

Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

Volume 4, Number 1

January 2009

President's Letter

Dear Homeowners,

I hope that the Holiday Season finds you and your families joyous and happy. As we near the holidays we also come upon a new year for the neighborhood and the Association. The Board often has difficulty finding time to do all we would like to accomplish. We sincerely want to do a good job for the neighborhood but often find ourselves overwhelmed juggling the HOA and our personal lives and jobs. To better serve the neighborhood we have been discussing seeking the services of a management company. A management company will help to provide consistencies to many of our processes while providing more comprehensive services to the neighborhood. Items that we just did not do the best job of managing will be addressed more effectively and timely. We see opportunity for many improvements from which our homeowners will directly benefit. This includes everything from processing your ACC requests to improving payment applications and methods.

We have evaluated three companies. Our process was thorough and we did face to face interviews. We are near completing our evaluation and feel we will be ready to introduce your new management company at the annual meeting in February. Another great reason to come to the meeting!!!!

Merry Christmas to you all and a Happy New Year!

Lance

A Message From Your ACC Chair....

With the institution of a professional Management Company for Woodland Hills, it is anticipated that many ACC violations will be more strictly enforced. Residents should be aware that numerous violations have been allowed to "slide" over the years. The new Management Company will be compelled to more closely monitor the neighborhood and, as a result, will be issuing more violation letters. Please know that all residents of Woodland Hills are compelled to comply with the covenants and restrictions of our subdivision.

It is understood that we are amidst difficult economic times. The numbers of foreclosures, and "near" foreclosures, in our neighborhood are at unprecedented levels. With that, comes a decreased ability to care for homes. Not that we don't sympathize for our neighbors who are experiencing such times, but there is a greater good to be addressed regarding

our neighborhood appearance. The residents that are not complying with restrictions will start hearing from the Management Company more often.

It is with great anticipation that the Management Company will make significant changes for our neighborhood. We are confident that we, as residents, will see improvement in the overall appearance of our community. We stand to have a higher level of pride and, certainly, gain a significant level of value in our subdivision. Thus is the impetus to hiring a professional management company.

I, and all of your board members, will continue to closely monitor all activities of the Management Company. We look forward to the changes and improvements ahead and welcome the opportunity to address any issues that you feel necessary.

David Bentz, ACC Chairman

Holiday Progressive Dinner Party

A special thank you to our two hosts for opening their homes to all of our neighbors participating in the Holiday Progressive Dinner Party: the Walker family on Pembroke Lane for appetizers and cocktails in their home. Then on to Barb and Mike Cutter's home on Scarborough Lane for entrée and desert.

We had a nice group of people to warm the holidays and start the festivities of the season. The food was catered by Toscano's and was delicious! Each home was beautiful and great for socializing.

Thanks again for continuing this holiday tradition in Woodland Hills.



Woodland Hills

BOARD OF DIRECTORS

President	Lance Andrews
.....	817-571-6160, lrandrews@sbcglobal.net
Vice President	Mark Skinner
.....	214-957-1834, mskinner@sctx.com
Secretary	Janece Garlish
.....	817-358-9042, jgarlish@yahoo.com
Treasurer	Don Young
.....	817-239-4136, donald.young@c-b.com
ACC Chairperson	Dave Bentz
.....	817-355-0638, dkbentz@tx.rr.com
Landscape Chairperson	Darlene Page
.....	817-498-8278
City Services Liaison	Louie Sullins
.....	682-503-6597, louie_sullins@ml.com
Newsletter Editor	Helen Harvey
.....	817-267-5278, helenharvey@att.net
Social Comm. Chairperson	Christie Kimbell
.....	214-435-2295, christiekimbell@proplanit.com
Property Improvement Committee	
Lynn Bryant	817-233-5382, lynn@lbwpc.com
Zack Bryant	817-233-6565, zbryant@lbwpc.com

Newsletter Information

Publisher

Peel, Inc. www.PEELinc.com, 888-687-6444

Advertising..... advertising@PEELinc.com, 888-687-6444

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.

DISCLAIMER: Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

Annual Meeting – February 2nd

Please mark your calendars now and plan to attend the annual meeting of Woodland Hills Homeowners Association. Your participation is vital. First, we need a quorum of homeowners to hold the meeting. Second, your input is really important to all who serve on the Board and to the neighborhood at large. Finally, you will find it enlightening and informative to know what is going on now and what is planned for Woodland Hills. Have a say in what you want for your community. Get involved and share your time and talents.

The meeting will be on Tuesday, February 2, 2009 at 7pm. The meeting location is at the Colleyville Citizen's Center. The address is: 5301 Riverwalk Drive, Colleyville, TX 76034. (This is behind Market Street Grocery.) The meeting will be catered by Costa Vida with "adult beverages" and sodas as enticement and encouragement to attend. Thanks in advance for your time!

Social Activities

By Christie Kimbell

Here is what is coming up to mark your calendars for:

March – wine tasting party was very popular last year and will be repeated again in 2009. Details to be forthcoming.

April – the third Saturday of April will be our semi-annual garage sale. Write it on your calendars with a reminder in March so that you will be ready! The date is April 18th from 8am to noon. This will be advertised in local newspapers as well as signage at entries to neighborhood. (For long-range planners, the garage sale will be repeated in September too)

July 4th Parade – It's not too early to be thinking about our parade and party in the park. What a great turnout we had last year! Start working with your block to enter a theme float for the parade. We'll have competition for best parade entries, entertainment for the children, and food and fun for everyone!! Volunteers are needed to make this event happen. Please contact Christie Kimbell for details.

*Welcome New
Neighbors*

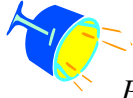
*Please join us in welcoming our newest
additions to Woodland Hills:*

Eleonora Esparza and John Echeverria
4209 Martin Pkwy

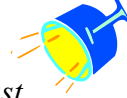
Classic Residential, LLC
4108 Pembroke Parkway West

Anthony & Sandra LeMaster
3114 Woodland Heights Circle

Woodland Hills



Spotlight On....



Phil Watkins of Queensbury Way East

1. My family consists of me and my wife of 28 years, Sally, along with our two cats, Zak and Chip.
2. I grew up in Greenville, Texas, just a little more than an hour drive up I-30 from here.
3. My hobbies are: playing golf when I get the chance and photography.
4. My work is: a Senior Engineer for Atmos Energy, designing high-pressure natural gas facilities.
5. In my idle time, I like to go to the movies (or rent and stay home to watch) with Sally. I like most types of movies, but no slasher or blood and guts, please.
6. My pet peeve is: getting caught behind people driving while talking on their cell phones.
7. If I could change one thing about my lifestyle it would be: to take more time off to travel. Although it seems like there's never a "right" time to take off from work, I'm beginning to believe that "anytime" is the right time.
8. I've lived in Woodland Hills for 9 years (23 years in Colleyville) and have enjoyed every one of them.
9. What I like most about living in Woodland Hills is: the peacefulness of the neighborhood. Taking a walk through the park is a great way to clear the head. I also like the great location to almost everything in the metroplex area.
10. My dream vacation would be: to spend a couple of weeks in the Hawaiian Islands, sight-seeing, laying on the beach, and playing a little golf.
11. My favorite movie has to be Casablanca (I can just about recite all of the lines), and for pure comedy, I love Young Frankenstein.
12. My favorite meal is: a well done steak with a loaded baked potato on the side. Must have something to do with my Texas upbringing!



SparkPowerBank
www.sparkpowerbank.com

By Spark Energy

**SIGN-UP ONLINE
TODAY!**

We Challenge What You Pay For Electricity!

If SparkPowerBank isn't your current electricity provider...chances are you're paying too much!



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.**

Why pay more than you have to? Those days are over!

Why would you want to go with an electric provider that charges you more, when you can go to www.sparkpowerbank.com and pay far less for the same electricity?

Make sense?

Please choose "Newsletter Ad" as your referral on the SparkPowerBank.com website.

Fit Facts™

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

Reprinted with permission from the
American Council on Exercise



Chris Minter, Realtor; Named Business Woman of the Year!

On December 4, 2008, Chris Minter, a Woodland Hills resident, was presented with the prestigious award of "Business Woman of the Year for 2008" by the Women's Council of Realtors. Chris was recognized not only for being a great Realtor with \$29 million in yearly production, but also for leading by example. She has demonstrated leadership by mentoring new agents through their first contracts and has assisted them with any problems. "I have made myself approachable and available to fellow agents," Chris said. She has also provided scholarships to 4 women to become licensed realtors. When asked what she would recommend to someone new in the real estate profession, she smiled and said, "Treat it like a business! Follow a plan,

work hard, associate with others that are successful, find a mentor and plug into training." After receiving her marketing degree, Chris obtained her real estate license in 1986. Since then, she has continued educating herself and has received designations such as Accredited Buyer Representative and Certified Luxury Home Marketing Specialist. Chris has also served on the Agent Leadership Council at her office, Keller Williams in Southlake, 7 out of the last 8 years. She took this leadership

to the Keller Williams International level and served on the International Agent Leadership Council for Keller Williams. Chris is a member of the National Association of Realtors, Texas Association of Realtors and Colleyville Chamber of Commerce. Chris was recently involved in the Susan G. Komen breast cancer 3 day/60 mile walk for the cure. Her 11 person team, "The Sole-Mates", raised over \$26,000! When asked what her career achievements are, Chris responded, "A proud accomplishment is having assisted hundreds of families with their real estate needs over the past years and having closed over \$300 million in residential real estate. Being considered for this award is a great honor." After winning Business Woman of the Year in North Texas, Chris' story of success has been submitted to be recognized by the National Women's Council of Realtors.

What's Happening in Woodland Hills?

12 Properties Currently Listed For Sale

Average List Price - \$474,058

Average Price per Sq.Ft. - \$122.05

Average Days on Market - 138

Zero Properties

Currently Under Contract

13 Properties Sold in the Last 6 Months

Average List Price - \$460,685

Average Price per Sq.Ft. - \$121.51

Average Days on Market - 32

(As of 12/18/08)

THE MINTER TEAM

817-481-8890

Keller Williams Realty

info@minterteam.com

www.MinterTeam.com



MINTER TEAM

REAL ESTATE WITH RESULTS

Each Office Independently Owned and Operated.

Woodland Hills

Personal Classifieds

Treadmill For Sale: Need to reclaim space. Fully functional Treadmill for sale. Will need a pickup truck or similar to move. \$125 email delynn@airmail.net or call 214-282-7440

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.

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.



We are your local
A/C - Heating
and Plumbing Co.

Call us at

817-379-6115

www.southwest-ac.com
(817) 379-6115

SOUTHWEST
A/C & PLUMBING, INC.



\$25 OFF

ANY PLUMBING OR AIR CONDITIONING SERVICES
NOW OFFERING ENERGY EFFICIENT WINDOWS
AND LIFE TIME GUARANTEE ON WATER HEATERS.



Turn to the Experts.

Your Input is Needed

By Helen Sink

I am so grateful for those who have submitted articles of interest for our newsletter. Thank you to those who have contributed!

When I was asked to serve as a volunteer for our WHHOA Board as newsletter editor, I thought about how I could make this a "paper" that would be worth your time to read. I hope to include articles of interest specifically for Woodland Hills or for the Colleyville area. But you know - it is more difficult to do than I thought!

I need your ideas and input on what you would like to see in our newsletter. Do you like the "Spotlight On..." articles that introduce us to someone we don't know? Would you like more stories related to our neighborhood? Or do you prefer some informational articles? Should we do a "pet of the month"? What about school updates? Military deployments? Retirements? Birthdays? Block Parties? Quote of the day? What would you like to hear about?

Please do me a favor. Take just a moment to drop me a note at helenharvey@att.net. Tell me what your preferences are. And most of all - send me a note if you've got a story to share! I can assure you that I don't know all that is going on and certainly welcome your input. Thanks!!

Peel, Inc. Printing & Publishing

Publishing Community Newsletters Since 1991

We currently publish newsletters for the following subdivisions:

-- Dallas/Fort Worth --

Brook Meadows
Eldorado HOA
Estates of Russell Creek
Hunter's Glen
Timarron
Waterford Park
Woodland Hills



Kelly Peel, Sales Manager

kelly@PEELinc.com • 1-888-687-6444

1-888-687-6444

www.PEELinc.com

Not Available Online



Nancy Dennis & Associates

Selling Homes of Distinction



**January 2009
Woodland Hills**

Woodland Hills 2008 Market Report

SOLD PROPERTIES - WOODLANDHILLS

- ♦ 24 Homes Sold in Woodland Hills in 2008.
- ♦ Avg. days on market for "sold" 42 days
- ♦ \$440,837, the average sales price
- ♦ Average price per sq.ft. = \$ 120.56

HOMES FOR SALE - WOODLAND HILLS

Current

- ♦ 12 Homes for Sale currently
- ♦ Avg. days on market already - 139 Days
- ♦ \$449,437, the average listing price
- ♦ Average price per sq.ft. = \$ 121.93

Nancy Dennis & Associates

817-992-7889

Nancy.dennis@cbsdfw.com
www.NancyDennis.com



Colleyville 's Top Producer

"Wishing You a Happy and Prosperous New Year"

Peel, Inc.

311 Ranch Road 620 S. Ste 200
Lakeway, Texas 78734-4775

PRSR STD
U.S. POSTAGE
PAID
PEEL, INC.

Voice 888-687-6444

www.PEELinc.com

WD