

Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

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January 2010

WOODLAND HILLS

Web Site

This newsletter editor has a New Year's Resolution to share with all of you! We have a web site established through Select Management for all Woodland Hills residents. My personal goal for 2010 is to start directing more of our articles and information to the web site so that you may access the information you need at any time.

Please make note of the web site: www.woodlandhills-hoa.com. It's pretty easy to remember or you can bookmark it as a favorite. Now, this is a work in progress and you may not find much on the web site yet. But I am hopeful to put more useful information on the web next month.

THE TYPES OF THINGS YOU CAN FIND NOW ARE:

- Resident names and addresses. Phone numbers are coming. This will give us an always up-to-date directory. Hooray!
- Online Forms for ACC approvals
- A place where residents can post items for sale
- Community Events
- Breaking news (crime watch or issues)
- Communication with Select Management and Woodland Hills Board

In order to use the web site, you will first need to submit a login request. Go to www.woodlandhills-hoa.com and click on submit login request – which is basically providing your name and address information. You will then receive an email with your login information and be able to access the entire site. I encourage you to go ahead with requesting your login so that you will be ready when we start having information online next month.



DEADLINE

for Newsletter Submissions

Homeowners deadline for the February 2010 issue is 5pm on January 18th.

If you have time sensitive information for the beginning of the month, we suggest you submit your article 2 months in advance. We'd love to have family news: births, marriages, graduations, etc.

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. The meeting will be at 7pm at the Colleyville Community Center. If you cannot attend, please sign and return the voting proxy that you receive via the mail. All proxies are needed to ensure that we have a voting quorum for our HOA. We appreciate your participation and interest in our community!

Woodland Hills

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NEWSLETTER INFO

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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.

MESSAGE

To Young Drivers

Several parents have asked that we include this notification for all the new drivers, teen drivers and even college drivers. Here's the message:

Slow down. Make full stops. Watch carefully.

This is a neighborhood full of walkers, joggers, children, etc. Your care is essential to making sure that no one gets hurt. And remember – we know who you are and where you live. And we won't hesitate to let your parents know if we see driving that suggests adult supervision is needed. Fair warning – now it's up to you. Thanks for your cooperation!

Flag Donation Needed

Please contact Darlene Page if you would be willing to donate a flag for our park. The Krupps family graciously donated the most recent flag and we are hoping that a number of residents would like to help in maintaining this most precious symbol of our nation in pristine condition. Thanks in advance for your help!

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Airplane Noise Concerns

Submitted by Pedro Reguero

My family and I moved from Grapevine to Woodland Hills in 2000. Woodland Hills offered us a great neighborhood, close to everything in the Metroplex and above all a safe haven from aircraft noise. We had no desire to live under the noisy conditions in Coppell, Southlake or Flower Mound. I remember discussing and studying the DFW airport expansion plans with our realtor and highlighting the areas we wanted to live, based on the neighborhood position with the DFW Airport and the traffic pattern. Woodland Hills was our first choice. [Editors note: Pedro is a commercial airline pilot]

Two years ago, I started noticing what I perceived as an increase in aircraft traffic over the southeast section of Woodland Hills. That was the beginning of a series of communications with Mr. Harvey Holden the DFW Noise Compatibility Planner. Mr. Holden and I have exchanged numerous telephone calls, emails and I have even visited his office on the east side of DFW.

While working with Mr. Holden I kept a log of the aircraft flying over Woodland Hills, Woodland Heights and the neighborhood just south of us in Bedford. Every day I would log between 35 and 42 aircraft entries and would make an educated guess at the altitude and heading the aircraft were flying. With logs in hand, Mr. Holden and I started a comparison and many questions started to surface. The aircraft departures in question depart from the north/south runways on the west side of DFW. The majority of the aircrafts are ATR-72 Turbo Props and they are at an altitude of 1200-2000 feet over our homes.

FOLLOWING ARE MR. HOLDEN'S ANSWERS TO SOME OF MY QUESTIONS THAT I WOULD LIKE TO SHARE WITH YOU.

1. Why do we have more planes flying over Woodland Hills?

You do not have an increase in numbers. Departure control efficiency and desire to save fuel have made a difference in the "tightness" of the departure corridor. Back in 2005 the aircraft departed and received instructions from the controllers as to when to start the turn towards the west. When the radio chatter was high, the aircraft traveled southbound longer prior to being authorized the westbound turn. The result was a wider fan like departure and a higher altitude over your neighborhood. Today in 2008 and 2009, the aircraft may start the westbound turn without talking to the controller. The turn occurs more on the same geographical position and the departure pattern/corridor then becomes more "tight".

2. If we have the same number of planes, then why the perceived increase in noise and traffic?

Mr. Holden built a "gate" or tunnel from Scarborough to Cheek Sparger. He then placed data for three different Tuesdays in 2005, 2008, and 2009, over the gate and on all three Tuesdays, sixteen airplanes flew through the gate. The noise level is due to the aircraft type and the altitude. Prior aircraft type, the SAAB-340 was quieter with 65 decibels. Today's ATR are noisier with 73 decibels. (The

(Continued on Page 6)

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Woodland Hills

Airplane Noise Concerns - (Continued from Page 5)

FAA categorizes an aircraft noise footprint based on the number of passengers the aircraft carries—a noisier aircraft with more passenger capability is considered quieter than a smaller aircraft that carries less passengers. The ATR is noisier than the SAAB even carrying more passengers).

What we see and hear is the traffic “closer” to our neighborhood. If we look south of Cheek Sparger, around 35 to 42 aircraft every day the airport is on a South departure flow fly near Woodland Hills.

3. Is DFW in compliance with FAA noise regulations?

DFW is in complete compliance.

4. What can we do to improve our quality of life?

You can gather signatures and write your Congressman, he/she will in turn ask the FAA to study the situation, the FAA will then contact Mr. Holden and he will present the data he presented me to the FAA and our congressman.

5. Recommendations?

Make your desires known. The DFW noise compliance office makes recommendations to the different cities' development boards. Woodland Hills could benefit by letting the DFW know how we feel. Only calls that request a “formal noise complaint” be logged will get recorded as an official complaint.

6. Sleep Time?

I asked Mr. Holden if the airport, as a good neighbor, would respect our sleep time (they define “our” sleep time from 10 p.m. to 6 a.m.). He said they are already doing that by “minimizing” the number of events during these hours. Four planes between 5:30 a.m. and 6 a.m. is considered “negligible” as well as a “straggler” at 4:19 a.m. every once in a while. I get up after the first aircraft over flies my house at 5:34 a.m. daily during south flow.

7. Property Values?

Believe it or not, according to DFW, our homes have higher property value by being closer to the DFW airport than the same exact home five miles away. This conclusion came from a study done by DFW when they built the seventh runway on the east side and had to relocate families.

8. Future Runway?

As for the construction of the “new” west runway, Mr. Holden explained that DFW would have to justify the expenditure based on need and departures have decreased in the last 15 years. Should departures increase at some point in the future and if DFW Airport can justify expansion, we would experience significant noise level increases.

(Continued on Page 7)

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Airplane Noise Concerns - (Continued from Page 6)

My personal assessment:

According to the FAA, the westbound fan shaped departures out of DFW can cover from 230 degrees to 270 degrees. The southeast corner of Woodland Hills is the 230 degree boundary. As the airport continues to seek more fuel efficiency and automation is implemented, you will see more and more aircraft traffic over the entire area between Cheek Sparger and Glade Road. I have been sitting outside with friends that live off Hall Johnson and another family that lives in Summer Brook and both have commented on the traffic changes over the neighborhood they live in.

If you are concerned with the situation, when you hear an aircraft over your home, call 972.973.5570 and file a formal noise complaint. Use exactly those words: Formal Noise Complaint. If it's in the middle of the night leave a message, they will return the call. DFW only keeps records of "formal" noise complaints. If you file a formal noise complaint, I would like to keep track of it on behalf of our neighborhood. You can send an email to me at: pedroreguero@hotmail.com. Just make note of date and time of you called to report noisy aircraft.

DFW wants to be a good neighbor to Woodland Hills, just as well as Woodland Hills wants to be a good neighbor to the airport. There are two simple requests we could make if all neighbors are on

board with signed letters/petitions, number one, request the airplanes don't turn westbound until reaching 1000 to 1500 feet and or request they climb to 3000 feet westbound. Reaching a higher altitude will require time and distance that will give us a little more buffer from the noise. Let's be pro-active and not wait until the situation gets out of hand. We can respectfully make our opinions heard.

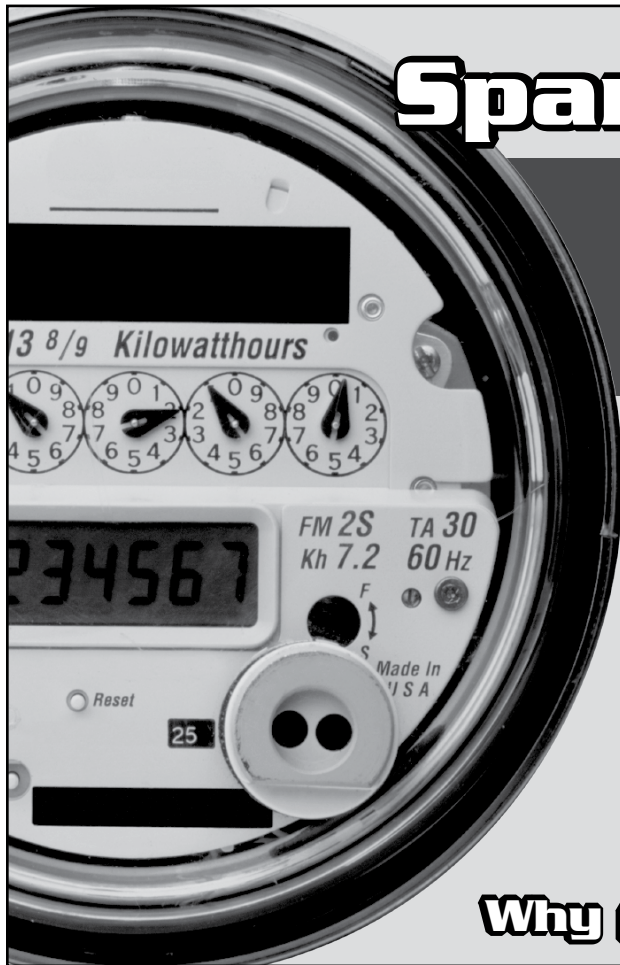
Mr. Holden has extended an open invitation to the DFW noise compliance office to all residents of Woodland Hills.

Crime Notice

Submitted by Reece Norris

I live at 3407 Langley Hill Lane in Woodland Hills. I just wanted to write to let you know that my wife's car and our next door neighbor's car (3409 Langley Hill Lane) got broken into on Dec. 2. I just thought you could help inform the other members of our community to be extra careful. The car was locked and they broke the window and stole several pieces of my wife's photography equipment and Ipad. They also broke my next door neighbor's car window to steal from them.

Just wanted to make sure the WHHA residents knew to be on the lookout for theft



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January 2010

Woodland Hills



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*Statistics from Netreis November 2009

TRASH COLLECTION

After Thanksgiving, we had some confusion about garbage collection. I always remembered it being picked up the following day, but that was not the case this year. So, I checked it out for all of us for 2010. We will have our normal schedule (every Monday and Thursday) throughout 2010 with the exception of Thanksgiving. There will be no pickup on Thanksgiving Thursday. All will be delayed until the following Monday. The following is from the City of Colleyville public web site for your review.

Garbage Collection & Recycling

Most trash and debris, when properly bundled and/or contained properly, can be disposed of at curbside with your regular Monday and Thursday garbage service.

To report a missed trash pickup on your street, click [here](#) or call 817-503-1112.

The following is a brief description of the disposal services provided to Colleyville residents by Independent Environmental Services, Inc. (IESI).

All containers and bags must be left at curbside no later than 7:00 a.m. on pick-up day.

Garbage should not be placed at curbside more than twenty-four (24) hours prior to pick-up day.

HOLIDAY PICK-UP

For information about the collection schedule for the Christmas and Thanksgiving holidays, please see the front page of this website, under City News (left-hand portion of the screen).

For more information regarding schedules, routes, and garbage or recycling customer service, please call IESI at 817.222.2221 or visit online at IESI.com.

Household garbage and trash are collected from single-family residences twice weekly. Items must be placed on the curb and contained in a secured bag, box, or can, or tied and bundled and be fifty (50) lbs. or less in weight.

Brush, tree limbs, and fencing must be tied in bundles not to exceed four feet (4') in length and fifty (50) lbs. in weight. Up to four (4) bundles will be collected per pickup.

Bulky items, including stoves, furniture, hot water heaters, dishwashers, etc., placed on the curb will be picked up as part of the regular collection service. Customers are allowed four large-item pick-ups of up to four cubic yards per year. Additional large-item pick-ups will be billed at \$9 per cubic yard, with a \$48 minimum.

Construction or renovation debris may be collected through IESI for a fee. These items require special equipment and, without special arrangements, can slow service for others.

Items that will not be collected include construction debris, building materials, dirt, rocks, tires, oil and oil filters, batteries, and hazardous wastes. **IMPORTANT NOTE:** Federal law prohibits collection of air conditioner, refrigerator or freezer units unless certification is provided that the CFCs have been removed by a certified technician.

For non-bundled brush stacked at curbside, IESI will remove brush for a fee. To arrange for this service, contact IESI at 817.222.2221 or visit online at IESI.com. A representative will quote a price for the disposal based on the amount of non-bundled brush.

Colleyville residents do not have free access to any area landfill. Dump charges are based on the weight or size of the load and will vary from site to site. Disposal of biodegradable items (tree limbs and brush) may be less expensive if taken to an area composter.

Household Hazardous Waste Items - Colleyville residents can dispose of household hazardous waste items (pesticides, paints, chemicals, etc.) at the city of Fort Worth's Environmental Collection Center. Take a recent water bill with you as proof of residency. The ECC is located at 6400 Bridge St. between I-30 and Loop 820. For more information, visit the ECC link on the city's website. Fort Worth charges Colleyville a set fee per load, so please offer to also take your neighbors' sealed containers with you. Automotive items such as freon and motor oil can be taken to local automotive stores. Please contact the automotive stores before taking items.

THE FOLLOWING HAZARDOUS MATERIALS ARE PROHIBITED AND NOT COLLECTABLE:

- all fecal material (animal waste)
- oil sludge
- any radioactive
- pathological
- toxic
- acidic
- volatile material
- Other hazardous waste such as: tires, oil, batteries, paints, dirt, rock
- steel shavings

Find out how to dispose of hazardous waste.

Have a question about what to do with your household item that needs to be disposed of? Contact IESI at 817.222.2221 or the city of Colleyville at 817.503.1112.

HELLO WOODLAND HILLS

Homeowners!

Well, the holidays are over and it's almost time for Woodland Hills Annual Meeting. I hope you will be able to attend the meeting so I can put a face to the names of people I speak with on the phone. Details regarding the annual meeting will be coming your way soon! Your input regarding the community is important to your Board of Directors and Select Management. If you would like to volunteer for a committee, help is always appreciated! Please call or e-mail me if you are interested in serving your community!

Amy Edwards
Senior Property Manager



Attention KIDS: Send Us Your Masterpiece!

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WD

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What's Happening in Woodland Hills?



★ 9 Properties Currently Listed For Sale
Average List Price - \$417,511
Average Price Per Sq.Ft. - \$120.83
Average Days on Market - 117

★ 2 Properties Currently Under Contract
Average List Price - \$395,450
Average Price Per Sq.Ft. - \$137.18
Average Days on Market - 31

★ 12 Properties Sold in the Last 6 Months
Average List Price - \$397,642
Average Price Per Sq.Ft. - \$113.24
Average Days on Market - 78

(As of 12/21/09)

Chris Minter,
10 year
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