

Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

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March 2013

ANNUAL MEETING

Thank you to everyone who came out to the Woodland Hills Annual Meeting on February 11, 2013. The bulk of the meeting was dedicated to the upcoming decision that Woodland Hills members will make later this year. Under the charter(s) that govern or neighborhood and Home Owners Association the covenant is set to either automatically extend for another 10 years, or if we as a neighborhood choose, change or end. This is the first time the covenant has come up for renewal. As of today, the neighborhood has 10 different charters--- each with its own set of detailed rules--- and 75 non mandatory dues households. It is the Board's vision to have one master charter and convert the non mandatory paying members to mandatory paying members. Members will vote later this year.

ADDITIONAL 2013 GOALS

- Complete Park Path renovations
- Implement new homeowner survey
- Monitor erosion control around the creek
- Monitor enforcement and fining policy
- Expand Block Captain program
- Evaluate infrastructure for 2014 expenditures
- Reduce account receivables



2012 WHHOA Review

- Park Path reconstruction (phase I) completed in December
- Park Path reconstruction (phase II) started
- Initiated legal review of deed restrictions / CCR plans for proposed revisions
- Signed a Letter of Intent for joint participation for City of Colleyville construction of concrete access/clean up ramp in Melrose Park
- Replanted 18 pecan trees that we lost in pecan orchard in park

Upcoming Projects

On February 11, 2013 the City of Colleyville approved the construction of commercial and residential homes on the land between Glade Road and Cheek Sparger. The property will be developed in 3 phases.

The first phase, which is 13 acres located across the street from Target and next to the Church, will be developed first. Commercial, most likely professional offices according to the developer will be facing the intersection at Glade and Heritage. A gated community of garden homes phasing into larger homes will be built on the remaining 9-10 acres behind that. The developer will "finish out" the Glade-Heritage intersection, widen and pave Heritage Road running from Glade to Cheek Sparger, and add a sidewalk.

City staff estimates that 5000 families will live in the new property and the apartment complex being built across the street. Construction on Phase 2 and Phase 3 will be discussed at a later date.



Woodland Hills

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NEWSLETTER INFO

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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 Tiki100@verizon.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.

Social Calendar

SATURDAY, MARCH 23, 2013

Annual Easter Egg Hunt from 10 – 11 a.m.

SATURDAY, APRIL 20, 2013

Annual spring garage sale from 8 a.m. – 12 noon

THURSDAY, JULY 4, 2013

Annual Fourth of July parade (at 10 a.m.) and picnic (at 11 a.m.)

SATURDAY, SEPTEMBER 21, 2013

Annual fall garage sale from 8 a.m. – 12 noon

SATURDAY, OCTOBER 12, 2013

Fall Movie Night in the Park

SATURDAY, DECEMBER 7, 2013

Holiday in the Park



Local Achievement!

Submitted by Helen Sink

On January 26th, Carey Ebert of Oxford Court in Woodland Hills completed her very first 5k run! If you've never run a 5k, this is a really exciting accomplishment requiring lots of training to prepare for the 3.1 miles of running. Carey took up the challenge from some of her friends that were all going to run. But Carey is the only one who stuck with the training all the way to run in the Grapevine Fillies Trot. Carey completed her run in just 38 minutes - great job! Also with Carey was Charlie Sink of Scarborough Lane who decided to run in support of Carey. Charlie got first place in his age group with a 30 minute race time! Of course, it's our little secret that he was the "only" runner in his age group! In the crowd to applaud their efforts were spouses David Ebert and Helen Sink. Carey says the best thing about taking up running is that she can eat whatever she wants! We are all planning to participate in the Fort Worth Run to Joe's run in March. Anybody want to join us?

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What's Happening in Woodland Hills?

★ 2 Properties Currently Listed For Sale	★ 3 Properties Currently Under Contract	★ 15 Properties Sold in the Last 6 Months
Average List Price - \$474,250	Average List Price - \$418,600	Average List Price - \$353,113
Average Price Per Sq.Ft. - \$124.41	Average Price Per Sq.Ft. - \$114.50	Average Price Per Sq.Ft. - \$113.34
Average Days on Market - 150	Average Days on Market - 145	Average Days on Market - 97

(As of 2/15/13)

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CONGRATULATIONS *to our newest Board Members!*

Nancy Coplen
Larry Johnson
Jim Jackson

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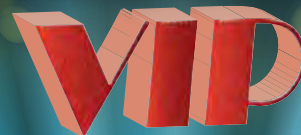
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Update on the Access Ramp:

The neighborhood has signed a Letter of Intent for joint participation for the city construction of a concrete access clean up ramp in Melrose Park, but construction has been delayed. Bids for the ramp have come in at more than twice the anticipated costs and it is yet unclear when construction will begin. The ramp, which would be located next to the basketball court, is intended to help get debris from the creek.



Coming Soon

Whole Foods Market announced plans to open a store in the former Albertsons location in the Village Park shopping center—by early to mid-2014. The city has worked diligently for more than two years to bring this much sought after retailer to Colleyville.

On Tuesday, Feb. 19, the Colleyville City Council voted to approve the development deal with the real estate group for Village Park, which paved the way for Whole Foods Market to choose Colleyville. The city's arrangement with this respected real estate group will allow redevelopment of the center and bring its ownership back under a single entity. Commercial brokers have already expressed interest in the shopping center and a location near Whole Foods Market.

From a business perspective, with its location in the middle of Colleyville's main commercial sector, redevelopment of Village Park shopping center is critical. The value of redevelopment cannot be underestimated. It returns properties to an economic vibrancy that adds to the community. Many current redevelopment projects were beneficiaries of the city's matching grant and forgivable loan programs. And citizens benefit from the expansion of Colleyville's shopping and dining options, as well as the economic impact these businesses bring.

Woodland Hills

is online



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SHOW OFF YOUR SUPERHERO

Parents this is your chance to brag on your kiddos. We want pictures of your kids doing everyday things, school events, plays, sports, etc. Send in your pictures to be featured in the Woodland Hills Newsletter.

E-mail your pictures to tiki100@verizon.net by the 8th of the month.



CRIME WATCH

In the citizen survey conducted last year, 100% of the respondents noted that having a safe community was important to their quality of life. Good utilization of police resources, coupled with a vigilant resident population, citizen volunteers such as the Citizens on Patrol, and the Citizen Police Academy alumni, as well as cutting edge technology has helped that happen. The crime rate in Colleyville has now dropped to a 21-year low.

According to the latest Uniform Crime Report (UCR), overall crime fell by another 8% from 2011. Burglaries fell by 24%; thefts by 8%; violent crimes, including robbery and aggravated assault, by 44%; and, property crime decreased by 6%. In fact, the city's three-year crime trend analysis shows a 39% drop in Part I offenses since 2010. Part I crime reporting is used for crime analysis both locally and statewide through the UCR, which reports the eight Part 1 offenses, including murder, rape, robbery, aggravated assault, burglary, theft, auto theft, and arson.

Community policing, which was instituted by the Colleyville Police Department several years ago, played a significant role in crime reduction. It continues today with a strategic switch to geographic patrol areas, allowing officers to better know the neighborhoods and businesses they serve, and resulting in a proactive rather than reactive approach to crime. In addition, the department now uses mapping software to provide a visual assessment of any trending trouble spots. This proactive analysis is another tool contributing to the downward trend in crime.

Officials attribute much of the credit to a vigilant public, active neighborhood crime watch groups, and citizens taking greater care to lock cars, close garage doors, and keep valuables out of sight. The city continues to make the CrimeReports program, an online map showing reported crimes, available to the public. Go to www.colleyville.com.

A Focus on Healthy Snack Ideas

By: Concentra Urgent Care

March is National Nutrition Month. Celebrate by trying out some of these healthy snack ideas:

- Whole grain bagel with melted low fat or non-fat cheese
- Baked tortilla chips and salsa
- Cereal (preferably whole-grain) and low-fat or fat free milk
- Homemade trail mix of wheat or bran Chex or cheerios, pretzels, raisins, and nuts
- Whole wheat toast with butter or margarine and jam
- Baby carrots, broccoli, cauliflower, or celery and yogurt-based dip
- Fruit, including fresh, frozen, canned, or ready-to-eat fruit, such as apples peeled and sliced, oranges cut into sections, cantaloupe and pineapple in bite-sized cubes, or fruit salad
- Fruit shake or smoothie made with frozen fruit and a cup of fat free or low-fat milk or yogurt
- Vegetable soup
- Bean burritos or burrito bites containing canned, fat-free refried beans, low-fat cheese, and salsa on a tortilla – roll up and cut into bite-sized pieces
- Tortilla roll-ups: spread chicken breast strips, salsa, and lettuce on a tortilla. Roll up and cut into bite-sized pieces. Or, leave out the tortilla and roll up the chicken and salsa in the lettuce
- Yogurt, alone, or as a dip or topping for fresh fruit
- Layer fruit, yogurt and grape-nuts in a glass for a parfait
- Nuts
- Peanut butter on graham crackers
- Peanut butter on sliced apple or celery
- Milkshake made with nonfat or low-fat frozen yogurt
- Sugar-free pudding or Jello cup
- Oatmeal raisin or peanut butter cookies and fat free or low-fat milk
- Zucchini or pumpkin bread
- Low fat Cottage cheese and fruit
- Turkey sandwich on wheat bread
- Granola or cereal bar

For more information about healthy snacks and diets, contact your health care provider, your Concentra health specialist, or visit the Department of Health and Human Services at: <http://www.health.gov/dietaryguidelines/dga2005/recommendations.htm>





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