

Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

Volume 4, Number 11

November 2009

Deadline for Newsletter Submissions

Homeowners deadline for the December 2009 issue is 5pm on November 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.

Mark Your Calendars – Annual Meeting

Please be sure to save the date now for our annual meeting. We meet each year on the first Monday of February. This will be on February 1st, 2010. We anticipate holding it at the Colleyville Community Center. More details will be coming, but please hold the date. We appreciate your participation and interest in our community!

“Woodland Hills Clean Up”

By Amy Edwards, Select Management

As you know, Select Management was hired to work with your neighborhood starting this past February. We have been working together with you to help restore and maintain a clean, orderly, attractive subdivision. The Board of Directors for Woodland Hills has tasked Select with the duty and responsibility to inform homeowners of covenant compliance issues. These are the same rules that each homeowner have always been required to abide by, nothing new.

Select Management will be conducting a “clean sweep” through the entire neighborhood so that together we can get your neighborhood looking better than ever. If you have things you’ve been meaning to get around to, let me encourage you to do so now. This includes unkempt yards, improper storage of boats, trailers or cars, fence repairs, and general upkeep of your property. Avoid receiving a notification from the property management company by taking care of these issues now. Thanks in advance for your cooperation and participation in this important part of living in Woodland Hills.

Pembroke Parkway Block Party

Janet and Rod Balke really know how to get their neighbors together! The event was well attended on a beautiful crisp autumn evening. What a great group of folks who all chip in together to take over the cul-de-sac to set up tables, grills and music. Please take a look at the photos to see how much fun they all had!

Block captains – please be sure to send photos of your block parties for next newsletter!



*Janet & Rod Balke as
Block Captains*



Halls & Grays Chat



*Beautiful Neighbor
Girls*

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	Janece 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@selectmgco.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. 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.

ABBY LETT STARS IN *Macy's Day Parade*

Abby Lett of Scarborough Lane (age 16) is going to be in the Macy's Day Parade this year! Macy's asked Stagedoor Manor (NY theatre camp) to choreograph the finale with Santa. Over 400 kids from the camp applied and Abby was one of 60 selected. She will be going to New York City for Thanksgiving, rehearsing all week and then performing on the main stage with Santa for the Finale!

Abby has been dancing since the age of three and is currently a sophomore at Booker T. Washington High School for the Visual and Performing Arts. Let's all watch for Abby on TV as we watch the Macy's Day Parade!

*Congratulations
Abby Lett!*



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.

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.



Latest neighborhood statistics ending 10/19/2009

homes for sale: 12
Ave. Price Sq. Ft. \$120.83
High: \$135.56 Low: \$102.49
Ave. days on market so far: 103

Homes sold since 1/1/2009: 15
Ave. price Sq.Ft. sold: \$115.02
High: \$132.61 Low: \$100.57 Mean: \$117.10
Ave. days on market: 109

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 since 1993

“BE READY TO MOVE”

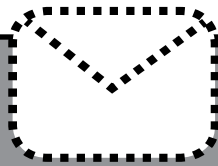
Woodland Hills

Crime Watch

Recently some petty crimes have been reported in our neighborhood. These were theft of property from cars that had been left unlocked and graffiti on the basketball hoops in the park. It was probably the pranks of youth, but we should all be aware that difficult economic times can make criminals more aggressive and we should all be vigilant to make sure that crime doesn't come to visit Woodland Hills often. Pranks of school children still cost money from our HOA to repair damages so keep an eye out for the offenders. And please don't be an easy target for thieves – lock your cars, lock your house, use your alarms, put valuables away and have someone watch your home while you are away during the upcoming holidays. Have a safe holiday season!

Go Green Go Paperless

Sign up to receive *The Woodland Hills Newsletter* in your inbox. Visit PEELinc.com for details.



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.

HAVE A REASON TO CELEBRATE?

We'd Like to Hear About it!

Email your news to articles@peelinc.com

PROMOTE YOUR BUSINESS *in Style!*

- BUSINESS CARDS / BUSINESS CARD MAGNETS / MAGNETS
- POST-IT® NOTES / CUBES & MEMO PADS / DECALS
- BUMPER STICKERS / MEMBERSHIP CARDS & ID BADGES
- PERSONALIZED WRITING INSTRUMENTS / CALENDARS
- HEALTHCARE PROMOTIONS / DRINKWARE & KOOZIES®
- NEWSLETTERS / BOOKLETS / FLYERS
- ENVELOPES / LETTERHEADS / RUBBER STAMPS
- BUSINESS FORMS / AND MUCH MORE....

NEED AN ADVERTISING SPECIALITY ITEM?

1-888-687-6444 ext. 24

Quality
PRINTING COMPANY



Experience Matters
Doing business for
30+ years.



Woodland Hills

Welcome New Neighbors!

Please join us in welcoming the newest additions to our neighborhood. This represents a list of all new homeowners since January 1st of this year.

JAMES AND KRISTINE BOSTICK
3909 BOWDEN HILL LANE EAST

DON AND RUTH GUTHRIE
3405 CROSSGATE CIRCLE NORTH

MARC AND KATIE BOTIK
4803 EVERS HAM COURT

DRUE AND CHRIS POUNDS
4903 EVERS HAM COURT

DENNIS AND ROBERTA ROPER
3002 GLENDALE DRIVE

NANCY EMITTE
3203 PARK VIEW COURT

JOHN AND STACY DWYER
3303 PARK VIEW COURT

STEVEN MCINTOSH
3304 PARK VIEW COURT

ROBERT AND BARBARA CARLISLE
390 PEMBROOKE PARKWAY WEST

GIHYON CARRINGTON
3302 QUEENSBURY WAY WEST

THOMAS AND JACQUELINE OLEY
3303 ST. ALBANS CIRCLE

CHELSEI LAKE
3301 WILTON WOODS COURT

Scary Houses!!

No, we're not talking about ACC violations this time. It's Halloween and we have some really fun families putting up their scary decorations. Watch next month for more photos. Here are two to enjoy now as seen in the neighborhood!



3523 Crossgate Circle E



3101 Eastonbury

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!

 **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.

Woodland Hills



Night Out in the Park

Christie Kimbell, Social Chairperson

Thanks to all who participated in our Neighbor Night Out event in the park October 6th. Although this was during the two solid weeks we had of rain, we were lucky that the rain held off for one evening and enabled us to have a great time visiting with everyone.

Special thanks to all the block captains who set up fun tables for the kids to do some advance trick or treating! Food was good and the entertainment was great. Please see the photos for more fun.



Garage Storage, Cabinets & Flooring



Garage Outfitters of Southlake

*Come visit our SHOWROOM or call
for a FREE estimate!*



2707 E. Southlake Blvd #110
Southlake, TX 76092
(next to Cristina's Restaurant)

817-416-3790



**mention ad and see store for details*

Woodland Hills

Hello Woodland Hills Homeowners:

I found this article by Neil Sperry, an authority on landscaping in the Texas area. He makes the following ten suggestions in his article "Ten Things To Do Soon" on his website, www.neilsperry.com. I thought they were wonderful tips for all homeowners at Woodland Hills. There are plenty of options and opportunities for gardeners this time of year. Here, as a quick checklist, are some of the most critical.

- Dig and divide spring-flowering perennials, including violets, oxalis, iris, daylilies, Shasta daisies, coneflowers and hardy amaryllis.
- Plant cool-season annuals, such as pansies, pinks, snapdragons, ornamental cabbage and kale, and others.
- Keep mowing right up until frost. Letting grass grow taller does not increase its winter durability. Tall grass actually becomes weak grass.
- Keep fallen leaves off your lawn. They compact, trapping moisture underneath. Turf diseases love those conditions. Either bag or rake them. Use them in the compost pile. Do not send them to the landfill.
- Remove dead or damaged branches from trees before the trees lose their leaves. That way you can distinguish them from healthy limbs.
- Apply glyphosate herbicide to lawn areas where you want to develop a new garden plot late this winter. You must spray before grass and weeds go dormant for winter, or you'll have to wait until April.
- Root-prune established trees and shrubs you intend to transplant this winter. Cut around the plant at the location where the final digging will be done. The severed roots will send out new roots, and they will hold the soil ball together more firmly.
- Clean and oil hand tools when you have finished using them for the season. Take power equipment in for repairs.
- Prepare houseplants for move indoors for the winter. Gradually acclimate them to darker conditions by cutting back on the water and nutrition you give them.
- Buy quality bulbs from independent retail garden centers – where you can talk to the experts. Remember that tulips and Dutch hyacinths must be given artificial "chilling." Put them into the vegetable bin of your refrigerator for at least 45 days at 45 degrees. Daffodils and grape hyacinths can be planted as soon as you buy them.

Please check out Neil Sperry's website for more wonderful tips on landscaping in the tricky climate of Texas.

Have a wonderful day!

Amy Edwards, Senior Property Manager



HELP YOUR BUSINESS GROW



ADVERTISE HERE

888-687-6444 • www.PEELinc.com

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

New Cell Phone Law

*"I'll Have to Call You Back;
I'm in a School Zone."*

THE LAST SESSION OF THE TEXAS LEGISLATURE
PASSED A NEW LAW MAKING IT ILLEGAL TO USE
YOUR CELL PHONE IN A SCHOOL ZONE. THE
EXCEPTIONS ARE:

- if you are using a hands free device
- if your vehicle is stopped
- if you are calling 911 for an emergency.

The law took effect September 1, 2009. Soon you can expect to see new signage in school zones reminding drivers to hang up or face a fine of up to \$200.



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.

Spark Power Bank

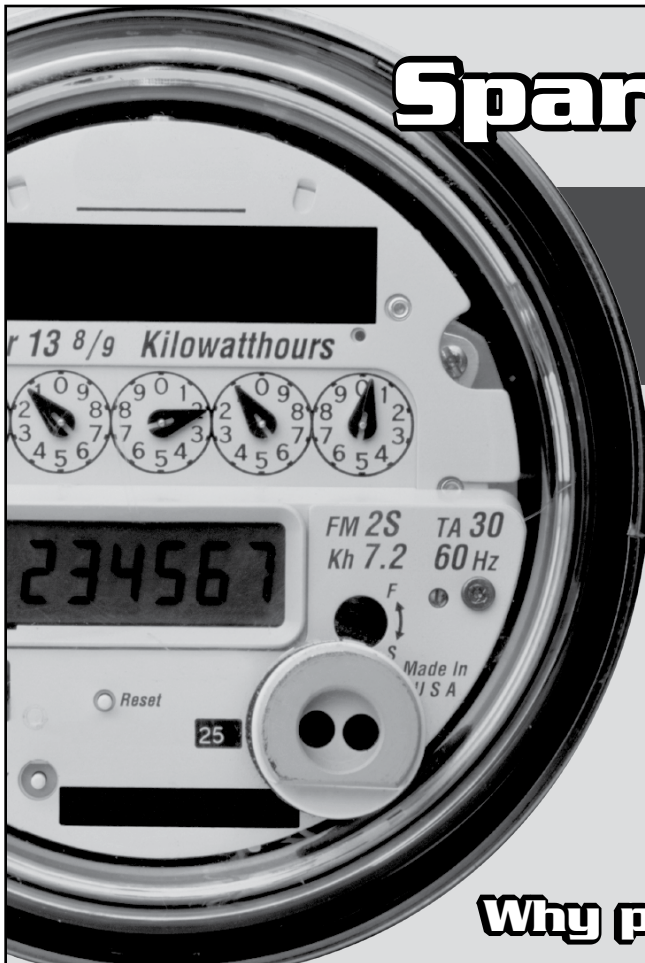
***We Challenge What
You Pay For Electricity***

**SIGN-UP ONLINE TODAY!
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?



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



Happy Fall, Y'all!

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

Each Office Independently Owned and Operated.



What's Happening in Woodland Hills?



- ★ 12 Properties Currently Listed For Sale
 - Average List Price - \$440,808
 - Average Price Per Sq.Ft. - \$120.83
 - Average Days on Market - 104
- ★ Zero Properties Currently Under Contract
- ★ 13 Properties Sold in the Last 6 Months
 - Average List Price - \$414,715
 - Average Price Per Sq.Ft. - \$115.86
 - Average Days on Market - 95

(As of 10/20/09)

Chris Minter,
 10 year
 Woodland Hills Resident



MINTER TEAM
 REAL ESTATE WITH RESULTS
Luxury



Attention KIDS: Send Us Your Masterpiece!

Color the drawing below and mail the finished artwork to us at

Peel, Inc. - Kids Club

311 Ranch Road 620 S, Suite 200

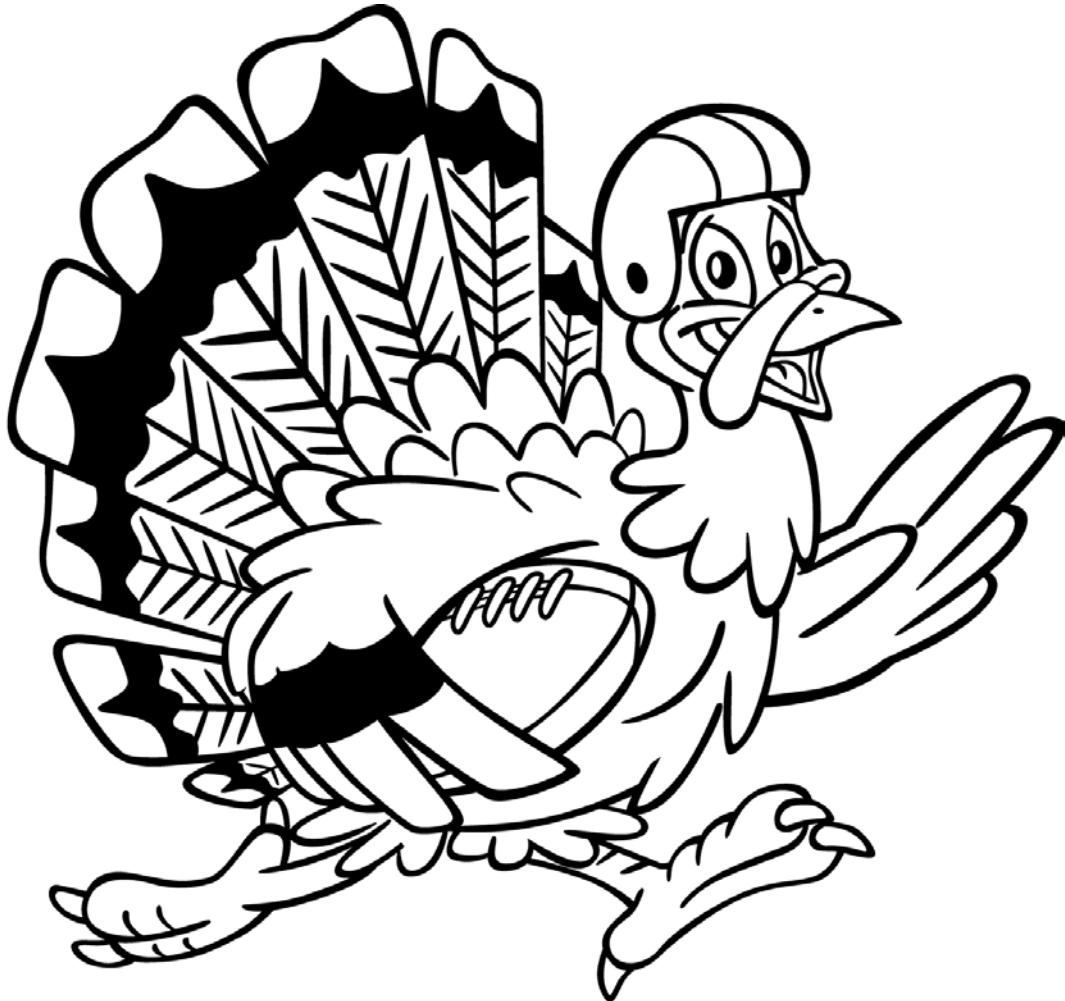
Lakeway, TX 78734

We will select the top few and post their artwork online at www.PEELinc.com. DUE: November 30th

Be sure to include the following so we can let you know!

Name: _____ Email Address: _____
(first name, last initial)

Age: _____ [This information will only be used to notify you or your parents if your artwork was selected.]



WD



Nancy Dennis & Associates
817-992-7889
Nancy.dennis@cbdfw.com
www.NancyDennis.com







Nancy Dennis

& Associates

VOTED BEST D 2006 **VOTED BEST D 2007**

Selling Homes of Distinction

November 2009
Woodland Hills

Listed & Sold by Nancy in Woodland Hills

4402 Eaton Circle 	4705 Summit Hill Ct. 
4105 Martin Parkway 	3402 Langley Hill 
4301 Martin Pkwy. 	3124 Woodland Heights 



Selling Homes
Homes of Distinction Like Yours
throughout Colleyville