

Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

Volume 5, Number 3

March 2010

Greetings To You All From The 2010 Board Of Directors *For The Woodland Hills Homeowner's Association!*

As your new Board President, I want to extend a warm and joyous welcome to the New Year. What a great way to usher it in - over twelve inches of beautiful white snow and extra "holidays" for the kids! While it was absolutely gorgeous, the neighborhood did suffer its share of uprooted trees and broken limbs. Mother Nature has her own unique way of trimming the trees and shrubs, doesn't she? I'll bet most homeowners are now ready for warmer weather, sunshine and spring flowers! I know I am.

Before delving into new business, I would be remiss if I didn't acknowledge the tremendous effort, as well as the many hours, given by outgoing president, Lance Andrews. I am grateful to be handed the reins of a well-organized and smoothly run organization. Through his leadership and perseverance in the implementation of the new management company, we are more organized and focused than ever. Fortunately for all of us, Lance will continue to serve as treasurer, helping ensure a smooth transition. Thank you, Lance!

Janece Garlish and Christie Kimball served as our secretary/treasurer and social committee chairperson respectively. Not only did Janece keep our business records and keep tabs on our finances, but she also did a wonderful job mustering additional talent when needed on various committees. Christie is the one who put together those fun wine tastings, Fourth of July picnics, and the neighborhood Nights Out. Christie also coordinated the welcome committee for new residents. We will certainly miss both of their smiling faces, and the hard work they put into the WHHOA. Thank you Janece and Christie!

I cannot express how easy it is to lead an organization with great people. Our team has worked hard this past year to improve the Association, and to give it a vision for the future. With the engagement of Select Management Company, we are now embarking on a new era of increased professionalism and responsibility. Our finances are being closely monitored to provide the high quality living environment that we are accustomed to, despite the most recent economic hardships. I believe SMC's expertise will be invaluable, as we continue to seek ways to utilize our financial resources. Their accounting procedures are already paying dividends, thereby allowing the Board to instantaneously access and manage WHHOA revenues in ways not previously available.

(Continued on Page 2)

DO YOU HAVE NEWS TO SHARE?

We'd love to have family news: births, marriages, graduations, etc. We can also post items for sale, babysitting services, etc.

Homeowners deadline for the April 2010 issue is 5pm on March 18th. 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 Sink at 214-460-7072.

HISTORY IN THE MAKING

This month's article for "Spotlight On...." features Janice Gauntt who has some really fun stories to share about the beginning days of Woodland Hills. I happened to meet Janice at the WHHOA Annual Meeting and knew immediately that she would be interesting to interview for our newsletter! Please be sure to read about Janice's personal story (and her famous daughter). If YOU have a story about the origins of Woodland Hills, please call Helen Sink at 214-460-7072 and we will share your story too!

Woodland Hills

BOARD OF DIRECTORS

President	Mark Skinner
.....	214-957-1834, mskinner@scrtx.com
Vice President	Dave Pizzey
.....	214-460-3222, dpizzey@sbcglobal.net
Secretary/Treasurer	Mary Grigg
.....	817-266-4055, mary.grigg@yahoo.com
Treasurer	Lance Andrews
.....	817-571-6160, LR.Andrews@verizon.net
ACC Chairperson	Zack Bryant
.....	817-355-0650, zbryant@lwbpc.com
Landscape Chairperson	Darlene Page
.....	817-267-0144
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	OPEN, please volunteer
Property Manager	Amy Edwards
.....	972-755-1063, aedwards@selectmgco.com

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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.

Greetings To You All - (Continued from Page 2)



*Rachel Cruze and Friend
Build a Snowman*

It is my desire to improve the quality of life for all Woodland Hills residents, and to maintain our property values. We'll be undertaking some long-term planning for our park infrastructure such as trails, drainage/erosion, and equipment. While we don't currently have sufficient funds to do all the things we would like, we do want to be prepared in the event the Board can indentify sustainable revenue streams that will allow us to make improvements. In addition, I would like to see Woodland Hills become a Model Neighborhood in Colleyville. Louie Sullins, the city liaison for WHHOA, has put significant time and effort into this designation, and the qualifications are now in place with the exception of the "Block Captain" volunteers. Once we fill these positions, we can pursue the formal process. If you would like to volunteer to be a Block Captain, please contact Louie or me. We'd be delighted to have you.

I firmly believe the WHHOA is here to serve. If you have ideas or projects that you would like for us to consider, please send an email and let us know. If you have questions about how the Association works and what we really do, just ask. I look forward to serving as your president, and helping to keep life great in Colleyville.

*Sincerely,
Mark Skinner
President
WHHOA Board of Directors*

*Have a Reason to Celebrate?
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As your resident neighborhood Realtors, please consider us when interviewing for a Realtor. 30 minutes of your time can make a big difference in the selling experience. Since Laurie and I moved to Woodland Hills in 1985 and have owned 2 homes here, we have a vested interest in property values and promoting all the amenities Woodland Hills provide it's residents. We don't just sell homes, we sell the neighborhood!

“BE READY TO MOVE”
(We have sold 72 homes in Woodland Hills since 1993)

Woodland Hills

WHHOA BOARD ELECTIONS

Thanks to all who attended the annual meeting and those who submitted their proxy for voting. It is so important to have the input of the people who live here in Woodland Hills. This month, I have included photos for you of those who so willingly volunteer their time and energy for the benefit of all of us. Contact information for each Board Member is listed at the front of this newsletter.

- ELECTION OF DIRECTORS ON 02/10/10
 - Mark Skinner – President (new position)
 - Dave Pizzey – Vice President (new to Board)
 - Mary Grigg – Secretary (new to Board)
 - Lance Andrews – Treasurer (new position)
 - Zack Bryant – Architectural Committee Chair
 - Darlene Page – Landscape Chair
 - Louie Sullins – City Liaison
- COMMITTEE POSITIONS
 - Helen Sink - Newsletter Editor
 - Social Chairperson – open
- SELECT MANAGEMENT
 - Amy Edwards – Property Manager

(More Pics on Page 5)



Mark Skinner



Dave Pizzey



Mary Grigg



Lance Andrews



Zack Bryant



Darlene Page

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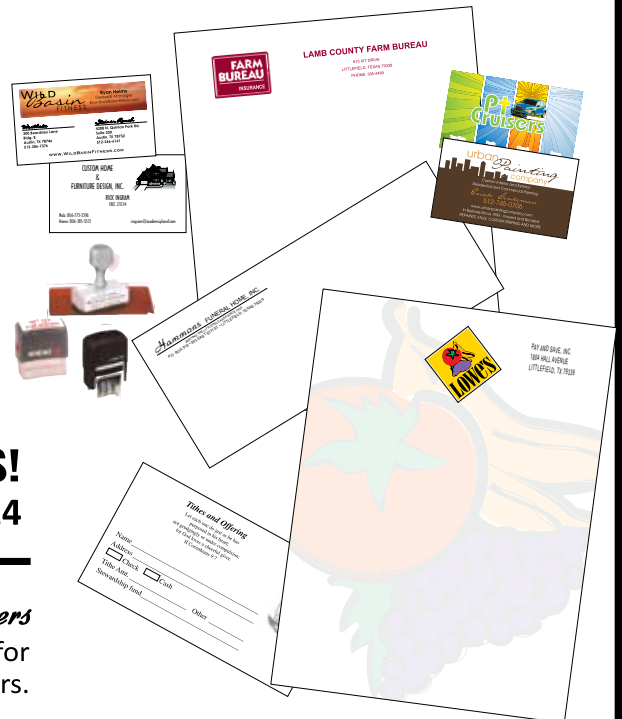
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Woodland Hills

Board Pics-
(Continued
from Pg 4)



Louie Sullins



Helen Sink

Seeking Social Person

We are in need of someone to lead our neighborhood social events. Before you say no, please consider the much reduced schedule based on survey feedback. (See article from Any Edwards) Our social activities will consist of: July 4th parade and picnic which has a great team of support, Neighbor Night Out event or Holiday Party – your choice, and garage sale announcements. That's it! Call any Board Member to let us know your interest.

Spring Garage Sale

The next Woodland Hills Garage Sale is Saturday, April 17th from 8am to noon. It is always the third Saturday in April and again the third Saturday in September. We will have signs at all entries to our neighborhood as well as ads in local papers and Craig's List. Start cleaning those attics, closets, and garages now!! We'll have a great time and make some spare change from beloved items that need a new home.



Annual Meeting

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March 2010

Woodland Hills

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For Sale



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**Nancy.dennis@cbsdfw.com
www.NancyDennis.com**

Woodland Hills Statistics:

Homes for Sale Currently: 8

Avg. Price = \$118.41 / sq. ft.

Avg. Days on Market = 133 days

1 Home Pending—4001 Martin Pkwy
(Foreclosure)

Homes Sold Recently (past 6 mo.) = 10

Avg. Price = \$113.15 / sq. ft.

Avg. Days on Market = 98 days

Listed & Sold by Nancy in Woodland Hills

4402 Eaton Circle

3124 Woodland Heights



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



Spotlight On....

Janice Gauntt of Lexington Parkway

Janice Gauntt and her husband Turner have been in and out of Woodland Hills for many years with different connections. They have been residents here for the last three years. Janice is a longtime real estate broker, currently with Century 21, a Tim Gauntt Company here in Colleyville. Janice first got connected with Woodland Hills when Larry Cole (former Dallas Cowboy) asked her to help with selling the developed lots in the neighborhood. Janice staffed the Woodland Hills Information Center which was located on the N. E. corner of

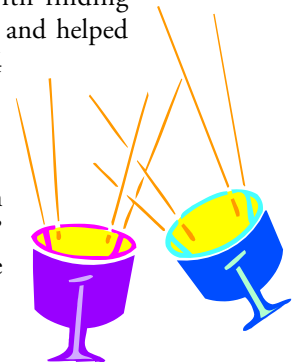
Martin Parkway and Scarborough Lane. One of the Coldwell Banker real estate agents working with Janice at the time was Barbara Claffey – which you may now recognize as part of Claffey Pools in Colleyville. The first section of our development was Cambridge Court, followed by Eaton Circle. Phase 2 development was the Pembroke Parkway area. The entire subdivision was completed and sold in just about two years! I can't imagine what things looked like in the pre-developed era, but I'll bet it was beautiful in such a natural state.

After her initial entry into the neighborhood as part of her business, Janice then had a chance for some personal involvement. When her daughter, Janine Turner of Northern Exposure fame, was looking for a home, Janice found a home here that had not yet been sold. Janine rented the home temporarily but then fell in love with it, bought the home, and stayed for another nine years. Janice and her husband then purchased the home when Janine moved to New York to promote her book, "Holding Her Head High".



I ASKED JANICE SOME OF MY FAVORITE QUESTIONS AND HERE ARE HER ANSWERS FOR YOUR ENJOYMENT:

- What do you like most about living in Woodland Hills? The park, location near shops but not on your doorstep. It's only 30 minutes to Neiman Marcus in Ft. Worth or Dallas and only 10 minutes to DFW airport. This is truly a bedroom community.
- My fantasy dinner party would include: ancestor John of Gaunt, George Clooney, John Adams, Moira Scherer (prima ballerina), Andrea Bocelli, Kiri Te Kanawa (Opera star), Sarah Brightman (cross-over soprano), and Robert Altman (director).
- Favorite vacation spot? Loved staying in Venice while Janine was filming "Secret Affair", adapted from a Barbara Taylor Bradford book for CBS.
- If I could be a super hero, I'd be... Helena Augusta the influential mother of the Roman emperor Constantine the Great. St. Helena is credited with finding the cross on which Jesus was crucified and helped establish Christian churches in 324 AD.
- Something most people don't know about me – Although I was a serious college student at Trinity University in San Antonio, I was voted "Miss Spark" and rode in my swimsuit on a fire truck!



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Woodland Hills

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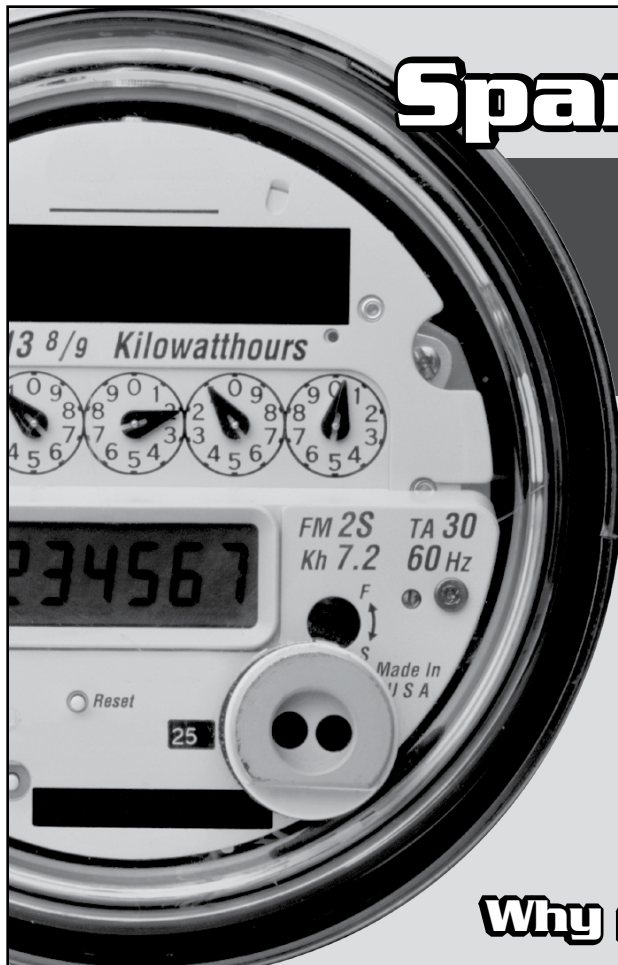
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HELLO WOODLAND HILLS *Homeowners!*

Many surveys were received and tabulated for the Woodland Hills Annual Meeting on February 1st. Of those surveys returned, homeowners overwhelmingly said that trail completion, erosion control, repairing the leaking pond, and beautifying entryways were the most important areas to be addressed in the future. Many of you felt that the least important areas to be addressed were the playground equipment, a new gazebo for the park and the need for more social activities. If you have not completed a survey and would like to do so, please contact me and I will send you a copy of the survey for your input. If you have a follow up question regarding your community, please do not hesitate to contact me at (972) 755-1063 or by e-mail at aedwards@selectmgco.com. Your comments, questions and suggestions are always welcome!

Amy Edwards
Senior Property Manager



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POISON CONTROL

*National Poison Prevention
Week is March 14-20, 2010*

POISON PREVENTION TIPS

STORE POISONS SAFELY

- Store medicines and household products locked up, where children cannot see or reach them.
- Store poisons in their original containers.
- Use child-resistant packaging. But remember — nothing is child-proof!

USE POISONS SAFELY

- Read the label. Follow the directions on medicines and products.
- Are children around? Take the product or medicine with you to answer the door or the phone.
- Lock products and medicines up after using them.
- Is it medicine? Call it medicine, not candy.
- Children learn by imitation. Take your medicines where children can't watch.

TEACH CHILDREN TO ASK FIRST

- Poisons can look like food or drink. Teach children to ask an adult before eating or drinking anything!

If you think someone has been poisoned,
call your poison center right away at 1-800-222-1222.

Woodland Hills Stork Report

Congratulations!
Let us help celebrate...
email info on the arrival
of your little one to
articles@peelinc.com.

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.

TIMELY TIP

for March Gardeners

This is the year to grow your own fruits and vegetables! Our most popular clinic in 2009 was our "Spring Vegetables and Herbs" clinic and we will be hosting two clinics on that topic in March.

Many positive things come from growing a garden. Working in a garden can help to relieve stress and increase your overall activity level. Sunlight can improve sleep, deter depression and promote a stronger immune system. Growing your own garden allows you to control what fertilizers, pesticides and fungicides are used during the raising of your crops. But, most importantly, vegetables and fruits grown in a home garden tend to be more flavorful and nutritious!

When selecting a site for your gardens keep these requirements in mind. All vegetables need at least 6 hours of direct sunlight each day. Eight to 10 hours each day is ideal. The soil should be fertile and easy to work. Improve the texture by adding organic compost material. Container gardening is perfect if you have space or soil limitations. Gardens will need at least one inch of water per week including rainfall.

For more information about home gardening, please join us on the following dates. Click here <http://mytexasgarden.com/index.php/free-clinics/> for a complete list of our FREE in-store clinics. Clinics are held in every store.

• **Saturday, March 6th at 10:15 am-The Edible Festival!**

Learn how to grow and harvest the best vegetables and herbs for our area! We will have special events on home gardening this day.

• **Saturday, March 27th at 10:15 am-Spring Vegetables and Herbs**

Come see and hear how to start and nurture a home garden.

Success in the garden begins with a good foundation! Become a member of our Garden Club and come grow with us! Visit www.mytexasgarden.com to join today!

- *From Calloway's Nursery*



LAW ENFORCEMENT UPDATE

Dangerous Ramifications Of Sexting

Teenage Texans' use of text messaging and camera-equipped cell phones has led to an alarming new practice: sexting.

Sexting is the practice of teenagers sending sexually explicit messages or images electronically, primarily between mobile phones. Technological improvements that are now standard on many mobile phones allow teenagers to easily distribute photographs and videos to boyfriends, girlfriends and friends. Some young Texans are even sexting to strangers they have only met online.

THE NATIONAL CAMPAIGN TO PREVENT TEEN AND UNPLANNED PREGNANCY SURVEYED 1,300 TEENAGERS ABOUT SEXTING AND FOUND TROUBLING RESULTS:

- 71 percent of teen girls and 67 percent of teen boys who have sent or posted sexually suggestive content say they have sent it to a boyfriend or girlfriend.
- 15 percent of teens who have sent or posted nude or semi-nude images of themselves say they have done so to someone they only knew online.
- 44 percent of both teen girls and teen boys say it is common for sexually suggestive text messages to get shared with people other than the intended recipient.

The social danger for teenagers is that the message sender has no control of its distribution. Nearly 20 percent of sexting recipients have passed the image to someone else who the sender may or may not know. Suggestive photographs easily can be downloaded to a computer, posted on public Web sites or printed and distributed.

Unintentional circulation of inappropriate images can lead to suspensions from school or athletic participation and cause embarrassment. Compromising photos can hinder teens' attempts to get into college, receive scholarships or gain employment.

More importantly, sexting can lead law enforcement to confiscate communication devices and cause other serious legal problems. One in five teens surveyed say they have sexted despite the fact that most of them knew it was a crime.

The owner of a computer or cell phone containing pictures of nude or semi-nude minors can be investigated and prosecuted on felony child pornography charges.

Teenagers in possession of sexually suggestive images of classmates or companions under 18 could face up to 10 years in prison.

Clearly, this dangerous technological trend can haunt children for years, and it is impacting schools and communities statewide. Of course, investigators and prosecutors consider the circumstances of each case before deciding whether – and which – charges may apply. By the time law enforcement has gotten involved, however, someone has already gotten hurt. Education and active parenting present the best way to ensure children avoid this dangerous activity.

Parents must have frank conversations with their children about the potential for embarrassment and the legal ramifications of sexting. If teens do not want a photo or text message to fall into the wrong hands – including strangers, potential employers, teachers or college admission officers – they should not send it. A lack of privacy can put them at risk.

Teens, parents, teachers and law enforcement authorities must keep an open line of communication to combat sexting – which is why our Cyber Crimes Unit officers criss-cross the state speaking to students and parents about Internet and wireless communication safety.

Parents, law enforcement officers and others who have questions or want more information about protecting children should visit our Web site, www.texasattorneygeneral.gov. Together, we must work to keep young Texans safe from harm.



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What's Happening in Woodland Hills?



★ 8 Properties Currently Listed For Sale

Average List Price - \$414,275

Average Price Per Sq.Ft. - \$118.41

Average Days on Market - 133

★ 1 Property Currently Under Contract

List Price - \$384,900

Price Per Sq.Ft. - \$104.31

Days on Market - 58

★ 10 Properties Sold in the Last 6 Months

Average List Price - \$369,810

Average Price Per Sq.Ft. - \$113.15

Average Days on Market - 60

(As of 02/19/10)

Chris Minter,
10 year
Woodland Hills Resident



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