

Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

Volume 3, Number 7

July 2008

Greetings from your President

Hello neighbors and happy fourth of July! What better way to celebrate the birth of our country than to enjoy fellowship with our neighbors. I hope that the parade and gathering is a big success. A special thanks to Helen Harvey-Sink, Christie Kimbell, Laurie Moberly, all three sponsors, and of course all the neighbors for their contribution to the event.

I know we have printed several articles relating to the role of the ACC committee. However, since it is project season, I wanted to mention again that the ACC works hard to try to maintain a nice level of external harmony in our neighborhood. The committee has been busy reviewing your projects and trying to address any violations of the Restrictive Covenants. Remember, if you have an upcoming project, complete the request and send it to the appropriate address printed on the form.

Melrose Park is shaping up! The erosion project is complete but we still have a couple of minor drainage issues to "touch up." We also will begin soon to have some of the trails repaired and/or replaced. So, the construction is not over yet and we do appreciate your patience.

I hope everyone has a great holiday.

See you in the neighborhood.

Lance Andrews

President – Woodland Hills Homeowner's Association

Landscape Update

By Darlene Page

Park: By the time you read this, I hope you are seeing an improvement to the overall state of our landscaping in Woodland Hills. The Lawn Firm, our landscape maintenance provider, has been slower than normal to respond to issues to which some of you have called and to which I have brought to their attention. I have spoken with the owner/manager recently about our concerns, and in response the Lawn Firm has reorganized their maintenance division to better serve Woodland Hills. Some of the items on the list of action items for the Lawn Firm:

- Trim all trees on playground side of park
- Weed all flower beds in common areas on Martin
- Trim trees on Martin between Glade and Queensbury
- Trim trees along Cheek-Sparger
- Add flowers to empty beds along Martin Pkwy and replace dead shrubs
- Fix broken sprinkler head at entrance to South Martin Pkwy

Homeowners Assoc: One of the pumps for the lower pond in the park has been pulled and a new pump ordered. When this happens, the pond level temporarily drops without the additional source of water. You should see the level brought back up to normal soon.

The deck on the bridge that fell a year or so ago has been replaced.

Glade Road Construction: As a side note, as soon as the irrigation is fixed on Glade due to the road construction, expect to see the fountain turned on again and the bed in front of it replanted with new flowers.

Congratulations Spring '08 Graduates!

Best wishes for all your future endeavors as you continue your studies or start your careers. Woodland Hills is proud of you!

Laura Bentz, Lindsey Billman, Ben Bond, Bryan Booth, Tracy Cable, Callie Carlisle, Zachary Cruze, Cara Deford, Taylor Ebert, Carly Eldridge, Alyson Feaster, Danielle Fisher, Austin Grant, Ashley Jutras, Kyle Kubitza, Chandler Martin, Blake McGregor, Kristin Neunaber, Markus Prii, Cameron Rouze, Kayla Schmidgall, Ryan Schmidgall, Tyler Sweet, Katie Till, Amanda Weatherly, Diana Yu

Parents: Please note – if we missed your child's name, please send email to helenharvey@att.net for next publication.



Welcome New Neighbors

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

James & Mary Grigg - 3301 Pembroke Parkway South
Patrick & Brittany Frey - 3400 Windsor Court
Ronald & Lynette Stillwell - 4905 Eversham Court
John & Teri Shaffer - 3523 Crossgate Circle East
Michael Browning - 3505 Queensbury Way East
Raley Railroad, LLC - 3500 Cambridge Court

Woodland Hills

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Vacation Crime Prevention

DON'T let the softness of summer days lull you into letting your guard down. You may be on vacation but it is high season for thieves. By taking the proper precautions, crime-prevention specialists say, you can insure that no unpleasant surprises will interfere with your rest and relaxation.

- The most important security measure is to install motion sensor lights at the beginning of your walkway, triggering lights to go on 20 feet away from the house. Use timers to turn lights on each evening and change the zone each week. Do the same with a car that is left at home, backing into the driveway one week, pulling in the next.
- Secure everything – close garage doors, lock any outdoor storage, and put items away like lawn mower or tools that might attract a thief.
- Make sure your security alarm system has been maintained and that you have required registrations filed.
- Tell your neighbors which pool, gas or oil companies and landscapers you employ. Your neighbor's eyes and ears are the best source of information for the police. Thieves often disguise themselves as utility workers. If a neighbor sees an unfamiliar truck parked in your driveway, tell him/her to alert the police.
- Insert heavy dowel rods in the sleeve at the bottom of sliding glass doors so they cannot be jimmied open. Put alarm protection stickers on the windows. If you are out, drop the drapes to prevent anyone from looking in. Put small televisions, radios and other electronic gear behind solid blocking, out of view. Close doors to any entertainment centers.
- Don't leave spare keys lying around the house.
- Be sure to stop your mail. Forms are available at the post office or you can do this online at www.usps.com. Also, stop newspapers and try to avoid package delivery scheduled during time you are away. Have shipments delivered to a neighbor, friend or relative close by instead.
- Interior lights should be on a timer. Leave a light, TV or radio on when you leave the house.
- Hire a house sitter or other service to watch your home. This is important to collect fliers off your door and check on the house. Have them alter your drapes, park their car in your drive, double check that no mail has been delivered.
- Moving all of your outdoor potted plants to a single location can be a give-away that you are gone. Be careful about making your home appear normal, rather than buttoned up for a lengthy absence.
- Prune back high trees. In homes that are hidden from view, once a thief is in, he can take his time.
- Dial 911. Do not approach a suspicious person.

Have a safe and happy summer and enjoy your vacations!

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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
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 - Average Days on Market - 73

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Recent Improvements and Park Erosion Control

I hope you are enjoying the new look of the creek erosion project. I think the rock embankments and flood tolerant plants look beautiful! Special thanks to Lance Andrews and Don Young for their work overseeing the project.

Now that we have this immediate issue under control, the Board plans to do some long-term planning for additional erosion control, trail rebuilding in the park and perhaps updating the playground equipment. Projects will be a long-term view and will be addressed as the budget allows. It is exciting to be part of an effort to keep our common areas aesthetically pleasing and operating well

In addition to the erosion control project, there have been many ongoing maintenance activities to our park and common areas that Darlene Page so diligently monitors for Woodland Hills. She does an outstanding job and puts a lot of energy and enthusiasm into her role as Landscape Chairperson on our Board. Please see Darlene's article in this edition of our newsletter for all the details. And next time you see Darlene – how about letting her know how much we appreciate her efforts!

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Woodland Hills

Social Activities / City Meeting

By the time this edition of the newsletter reaches you, it will be either just prior to July 4th – in which case I will remind you that we will have an awesome parade coming through our neighborhood and I hope you will come out and cheer all the parade participants along the route from Glendale to the park. OR, the newsletter will reach you after July 4th – in which case, I thank you all for participating!! We will print a photo or two of the floats and park activities in the August newsletter.

Speaking of August – don't forget Neighbor Night Out. While Woodland Hills (and most of Texas) delays this until cooler October timeframe, check and see if your block is getting together. Or create an event to bring your neighbors together.

Coming in September will be the semi-annual garage sale so start gathering your prized items that need another home. We always have a great turnout of shoppers and it is a fun way to get around and shop each other's treasures!

The Colleyville Rail Committee will hold a public meeting to study the impact of proposed commuter rail line, including whether it is in the best interest of Colleyville to have a station within our city limits. Interested parties may attend this meeting on July 8th at 7pm at the Colleyville Center. For additional information, call 817-503-1111.

Spotlight On...

Nancy Mihalic!

Editor's note: This month, I am starting a new column called "Spotlight On..." which will give us an opportunity to learn about some of our neighbors in Woodland Hills. I have selected someone that I do not know at all, but had spoken to on the phone and she sounded so interesting that I thought she would be great to start with. I will try to randomly select folks from WHHA for a bit of spotlight. Watch out – YOU could be next!!!

About Nancy Mihalic:

Nancy moved to 3400 Crossgate Circle N in 2005. She shares her home with husband Jeff, son Max, the family dog Lizzie (a Schnauzer), and Misty the horse (who does live off-premise!) Before moving to Colleyville, Nancy lived in Plano and Canada. She is originally from Indiana and met her husband while living in California.

What do you do to keep busy?

Nancy is very busy with her family, hobbies and also Woodland Hills activities. Nancy is working a special project for GRACE. Grapevine Relief And Community Exchange (GRACE) is a Grapevine, Texas based non-profit relief agency which provides food, clothing, financial assistance, and other vital necessities to people who are struggling with a limited income or recent emergency. Nancy is volunteering to work with individuals and real estate agents to collect canned foods from homeowners moving from the area, but don't want to pack the cans of food. What a wonderful way that a moving homeowner can donate to a good cause while relieving a bit of packing! She also loves to garden and ride her horse.

What do you like about living in Woodland Hills?

It is a safe and friendly place to live and the people here are helpful. Nancy serves as WHHA Block Captain for 26 homes. She enjoys being a block captain because of the way it makes her feel so good. Greeting new people is a favorite thing to do so that they know we (the neighborhood) care about them.

What would be your dream vacation?

Travel to Neimo Bay (north of Vancouver, Canada). Arrive by helicopter, dine on gourmet meals and be pampered!

What is something most people don't know about you?

I'd like to have more time to just sit and watch a movie of my choice (something girly and romantic).

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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.

Woodland Hills

Block Parties in the Neighborhood!

Pembroke Parkway West was seen getting into action with hamburgers, hotdogs and brats on the grill and a live band for their block. The scene was lively on a perfect weather evening at the end of May. Kids were playing, teens were checking things out and adults enjoyed conversation and getting to know each other better. Each neighbor brought a dish to share so the food was plentiful! At the end, there was a seriously deadly chocolate ice cream dessert that

finished off anyone who had any room left in their stomachs! It was a great time for all and we encourage you to gather your neighbors together for a social event. This block is already thinking ahead for a September evening for a fall block party. Janet Balke is the Block Captain for this section of Pembroke Parkway and she did a great job organizing this party along with husband Rod and others who helped organize, cook and set up. Way to go!



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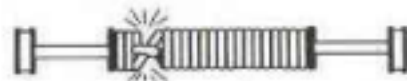
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I'm Texas Energy Analyst Alan Lammey. Maybe you've heard me on the radio talking about the market forces that drive energy prices. I'm here to tell you that you're not stuck paying those high prices to big electric companies anymore! **Stop it.**

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WHAT TO DO WITH BABY BIRDS OUT OF THE NEST

Submitted by Darlene Page

Sooner or later, no matter where you live, you'll come across a baby bird on the ground. You'll have to decide whether you should rescue it or leave it to fend for itself. Although the natural parents do a much better job at raising their young than we could ever do, leaving a baby bird where it will be attacked by a dog, cat, or roughly handled by children is cruel. Since I've been asked what to do in this situation several times lately, I thought I'd provide some guidance.

Finding fully feathered birds: If the bird is fully or partially feathered, chances are it doesn't need your help. As young birds develop they soon outgrow the limited space of a nest. The young birds, referred to as "fledglings" or "branchers" at this stage, typically leave the nest and move about on the ground and on low branches for a few days before they can fly. Their parents are nearby and continue to care for the birds, answering their demanding calls with regular deliveries of food. The scolding calls coming from the nearby tree are likely the adult birds, voicing their disapproval while they wait for you to leave.

Unless injured or in danger of being attacked by animals or improperly handled by small children, the fledgling bird should be left where it is.

Finding naked birds or birds with beginning feathers: If you find an uninjured nestling that has fallen or been pushed out of its nest, replace it in the nest. If the nest has fallen down (common after windstorms), replace the nest in a tree securely with the baby bird(s) in it. It is not true that birds abandon their chicks if a person touches them. Birds have a poor sense of smell.

If you can't find the nest or accessing it is too dangerous, put the baby bird where its parents can find it but where it will be safe from cats. Use a small plastic berry basket, margarine tub, or similar

container (or even an Easter basket) lined with shredded paper towels (no cotton products, which tend to tangle up in birds' feet). With a nail or wire, fasten the makeshift nest to a shady spot in a tree or tall shrub near where the bird was found. Next, place the nestling inside, tucking the feet underneath the body.

The parents will usually come back in a short time and will feed the babies in the container just as if it were the original nest. (Often, you will see the mother going back and forth between each "nest," feeding both sets of babies.)

Times when you should consider quickly getting the bird to a wildlife rehabilitator:

1. If the parents don't find the new nest within two hours, or if you are certain that the mother of a baby bird is dead;
2. if the bird is hurt or sick (unable to flutter wings, bleeding, wings drooping unevenly, weak or shivering), or the bird was attacked by cat or dog, call a wildlife rehabilitator immediately. The longer the delay, the less chance the bird has of surviving. While waiting for a rehabilitator to arrive, pick the bird up with your gloved hands and place it in a well-ventilated, covered box or paper bag that is padded with paper towels.

Keep the baby bird warm and in a quiet, dark place until it can be picked up by a wildlife rehabilitator. If the bird is cold, put one end of the bird's container on a heating pad set on low. Or, fill a zip-top plastic bag, plastic soft-drink container with a screw lid, or a rubber glove with hot water. Wrap the warm container with cloth, and put it next to the animal. Make sure the container doesn't leak, or the animal will get wet and chilled.

Do not give the baby bird any liquids (they get all they need from their food and very often will inhale any liquid).

Wash your hands after contact with the bird. Wash anything the bird was in contact with—towel, jacket, blanket, pet carrier—to prevent the spread of diseases and/or parasites to you or your pet.

Texas Parks and Wildlife has made available a list of permitted wildlife rehabilitators in the state of Texas for your use should you find a wild animal in need of assistance.

Most of these people work out of their homes, and volunteer their time. No state funding is available for animal caging, veterinary care, medicine or food. For this reason, most rehabilitators gratefully accept donations toward the care of wild animals they receive from the public. Linda Peabody is a bird rehabilitator who lives off Brentwood Stair Road in Ft. Worth and recently helped one of our Woodland Hills neighbors with an orphaned baby dove. Her number is (817) 536-8518.

Note: The information in this article was obtained from the websites of the Washington Dept. of Fish and Wildlife and Texas Parks and Wildlife.

<<http://www.tpwd.state.tx.us/huntwild/wild/rehab/list/counties/index.phtml?id=220&county=Tarrant>>

Gas Drilling and Mineral Rights – WHHA Subcommittee Formed

Last month, we reported that there has been a lot of conversation about drilling and mineral rights in our area and asked for anyone with experience in this area to contact the Board. While Woodland Hills has not been approached for drilling, we have formed a sub-committee to learn more about our rights as homeowners should such a need arise.

Leading the sub-committee will be Zack Bryant, along with a couple of volunteers. Their role will be to connect with other area HOA's to build a network of support and conduct research about negotiating for mineral rights compensation.

You may want to look at your deed to see if you have mineral rights for your property. We have heard varying answers to that question and the only way to know for sure is to check on your specific deed.

If you are contacted by a gas company, please contact a member of the sub-committee so that we may present a unified response and negotiation. And as always, should you have questions or wish to volunteer your knowledge and energies, please contact the sub-committee members.

Woodland Hills

News Of Nutrition

Easy Ways To Eat More Fruits And Vegetables

(NAPSA)-From orange peppers and green spinach to purple plums and red watermelon, eating colorful foods could leave you as a picture of health.

The Centers for Disease Control recommends that everyone consume more fruits and vegetables. One reason is that eating a variety of colorful produce on a regular basis provides a great source of vitamins, minerals and other natural substances to help protect against chronic diseases.

The good news is that in addition to being healthful and nutritious, fruits and vegetables can be easy to add to almost any diet. Try these tips:

- Add vegetables such as bell peppers, mushrooms or tomatoes to your omelet.
- Top toasted whole-grain bread with peanut butter and sliced bananas.
- Ask for more vegetable toppings and less



Healthy Idea-There are ways to make produce stay fresh longer.

cheese on your pizza.

- Add lettuce, tomato, onion and cucumber to sandwiches.
- Snack on vegetables such as bell pepper strips and broccoli with a low-fat ranch dip.
- Top a cup of low-fat yogurt with sliced fresh fruit.

Saving Green On Your Greens

Of course, if you plan to eat more fruits and veggies, it could pay to also find ways to keep them fresh. Still, Americans throw away 27 billion pounds of produce annually because it has spoiled. That translates into about \$250 worth of wasted produce per person.

One solution is to use a product such as Produce Saver from Rubbermaid. The food containers can help consumers reduce food waste, save money and live healthier lives by keeping produce fresh up to 33 percent longer than traditional containers.

The line is designed with a vented lid that allows produce to breathe and a tray that elevates food out of moisture. Available at local retailers and grocery stores, it can be a smart and affordable way to incorporate more colorful fruits and vegetables into your diet.

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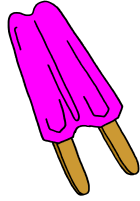
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Recipe FOR THE SUMMER



Popscicles

- 1 - 3 oz. package jello
- 1 package Kool-Aid
- 1 cup sugar
- 2 cups boiling water
- 2 cups cold water

Dissolve jello, sugar and Kool-Aid in boiling water. Add cold water. Pour into molds and freeze.

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

Teen Drivers: Accidents Waiting For A Place to Happen?

Submitted by Victor Thompson

“Mom, where are the car keys?” Your teen can’t wait to start driving. But I know how worried you must be about your child getting behind the wheel of a car. Although the number of auto-accident injuries and fatalities among drivers between ages 15 and 20 is falling, accidents are still the leading cause of death for that age group. The good news: You can take steps to help keep your young driver safer:

- Limit night driving. Most fatal accidents involving young drivers occur between 9 p.m. and midnight. Night driving requires more skill than driving in daylight, and young drivers may be more prone to distraction, carelessness or fatigue when driving after dark. Let your teen get plenty of daytime-driving experience before you allow nighttime driving.
- Restrict the number of passengers. Nearly two-thirds of teen passenger deaths occur when the driver is also a teen. Teen friends in the car may distract a novice driver. And sometimes peer passengers encourage recklessness in a normally safe young driver. Limit the number of passengers your teen may have in the car.
- Choose safer wheels. That flashy red sports car or cool SUV may be your teen’s dream machine, but think “safety” when shopping for a vehicle, and look for one with protective features. For example, midsize cars typically withstand crashes better than small ones, and many newer models hold up better in crashes than older ones. Newer cars also offer improved safety features such as airbags and antilock brakes.

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