

Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

Volume 6, Number 4

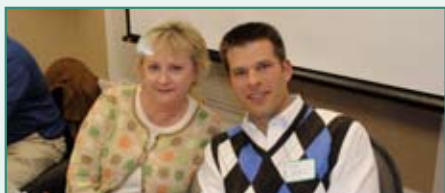
April 2011



Annual MEETING

Thanks to all of you who attended the Annual Meeting for residents of Woodland Hills Homeowners Association. Your participation is vital to our neighborhood and is greatly appreciated. Here are a few photos of the great turnout of neighbors that participated. We'll see you next year!

First Tuesday of February, 2012.



Crime PREVENTION

Submitted by Lyn Berutti Carr

Protection for you and your home:

- 1. Of course I look familiar. I was here just last week cleaning your carpets, painting your shutters, or delivering your new refrigerator.
- 2. Hey, thanks for letting me use the bathroom when I was working in your yard last week. While I was in there, I unlatched the back window to make my return a little easier.
- 3. Love those flowers. That tells me you have taste... and taste means there are nice things inside. Those yard toys your kids leave out always make me wonder what type of gaming system they have.
- 4. Yes, I really do look for newspapers piled up on the driveway. And I might leave a pizza flyer in your front door to see how long it takes you to remove it..
- 5. If it snows while you're out of town, get a neighbor to create car and foot tracks into the house.. Virgin drifts in the driveway are a dead giveaway.
- 6. If decorative glass is part of your front entrance, don't let your alarm company install the control pad where I can see if it's set. That makes it too easy.
- 7. A good security company alarms the window over the sink. And the windows on the second floor, which often access the master bedroom - and your jewelry. It's not a bad idea to put motion detectors up there too.
- 8. It's raining, you're fumbling with your umbrella, and you forget to lock your door - understandable. But understand

this: I don't take a day off because of bad weather.

- 9. I always knock first. If you answer, I'll ask for directions somewhere or offer to clean your gutters. (Don't take me up on it.)
- 10. Do you really think I won't look in your sock drawer? I always check dresser drawers, the bedside table, and the medicine cabinet.
- 11. Here's a helpful hint: I almost never go into kids' rooms. =
- 12. You're right: I won't have enough time to break into that safe where you keep your valuables. But if it's not bolted down, I'll take it with me.
- 13. A loud TV or radio can be a better deterrent than the best alarm system. If you're reluctant to leave your TV on while you're out of town, you can buy a \$35 device that works on a timer and simulates the flickering glow of a real television. (Find it at <http://www.faketelevision.com/>)

8 MORE THINGS

A BURGLAR WON'T TELL YOU:

- 1. Sometimes, I carry a clipboard. Sometimes, I dress like a lawn guy and carry a rake. I do my best to never, ever look like a crook.
- 2. The two things I hate most: loud dogs and nosy neighbors.
- 3. I'll break a window to get in, even if it makes a little noise. If your neighbor hears one loud sound, he'll stop what he's doing

(Continued on Page 2)

Woodland Hills

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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.

Crime Prevention - (Continued from Cover Page)

- and wait to hear it again. If he doesn't hear it again, he'll just go back to what he was doing. It's human nature.
4. I'm not complaining, but why would you pay all that money for a fancy alarm system and leave your house without setting it?
 5. I love looking in your windows. I'm looking for signs that you're home, and for flat screen TVs or gaming systems I'd like. I'll drive or walk through your neighborhood at night, before you close the blinds, just to pick my targets.
 6. Avoid announcing your vacation on your Facebook page. It's easier than you think to look up your address.
 7. To you, leaving that window open just a crack during the day is a way to let in a little fresh air. To me, it's an invitation.
 8. If you don't answer when I knock, I try the door. Occasionally, I hit the jackpot and walk right in.

*Sources: Convicted burglars in North Carolina , Oregon , California , and Kentucky; security consultant Chris McGoey, who runs <http://www.crimedoctor.com/> and Richard T. Wright, a criminology professor at the University of Missouri-St. Louis, who interviewed 105 burglars for his book *Burglars on the Job*.*



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UPCOMING SOCIAL EVENTS-

Terri Nielsen, Social Director

SPRING GARAGE SALE

- April 9th – 8 AM to Noon

EASTER EGG HUNT

- April 16, 2011 • Melrose Park • 10 Am to Noon

Please RSVP to Terri Nielsen at Tanderson3312@sbcglobal.net. There will be a \$5.00 advanced charge for each child. Please send your check to Terri Nielsen at 2913 Scarborough Lane West, Colleyville, Texas 76034. Also, I am needing volunteers to assist with this event. There will be an Easter Bunny so bring your cameras to capture the event.

MOVIE NIGHT IN THE PARK

- June 11, 2011 • Melrose Park • Dinner 7:30, movie starts around 8:45 pm. Sunset is 8:35 pm.

Please vote on your preferred movie choice:

- Shrek • Swiss Family Robinson
- Pirates of the Caribbean • Forest Gump

Or..... if you have a favorite movie selection, please feel free to share. We are planning to have the Hamburger Man to provide hamburgers, hot dogs and all the fixins and we will also have popcorn for the movie! Please bring your family, your lawn chairs and blankets for a fun filled Movie Night in the Park for this meet and greet, mix and mingle as well as eat and drink with your neighbors!! BYOB – Bring your own Blanket/Beverage.

FOURTH OF JULY PARADE AND PICNIC

Parade starts @ 10 am with a short walk thru the neighborhood to Melrose Park. There all sorts of fun things to do for the kids – bounce house, face painting, and balloons. For the fourth year in a row, the Moberly's will be sponsoring hot dogs and brisket so don't forget to bring you lawn chairs and relax in the shade for this fun filled day in the park! *WHHOA gives a big THANK YOU to our food sponsor – the Moberly Team!*

FALL GARAGE SALE

- September 17, 2011 • 8 AM to Noon

MOVIE NIGHT IN THE PARK

- October 8, 2011 • Melrose Park • Dinner @ 6:30 pm, movie starts around 7:30 pm. Sunset is 7:09 pm

Once again, the Hamburger Man to provide hamburgers, hot dogs and all the fixins and we will also have popcorn for the movie.

CHRISTMAS IN THE PARK

- December 3, 2011 • Melrose Park • 3 PM to 6 PM

Come and enjoy the beginning of the Christmas season with the lighting of Melrose Park, Carriage Rides and Santa! We will be serving hot apple cider and hot chocolate so bring your lawn chairs and blankets for this festive occasion.

We need volunteers to help in organizing upcoming social events. If you are available, please contact Terri Nielsen at 817.684.0450 (home) 817-475-1389 (cell) or tanderson3312@sbcglobal.net.

DOGS ON LEASHES

We've had several complaints recently about pet owners not keeping dogs on leashes. The City of Colleyville has an ordinance that all dogs must be on leashes at all times. It is also posted that all dogs should be on leashes in our Melrose Park. Some people comply, some don't. People have different points of view on the topic. Some people in the park don't live in Woodland Hills and do not follow our rules. The HOA does not really have a way to enforce the leash requirement other than to request compliance and keep signs clearly posted. We are requesting your help with this again.

Another dog leash situation is at home. While you may not think about it as you let your pets out in the front yard, there is the real risk of another neighbor walking by at the same time with another pet, small children, or their own fear of dogs. You may know that your dog is friendly – but you don't know about the other individual or dog. If you have an encounter with another neighbor with your unleashed dog, please rush to get your pets under control and offer your apology.

Any individual may report an offense to Colleyville Animal Control if you feel the need, but we hope that we can keep things cordial in the neighborhood. Just speak to the person with dogs off leash directly in a nice way. We always feel this contributes to a "good neighbor policy" and is in the best interests of everyone involved. We live in one of the most beautiful, desirable neighborhoods in Colleyville. Let's all do our part to keep it that way. Thanks!



HAPPY ENDING

Terri Kubitza, Glendale Drive

We are happy to report that the Christmas tree decorations that were stolen in a holiday prank have been safely returned to their rightful owners. My own set of wooden decorations were stolen from my yard and left in another neighbor's yard nearby. When I collected my decorations, we found that more was left than just my items. After placing an article and photos in the January Woodland Hills newsletter, the Grossman family on Crossgate North recognized their decorations and came to retrieve the set of five lighted trees. They seemed very glad to get their little trees back.

SHARE YOUR NEWS

We'd love to have family news: births, marriages, graduations, military deployments and homecomings, etc. We can also post items for sale, babysitting services, etc. Please submit information and photos via e-mail to helenharvey@att.net. 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!

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DISASTER PREPAREDNESS

With recent earthquake, tsunami and nuclear reactor emergencies in Japan, perhaps it is not a bad time to think ahead for your own emergency preparations at home. Our tornado season is always a threat with Spring weather. So here are a few thoughts for being prepared:

1. **Have a plan – family members and children should be well rehearsed about where to go and how to link up in the event of emergency. You should have TWO locations for meeting in case your home area is evacuated for some emergency like gas explosion, etc.**
2. **Rehearse escape routes from your home.**
3. **Agree on who you would call out-of-state in case local phone service is disrupted. Perhaps create emergency**

contact cards for each family member.

4. **Make sure everyone knows how to use a fire extinguisher.**
5. **Have supplies ready in case of power loss. Here is a partial list:**
 - a. Food and water for at least 3 days for each person. Pet food.
 - b. Cell phone
 - c. Flashlight and Batteries
 - d. Emergency cash in small denominations and coins.
 - e. Thermal Blankets - to retain body heat
 - f. Ponchos with hoods - for weather protection. Sturdy shoes, change of clothes and warm hat
 - g. Local map, paper, markers, tape
 - h. Tissue Packs
 - i. Water Purification Tablets
 - j. Dust Masks (to prevent dust inhalation)

- k. Lightsticks, 12 hour - provides bright green light in a snap
 - l. First Aid kit with vinyl gloves, prescriptions, over-the-counter medicines such as pain relievers, eye wash, burn ointment, bandages, anti-biotic ointment, etc.
 - m. Whistle - used for attracting rescuers
 - n. AM/FM Radio, battery operated or hand crank
 - o. Candles and matches
 - p. Manual can opener
 - q. Pair Work Gloves - heavy duty with leather palm
 - r. Duct Tape roll - Fix anything
 - s. Moist Towelettes - cleanse hands and face
6. **Always follow instructions given from local emergency broadcasts.**

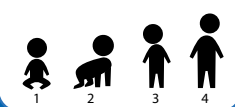


COLIN'S HOPE

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.

Woodland Hills

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What's Happening in Woodland Hills?



★ 2 Properties Currently Listed For Sale
Average List Price - \$342,500
Average Price Per Sq.Ft. - \$109.70
Average Days on Market - 86

★ 1 Property Currently Under Contract
Average List Price - \$450,000
Average Price Per Sq.Ft. - \$116.04
Average Days on Market - 125

★ 9 Properties Sold in the Last 6 Months
Average List Price - \$378,611
Average Price Per Sq.Ft. - \$109.23
Average Days on Market - 73

(As of 03/21/11)

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