

Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

Volume 3, Number 6

June 2008

Greetings Neighbors

As most of you know, or will read in this newsletter, there is much happening in your association.

The Melrose Park project is just about complete however, there is more to do. We want to be proactive with our park. If you walk the creek along our trails you can see a great deal that needs to be done. Sidewalks are in need of repair and/or replacement and there are other areas of the creek that have evidence of erosion. The board is working to develop a long term plan that will get us ahead of some of these issues and allow for proactive planning and budgeting.

As you will read, the board is continuing to explore opportunities to improve the benefits the Association provides us as homeowners. A management firm is just one option we are exploring. We are currently trying a committee approach but it is difficult to ask folks to dedicate their time and energy while they are not actual voting members of the board. However I am glad to say that several of our neighbors have been huge contributors on committees. These include our newsletter editor Helen Harvey – Sink, our City Liaison Louie Sullins, our Finance Committee member Lynn Bryant, and Zack Bryant who helps our ACC Chair. Big thanks to these folks for helping us get the work done.

Whatever we do, we want you as homeowners to know that we are here for the neighborhood. We want to maintain some level of transparency to our actions and decisions. We encourage you all to offer your opinions and thoughts on how we can take our neighborhood from good to GREAT!

See you in the neighborhood

Lance Andrews

Power Outages in Woodland Hills

Does it seem to you that we've had more power outages this past year than in year's past? It sure feels that way! So, a group of folks got together to discuss what was going on. Members of WHHA Board, representatives from the City of Colleyville, ONCOR Electric Delivery and WHHA Homeowners sat down to listen and learn from each other.

Here's the bottom line – but there is more detail for you to read so keep going! Yes, we've had more outages, but the reasons are not because of electrical equipment. It has been due to major storms AND the growth of trees that have impacted the electrical lines into our neighborhood. As our neighborhood has matured plus a couple of rainy years have contributed to significant tree growth. Plans and actions are underway now to take manage the tree growth.

Background information: Our power comes from a substation located at Hwy 157 and Cheek Sparger. You've probably seen the big power station there when driving by but never gave it a thought. I know I didn't.... Well, the lines for power into our neighborhood travel a great distance on a circuitous route to reach us. Visualize this map: From the Substation, power lines travel north on Hwy 121 to Glade Road. From there, the power goes behind Albertson's, then along Glade road heading west. Just beyond Melrose Park, you'll see three large power lines overhead that cross over Glade Road and travel through our park and other green belt areas behind Eaton Circle and Oxford Court. Finally, the power lines go back along Cheek Sparger to finish out the circuit for our neighborhood. These overhead power lines are the main lines which then feed into the underground lines that go into our homes. Why do you need to know about the overhead power line route? Well, if a tree branch anywhere along this route touches the power lines, we could be impacted. It's not just what we see inside Woodland Hills.

There actually could be many causes for power outages. These could include weather, wildlife, trees on the lines, etc. This spring we've had serious lightning storms and winds in excess of 60 mph. These winds can knock over an 18 wheeler so imagine what it can do to power lines! In fair weather, power outages may be due to a car accident, construction or wildlife. Again, it could happen somewhere that you don't see, but affects the routing of power to our neighborhood.

We learned in our meeting that the utility infrastructure is sound. The equipment from the substation to our homes is current equipment and is reliable. The equipment has not been the cause of our recent

(Continued on page 2)

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Woodland Hills

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Power Outages - (Continued from cover page)

issues. It was the storms and trees that are affecting our power. Some have asked about "open and closed fuses". We have a mixture of open and closed fuses on the overhead power lines. These are not things we will be able to see for ourselves. The open and closed fuses allow ONCOR to reroute power through the smaller grids inside our neighborhood from the transformers.

ONCOR is the service delivery arm for all of the utility companies regardless if you use TXU, Gexa, Reliant, TexSun, Texas Power or others. ONCOR is responsible for all electrical equipment and lines up to the meter to your home. From the meter inside your home is the homeowner's responsibility.

What is the plan moving forward? Trees are scheduled for trimming now. The trimming is done in accordance with approved policies which trim any tree branches to be 10 feet away from power lines. This is done with a 4+ year maintenance program to anticipate growth and is done with arborist guidelines. Asplundh is the contracted tree trimming company who will be doing the work. Our tree trimming could be delayed should there be additional storms that cause Asplundh to be diverted to help with critical situations. In all cases, the responsibility of ONCOR is to ensure that critical situations are addressed first: hospitals, fire departments, schools, elderly and so on.

Customer Service Response – Some have wondered about how the response system works. With deregulation, each utility company has its own customer service number for you to call. From there, the calls are routed to a central call center located in Waco, TX. When you call, a trouble ticket is created which is then passed on to a "trouble dispatch desk". If you are speaking to a service agent, please be patient and understand that they too are dealing with an emergency situation. They may give you an estimate of service time, but this may change depending on critical situations arising. The person who answers your call may not know the status of repairs once the trouble ticket has gone to the dispatch desk, so ONCOR asks that we remain patient.

How to ensure that you get the best response possible in case of a power outage? That's what we all want to know, right?

1. The best thing to do is use the automated response system. This is the number listed on your bill. It is reliable and will recognize your address if calling from your home phone. It is also faster than relaying information verbally to a customer service representative.
2. PREPARE NOW for the next outage: On your utility bill is the phone number to call AND your customer ID number. Write down this information and have it handy with your flashlight.
3. Always call if you have an outage. Even if your neighbor has already called. This is imperative so that ONCOR will know that it is not a transformer affecting 2-3 homes, but rather something impacting sections of or our entire neighborhood.
4. Report any downed tree limbs touching the power lines. Do not report regular trimming as this will be scheduled for large sections at one time.
5. Never cut trees under power lines yourself. This is highly dangerous and could be fatal.



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HELP...WE HAVE A BUYER WISHING TO move into WOODLAND HILLS. Criteria; under \$435,000, master down, one or two story, must have pool. Out of state buyer, can close within 30 days. Please let us know if you are planning to sell!

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What's Happening in Woodland Hills?



- ★ 11 Properties Currently Listed For Sale
 - Average List Price - \$464,709
 - Average Price Per Sq.Ft. - \$129.05
 - Average Days on Market - 58
- ★ 3 Properties Currently Under Contract
 - Average List Price - \$562,267
 - Average Price Per Sq.Ft. - \$142.02
 - Average Days on Market - 36
- ★ 7 Properties Sold in the Last 6 Months
 - Average List Price - \$391,686
 - Average Price Per Sq.Ft. - \$111.00
 - Average Days on Market - 73

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Architectural Control Committee report

Many times folks are not sure when ACC approval is required, why it is required and how to go about getting it done. So here is a little help in decoding the process. We hope you will find it helpful.

First, why do you need to get ACC approval? As a member of WHHA, we have certain covenants in our deeds to ensure that the neighborhood in its entirety is protected against actions that could damage our image or impact the preservation of our home values. It is in all of our best interests to retain the attractive setting that we enjoy today. Please know that the role of ACC Chairperson is not to inflict personal opinions on your style, etc. Rather, it is to help provide you with guidance as needed and monitor for actions that negatively impact the neighborhood. Surely everyone values having a responsible party that ensures we don't have unsightly structures, garbage, or things that would reduce home prices. In this, we have Dave Bentz as our ACC Chairperson and he wants to work with you.

When do you need to seek ACC approval? Broadly speaking, when you are changing the nature of the outdoor appearance of your home, you need to have ACC approval. Some examples include roof replacement, fences, gazebos, additions to your home, decks, outdoor storage, driveways, retaining walls, and such. Exterior

paint needs to have ACC approval, with some conformity to the neighborhood. These are only examples – just think of anything that affects the outdoor appearance of your home and/or lot.

When do you NOT need ACC approval? Activities which are solely inside the home such as renovations and updates do not need ACC approval. Window replacement does not need ACC approval. Landscaping (plants, shrubs, trees) changes and updates do not need ACC approval (so feel free to get started before it gets too hot!)

How do I get ACC approval? The ACC approval form for roof repairs is in each newsletter. We are working to find ways to make additional forms available to you as well. Please contact Dave Bentz for questions and to get approval prior to beginning your project. Dave can be reached at dkbentz@tx.rr.com.

Final thoughts. Each home goes through a review process prior to sale to ensure that it meets the ACC guidelines of our homeowner's association. If you should take on a project that has not been approved by the ACC, it could cause your deed to be encumbered, which could affect your ability to sell your home or at the very least, cause delays and/or impact home value. We want to work together with you as a team for your benefit and that of the neighborhood. Thank you!

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Upcoming Social Events

July 4th parade and picnic – we are working with the city to see if we can organize our own “home-town” style of parade for July 4th. Please talk to your neighbors and friends about participating. We’d love to see floats for school organizations, old car groups, fast car groups, bicycle/tricycle groups, whatever creative ideas you can come up with! Sponsorship opportunities will be available which will help fund prizes, awards and fun stuff for kids. Please contact Christie Kimbell for details or to volunteer to help!



Recipe of the Month:



Oatmeal Cookies

- | | |
|-------------------|--------------------|
| 1 cup shortening | 1 tsp. vanilla |
| 1 cup brown sugar | 1 tsp. salt |
| 1 cup white sugar | 1 tsp. soda |
| 2 eggs | ½ cup chopped nuts |
| 3 cups quick oats | 1½ cup flour |

Cream shortening, sugars, eggs, and vanilla. Add dry ingredients and nuts. Chill. Shape into walnut size balls. Roll in sugar and cinnamon mixture. Bake at 350° for 10 minutes.

If you would like to submit YOUR recipe email it to articles@peelinc.com.



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Woodland Hills

Under Consideration – Your Thoughts?

Your volunteer Board of Directors for Woodland Hills Homeowners Association is considering various alternatives to making our organization more efficient and effective. With that in mind, we are considering the possibility of utilizing a management company.

If so, the management company would take on some of the functions such as dues collection, notices, solicitation of bids for maintenance work, etc. We are in the very early stages of thinking through the pros and cons of a management company. There will be much research to do and companies to interview. There will be fees to use a management company, but perhaps this could be offset with other benefits such as faster collections and such.

In the spirit of being an open and transparent board, we are sharing this information with you as our neighbors and constituents. We would like to hear your thoughts and opinions on this topic. Please feel free to speak to anyone on the WHHA Board and your thoughts will be represented in our next board meeting.

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Recent Improvements

The maintenance and repairs for our neighborhood continue in an effort to maintain an attractive, functional and desirable area to own your home. In the past month, the following actions have taken place for upkeep:

- Treated for algae in the pond
- Prime the pump in the lower pond (affected by recent storms)
- Cleared fallen trees from storms
- Summer annual flowers planted
- Playground area trees are scheduled to be trimmed
- Landscape repairs on Glade Road due to street construction
- Street light is to be installed at Martin and Cheek Sparger

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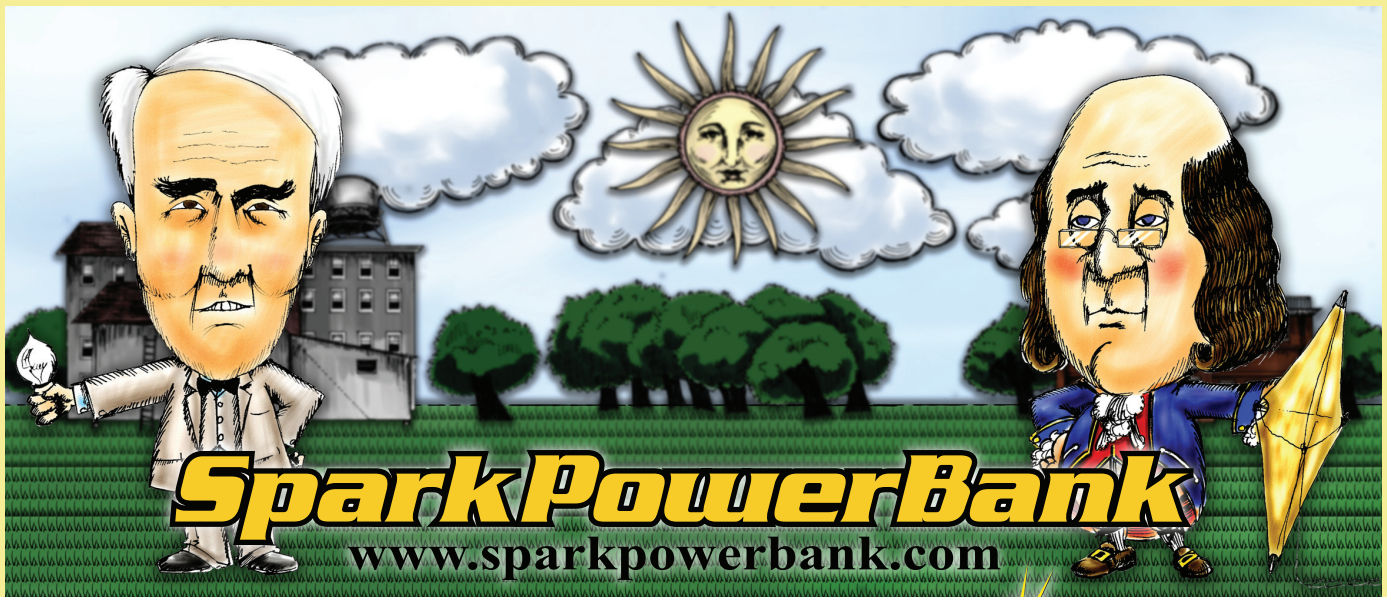
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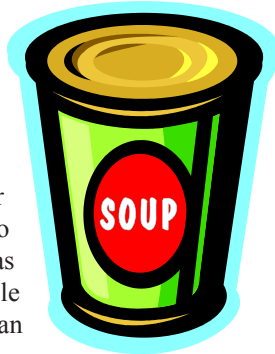
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Woodland Hills

GRACE

Nancy Mihalic is collecting nonperishable foods from people who are moving and donating them to the Grapevine Relief and Community Exchange (GRACE). If anyone wants to donate their heavy canned goods rather than move the heavy cans, please let Nancy know. Also, to the many wonderful realtors and agents who live Woodland Hills, please let your clients know there is someone who will pick up their cans and take them to these good charities. Nancy will be happy to pick up anyone's goods and deliver them to Grace. Grace says that in the summer food supplies get low as people are vacationing and busy with other things. It's an easy way to give to others as the price of food and gas keep skyrocketing and more people are using the food banks. Nancy can be contacted at 817-571-0181



Gas Drilling and Mineral Rights

There has been much in the news lately about gas drilling in N. Texas. Many of you have probably heard stories of individual residents being asked to sign over the mineral rights to their property so that gas companies may begin drilling. Mineral rights must be negotiated even if the drilling is not directly on your property. For example, a drilling set up could be several miles away, but still reach reservoirs under our area.

So far, we are not aware of anyone being approached individually about mineral rights. Nor have we been approached as a neighborhood for mineral rights for drilling here or in the vicinity. However, some HOA's are considering joining together for more negotiation strength should the occasion arise.

As it stands, we do not see a need to take any action at this time and incur legal costs since there has been no request to drill under our neighborhood. No one is in favor of any type of drilling equipment being anywhere near our neighborhood – so don't worry about that. However, we may do some exploratory talks with other HOA's to make contacts should the need arise. If you have any direct experience with this type of activity, please contact Lance Andrews.

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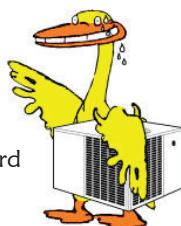
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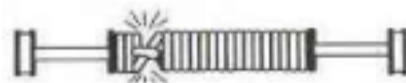
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Fit Facts™

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Reap The Rewards of Personal Training

All the rich and famous celebrities have one. In fact, some are rich and famous themselves. But you don't have to be either one to reap the benefits of hiring a personal trainer.

More and more people, novice and veteran exercisers alike, are working with personal trainers because they offer a practical and affordable means of getting and staying healthy.

A trainer for every body

Many automatically equate personal training with gyms full of hard-core strength trainers and body builders. This is only part of the picture. Anyone, young and old, in shape and out, can utilize a personal trainer for a variety of reasons.

For example, many professional and amateur athletes work with a personal trainer during the off-season to prepare themselves for in-season competition. Individuals recovering from an injury or accident may enlist the help of a personal trainer (in conjunction with their physical therapist) to get them back in top form.

The work of a majority of personal trainers focuses on increasing and/or maintaining their clients' fitness levels, assisting them in weight loss and overseeing their strength-training and cardiovascular activities. Strength training, in particular, has received increased recognition in recent years because the lack of strength is now known to be a risk factor for disease, especially for older populations.

Tailor-made training

Personal trainers wear many hats, serving not only as coach, but also as confidant, role model, educator and a major source of motivation and encouragement.

Some people may want constant supervision two to three times a week,

which makes them more likely to stick to their program because they are accountable to someone else for their exercise time. Others may prefer to see a trainer only on occasion to update their exercise program, or for periodic fitness testing to receive feedback on their progress.



It is the novice exerciser, however, who may find a personal trainer most valuable. Working with a personal trainer for a few sessions is often all it takes for some people to feel comfortable with independent exercise.

The following describes the most common services offered to those beginning an exercise program:

1. Fitness evaluation

This is a series of tests designed to assess cardiovascular fitness, body-fat percentage, flexibility and muscular strength and endurance.

2. Personalized exercise program

An individualized exercise program is designed based on the individual's fitness evaluation results and personal fitness and health goals.

3. Supervised exercise

Personal attention during exercise is the primary function of personal trainers. Clients are given a detailed orientation that addresses the aerobic, strength and flexibility components of the exercise program, and are educated about the fundamentals of strength

and aerobic training, as well as the proper and safe use of equipment.

Choosing one that fits

Once you have made the decision to hire a personal trainer, all that is left is to find one that best suits your needs. Of course, you want a personal trainer that is certified by the American Council on Exercise. (Call 800-529-8227 to locate the ACE-certified Personal Trainer nearest you.)

This is your assurance that you're working with a trainer who has the knowledge to provide you with a safe and effective workout. Don't hesitate to ask for references, and be sure that the trainer has liability insurance and provides business policies in writing.

Rates will vary, depending on the trainer's experience and the length and location of the workout session. While some health clubs offer personal training services to their members at reduced rates, most personal trainers typically charge \$25 to \$50 per hour for their services.

Finally, ask yourself if you could get along well with the trainer and whether or not they seem genuinely interested in helping you. If they meet all your other prerequisites, this is the trainer to hire. Together, you and your trainer can determine your best route to better health and fitness.



*Reprinted with permission from the
American Council on Exercise*

Park Reservations

We would like to request that if you are having a large party in the park, that you call to reserve the park. You can do this by calling or emailing Christie Kimbell, our Social Committee Chairperson. (contact info listed front page of newsletter) Reserving the park ensures that no one will be surprised when planning your party and you can be assured that space is available.

One more reminder, when you have a large party in the park, it is your responsibility to leave the park in good condition. Bring trash bags for your party debris and leave nothing behind but good memories and pristine natural environment.



Welcome New Neighbors!

Please join us in welcoming our newest additions to Woodland Hills:

Robert Vaughan & Jane Randolph
4007 Bowden Hill Lane East
Colleyville, TX 76034

Richard & Stacy Palmer
4301 Martin Parkway
Colleyville, TX 76034

Michael & Athena Wiginton
4402 Eaton Circle
Colleyville, TX 76034

Sunday, June 15

Happy Father's Day!

NEIGHBOR NEWS

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