

Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

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Dear Woodland Hills Neighbors,

During the eight months I've served as the board President it has been a time to rebuild the current board, recruit members to serve on the 2008 board, review how we operate the Woodland Hills Homeowners Association, form an Erosion Control committee, and approve many new roofs, fences, two retaining walls, an addition on one home and new home construction on a lot where the previous home was destroyed by fire.

I hope you attended the Annual Meeting on February 4th. The Annual Meeting is the Board's opportunity to report on the activities for 2007 and to discuss plans for 2008. It's also a time for the Board to receive feedback from the membership. I hope the Board's decision to provide snacks and drinks encouraged a sufficient number of you to attend so that a quorum was established.

You'll be reading this newsletter in mid-February just a few days before the new board will hold their first meeting. To the new Board I say, "Welcome Aboard!" All the best to you as you begin your service!

Although I've appreciated the opportunity to serve with each person on the board this year I would like to say a special thank you to John Gray and Rod and Delynn Montrose. When I last served on the Board I had several telephone conversations with John who was calling from his home on the West Coast to inquire about building on the last available lot in Woodland Hills. John has served on the WHHA board for many years, in various capacities, most recently as City Liaison. Rod and Delynn Montrose own a technology business. Rod offered to serve on the board but made it known that with his work responsibilities he didn't have much time to offer. He was encouraged to be the Vice President since "the VP just fills in when the President is away." From February through May 2007, when there wasn't a President, Secretary, or ACC chairman, Rod carried the load, assisted by his wife Delynn who has served as the Newsletter Editor. Please join me in applauding the service of all the members of the 2007 board but especially these three who are now leaving the board!

I usually sign off my newsletter articles with, "Until next time." Since this is my last article before I leave the board I'll sign off with ...See you around the neighborhood!

Rick

From the Editor

As I move on and pass the baton to the new newsletter editor, Helen Harvey, I just wanted to take this time to say Thank You, to those who I have served along side on the board. Especially to Rick Watson who stepped up this year when Rod and I were left to handle the vacancy of Presidency which was much more than we could handle with a burgeoning high tech company of our own to manage. We really appreciate all the help you have been this year and we could not have made it without you.

There are many things that go on in our neighborhood that the board handles in our behalf that go un-noticed by us as owners. We should all take time to thank our volunteers whenever we see them.

Darlene for one has done a fabulous job for many years of taking care of the park, and all our common areas and now she is heading up the Erosion control committee as well. Thank you Darlene for all your efforts.

John Gray who will be rolling off with Rod and I this year has been wonderful as our city liaison, for several years, and has served on the board in different roles for many years. He worked very hard this year to make sure that the new improvements that were being made around our area were something that we could live with and helped keep us informed of when we could have a say of what was being built. Thank you John for all your hard work too.

To all the rest of you who have served with me this year, Selda, Don, Lance, Lynn, and Christie, thanks for all the hard work. To all of you who will continue on next year best of luck and thank you for serving us in our neighborhood we appreciate you.

- Delynn

Don't want to wait for the mail?

View the Woodland Hills
Homeowner's Association
Newsletter

on the 1st day of each month at
www.PEELinc.com

Woodland Hills

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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 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.

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Woodland Hills Homeowner Association Email Address

The Woodland Hills HOA has established an email box at hoa_woodlandhills@yahoo.com. Since the newsletter comes out only once a month, we needed a way to communicate more frequently with the neighborhood. Please feel free to email the HOA with any questions you might have, feedback, or concerns. In addition, if you just want to know what is happening, send an email with Update in the subject line and an automated response will go out with all of the latest HOA news. This should help tide us over between newsletters.

At no time will any source be allowed to use the Woodland Hills Community Newsletter contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from the Woodland Hills Association and Peel, Inc. The information in the newsletter is exclusively for the private use of Woodland Hills residents only.

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Why it's a good idea to have your home inspected prior to placing your home on the market

Once you place your home on the market and secure a contract, the buyer will order an inspection during the option period from a state licensed inspector. This is a standardized report approved by the Texas Real Estate Commission, TREC.

This lengthy inspection, 3 to 4 hours, discovers both hidden defects as well as the obvious ones. The buyer will then submit an addendum to the contract requesting repairs to be done discovered during the inspection or the cash equivalent at closing. In Texas, there is no such thing as an "as is" sale since the option period gives the buyer an opportunity to back out for any or no reason with the return of earnest money. You keep the option fee, usually between \$50 up to \$250. Remember, during the option period you can accept a back up contract but you cannot displace the primary contract.

Reasons to do a pre-inspection

- Provides you the time to shop for the best price for repairs without the time constraint of the option period.*
- When pricing your home, consideration of possible repair costs*
- The cleaner the report, the more likely a buyer will proceed to closing with a positive report from the Inspector.*

Note: Inspectors influence the buyers perception as to value and how the home has been maintained

Woodland Hills

Code Informational Brochures

The Code Enforcement Department is responsible for the enforcement of a wide variety of city codes and ordinances. Many times city codes and ordinances can be complex and difficult to interpret. The Code Enforcement Department in an effort to simplify some of the complexities of interpreting city codes and ordinances has developed the following informational brochures.

- Building Owner Re-Roofing Safety Notice
- Building Owner Water Heater Replacement Safety Notice
- Construction Noise
- Construction Defect Disputes
- Garage Sale Signs
- High Weeds Grass
- Junked Vehicles
- Pools-Ponds of Unwholesome Water
- Removal of Trees Over Street Rights of Way
- Residential Swimming Pool Maintenance
- Residential Substandard Buildings and Structures
- Substandard Fences
- Trash-Refuse-debris
- Tree Preservation

It is the Code Enforcement Department's goal to create and maintain a safe and healthy environment through the reasonable enforcement of city adopted codes and ordinances. The department tries to obtain voluntary compliance of code violations through community education and by appealing to civic responsibility.

You can find all the information about these regulations online at the Colleyville website. <http://www.colleyville.com/files>

City of Colleyville Citizens Awareness Notice Trees and Shrubs Growing in Street Rights-of-Way

Did you know? The City of Colleyville has an ordinance that makes it unlawful for a property owner, or any person having control of property, within the city limits to allow trees, tree limbs or shrubs to grow within, or overhang into, any street right-of-way at heights that do not comply with this ordinance. The minimum height requirement for the tree limbs overhanging City streets is 14-feet above the street. The minimum height requirement for tree limbs overhanging City sidewalks is 7-feet above the sidewalk (refer to exhibit A).

It is also unlawful to allow trees, tree limbs or shrubs that may cause an obstruction to motorists or pedestrians by obscuring their viewing area within a city parkway visibility triangle. The required area heights are between 30 inches and 7-feet above the ground (refer to exhibit A).

Failure to comply with this City ordinance may result in a citation and/or the City may enter the property in violation, after official notification, and perform the work necessary to abate such violation(s). If the City's cost to abate this violation is not paid to the City within 30 days after billing, it will become a charge against the property and the City may file a lien upon the property.

City Code of Ordinances Section 86-51
Colleyville Code Enforcement Department
www.colleyville.com

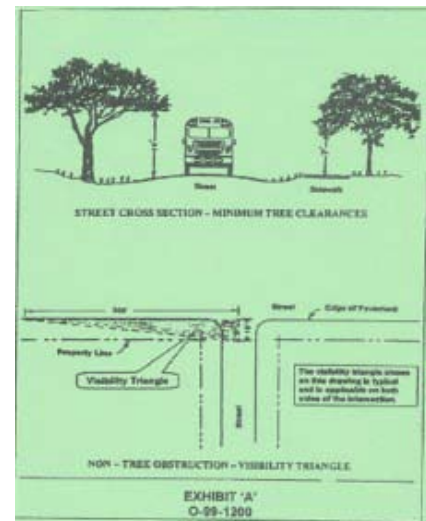


Exhibit A

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.

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FROM THE AMERICAN COUNCIL ON EXERCISE®

Making Time For Exercise Is Easy

By now you know that exercise is good for you, and that you should do something on a regular basis. What's the best time for you to exercise? Anytime. Honestly.

For example, when you're sitting and watching TV, stretch your muscles. Never stretch so hard it hurts. Rather, stretch to the point of mild tension and hold the stretch for 10 to 30 seconds.

A healthy exercise program includes three kinds of exercise: aerobic activity, muscular strengthening and flexibility exercise. You can start your exercise program without investing in any elaborate equipment. For example, you can do simple exercises at home or at your desk at work, including sit-ups, push-ups and pull-ups.

For basic body weight exercises, weight-lifting equipment isn't required. Head for the kitchen and pick up the soup cans you have in the cupboard.

Aerobic activity can be fun

Aerobic activity is defined as prolonged continuous movement of large muscle groups. Translated, that means do something that keeps you moving. Ideally, do it for 20 minutes straight. If you don't have that much time, two 10-minute aerobic activity sessions will benefit you almost as much.

The good thing about aerobic activity is that it includes many of the sports you probably already enjoy. Walking, biking, hiking, dancing, swimming, even basketball are all examples of aerobic exercise.

Another good thing is that you can easily accomplish those two 10-minute sessions with things like taking the stairs instead of the elevator, walking around the neighborhood after work or parking your car farther away.

You could even turn shopping into an aerobic activity. Shopping is walking, so don't stop for 10 minutes straight and you've worked in one of your daily sessions! Check with your local mall for mall walker programs, and you'll have company.

Aerobic exercise is definitely good for cardiovascular health and fitness. And here's something else you'll like: Aerobic activity can help you lose weight.

Plenty of good exercise all around the house

If you do housework or yard work, you're doing yourself a favor. The stretching and lifting housework entails is good exercise. So is work you do outside. Yard work uses many muscle groups, especially activities like planting and working in the garden.

Raking uses your arm and back muscles. Digging gives your arms and legs a workout. And gardening provides a bonus: You'll have more fresh vegetables and fruits to add to your diet.

Is one time better than another to exercise?

It's really up to you. You can exercise in the morning, afternoon or evening. Lunch breaks offer an excellent opportunity to get out of the office and exercise. Use your coffee break to take a short walk around the office. Get rid of the day's stress by fitting in an exercise session after work.

Whatever time you choose, make sure you stick with it. For some people, it's easier to stay with an exercise program when you do it with a friend or co-worker.

Make time to stay healthy

Exercise is one of the best things you can do for yourself. If you're basically healthy, get going right now. If you're 40+ or have any health problems, consult your physician first.



ACE
AMERICAN COUNCIL ON EXERCISE

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What's Happening in Woodland Hills?



- ★ 4 Properties Currently Listed For Sale
 - Average List Price - \$497,425
 - Average Price Per Sq.Ft. - \$113.85
 - Average Days on Market - 125
- ★ 2 Properties Currently Under Contract
 - Average List Price - \$387,200
 - Average Price Per Sq.Ft. - \$128.60
 - Average Days on Market - 37
- ★ 14 Properties Sold in the Last 6 Months
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 - Average Days on Market - 67

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Architectural Control Committee – Woodland Hills Homeowners' Association Request for Roof Project Approval

Name: _____

Property Address: _____

Telephone Home: _____ Work: _____ Mobile: _____

Project Start Date: _____ Email: _____

(Note all sections must be filled in or your request will be rejected)

Roof Type: _____ Manufacturer Warranty: _____ (min. 30 yrs)

Shingle Weight: _____ (lbs.)

Laminated or Dimensional Shingles (circle one) "A" Fire Rating: Yes or No

Plywood Decking: 1/2" or 7/16" (circle one)

Roofing Company/Phone: _____

Color: _____

Removal of old material and OSB installed as membrane underlay. May use CDX Plywood, no Wafer or Particleboard. Minimum shingle weight preferred is 370 lbs. Metal edging shall be installed and painted to match fascia board trim. Please check references on roofing companies.

Signature of Applicant _____

Date of Submission _____

Date Received by ACC _____

ACC Approval Signature _____

Date _____

ACC Rejection Signature and Reason _____

Date _____

Please return form to:
Podsednik & Company, PC
C/O Woodland Hills HOA
350 Westpark Way # 205
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817-545-9912 (fax)

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