

# Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

Volume 4, Number 9

September 2009



*Hayley Lenamon as "Periwinkle"*

## Local STAR Is Born!

Pam Lenamon and her son Travis of Pembroke Pkwy N. would like to share the following news on daughter Hayley Lenamon.

Hayley was recently cast in the Supporting Role of Periwinkle in Casa Manana's Production of Dear EDWINA Jr. which played July 24 and 25. This was her first theater production and she had a singing solo in the play. She has also trained in acting for camera under Catherine Sullivan, and this summer attended a cold reading workshop with the VP of Talent and Casting for Nickelodeon Networks. Hayley loves singing, acting, drawing and painting and writing short stories. She is a straight A student and is going to be a 3rd grader at Heritage Elementary.

We are so proud her!!

## October 6th Neighbor Night Out Event

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. Remember that National Night Out was originally inspired to have neighbors come out of their homes and get to know one another as a means to prevent crime. The Chief of Police and Community Services Officer will attend in order to meet you and share ideas for safety. National Night Out is an August event so Texas has optioned to have Neighbor Night Out in October when the weather is more conducive to being outside and socializing.

Here are the details for our event for your planning purposes:

Children activities: wear your costumes. Adults are encouraged to wear their costumes too! For the kids, we will have games to play and trick-or-treating. The police will bring a robot and other fun things.

Block Captains – we would like to ask each block to "sponsor" a table for trick or treating. Be creative and involve your block to provide some candy and associated atmosphere at your table. Perhaps some sort of "theme" for each table?

Food and Drink – the HOA will provide the basics of meat, bread, condiments and beverages. We are asking that each family bring a side dish and make this a potluck type of dinner. Adult beverages are BYOB.

Music – we are checking in to having the band that played for us last year. They were great and added a really nice backdrop to the event. Don't forget to bring your lawn chairs and blankets.

Again, the gathering is on Tuesday October 6th 6-8pm in Melrose Park. If you can help with party preparations, your help would be appreciated. Contact Christie Kimbell at 214-435-2295 or [christiekimbell@proplanit.com](mailto:christiekimbell@proplanit.com). Please plan on bringing the entire family down for a cool evening of fun and friendships.

# Woodland Hills

## BOARD OF DIRECTORS

**President** ..... Lance Andrews  
..... 817-571-6160, lrandrews@sbcglobal.net

**Vice President** ..... Mark Skinner  
..... 214-957-1834, mskinner@scrtx.com

**Secretary/Treasurer** ..... Janeece Garlish  
..... 817-358-9042, jgarlish@yahoo.com

**ACC Chairperson** ..... Zack Bryant  
..... 817-355-0650, zbryant@lwbpc.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 Manager** ..... Amy Edwards  
..... 972-755-1063, aedwards@selectmgo.com

## NEWSLETTER INFO

### PUBLISHER

Peel, Inc. .... www.PEELinc.com, 888-687-6444  
Advertising..... advertising@PEELinc.com, 888-687-6444

### 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](mailto: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](mailto: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](mailto:advertising@PEELinc.com).



**Garage Sale  
Don't Forget!**

Saturday September 19th is the date for our semi-annual total neighborhood garage sale. It will run from 8am to noon. We will posting advertisements in Craig's List, in local papers and use our entry signs to ensure great shopper turnout. This is a great time for shoppers who will be looking for great bargains. So bring out all your treasures that need a new home!

**September 19<sup>TH</sup>**

## Deadline for Newsletter Submissions

Homeowners deadline for the October 2009 issue is 5pm on September 17th.

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](mailto: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.

Go Green  
Go Paperless



Sign up to receive *The Woodland Hills Newsletter* in your inbox. Visit [PEELinc.com](http://PEELinc.com) for details.



Coldwell Banker Residential Brokerage  
817-313-7263  
www.moberlyteam.com  
jmoberly@airmail.net



## **WE ARE GROWING AGAIN**

**Welcome Gabby Diaz de Leon “Gabby”**

**We now have 4 “full time” Realtors dedicated to selling our listed properties as well as providing the best in service, marketing and follow up.**

**“Thinking of selling your home?”**

**No one knows Woodland Hills better than “The Moberly Team”**

**Just Sold in only 6 weeks:  
3900 Pembroke Parkway W.**

# Woodland Hills

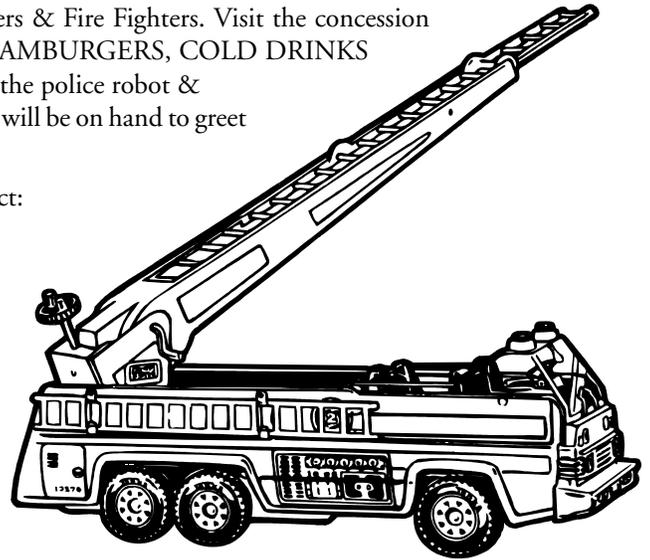
## WHHOA Board Openings

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.

## 1st Annual Colleyville Police & Fire Department Softball Game Benefiting Colleyville Citizen's Police & Fire Academy Alumni Associations

Fun for the Whole Family. Come see Police Cars & Fire Trucks. Kids & Adults can meet & talk with Officers & Fire Fighters. Visit the concession stand for HOTDOGS & HAMBURGERS, COLD DRINKS & SNOW CONES. Robby the police robot & the Fire Department Clowns will be on hand to greet visitors. Come On Down!

For more information contact:  
Officer Raymon Cannon  
Colleyville Police Department  
5201 Riverwalk Drive  
Colleyville, Texas 76034  
Office (817)503-1230  
Fax (817)503-1249  
Email cannonr@ci.colleyville.tx.us

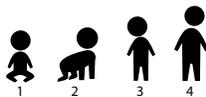


## COLIN'S HOPE

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](http://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.

## What's Happening with The Minter Team?



- ★ #1 Producing Team in Grapevine-Colleyville ISD
  - ★ Over 1400 Homes and \$275 Million Sold
  - ★ Over 50 Years Combined Real Estate Experience
- ★ International Real Estate Specialist (for Global Exposure)
  - ★ Certified Luxury Home Specialists
  - ★ Certified Buyer & Seller Specialists
- ★ Our Service and Expertise is YOUR Benefit

## What's Happening in Woodland Hills?



- ★ 13 Properties Currently Listed For Sale
  - Average List Price - \$478,450
  - Average Price Per Sq.Ft. - \$120.65
  - Average Days on Market - 69
- ★ 2 Properties Currently Under Contract
  - Average List Price - \$320,000
  - Average Price Per Sq.Ft. - \$110.78
  - Average Days on Market - 49
- ★ 10 Properties Sold in the Last 6 Months
  - Average List Price - \$456,380
  - Average Price Per Sq.Ft. - \$120.12
  - Average Days on Market - 136

(As of 8/21/09)

***NO ONE Sells More Homes In Colleyville...  
Call The Minter Team Today 817-481-8890!  
We won't just list your home...We'll SELL it!!***

**THE MINTER TEAM**  
817-481-8890  
Keller Williams Realty  
info@minterteam.com  
**www.MinterTeam.com**

Each Office Independently Owned and Operated.



Chris Minter,  
10 year  
Woodland Hills Resident



**MINTER TEAM**  
REAL ESTATE WITH RESULTS  
*Luxury*

# Woodland Hills

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.

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.

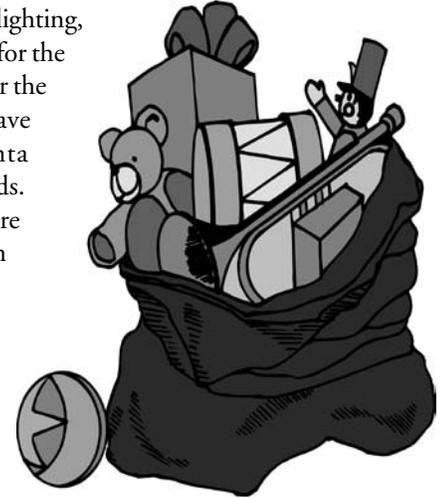
\* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

\* 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.

## Holiday Party

By Christie Kimbell

Based on the success of our 4th of July parade, we are taking a new approach for the Holiday Party. This year instead of having a Dine around, we will be hosting a family event in the park. "Holiday in the Park" will be held Saturday, December 12th at 6:00 pm. Some ideas we have for the evening include horse drawn carriage rides, a tree lighting, holiday carols, hot toddies for the adults and hot chocolate for the children. We will also have a special visit from Santa Claus and a craft for the kids. Please let us know if you are available to participate on the Holiday committee or have other ideas to make this an extra special evening.



*Quality*  
PRINTING COMPANY



BUSINESS FORMS  
NEWSLETTERS  
FLYERS  
ENVELOPES  
LETTERHEADS  
NCR SNAP APART  
FORMS  
RUBBER STAMPS  
BUSINESS CARDS

*Solving all your printing needs.*  
**1-888-687-6444 ext. 24**



**SOUTHWEST**  
AIR CONDITIONING  
& PLUMBING, INC.

EST. 1979

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<sup>®</sup>

## It's Not Too Late to Get Organized for the New School Year

*Submitted by Kelly Butcher*

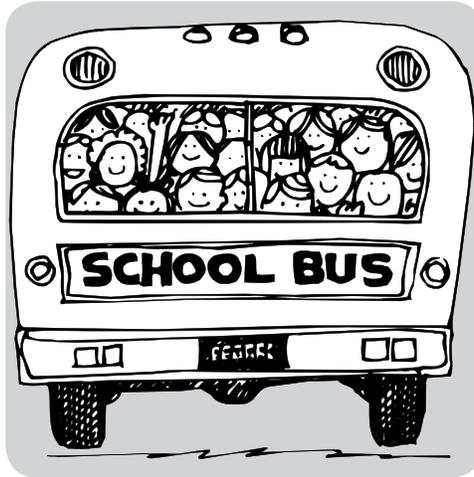
School has just begun and you probably feel like you are drowning in the sea of papers, activities, and homework. As a professional organizer, I work with a lot of busy families who need help setting up routines for handling the abundance of paper from school, the mail, and for getting homework done. I hope to offer a few suggestions about routines to set-up and implement to help you have smooth sailing through this school year.

### SOME GENERAL SYSTEMS TO HAVE IN PLACE INCLUDE:

- Calendar
- Incoming papers
- Homework

A large wall calendar with room enough to write each family member's activities is a must. Display the calendar in a location easily accessed by all family members. If you track your calendar electronically, have a centrally located computer with easy access for all family members. Assign a color to each family member and color-code activities.

Papers consisting of incoming mail, school papers, both school work and items that require a response, and activity-related items (schedules, release forms, etc) are always an issue. Set up an action file system for handling the incoming paperwork such as a desktop hanging file organizer with files for each child or school. Teach your children to get into the habit of putting important papers or papers requiring a signature in a folder marked with "Mom" or "Dad". After you have signed the paper, either place the paper in a folder



to return to school or have your child put directly into their backpack. Also set up an archival system for the treasured school work that you want to save.

Fitting homework into our busy schedules is often difficult. Designate an area for your children to complete their work. For younger students, the kitchen table is probably where most of the homework is completed, so make sure all of the necessary supplies are available, so there is no excuse not to get started. I recommend using lidded plastic shoe-box size containers to hold markers, crayons, scissors, glue sticks, etc. Label the containers for ease in cleaning up. For older students who may complete their homework at a desk in their bedroom, ensure they have the necessary

supplies available as well. A well-lit, clutter-free area away from distractions will help them stay focused on their work.

Establish a set time for homework to be completed. It may not be the same time every afternoon or evening based on after school activities. Look at the week ahead on Sunday evening and map out with your child the time they should complete their homework for each day based on that day's activities and mark it on the calendar. Most importantly, help your child get into the habit of packing their backpack before they go to bed. That way during the morning rush, important papers and items needed for school will not be forgotten at home.

Remember that developing new habits requires consistency and time. Begin setting up and implementing new systems as soon as possible and this school year will be off to a great start!



**HARVEST**  
Landscape Services Ltd.

**(817) 236-5296**

[www.harvestlandscape.com](http://www.harvestlandscape.com)

Landscape Design & Installation  
Lawn Maintenance  
Outdoor Living Areas  
Pool Design & Construction  
Waterfalls & Water Features  
Gazebos, Patios & Decks  
Seasonal Color  
Irrigation System - New/Repair  
Stone Retaining Walls, and more!



**Sprinkler System need repairs?  
Call 817-236-5296 today!**

*For the Yard of Your Dreams...  
for the Escape You Deserve.*

# Woodland Hills

## Volunteers Needed

One of the key elements of a successful HOA is the participation of volunteers FROM the neighborhood to create and maintain the desired appeal FOR the neighborhood. Zack Bryant is our Architectural Control Committee (ACC) Chairperson. Zack is currently seeking two volunteers to help with reviewing ACC requests. This is not an overwhelming volunteer time and involves review of such things as new roofs, fences, and other architectural requests. Compliance issues are standardized through Select Management so you need not worry that your volunteerism would include directing your neighbor to trim their lawn.

Please contact Zack if you can help. [zbryant@lwbpc.com](mailto:zbryant@lwbpc.com) or 817-355-0650. We appreciate your consideration and willingness to help with a key component of maintaining the desirability and value of Woodland Hills!

### NEIGHBOR NEWS

We would like to publish YOUR news too! If you would like to announce births, graduations, weddings, military deployment, military return and such type of news, please send a note to [helenharvey@att.net](mailto:helenharvey@att.net). We'd love to share the stories of the people who make up our community.

## How to Handle Solicitors

*Reprinted with permission from Officer Raymon Cannon, Colleyville Services Officer*

From magazines to vacuum cleaners, solicitors seem to always come at an inconvenient time. But if you are like most people you wonder about the legitimacy of these door to door salespeople. Here are a few tips that may help when dealing with a solicitor:

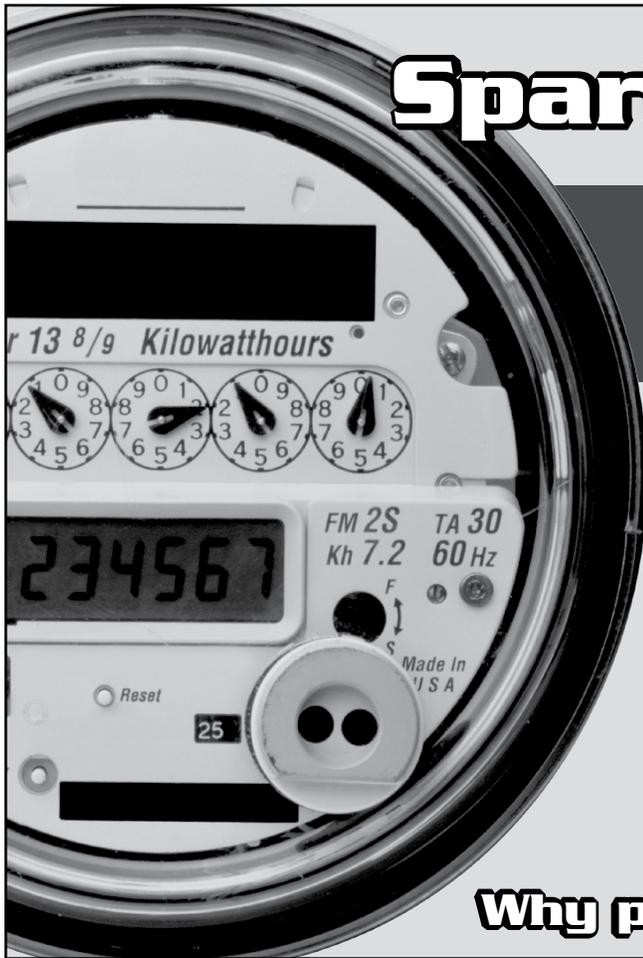
Ask to see their solicitors permit. All solicitors in the City of Colleyville must have a permit.

If you have "NO SOLICITORS" signage on your residence, point out that they are in violation of city ordinance and you will call the police.

Ask to see company identification. Magazine salespeople in particular will tell you that they are trying to raise money for college or raising funds to help needy children. Normally these sad stories are merely to get you to buy the product.

If you have a pushy or rude solicitor, call the Colleyville Police at the non-emergency number (817)281-3132.

Solicitors will often sneak into gated subdivisions. Since most gated communities are private property, they may be trespassing.



# Spark Power Bank

## We Challenge What You Pay For Electricity

**SIGN-UP ONLINE TODAY!**  
**[WWW.SPARKPOWERBANK.COM](http://WWW.SPARKPOWERBANK.COM)**

Please choose "Newsletter Ad" as your referral

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!

## Why pay more than you have to?

# PEEL, Inc.



## Printing & Publishing

### Publishing Community Newsletters Since 1991

#### -- Austin --

Avery Ranch  
Barton Creek  
Barton Hills  
Belterra  
Canyon Creek  
Cherry Creek on Brodie Lane  
Circle C Ranch  
Courtyard  
Davenport Ranch  
Forest Creek  
Granada Hills  
Hidden Glen  
Highland Park West Balcones  
Lakeline Ranch  
Jester Estates  
Lake Pointe  
Lakeway  
Lakewood  
Laurel Oaks NA  
Legend Oaks II  
Long Canyon  
Lost Creek  
Meadows of Bushy Creek  
Pemberton Heights  
Ranch at Brushy Creek  
River Place  
Sendera  
Shady Hollow  
Sonoma  
South Lamar NA  
Steiner Ranch  
Stone Canyon  
Travis Country West  
Twin Creeks  
Villages of Westen Oaks  
Westcreek  
Westminster Glen  
Wood Glen

#### -- Dallas --

Craig Ranch  
Estates of Russell Creek  
Hunters Glen  
Waterford Parks

#### -- Fort Worth --

Brook Meadows  
Timarron  
Woodland Hills

#### -- San Antonio --

Alamo Heights NA  
Cross Mountain Ranch  
Mountain Lodge  
The Dominion  
Wildhorse

#### -- Houston --

Blackhorse Ranch  
Bridgeland  
Coles Crossing  
Cypress Mill  
Cypress Point  
Enchanted Valley  
Fairfield  
Harvest Bend The Village  
Lakes of Fairhaven  
Lakes on Eldridge  
Lakes on Eldridge North  
Lakewood Grove  
Legends Ranch  
Longwood  
Pine Brook  
Riata Ranch  
Shadow Creek Ranch  
Steeplechase  
Stone Gate  
Summerwood  
Village Creek  
Willowbridge  
Willowlake  
Willow Pointe  
Winchester Country  
Winchester Trails  
Windermere Lakes  
Wortham Villages



## 512-263-9181

## advertising@PEELinc.com

## www.PEELinc.com

# Woodland Hills

## Healthier Homes

### *Improve Neighborhood Air Quality ... Fragrance Free Dryer Exhaust*

*By: Charlie & Michelle Bubnis*

Have you ever been walking in the neighborhood enjoying the fresh air and then suddenly you are hit by the sweet fragranced smell of a heated artificial, petrochemical based scent from someone's clothes dryer exhaust? Often times a headache will occur, similar to people's reaction to perfumes worn in the office or at church. This is a normal protective reaction by the body as these fragrances are harmful neurotoxins and should be avoided whenever possible. National surveys found that at least 10% of the population reacts adversely to laundry products vented to the outdoors. Young children are particularly affected by fragranced chemicals because their body's detoxification mechanism is not fully developed.

Some of the most common chemicals used in fragranced laundry products are benzyl acetate, camphor, ethyl acetate, limonene and pentane. Many of these substances are capable of causing cancer, birth defects, central nervous system disorders, allergic reactions and chemical sensitivities. Some are on the EPA's hazardous waste list. According to a joint study by NIOSH and the U.S. House Subcommittee on Business Opportunities, 778 of the chemicals used in the chemical fragrance industry cause acute toxicity.

So the next time you are considering picking up a box of fragranced laundry detergent or fragranced dryer sheets...think about the impact on the neighborhood air quality and the proliferation of second hand scents. Healthier options could be: Add baking soda to the rinse cycle, or add ½ cup vinegar to the wash cycle to soften fabrics and reduce static cling. Vinegar is a natural fabric softener.

Do the neighborhood a favor and make sure your dryer exhaust doesn't pollute the environment. Be kind to yourself and to your neighbors, use unscented laundry products.

#### FOR MORE INFORMATION:

- <http://ehnca.org> – Fabric Softener = Health Risks from Dryer Exhaust and Treated Fabrics by Julia Kendall
- [www.mcs-global.org](http://www.mcs-global.org) – Could it be your Fabric Softener?
- [www.physorg.com](http://www.physorg.com) – Toxic Chemicals Found in Common Scented Laundry Products, Air Fresheners
- [www.scorecard.org](http://www.scorecard.org) – enter your zip code and you can get information regarding air, water and chemical releases for your county



**HELP YOUR BUSINESS GROW**



**ADVERTISE HERE**

**888-687-6444 • [www.PEELinc.com](http://www.PEELinc.com)**

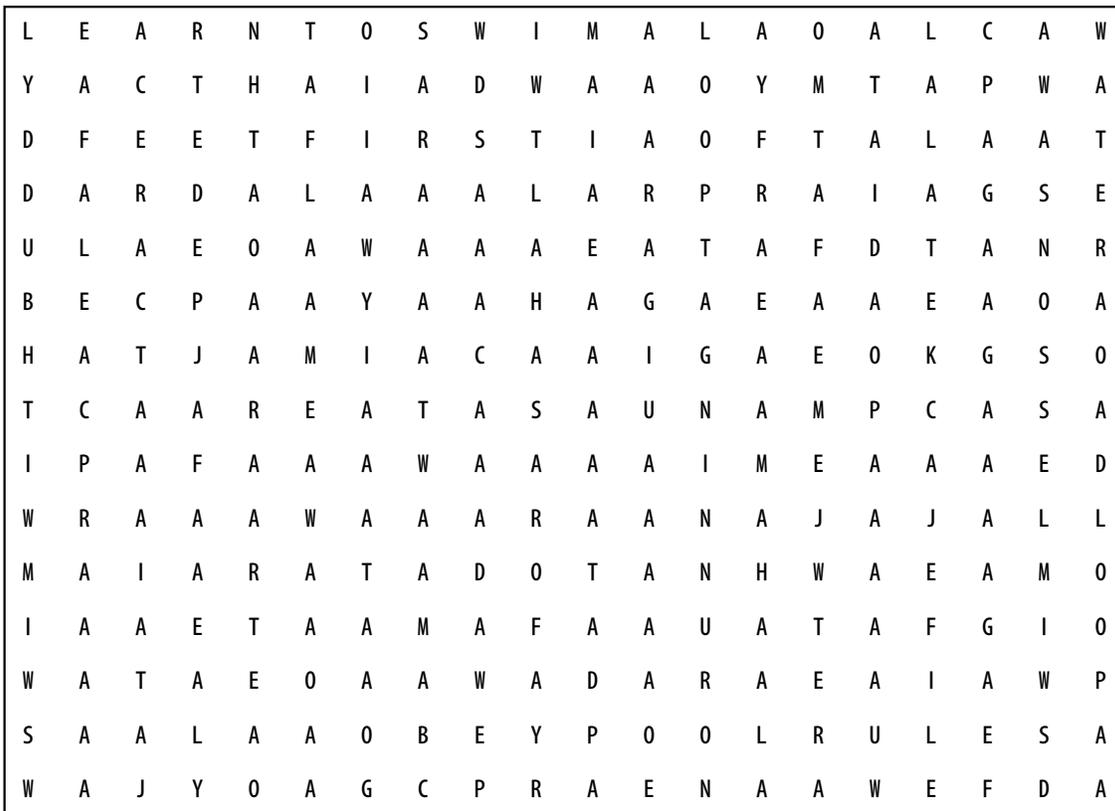
**NO MATTER THE SIZE OF YOUR BUSINESS, WE'VE GOT ROOM FOR YOU!**



COLIN'S HOPE

Increasing water safety awareness and standards

## Water Safety Word Find



**Find and circle all of the words that are hidden in the grid.  
The words may be hidden in any direction.**



POOL  
LIFE JACKET  
LIFEGUARD  
LEARN TO SWIM  
NO RUNNING AT POOL

SWIM LESSONS  
FEET FIRST  
SWIM WITH BUDDY  
OBEY POOL RULES  
WATER WATCHER



For more information check out our website at:

[www.colinshope.org](http://www.colinshope.org)

Colin's Hope is an all-volunteer 501(c)(3) nonprofit organization that creates and supports programs that aid in preventing children from drowning. Despite numerous sources for water safety, the number of children who drown per year is staggering. Colin's Hope of saving children from drowning is being achieved through increased water safety awareness and improved standards throughout the community.



*Nancy Dennis*  
& Associates  
*Selling Homes of Distinction*



September 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

*Nancy Dennis & Associates*

**817-992-7889**

Nancy.dennis@cbdfw.com  
www.NancyDennis.com



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