

Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

Volume 4, Number 8

August 2009

July 4th Parade and Picnic

WOW! It was a great turnout for this First, many thanks to their time to help make Christie Kimball, Jones, Deborah Hawks, Janece Garlish, Louie Helen Sink and all minute set up and thanks to all who parade itself! We had are getting the kind of for – homespun, fun! The city provided cars to really round

We had terrific in the park. I think

turnouts for a Woodland Hills event ever. We had at least 150 people who came to the park to enjoy a water slide and bounce house for children plus face painting and a balloon clown. Special thanks to our sponsors Joel and Laurie Moberly (The Moberly Team Realtors) who live here and smoked brisket for 8 hours to perfection for us! Plus hot dogs and all the goodies. We also appreciated sponsorship from Capital Title for the chips, Celebrity Bakery for gourmet cookies and Coldwell Banker for bottles of water. Thank you sponsors!!

Thanks to our parade judges: Deborah Hawks, LuAnn Barkel, Joe Allen and Terry Kubitz. They had a good time reviewing the parade entries but a hard time deciding on the winners because all were so good. Jeff and Fay Nedderman and all the family put together a fabulous parade entry honoring Wendell Nedderman, a WWII veteran. We celebrated his service to our country with special recognition. Grand parade prize went to "The Bathing Beauties" float with Malinda Hall, Carey Ebert, Helen Sink and Rick Hall driving. Dressed in terry robes and shower caps while blowing bubbles into the crowd – they had a good time! Best car was a 1970 AMX totally decked out in patriotic colors. But don't leave out the fabulous Model A car driven by Dean Hawks – everyone enjoyed seeing that. Team Neisius won the family prize for kids on bikes and wagons. Candy was thrown out to spectators along the way by the parade riders.

Patriotic music in the shade at the park along with great food. A chance to visit with friends and neighbors. An opportunity to meet new people and enjoy the celebration of the day. Thanks to everyone who participated and we will see you again next year! If you didn't get to attend, better mark your calendars now for next year. This is shaping up to be a terrific annual event.



Judges Terry Kubitz, Joe Allen, Deborah Hawks, and LuAnn Barkel. More Pics on Pages 4 & 5.

exciting and fun and neighborhood event!! all who volunteered this a successful event: Laurie Moberly, Misty Lance Andrews, Sullins, Lyn Carr, and who helped with last clean up. Also, special participated in the 19 "entries" and we response we all hoped neighborhood good fire trucks and police out the parade.

turnout at the picnic it was one of the best

Deadline for Newsletter Submissions

Homeowners deadline for the September 2009 issue is 5pm on August 18th.

If you have time sensitive information for the beginning of the month, we suggest you submit your article 2 months in advance.

Please submit information and photos via e-mail to helenharvey@att.net.

If you would like to be on my email reminder list, please send your e-mail address to the above address.

Put the name of your organization or article in the subject line of emails. Please include the name of the submitting person at end of articles.

Questions? Call Helen Harvey at 214-460-7072.

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Woodland Hills

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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.

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.

Stork Report in Woodland Hills



Chandler, Shauna, and Big Brother Aiden Ferguson of Langley Hill Lane announce the arrival of Little Sister, Ryleigh Grace, on July 2. She weighed 7 lbs 12 oz and was 19 1/2 in long. Aiden is 20 months and just loves to watch his baby sister. The family is happy at home and ready to enjoy the summer!"



Submit your
information on the
arrival of your
little one to
helenharvey@att.net



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.



"BE READY TO MOVE"
 LISTING HOMES IN WOODLAND
 HILLS SINCE 1993



DID YOU KNOW

- Woodland Hills was developed by Larry Cole, an ex Dallas Cowboy; his first neighborhood was Tara Plantation
- He invited the 8 top custom builders in the area to build the first homes, he eventually invited 8 more due to demand
- Woodland Hills has the largest "footprint" in Colleyville
- Meadowlark Lemon, the famous "Clown Prince" of the touring Harlem Globtrotters basketball team for 22 years was once a resident of Woodland Hills

"Thinking of SELLING your home"?

NO ONE knows Woodland Hills better than
"The Moberly Team"

Laurie, Joel and Debbie

OVER 70 HOMES SOLD IN WOODLAND HILLS SINCE 1993

Home: 817-571-4128, cell: 817-313-7263, jmoberly@airmail.net

Woodland Hills



Bailey Sink in Patriot Attire



Bathing Beauties Helen Sink, Carey Ebert, and Melinda Hall



WWII Vet Wendell Nedderman and Family

July 4th Pics



Michael and Jody Kalman

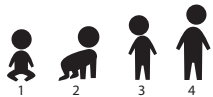


COLIN'S HOPE

Increasing water safety awareness and standards

FACTS YOU NEED TO KNOW ABOUT DROWNING

Drowning is the leading cause of unintentional injury-related death in children ages 1-4



DROWNING WILL AFFECT YOU OR SOMEONE YOU KNOW

Drowning is the 2nd leading cause of unintentional injury-related death ages 1-14.

For more information, check out our website at

www.colinshope.org

DROWNING CAN STILL OCCUR EVEN IF YOU KNOW HOW TO SWIM

NO ONE is "drown proof" – no matter their level of swimming ability.

Falls, entrapments, and injuries lead to drowning regardless of swimming level.

A majority of people overestimate their own and their child's ability to swim, especially in a panic event.

DROWNING IS QUICK AND SILENT



Drowning occurs in as little as 2 minutes.



Irreversible brain damage occurs in as little as 4 minutes.



Most children are out of sight or missing for less than 5 minutes and usually in the presence of 1 or both parents.



Most children die who are submerged for as little as 6-10 minutes.

Children who drown do not **scream, splash, or struggle**. They silently slip beneath the water, even with adults & lifeguards present.

July 4th Pics (Cont.)



Dean Hawks Model A Car



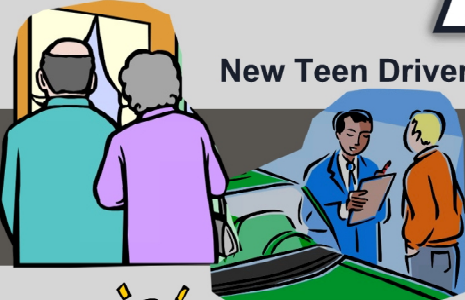
McConnell Girls in Barbie Jeep



Erin and Claire Burtzloff

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- ▶ Installation is so simple even a 5 year old can do it (live installation demo on website)
- ▶ Text alerts when your vehicle is turned On/Off
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The Minter Team Is Making It Happen!

What's Going On In Woodland Hills:

14 Properties Currently Listed For Sale

Average List Price - \$487,321

Average Price per Sq.Ft. - \$125.69

Average Days on Market - 77

1 Property Currently Under Contract

Average List Price - \$779,500

Average Price per Sq.Ft. - \$128.84

Average Days on Market - 22

7 Properties Sold in the Last 6 Months

Average List Price - \$419,043

Average Price per Sq.Ft. - \$116.18

Average Days on Market - 166
(As of 6/19/09)



4204
W Pembroke
Parkway



3531
Crossgate
Circle



4803
Eversham
Court



3304
Park View
Court



The Minter Team

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Chris Minter,
10 year
Woodland Hills Resident



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Kid approved: saying goodbye to “finicky”

By Donna Doherty, TWU Dietetic Intern

THE CHALLENGE.....

Encouraging your child to attempt new fruits and vegetables can prove to be challenging. There are numerous ways parents can approach their children in the promotion of new fruits and vegetables. Please remember that it is normal for your child to reject new foods; however with positive reinforcement healthy eating habits CAN be accomplished.

Here is a list of a few tips to get your child to **ACCEPT** new foods.

- Offer new fruits and vegetables numerous times it is possible that it may take several attempts before a child becomes amenable in the acceptance of a new food.
- Offer new foods one at a time mixing a one new food with something you know your child already enjoys allows you to introduce a new food without overwhelming them.
- Offer new foods at the beginning of the meal—the logic behind this tip is because your child is hungrier at the beginning of the meal and will be more willing to try rather than at the end when satiety has settled in.
- Small portions— children’s stomachs are much smaller than adults; therefore is only necessary to give your child a small portion of new foods that you enjoy.
- Be a role model—children mimic their parents. Hence, as a parent you need to be willing to try new foods yourself.

SAY THIS..... INSTEAD OF

Sometime getting children to try new foods is contingent on how you phrase the question. Instead of saying “You have to eat one more bite before you can leave the table”, how about trying phrases like “Has your tummy had enough?” or “Is your stomach still making a hungry growling noise?” Instead of saying “Stop crying and I will give you a cookie” try saying “I am sorry you are sad, come here and let me give you a big hug”. ***What is the lesson here?*** Rewarding children with foods, like desserts, hinders children because you end up emphasizing some foods are better than others. Using comforting words and providing positive attention is a better way to reward your child, while at the same time encouraging them to develop healthy eating habits.

INVOLVE CHILDREN.....HAVE FUN!

- Allowing your child to participate in the creation of menus, planning, and preparation of food will expand your child’s interest in food.
- Allow children to make food decisions at the grocery store and in the kitchen: have them scan grocery ads for sales
- Put your child in charge of washing the fruits and vegetables, snapping green beans, breaking broccoli flowerets or tearing lettuce
- Allow your child to sprinkle seasonings on vegetables
- If you child is older, allow them to peel and slice fruits and vegetables

RESULTS.....

- Healthy Eating Habits.....Healthy, Happy, Strong Children

HELPFUL WEBSITES:

www.usda.gov • www.nationaldairycouncil.org • www.eatright.org • www.kidshealth.org
www.kidseatgreat.com • www.5aday.gov

Try this fun recipe with your little one and design your own forest!



Trees in a Broccoli Forest

Ingredients: Yield 4 svgs

- 2 carrots peeled
- 3 cups broccoli florets
- 4 cherry tomatoes
- 3 tablespoon parsley leaves

Dipping Sauce:

- ¼ cup plain non-fat yogurt
- ¼ cup light sour cream
- 2 tsp honey
- 2 tsp spicy brown mustard

Directions:

1. To prepare dipping sauce, combine yogurt, sour cream, honey, and mustard in a small bowl.
2. Hold carrots against cutting board and trim off ends. Cut each half, crosswise, then lengthwise to make four pieces.
3. Arrange each plate by putting two carrot pieces side by side in the center. Arrange broccoli around the carrots, form a cluster. Arrange the tomatoes at the top of the plate. Spoon dip around the base of carrots and sprinkle with parsley.

Nutrients per serving:

- 78 calories,
- 2 g fat (1g sat.)
- 88 mg sodium
- 5mg cholesterol
- 13g carbohydrate
- 5g protein

Source. www.dole5aday.com

Woodland Hills



Garage Sale

September Garage Sale

Just a reminder to start sorting through your closets and attics for the upcoming Fall Garage Sale. It will be on the third Saturday of the month, September 19th. As always, we will advertise in local papers, Craig's list and have our WHHOA signs out at entryways.

September 19TH

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Hello Woodland Hills Homeowners:

We all know that weeds are a pain in the grass, and the garden! This time of year, even though it is very hot outside, please take a minute to look at your landscaping beds. If you have weeds in your landscaping beds, then this is the article for you! This month I'll be talking about mulching your flowerbeds.

It is very important to keep weeds under control as curb appeal directly affects your property value. Prevention is the best medicine. In the fight against weeds, the most important element is to provide the best conditions possible for the growth of desirable plants. Improper watering, soil compaction, insect damage and disease all contribute to weed development. All of these conditions can be easily avoided by proper mulching. The importance of mulch cannot be stressed enough. Mulch protects your soil from compaction from raindrops and even walking in the garden. It retains water long

after a rain and slows evaporation too. All of this leads to healthy plants that resist disease and insect damage. Healthy garden plants will help crowd out weed invaders.

Live mulches are gaining a lot of respect in the garden. This idea is simple, using a fast growing and short plant to cover the surface of the soil around the garden plants. Thyme is a perfect choice for this method, it can be established quickly from seed, enhances the flavor of many other plants, helps keep insects at bay, and smells so good when you step on it!

Hopefully, these mulching ideas will help you out in your landscaping beds. Next month, I'll continue with other ideas on keeping weeds out of your landscaping beds. If you have any tips or hints, please feel free to share them with me. I'd love to hear your ideas!

Have a wonderful day!

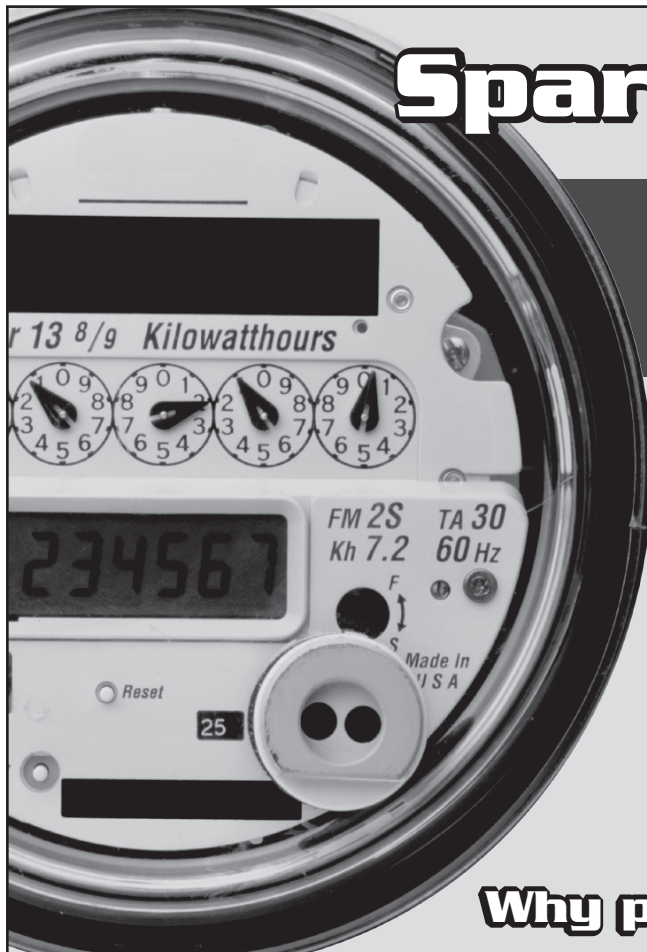
Amy Edwards, Senior Property Manager

Social Activities

Events coming up that you may want to mark on your calendar are the September Garage Sale on September 19th followed by October Neighbor Night Out and December Holiday Party.

The **Neighbor Night Out** will be held in the park and will be a "pre-Halloween theme" to give kids and adults alike an opportunity to show your creativity with costumes. We will have games and goodies to eat so please plan on bringing the entire family down for a cool evening of fun and friendships.

The **Holiday Party** will be the second weekend of December (the 12th on my calendar). We hope to do another progressive dinner party since it was such a hit last year. If you would like to volunteer your home for a catered event, please contact our Social Director Christie Kimbell as listed in the front of this newsletter.



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Woodland Hills

Colleyville Police Newsletter

Officer Cannon is our Community Liaison to the police department. As such, he would like to establish as many contact points as possible with all of the Colleyville community. He is now publishing a monthly newsletter with all kinds of interesting articles. His last newsletter included topics such as the new law regarding child safety belts, what to do if you get a citation, internet safety, officer profiles, etc. If you would like to subscribe, please contact Officer Cannon directly and he will add you to his distribution list. His contact information is listed below:

Raymon D.Cannon
Colleyville Police Department
Community Services Officer
(817)503-1230 Office
(817)296-9472 Cell
(817)503-1249 Fax
cannonr@ci.colleyville.tx.us

Volunteers Needed

This is a call for volunteers to serve on the Woodland Hills Board of Directors. We anticipate two positions coming open next February and seek those who would be willing to put in some time to help with the management and support of the neighborhood operation. As always, this is a volunteer board and is dependent on the participation and representation of our neighborhood. If you are interested, please contact Lance Andrews as listed in the front of this newsletter.

Your Home's Air Conditioning Efficiency

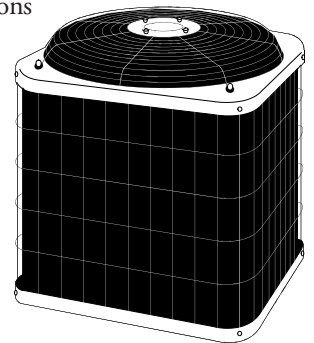
Submitted by Robert Lee

Over the previous six months there has been more discussion on Air Conditioning efficiency and home efficiency than any other time in recent years! Since manufacturers, local utilities and the Federal Government are offering rebates people have a better understanding of SEER and EER (efficiency ratings) of air conditioners. Overall this is a good thing, but it only addresses half of the problem!

The air distribution system (air ducts) are the other half of the equation and have nothing to do with the published SEER or EER ratings! The only way to know if your system is even close to running at capacity is to test it after it is installed so that the entire system, including the ductwork, is tested.

Have you spent good money on a new system but still have hot spots, cold spots or uncomfortable rooms; or maybe you haven't seen your energy bills reduced? Are you thinking about taking advantage of the Federal Rebate by purchasing new high efficient equipment? If your answer is yes to any of these questions then please think about the whole system! Efficient new equipment on old, inefficient ducts is a recipe for discomfort, or worse, failure!

Call to have a certified professional test your entire system today; stop throwing money away every month and have a more comfortable, and efficient, home.



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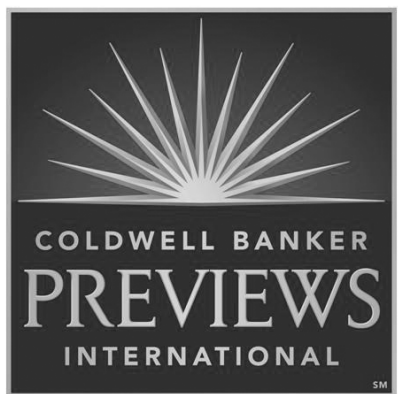
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Selling Homes of Distinction



August 2009

Woodland Hills Real Estate Stats

7 Homes Sold in Recent 6 months in Woodland Hills

Priced from \$229,800 to \$525,000

Average Days on Market = 166

Average Price per Sq.Ft. = \$ 116.18

Sales Ratio to List Price = 97% Average

12 Homes for Sale — Current

4004 Pembroke Pkwy. \$225,000	3909 Bowden Hill Ln. \$269,000
3900 Pembroke Pkwy \$315,000	4204 W. Pembroke Pky \$340,000
4104 Beckley Ct. \$399,000	4209 Chrismac \$449,000
3304 S. Pembroke \$459,900	3201 Carisbrooke \$499,000
3404 Crossgate Cir. \$499,900	4414 Eaton Circle \$529,000
4108 Pembroke Pkwy \$539,500	3404 Windsor Ct. \$716,500

2 Homes Pending: 3002 Glendale priced \$450,000
3303 Parkview Ct. \$779,500



***Selling Homes of Distinction
Like Yours throughout
Colleyville***