

Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

Volume 2, Number 8

August 2007

Letter from the President

Dear Woodland Hills Neighbors,

It's been six years since I completed my three-year term on the Board of Directors, first as Membership Director then President. After reading the Board's almost monthly help wanted pleas in our Association's newsletter I decided to find out what was going on. I've agreed to serve as board President until the February 2008 board meeting.

I want to applaud and thank Rod and Delynn Montrose, Don Young, John Gray, and Darlene Page for not losing heart and giving up during the months the Board has been on minimum manning! Serving our neighborhood on the Board is a sacrifice. Your sacrifice went above and beyond what should be necessary for serving your neighborhood!!

Over the next weeks we will be asking a few people to serve on a Nominating Committee. The Bylaws of the Association state that the Nominating Committee "shall be appointed by the Board of Directors at least ninety days prior to each annual meeting." This committee's task will be to nominate Association members to serve on the Board of Directors and fill all vacancies. Nominees will be elected by the membership beginning in February 2008. I anticipate having the committee members recruited and the Board appoint them so they can begin working in September. It's not surprising that when we've asked people to help on the board, the most common answer is, "I'm too busy." If you are asked to serve please seriously consider that request!

Of the 473 Woodland Hills homes, 396 are "mandatory" Association members and 77 are "non-mandatory". Ten non-mandatory owners chose to pay Association dues in January and 14 owners have paid in July. Thank you!!

Board members continue the recruiting effort to fill the position of Architectural Control Committee (ACC) chairman. Until that position is filled both Rod Montrose and I will be responding to your requests for approval of roofing and exterior projects. Please remember that all Woodland Hills owners must request and receive ACC approval before beginning roofing and exterior projects.

You'll read in another article that we've formed an Erosion Control Committee and we've had the first meeting. We anticipate receiving a project scope and proposal from an engineer by July 20th. If you're interested in this committee's work contact a committee member; Darlene Page, Don Young, John Gray, Rick Watson, Christie Kimbell, David Humphrey or Enoch Timothy.

Until next time!

Rick

Social Update

I can't believe school is starting again. The summer goes by faster every year. When you are back to school shopping, you might want to save the old stuff for our September Garage Sale! Our garage sale will be held Saturday, September 29th from 8 a.m. to 12:00 p.m.

If you have any special items that you are selling, let me know so that I can mention them in the next newsletter, or send in a classified for the newsletter, they are free to residents.

Also, please put National Night Out, October 16th, on your calendar. This is a great program for our neighborhood and is a requirement for Woodland Hills to qualify as a model neighborhood. Look for more details from John Gray.

Lastly, I am excited to announce our first Bunco Game, September 6th at 7:00 pm. Each person should bring a dish and \$5 for prizes. RSVP to me at christiekimbell@proplanit.com or 214-435-2295 if you can attend.

Upcoming Events

September Garage Sale- September 29th
from 8 AM to Noon

National Night Out - October 16th

Bunco Game Night - September 6th at 7:00 PM

Mark your Calendars Now!

Don't want to wait for the mail?
View the Woodland Hills
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Woodland Hills

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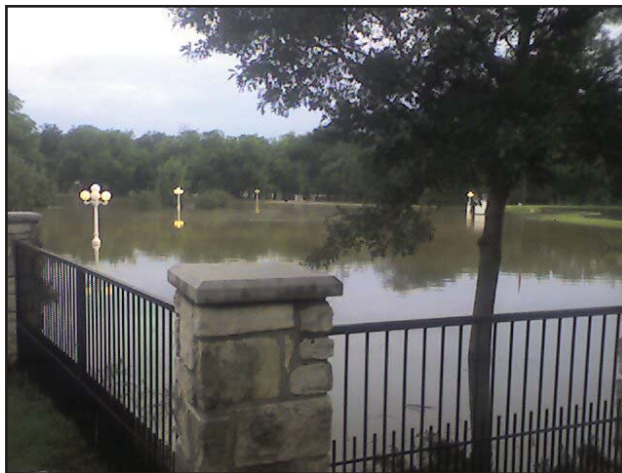
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Letter From the Editor

This spring has been quite the experience for us, seemed like the rains would never end. I just wanted to take the time to show you a little of nature at work, for those of you who did not venture out to see the new lake that the rains temporarily provided for us. If you have been to the park lately you can see the effects left behind by the water. Our Erosion Control Committee is hard at work to try to fix the damage left behind, and then to tackle the problem going forward. Thanks to all of you who are taking on this mighty task.

-Delynn





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Block Captain & Directory Update

Thanks to all the block captains who responded and assisted in updating our directory. Block Captains are the key liaison for the street they represent. Duties include welcoming new neighbors to the street, sharing Woodland Hills Homeowners Information, and making sure contact information is up to date. If you are interested in helping out, we still need block captains for the following streets:

- Bowden Hill East
- Middleton Way
- Scarborough Lane East Court
- Lexington Parkway
- Crossgate Circle North
- Carisbrook Court
- Cambridge Court
- Cumberland Court
- Eastonbury Court

Please contact Christie Kimbell at christiekimbell@proplanit.com or 214-435-2295 if you are interested in volunteering. Block Captains should be handing out the updated directories in early fall.

Welcome New Neighbors

The Woodland Hills Home Owners Association would like to welcome the following new neighbors:

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LANDSCAPE REPORT

The heavy rains, while doing a great job of filling up the ponds nicely, contributed to the high water rushing through the creek on several recent occasions. This caused the bank supporting the north bridge leading to the pecan orchard to erode and the bridge to collapse. An Erosion Committee has been formed consisting of Rick Watson, Enoch Timothy, David Humphrey, Christie Kimball, Don Young, John Gray, and myself. We are working with an engineer specializing in hydrology to help us choose the right solution to ensure the bridge is anchored securely going forward. He will also advise us on how to address other areas in the creek area that are most at risk for erosion. The bridge will be moved from its current location crossing the creek to the grassy area in the pecan orchard to prevent further damage to it. After the creek banks are reinforced (similar to what was done at the south bridge), the bridge will be moved back. Please accept our apologies for any inconvenience caused while the repairs are going on.

I have received calls about vandalism in the park, specifically large trees having their bark stripped. This is clearly not the work of wildlife. If you see any suspicious activity, please contact the Colleyville police immediately.

The debris under the Martin Parkway bridge as well as under the Queensbury bridge is scheduled for cleanup in the near future.
Darlene

MLS Activity Report

Ever wonder how our community is doing in terms of houses selling and for what price in terms of other neighborhoods in the area. John Gray was nice enough to provide us a look into this information. Jan. – Jun. 2007.

City	# of Sales	Average Sale Price	Avg. Days on Market
Bedford	280	\$163,378	51
Colleyville	256	\$525,586	61
Eules	269	\$155,571	59
Grapevine	264	\$233,748	43
Keller	473	\$316,606	65
Southlake	339	\$616,817	72
Coppell	352	\$288,646	49
Plano	2126	\$275,794	51
Frisco	1498	\$290,494	70



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Construction Resolution



Did you know that residential home builders and remodeling contractors must be registered with the State of Texas Residential Construction Commission prior to pulling a building permit in the City of Colleyville?

Did you know that the Texas Residential Construction Commission adopted statutory warranty and building-performance standards (effective June 1, 2005)?

What does that mean for home owners?

If you have built a new home or if you have remodeled your home in excess of \$20K within a 12-month period and you are concerned with your contractors workmanship or have concerns of construction defects you now can contact the Texas Residential Construction Commission to help you in resolving performance differences through an administrative (e.g. arbitration) process prior to pursuing legal action.

I have attached a summary of the Texas Residential Construction Commission's performance standards. For more information on this issue or for information on other code related issues I encourage you to visit our web-sites (both the Building Inspection and Code Enforcement Department), at www.colleyville.com.

Bill Elliott

Building Official, City of Colleyville

What can I do if my new residential home has a construction defect? Or, what if I'm not satisfied with my home builder's workmanship?

It is the Building Inspection Department's goal to create and maintain a safe and healthy environment through the reasonable enforcement of city adopted model building codes and construction standards. The department strives to achieve building code compliance through its plan reviews, field inspections and permitting processes. Prior to and during construction issues in reference to building codes and standards can be directly address through the Building Inspection department. In the case of post construction issues the State of Texas Residential Construction Commission has been established primarily to address post-construction warranty and performance disputes.

The Residential Construction Commission was established by the Texas Residential Construction Commission Act (House Bill 730-78th regular session of the Texas legislature). For the first time building contractor's who construct new homes and remodeling contractors who change the foot-print (e.g. foundation area) of a home or perform interior improvements to an existing home of more than \$20,000 in a 12-month period, are required by law to register with the Residential Construction Commission. Contractors are also required to register every project that meets the aforementioned description once a project has been completed. Failure to register a project may result in fines and could lead to other sanctions by the state.

The City of Colleyville recognizing it's obligation to enforce the requirement for contractors to register with the state and to assist Colleyville citizens in resolving construction defect disputes has adopted City Ordinance 0-04-1485, effective date November 3, 2004, which states

as follows:

Proof of State Homebuilders Registration: No building permit shall be issued for the construction of a new residential structure, the expansion of the building footprint of an existing residential structure, or for the renovation of an existing residential structure where the total renovation costs within one year cost more than \$20,000, unless the builder or re-modeler provides proof of homebuilder registration with the Texas Residential Construction Commission.

Exception: An individual building his or her own home, or a home that has been or will be used by the homeowner as the homeowner's primary residence for at least one year after completion.

The Texas Residential Construction Commission also adopted limited statutory warranty and building performance standards, effective June 1, 2005, to help homeowners and building contractors resolve performance difference through an administrative process prior to pursuing a legal action. The adopted limited warranties include the following:

1. A one-year workman ship and materials warranty.
2. A two-year mechanical and delivery system warranty.
3. A ten-year structural warranty.
4. A ten-year warranty of habitability.

The performance standards provide objective minimum standards that every home built or remodeled in Texas must meet. According to the Residential Construction Commission web-site the aforementioned minimum warranties and standards are more stringent than those required by the Federal Housing and Urban Development Standards. The following are warranty category examples listed (not a complete list) on the Commission's web-site:

One-Year Warranty for Workmanship and Materials:

Yard Grading	Masonry
Foundations and Slabs	Roofs
Pier and Beam Foundations	Stucco
Drywall	Wood Flooring
Insulation	Doors and Windows

Two-Year Warranty for Plumbing, Electrical, Heating, HVAC Delivery Systems:

Electrical Wiring	Electrical Panels and Breakers
Heating and Cooling Systems	Electrical Outlets
Fixtures, Doorbells and Switches	Ductwork
Plumbing Piping Systems	Vents, Grills and Registers

Ten-Year Warranty on Structural Components:

Foundations and Slabs	Slab Foundations
Pier and Beam Foundations	

This information is intended to serve only as an overview (not a comprehensive list) of the State of Texas Residential Construction Commission requirements and the City of Colleyville ordinance 0-04-1485. For a more comprehensive list of requirements you can visit the Texas Residential Construction Commission's web-site at www.trcc.state.tx.us or call their department at 877-651-TRCC (8722).



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