

Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

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WOODLAND HILLS MILESTONE

Woodland Hills is approaching a milestone. According to our neighborhood's covenants (Volume 7930, Page 739) January 1, 2014 is the day that "covenants shall be automatically extended for successive periods of ten years, unless it is agreed by a majority of the owners of the lots to change said covenants in whole or in part...."

At the date of this writing it is unclear what if any changes will take place. Mark Skinner, WHHOA President, says the Board is considering the "feasibility of trying to consolidate several similar sets of CCRs into a single master document. This would simplify the management of the CCRs (Covenant, Conditions and Restrictions)." Currently there are 16 different sets of CCRs in the neighborhood.

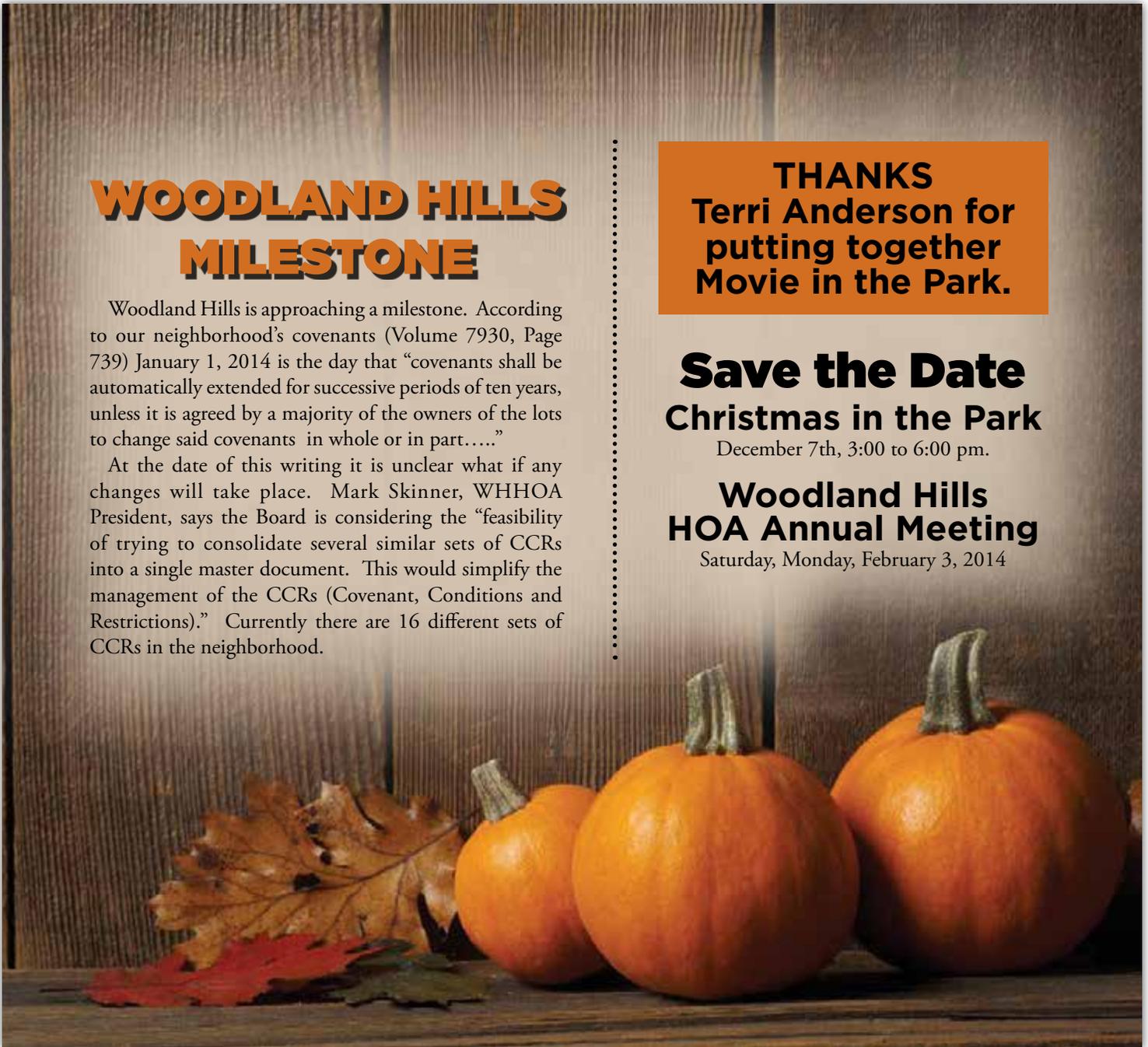
THANKS
Terri Anderson for
putting together
Movie in the Park.

Save the Date Christmas in the Park

December 7th, 3:00 to 6:00 pm.

Woodland Hills HOA Annual Meeting

Saturday, Monday, February 3, 2014



Woodland Hills

BOARD OF DIRECTORS

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.....214-957-1834, mskinner@scrtx.com

Landscape Chairperson..... **Darlene Page**
..... 817-267-0144

Newsletter Editor.....Kirsten Isensee
.....817-864-9052, tiki100@sbcglobal.net

Social Chairperson.....**Terri Nielsen**
.....817-475-1389, tanderson3312@sbcglobal.net

City Liaison Nancy Coplen
..... coplen2@gmail.com

Secretary..... Jim Jackson
..... jimjacksonjr@sbcglobal.net

Board Member Larry Johnson
..... lbjis@msn.com

Woodland Hills Website www.woodlandhills-hoa.com

NEWSLETTER INFO

PUBLISHER

Peel, Inc. www.PEELinc.com, 888-687-6444
Advertising.....advertising@PEELinc.com, 888-687-6444

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 Tiki1002@sbcglobal.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.

Welcome
TO THE
Neighborhood

.....

Dennie and Marla Danielson
Wayne and Terry Harris
David and Catherine Heider
Shahnaz and Sajeed Lakhani
William and Regena Tarkington

.....

AROUND THE NEIGHBORHOOD

- The City of Colleyville dredged the creek at Martin Road in early October removing large tree limbs and other debris
- Sidewalks that were deemed "trip hazards" in the neighborhood were redone with a ramp rather than a curb. If there is a sidewalk-curb trip hazard near you please let the City or the HOA know
- The neighborhood's flower beds have been changed by the Lawn Firm to reflect the change in season
- Spite the rain 50-75 neighbors came out to enjoy Movie in the Park and eat some hamburgers, hot dogs and chicken from The Hamburger Man



CRIME REPORT

Homes on Melrose Park, Queensbury and Saint Albans Court were broken in on October 14, 2013. Entry into each of the 3 homes was by force (the front doors were kicked in) and no one was home.

Ten Tips to Help protect Your Home:

- Don't advertise vacations or getaways on Facebook or other social media
- Dogs are a great deterrent to a thief, but but even if you don't have a dog—put up a “beware of dog” sign anyway. The threat of Sparky might be enough to intimidate and make a burglar think twice about breaking in
- Don't tempt intruders with your pricey possessions. Throwing out the box for your new flat-screen TV or sound system on the curb lets everyone passing by know that you have well, a brand new flat-screen TV mounted on your wall. Break down packaging and place it inside the garbage can instead
- Motion-sensor lights outside your home are a great deterrent for burglars. They'll run the other way when they find themselves standing in bright lights as they approach your house
- Install Window Treatments! Use blinds or curtains, especially at night. If someone can see inside your home, they can see what you're doing, where you're storing your wallet, which room you're sitting in to watch TV, and which rooms are dark and vacant
- Timers for lights to create an illusion that someone is home
- Keep all doors and windows closed and securely fastened
- Lock the door to an attached garage. Don't rely on your automatic garage door opener for security
- Ask your neighbor to collect your mail, packages and newspapers while you are away so they don't accumulate in plain sight
- Keep shrubbery trimmed away from your entrances and walkways

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DECIDING WHEN TO RETIRE

By Kay Allen

The most common question asked by a new client is, "When can I retire?"

The answer is very individual and based on many factors unique to that individual and their personal situation.

Here are some of the things to consider:

How old are you now? For how long do you anticipate needing retirement funds? Are you healthy? Do you have

longevity in your family history?

What income, if any, can you count on in retirement? Pension? Social Security? Investment? Rule of thumb?

What do you anticipate your expenses? Will you downsize? Rule of thumb 80%

Considerations: Do you have any dependents that will require your financial assistance? Parents? Special needs children?

Don't underestimate the psychological issues involved in deciding when to retire. Many people welcome the opportunity to reinvent themselves. Others postpone retirement or return to some form of work so they can continue to feel connected and productive. You'll also need to shift your mental focus from accumulating savings to investing for income and managing income streams from various sources.

CARING FOR AGING PARENTS

By Kay Allen

Many of us are facing the challenges of caring for a parent. This can be somewhat daunting particularly if we are still meeting the needs of our immediate family. It can also be challenging if the person who needs care is having difficulty facing some of the changes they are experiencing. Often, a parent doesn't want to discuss some of the issues that are necessary for their care. If these issues are addressed early, it can help ease the transition.

The areas that need to be addressed fall into the following categories: medical, financial, legal, their needs and wishes.

Let's Talk:

The first step you need to take is talking to your parents. Find out what their needs and wishes are. Some important topics to cover are:

- Long-term care insurance: Do they have it? If not, should they buy it?
- Living arrangements: Can they still live alone, or is it time to explore other options?
- Medical care decision: What are their wishes, and who will carry them out:

- Financial planning: How can you protect their assets?
- Estate planning: Do they have all the necessary document (e.g. wills, trusts)?
- Expectations: What do you expect from your parents and what do they expect from you?

Preparing a personal data record

Once you've opened the lines of communication, your next step is to prepare a personal data record. This document lists the information that you might need in case your parents become incapacitated or die. Here's some information that should be included:

- Financial information: Bank accounts, investment accounts, real estate holdings
- Legal information: Wills, durable powers of attorney, health-care directives
- Medical information: Health-care providers, medication, medical history
- Insurance information: Policy numbers, company names
- Advisor informatio: Names and phone numbers of an professional service providers

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WHAT'S HAPPENING IN WOODLAND HILLS

7 Properties Currently Listed For Sale
Average List Price- \$475,542
Average Price Per Sq. Ft.- \$128.12
Average Days on Market- 61 Days

3 Properties Currently Under Contract
Average Listing Price- \$383,133
Average Price Per Sq. Ft.- \$121.28
Average Days on Market- 118 Days

18 Properties Sold in the Last 6 Months
Average List Price- \$483,672
Average Price Per Sq. Ft.- \$126.69
Average Days on Market- 36 days



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CHRIS MINTEER

YOUR NEIGHBORHOOD EXPERT

14 YEAR WOODLAND HILLS RESIDENT

Woodland Hills

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