

Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

Volume 4, Number 10

October 2009

Letter From The Editor

This month, I can't help but offer a few of my personal reflections for you. This is the time of year when your board members are working to set the vision for our neighborhood and create a budget that supports these goals. And this is the time of year that we look forward to the coming year and plan for orderly transition of the business of the Board to new members – which we are seeking now.

Here is what I wanted to share with you. I've lived here for almost 15 years but these past two years are the first time that I have ever served on our HOA Board in any capacity. In prior years, my only connection to what was going on in Woodland Hills came by attending the annual meetings, paying my dues and reading the newsletter. Much like all of us.

But as I sat in the annual meetings, I sometimes wondered "who are these people who sit on the Board"? How did they get there? Is it some sort of clique of special friends that are making decisions for me?

Are you wondering the same thing? If so, let me tell you what I've learned. First, when I joined this group of volunteers, I found that I didn't know any of them other than two who were relatively new neighbors on my block. I'd seen Darlene at the front table of the meetings because she has served so willingly and so beautifully for many years. Other than that everyone was new to me. So, no – the Board is not a special clique of friends. It is a good mixture of people from all over the neighborhood – men, women, young and not so young, all are working in some form whether career, in home or part-time. Everyone has other activities to attend to. Much like all of us.

The way that I got into serving was that I was contacted by a member of the nominating committee who explained all the duties and time requirements and found out that this is not a hard thing to do. And who are these people? Just regular folks. Just neighbors like you who are willing to do just a little bit to help our HOA function properly. Much like all of us? Please carefully consider whether you would be willing to serve. It takes only a little time. You can make a difference.

WHHOA Board – Nominating Committee for Open Positions

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.

We have formed a nominating committee to help find qualified, interested parties willing to help. Lance Andrews (current President) and one additional Board member (TBD) will be assisted by the efforts of our resident neighbors Joel Moberly and Malinda Hall. In order to serve on the Board, you must be a member of the HOA in good standing, available to attend meetings, and follow up on tasks and activities for the continued support of Woodland Hills. If you have an interest in serving on the Board, please contact any current Board member, Joel Moberly, or Malinda Hall.

Deadline for Newsletter Submissions

Homeowners deadline for the November 2009 issue is 5pm on October 19th.

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.

Woodland Hills

BOARD OF DIRECTORS

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.....	817-571-6160, lrandrews@sbcglobal.net
Vice President	Mark Skinner
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Secretary/Treasurer	Janece Garlish
.....	817-358-9042, jgarlish@yahoo.com
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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@selectmgco.com

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PUBLISHER

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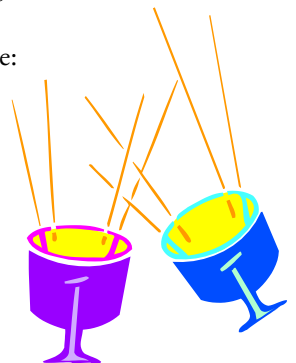
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Business classifieds (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office at 888-687-6444 or advertising@PEELinc.com.

Spotlight On....

Selda Wright of Pembroke Parkway South

1. My family consists of: my husband David, oldest son Reece, my youngest son Andrew, and our two dogs Dusty and Choco.
2. I grew up in Ankara, Turkey.
3. Something interesting or unique about your childhood; I traveled extensively with my family every summer exploring the Roman ruins and the museums in Turkey. The country was my playground.
4. My hobbies are: Reading, photography, cooking, baking, exploring the wonderful world of wine, and Yoga when I get the chance.
5. What keeps me busy is: My home based business, plus my family. Oh wait, and the puppy I'm housebreaking this summer.
6. My work is: I work out of my home as an Independent Wine Consultant; representing "Napa wines at your home". If you would like to see what it's all about, take a look at www.napaatyourhome.com or contact me at selda1@earthlink.net
7. I volunteer at my youngest son's school, Heritage Elementary.
8. In my idle time, I like to: Step into my garden with a cup of tea in the mornings or a glass of wine in the evenings, and watch the Hummingbirds as they feed like fairies.
9. My pet peeve is: Being seated by the bathrooms at restaurants (which I don't).
10. I wish I were more, patient with metroplex traffic.
11. If I could change one thing about my lifestyle it would be: travel for leisure.
12. I've lived in Woodland Hills for seven years.
13. What I like most about living in Woodland Hills is my friendly neighbors, nice tall trees, and well kept yards.
14. My dream vacation would be: wine tasting, cooking classes, along with visiting archeological sites, and sailing.
15. My fantasy dinner party would include Billy Holiday, Julia Childs, Meryl Streep, and Ataturk (the founder of Turkey's democracy).
16. Best book I ever read was Gift From The Sea, by Anne Morrow Lindbergh, and my favorite movie is Doctor Zhivago (I was six years old when I first saw it, and left a life long impression.)
17. If I could be a super-hero, I'd like to be: Sorry, but I don't have super hero characters wandering in my mind.
18. My favorite meal is: Veal Marsala with wild mushrooms, and glass or two of Pinot Noir with it.
19. Something most people don't know about me is: I am very industrious.





Laurie and Joel Moberly, sales professionals in the Southlake office of Coldwell Banker D/FW, receive congratulations from Clark Toole, president and chief operating officer, center, on being named to the Coldwell Banker International President's Elite for the 10th consecutive year.

Moberly Team reaches milestones

The Moberly Team, Laurie and Joel, sales professionals with the Southlake office of Coldwell Banker Residential Brokerage-Dallas/Fort Worth, has reached considerable milestones. The husband-and-wife team received the prestigious Coldwell Banker International President's Elite award for the 10th consecutive year.

They were honored at the company's recent Awards Celebration 2007 in Arlington and at the Coldwell Banker International Business Conference in Las Vegas.

What is the secret of their success?

It is the tireless dedication to customers who want to buy or sell real estate in Southlake and other areas of the Metroplex.

Many people, such as Beth and Dave Neppi, have relied on the extensive real estate services of The Moberly Team and Coldwell Banker D/FW. When Mr. and Mrs. Neppi first moved to the Southlake area from Iowa four years ago, they were amazed at the breadth of homes the Moberlys were ready to show them.

"Laurie and Joel were very good at relationship building and spent most of the weekend with us showing us homes," Mrs. Neppi says.

"They had lined up about 40 homes and we found the perfect home that weekend and put an offer on it."

Several years later, with two active boys, the Neppis needed a place with a bigger yard. They didn't hesitate to call the Moberly Team to help them find a new home and sell their current house. The home sold in 11 days, and the Moberly Team found the Neppis a larger home in Southlake a short time later.

"Laurie and Joel stayed in constant contact with me while my husband was on the road traveling," Mrs. Neppi says. "She also recommended we use Coldwell Banker

Home Loans. It was a fantastic experience and a very easy process with the 1-800-number option."

Because of their dedication to customers, The Moberly Team has been honored by Coldwell Banker on numerous occasions.

"Laurie and Joel represent Coldwell Banker's pledge to deliver exceptional experiences. They are among the top 2 percent of Coldwell Banker professionals worldwide," Clark Toole, president and chief operating officer, says.

For more information, call 1-817-442-0269 or visit www.cbdw.com/moberlyteam.

THINKING OF SELLING YOUR HOME?

**No one knows Woodland Hills better than Laurie or Joel
Luxury property specialists**

**Over 70 homes sold in Woodland Hills since 1993
Special rates for special people, our neighbors**

Selling Colleyville, Southlake and Keller since 1993

"BE READY TO MOVE"

Woodland Hills

Babysitter Needed

Hello Neighbors! We are looking for a responsible young adult or friendly neighbor(s) to babysit on occasion for a 22 month old boy and a 3 month old girl. We usually leave them with Gramma, but it would be nice to have a neighbor that would be able to help out on occasion...and would want to earn some extra money.

Please contact Shauna Ferguson at shaunamferguson@gmail.com or 214.697.6029 if you would like to offer your services. Thank you!

Your Input Requested - 2010 BUDGET

It's that time of year already. We are planning for the 2010 budget for our HOA and would like to have the input of our residents. You can send your input to our Property Manager, Amy Edwards. She will collect and consolidate your suggestions as we prepare for the coming year.

As you know, our neighborhood is over 20 years old now and maintenance is a key part of the budget. You might be surprised at the many maintenance areas that are supported by dues that have not been raised in a number of years. Maintenance is one of those areas that we cannot deplete so that we retain property values and attractiveness of our neighborhood – both for our own enjoyment today and for resale some day in the future.

But when we think of the long-term goals – beyond normal maintenance - it would be nice to know what areas you would like your Board to focus on. Here are some vision topics that might get you thinking about your desires:

- Playground equipment in the park
- Replacing trees in the park
- Further sidewalk replacements in the park
- Beautifying our entryways
- Erosion control
- More social activities to get people together

Other Ideas? Please send a note to Amy Edwards at aedwards@selectmgco.com or contact any WHHOA Board member as listed in the front of this newsletter. Thanks!

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Garage Sale Success!

Lots of cars were quickly proceeding from house to house well before the 8am start time for our garage sale September 19th. We walked our block to talk with neighbors and see how well things were going. There was a huge crowd of cars in Beckley Court with multiple families joining together in the McWilliams and Sullins driveways.

Seen around the block were Ross and Mary Carnes of Glendale who showed us the money from their garage sale too! It was great to find out the Mary and Ross are the original owners of their home where she serves as one of three block captains on Glendale. They are planning a theme for the October Night Out in the park and hope to rejuvenate the social activities for Glendale neighbors. Keep up the good work Mary, Ross and all of Glendale Drive!



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.

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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 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. We'd love to share the stories of the people who make up our community.

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October 6th – Neighbor Night Out Event

Hopefully, this month's newsletter will reach you just in time to serve as a last minute reminder of this fun 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. 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. Please plan on bringing the entire family down for a cool evening of fun and friendships.



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What's Happening in Woodland Hills?



- ★ 8 Properties Currently Listed For Sale
 - Average List Price - \$486,750
 - Average Price Per Sq.Ft. - \$120.11
 - Average Days on Market - 91
- ★ 1 Property Currently Under Contract
 - Average List Price - \$418,900
 - Average Price Per Sq.Ft. - \$120.37
 - Average Days on Market - 10
- ★ 14 Properties Sold in the Last 6 Months
 - Average List Price - \$418,736
 - Average Price Per Sq.Ft. - \$117.07
 - Average Days on Market - 105

(As of 9/23/09)

Chris Minter,
10 year
Woodland Hills Resident



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Safe &
Happy
Halloween!

WD



Nancy Dennis & Associates

Selling Homes of Distinction



October 2009

Woodland Hills Real Estate Stats

13 Homes Sold in Recent 6 months in Woodland Hills

Priced from \$225,000 to \$750,000

Average Days on Market = 110

Average Price per Sq.Ft. = \$ 117.77

Sales Ratio to List Price = 98% Average

Nancy Dennis & Associates

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9 Homes for Sale — Current

4104 Beckley Ct.	\$399,000	4209 Chrismac Way	\$399,900
3304 S. Pembroke	\$454,900	3200 Wilton Woods Ct.	\$461,900
3404 Crossgate Cir.	\$479,900	4108 Pembroke Pkwy.	\$499,500
4414 Eaton Cir.	\$499,900	3400 Crossgate Cir.	\$499,900
3404 Windsor Ct.	\$699,000		

1 Home Pending: 3302 Queensbury Way \$418,900



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