestry/Big_Tree_Registry/BTR-NativeNaturalized.pdf)

Additionally, the Forest Service made a map of the entry area of Melrose Park. You can pull up the trail on the internet and follow it seeing pictures and locations of different species of trees. Useful for getting kids away from their Xbox's for a while! Here's the link. [http://www.everytrail.com/view\\_trip.php?trip\\_id=899876](http://www.everytrail.com/view_trip.php?trip_id=899876)

*(See Certificate on Page 3)*



*Welcome New Homeowners!*

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

**JOHN & SUSAN CASEY**  
**3410 CROSSGATE CIRCLE SOUTH**

**ETHAN & ERIN VICKERY**  
**4700 MELROSE PARK COURT**

*Welcome to Woodlands Hills!*



# Woodland Hills



## METROPLEX BIG TREE CERTIFICATE

presented to

*Jim Nichols*

As the owner of a tree at least 85% the size of the current champion in the  
25 county region as of December 2010

American elm - *Ulmus americana*

(common and scientific name)

204" circumference, 72' height, 90' crown spread



## Budget on HOA Website

The Board has posted the 2010 budget (with ytd actuals) and the 2011 budget on our HOA website. If you would like to review this before our annual meeting, please go to [www.woodlandhills-hoa.com](http://www.woodlandhills-hoa.com). Go to Resources and you should see it published under documents. We are making the budgets available in keeping with our efforts to make all work from the Board transparent for resident review.



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# Woodland Hills

## Woodland Heights Holiday Party

*Submitted by Darlene Page & Mary Hiatt*

A holiday party was hosted by Tommie and Leonard Netzer for the residents of Woodland Heights HOA (within Woodland Hills HOA). From the photos, it looks like there was a great turnout and lots of fun within this block of close neighbors.

**Block Captains** – please feel free to send in photos and news of your local block parties as well.



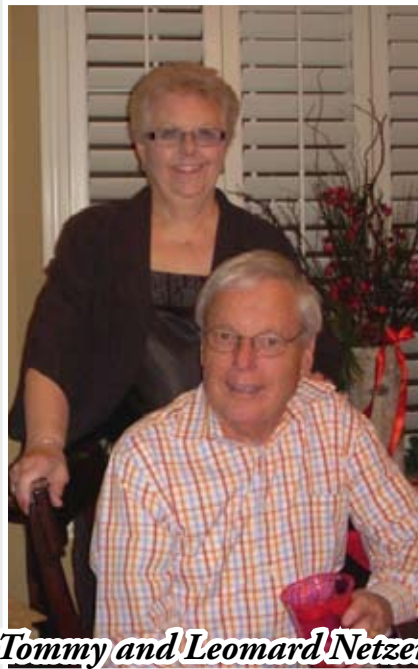
*Jerry Hiatt and Nell Campbell*



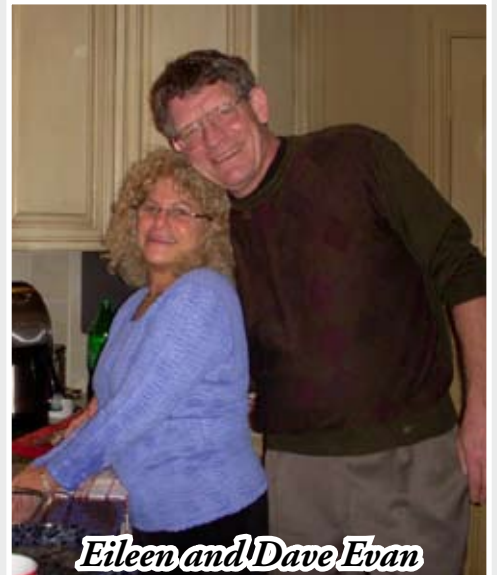
*Darlene Page, Eva Rinker,  
Sy Symonds and Eileen Evans*



*Jerry and Mary Hiatt*



*Tommy and Leonard Netzer*



*Eileen and Dave Evan*



*Tom and Diane  
Heikinen*



*Jody Cowan, Tommie Netzer  
and Darlene Page*



*Suzi Scott and Darlene Page*

# What's Happening in Woodland Hills?



- ★ 4 Properties Currently Listed For Sale  
Average List Price - \$503,875  
Average Price Per Sq.Ft. - \$122.49  
Average Days on Market - 51

- ★ 3 Property Currently Under Contract  
Average List Price - \$382,667  
Average Price Per Sq.Ft. - \$120.10  
Average Days on Market - 105

- ★ 11 Properties Sold in the Last 6 Months  
Average List Price - \$390,023  
Average Price Per Sq.Ft. - \$108.82  
Average Days on Market - 76

(As of 10/21/10)

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

- ★ Over 1,400 Homes Sold

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Chris Minter,  
10 year  
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# Woodland Hills

## Timely Tip for January Gardeners

*From Calloway's Nursery*

The Christmas tree is down and all the holiday decorations are put away. Fill that empty space with something else green and alive! The overall quality of indoor air in our homes and offices has been steadily declining during the past years. The typical indoor living and workplace environment contains low levels of contaminants and chemicals produced by standard latex paints, carpeting, foam insulation, varnishes, adhesives and pressed wood. Many of our interior houseplants are proving to be valuable in the fight against cleaning our inside air. Their leaves act as a filtration process to remove many of these toxic pollutants. Add a touch of green inside today and enjoy a cleaner, greener environment!

For more information, please join us for FREE in-store clinics regarding gardening topics. Clinics are held in every store.

- Saturday, January 15th at 10:15 am-Dressing Your Indoors
- Interior plants can dress up a room quite simply but did you also know that plants can help clean your indoor air? Find out which houseplants do the best job while looking so good.
- Saturday, January 22nd at 10:15 am-Preparing a Garden
- Keep your soil healthy and alive! Prepare for Spring planting now with a soil maintenance and fertilization program to insure long term success above and below the ground.
- Saturday, January 29th at 10:15 am-The abc's of Pruning

When, what and where to prune! Learn the proper procedure before you make your first cut. Success in the garden begins with a good foundation! Become a member of our Garden Club and learn how to develop a beautiful landscape! Visit [www.mytexasgarden.com](http://www.mytexasgarden.com) to join today!

## 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](http://www.StarTexPower.com)

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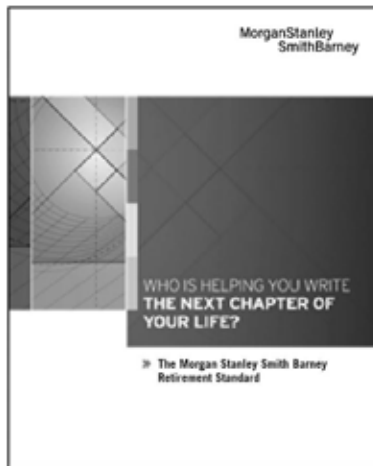
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## Your Input Wanted

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](mailto: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](mailto:helenharvey@att.net). Thanks for your contributions!

## Opportunities To Serve In Your City

THE COLLEYVILLE CITY COUNCIL IS ACCEPTING  
APPLICATIONS FOR THE FOLLOWING COMMITTEES  
DECEMBER 16, 2010 THROUGH JANUARY 31, 2011

Colleyville Events Steering Committee  
Colleyville Trails And Sidewalks Committee  
Historical Preservation Committee

Please access the City of Colleyville Application for Appointment at: <http://www.colleyville.com/boardscommissionsandcommittees.html>

The application may be submitted to the City Secretary via email at [csingleton@colleyville.com](mailto:csingleton@colleyville.com), or fax to 817.503.1139 or mail to City of Colleyville, City Secretary, 100 Main Street, Colleyville, Texas 76034.

If you have any questions, or would like an application mailed or faxed to you, please contact City Secretary Cynthia Singleton at 817.503.1130.

## City Alarm Permits

Just a quick reminder that the City of Colleyville requires registration of all residential and business alarms. Permits are \$25 annually and applications can be accessed from the Police Department webpage: [www.colleyville.com](http://www.colleyville.com) and look for "required alarm permit".

## Personal Classified

**TREADMILL FOR SALE:** High-end Vision Treadmill for sale for \$350. Retail for \$1200. Like new – does not fit into new home. Has all instruction manuals, floor mat, etc included. Unit folds up for storage. Please contact Suzanne Tichenor of Pembroke Parkway South for more information. Call 918-855-5211 to make arrangements.

## HEALTH BRIEFS

### **PARENTS: BEWARE OF HOLIDAY WEIGHT TALK**

Adults should pay attention to how they talk about their weight during this time of year and what impact it might have on young children, according to an expert at Baylor College of Medicine.

"Parents should model healthy living and behaviors and use caution when using words such as 'fat' and 'overweight' around children," said Dr. Leng Bang, assistant professor in the Menninger Department of Psychiatry and Behavioral Sciences at BCM.

Because children model what parents do, they may end up feeling guilt and shame in relation to food, said Bang. The most important thing to do is focus on the positive rather than the negative and beware of your influence on a child.

Bang suggests looking out for signs that a child may have a negative image of themselves due to their weight. Children may have a change in behavior and avoid school or social events because they worry about what people will think about them. They may feel anxiety or depression and use food to cope.

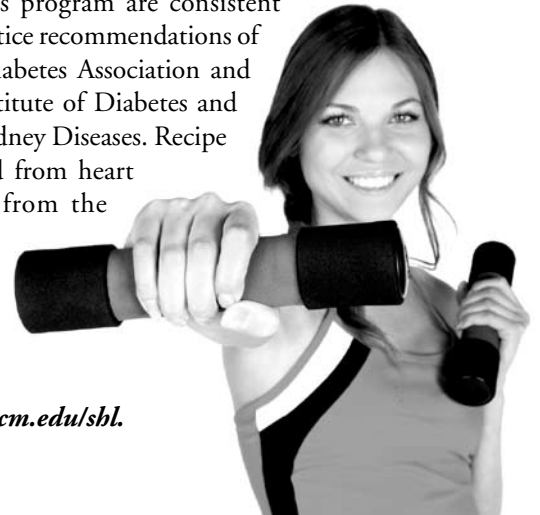
Consult a nutritionist or mental health professional if these signs are present, he advised.

### **SUGAR, HEART AND LIFE**

A new program called Sugar, Heart and Life: A Guide to Living with Diabetes is available for people dealing with the disease. The interactive and fun program developed by Baylor College of Medicine's department of family and community medicine offers information on how individuals with type 2 diabetes can manage their diabetes. The SHL program includes recipes, practical tips and games on diet, exercise, and medication. The program allows users to follow a year in the life of the Gonzalez family as they learn more about managing diabetes and help them make decisions that will keep their family healthy.

All diabetes management recommendations contained in this program are consistent with clinical practice recommendations of the American Diabetes Association and the National Institute of Diabetes and Digestive and Kidney Diseases. Recipe Box was adapted from heart healthy recipes from the National Heart, Lung, and Blood Institute.

*Sugar, Heart  
and Life can be  
found at [www.bcm.edu/shl](http://www.bcm.edu/shl).*





## Valentine's Day in Nature

### *Reprinted with Permission*

Valentine's Day will soon be here. It is no accident that February 14th is the day that is celebrated for romance. Since Medieval times, people have noticed that both animals and humans have a real passion for courtship this time of year. For wildlife, February is a very important time. This is a time for defending your territory, young to disperse and find their place in the world, and to compete for the affection of a mate. All of this is happening at a time of extreme weather conditions and lack of food.

The courtship behavior of wildlife can be brutal. As February approaches, wild animals patrol their territory with added aggression. Many dominant animals travel far beyond their summer ranges to locate potential mates, drive off competitors, and secure the best area for the next baby season. As animals travel farther, they are at greater risk to vehicles, people, and pets.

The Bobcat is a good example. The age and sex of the Bobcat is of real importance when attempting to understand what February means to courtship. A male Bobcat is considered an adult at age 3, at his prime at age 5, and is lucky to live to age 7. An adult Bobcat can travel a hundred miles from his summer range in his patrols. This wide roaming is why Bobcats have been able to colonize large areas of the United States. Along his way, he must find food in an unfamiliar area. February is when most complaints about male Bobcats are going to be reported.

Complaints involving female bobcats are most often in June as their babies are in need of solid food. February is the month of many reports of Road Killed Bobcats.

The adult male Bobcat will be traveling in the open with cover nearby for resting. He will be advertising his presence to any and all Bobcats in the area of his roaming. He will confront all males and romance all females he encounters. To a male Bobcat, size matters. The other male Bobcats he encounters will make a split second decision whether they are bigger and stronger or will flee. If both Bobcats are of equal size, a sometimes deadly battle can take place. Most often the smaller or at least the less aggressive will back away and leave the area. The dominant male will then be able to search for all available females and make his presence known for future breeding opportunities.

The female Bobcat will be traveling far and wide advertising her presence to all males and females in an attempt to locate the most dominant male

and best territory for her future babies. In her travels, any young with her will be exposed to the various males she encounters. Her male young will have to leave when a male shows up or face the consequences. Any female young will most often leave as the affections of an adult male are not to be taken lightly.

If an adult female encounters another female, a long and often vocal display takes place. Females compete as intensely as males.

The young Bobcats that have experienced their first February will find themselves on their own. February is a dispersal time for many of our wildlife. A time in their lives when they are at the greatest risk to mortality. When their inexperience will often lead them into neighborhoods, subdivisions, and parks to capitalize on easy prey and less competition from dominant adults. In these areas they will learn NOT to fear humans.

In a city, there is most likely an out of balance age structure in the Bobcat population. If there is not an adult male Bobcat, a female will breed with a young male. Breeding between mother and son is a real possibility. The movement of Bobcats into an area is immigration. The movement of Bobcats out of an area is emigration. If there is not sufficient movement both into and out of a given area, genetic viability will be lost. The need to breed is one of the most demanding behaviors of all animals. Even without space, food, or unrelated mates, animals will continue to breed.

The general citizen will be requesting advice and assistance to understand these and many more complicated issues. There is no one size fits all string of buzzwords to help you that are "truthful".

A thorough understanding of animal behavior for each species, age, season, and land type is the only way to be credible in eyes of the public. "I don't know" is an acceptable answer. What is not acceptable is to not know who to refer someone too or simply say, "leave them alone" because you do not have the knowledge, equipment, or understanding to know what to say.

Education of our public servants and the general public is a priority for me and hopefully for all who truly care about the future of our wildlife.

*Prepared by Cliff Moore*

*Professional Naturalist, ©*

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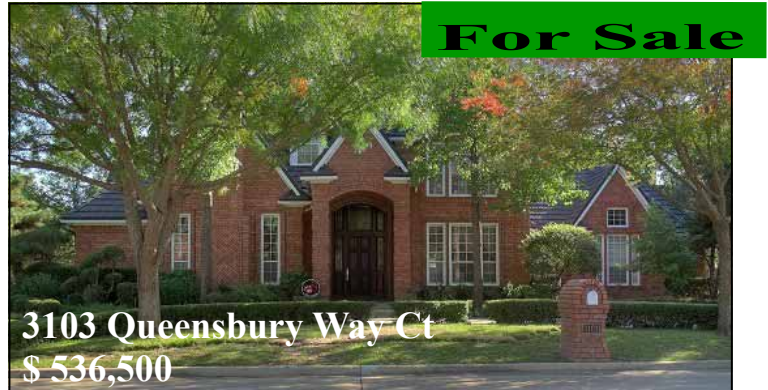
**January 2011**

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