

# Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

Volume 5, Number 6

June 2010

## WEBSITE DIRECTORY

### *Important Notice Action Required*

Currently on our website you can get a directory of neighbors by logging in to [www.woodlandhills-hoa.com](http://www.woodlandhills-hoa.com). Then click on Resources, then click on Directory and you will see a listing of all current residents. But no phone numbers are listed at this time.

The Board has requested that Select Management make resident phone numbers visible so that you will have better access to your neighbors in a timely, convenient manner. IF you have an unlisted number and wish to opt out, you will need to contact Select Management. Also, if your phone number has recently changed, please contact Select Management to update your information.

Opt out and update can be done by phone, mail or email. Call Amy Edwards at 972-755-1063 or email [aedwards@selectmgco.com](mailto:aedwards@selectmgco.com). Regular mail may be sent to Select Management, 14801 Quorum, Suite 250, Dallas, TX 75254. Remember: Opt out or you're in!

Go Green  
Go Paperless

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

## July 4th parade & picnic on Saturday July 3rd

The parade and picnic will be here sooner than you think. Please send in your Float Entry form to be included in the parade. Deadline for entry into the parade is July 1st. The form is included in this newsletter. It has been updated to include businesses and other organizations. You can drop your form off to Helen Sink at 3007 Scarborough Ln. or fax it to 817-358-0678. Electronic versions of the form are available if you email [helenharvey@att.net](mailto:helenharvey@att.net).

The parade will start at 10am with short walk through the neighborhood along Glendale to Melrose Park. At the park, we will have fun things for kids to do again this year like face painting, balloons and bounce house. And the really great cookout is delicious and fun for everyone. For the third year in a row, we thank the Moberly Team for sponsoring hotdogs and brisket! Coldwell Banker is sponsoring chips and Capital Title is sponsoring water. Oncor will provide the giant gas grill for the cookout. We'll need some help with the cooking at the picnic. Don't forget to bring your folding chairs to relax in the shade!

Please contact Parade Committee members to join in the planning or assisting on the day of the event. We need you!

- Float Committee – Helen Sink and another volunteer please?
- Picnic/Food Committee – Laurie Moberly, Misty Jones, Lyn Carr, Mary Andrews
- Judging/Awards/Presentation – Mary Griggs
- Communications/City Coordination – Louie Sullins, Janeece Garlish

Thank you again to our sponsors: The Moberly Team, Capital Title and Coldwell Banker. Additional sponsorship opportunities are available. Contact Helen Sink.

# Woodland Hills

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.....	682-503-6597, louie_sullins@ml.com
<b>Newsletter Editor</b> .....	Helen Harvey
.....	817-267-5278, helenharvey@att.net
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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](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).

## TIMELY TIP

*for June Gardeners*  
From Calloway's Nursery

Calloway's Nursery is dedicated to educating young and old alike in being better stewards of our earth. Our weekly Saturday clinics are designed to provide gardening information for adults. Last Summer, we offered several children clinics during the week and had a great response! This Summer we will offer the Callie's Kids Summer Series the first and third Wednesday in June, July, and August at 9:30. Kids will plant, color, learn and explore plants and nature with one of our garden experts. Go here for more details.

Planting a Butterfly garden is fun for all ages. First, choose a location with plenty of sun and protection from strong winds. Add a supply of dark rocks or mass of dark pebbles to collect the morning sun for the butterflies to rest and warm up. Sink a container full of sand or gravel into the ground and keep it moist. This will serve as a resting spot for some to drink and obtain minerals.

Attracting butterflies to your garden is easy. Select foliage plants as food for the larvae or caterpillar, and flowering plants to provide nectar for adults. Butterflies are attracted by fragrance, flower-shape and color. They are mostly active in mid and late summer, so you should make sure that you have lots of nectar-rich plants and flowers blooming by then. If you plant large sections of flowers of the same color, it will make it easier for them to find your garden. You should plant flowers that will bloom at different times of the year and ones that bloom even at different times of the day and night, this way, you will always have something in bloom and they will always be attracting butterflies. Our free clinic on June 12 at 10:15 am will go into more details about planting a Butterfly Garden.

Visit [www.mytexasgarden.com](http://www.mytexasgarden.com) for more gardening tips, information and to become a member of our Garden Club! Success in the garden made fun and easy at Calloway's Nursery!

## 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 July 2010 issue is 5pm on June 17th. 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 Sink at 214-460-7072.

# Woodland Hills

## Yard of the Month Winner!

Submitted by Darlene Page

Congratulations to Zack and Lynn Bryant for winning the Woodland Hills Yard of the Month for May! Stop by and check out their yard at 3302 St. Albans Circle. You can't miss it! It is a showstopper with the vivid reds of celosia and red begonias among other beautiful annuals. They will receive a \$25 gift card from Calloways.



*Congrats Zack and  
Lynn on 3302  
St. Albans Circle!*



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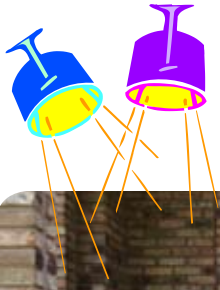
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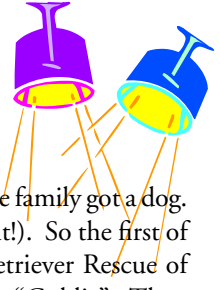
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# Woodland Hills



## Spotlight On....

### THE HOVLAND FAMILY!



Belinda and John Hovland of 2908 Scarborough Ln. W are better known as “that family with all the dogs”! We see them walking a large group of Golden Retrievers at a slow pace like their very own parade around the neighborhood. I’ve got the scoop on the dogs, but first a bit about the rest of the family. John works for Burlington Northern Santa Fe (BNSF) in a job he loves designing and building intermodal facilities. Belinda is retired from her prior work as an Administrative Assistant. They have two children. John Ross is 25 and lives/works in Ft. Worth. Daughter Lindsey is 21, studying Political Science and History at Trinity University in San Antonio. She has a summer internship job in Washington DC in the Judiciary Committee Office headed by US Representative Lamar Smith of San Antonio. Lindsey hopes to go into politics one day!

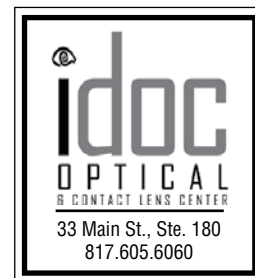
The family moved to Texas from Minnesota in 2001. What they like most about living in Woodland Hills is the neighbors and also our mature community with lots of trees. John said the woody grounds make Texas seem like “a warm version of Minnesota”. The move to Texas was the start of the dog story...

Lindsey insisted that she wouldn’t move unless the family got a dog. (ah, the negotiations of a 13 year old – gotta love it!). So the first of many Golden Retrievers arrived from Golden Retriever Rescue of North Texas (GRRNT). Of course, her name was “Goldie”. Then that didn’t seem like enough, so they added Coco who is still here at a youthful 15 years old. There are currently four dogs at home: Coco, Tex age 15, Harvey age 9 and Ruger age 9. All are older dogs and very sweet and well mannered – but not available for adoption. John says he and Belinda are not the best of Foster Dog Parents because if there is a “vacancy” in the house, they end up keeping the dog! They started with one foster dog in 2003 and generally have 2 – 4 dogs at home at any one time. Over the years, they have fostered and adopted out at least 7 dogs in addition to filling in for other foster families and other help with maybe a total of 20 dogs overall. Belinda and John “specialize” in older dogs. Older dogs are harder to adopt out – yet they are quiet, house broken and very loving dogs so they make excellent pets.

The Hovlands would like to make sure everyone is aware of the need to rescue pets for adoption. In particular, go to [www.goldenretrievers.org](http://www.goldenretrievers.org) to see photos of Golden Retrievers (and Golden look-a-likes and some best friends) available for adoption. Volunteers are needed for intake, transport, foster, and veterinarian services. Our Woodland Hills neighbor Joe Allen helps with his vet services at Boulevard Animal Hospital. John is currently serving as Chairman of the Board of GRRNT organization.

Besides caring for their dogs, the Hovlands like to garden. When asked about something most people don’t know about them, there were two answers. They met in school, were engaged within 6 weeks, and have now been married 37 years! Isn’t that amazing? Both are also breast cancer survivors – since 1999 for Belinda and 2008 for John. It is a rare disease for men, but be aware that it does happen.

*Thank you Belinda and John for letting us get to know you!*



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# What's Happening in Woodland Hills?



- ★ 16 Properties Currently Listed For Sale  
Average List Price - \$419,106  
Average Price Per Sq.Ft. - \$123.63  
Average Days on Market - 110
- ★ 6 Properties Currently Listed For Sale  
Average List Price - \$486,467  
Average Price Per Sq.Ft. - \$120.79  
Average Days on Market - 88
- ★ 8 Properties Sold in the Last 6 Months  
Average List Price - \$395,975  
Average Price Per Sq.Ft. - \$111.38  
Average Days on Market - 70



(As of 05/24/10)

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# Woodland Hills

## THINK GREEN

The following material comes from the City of Colleyville web site: [www.colleyville.com](http://www.colleyville.com).

**RECYCLING** - Most recyclables, when contained properly, can be disposed of at curbside on with either your regular Monday or Thursday garbage service, depending on your location. To report a missed recycling pickup on your street, call 817-503-1119. All containers must be left at curbside no later than 7:00 a.m. on pick-up day. Recyclables should not be placed at curbside more than twenty-four (24) hours prior to pick-up day. Additional recycle bins are available to residents at Colleyville City Hall, 100 Main Street. Collections are made on Memorial Day, 4th of July, and Labor Day. If Christmas, New Year's Day, or Thanksgiving fall on a Monday or Thursday, all recyclables will be picked up on the next regularly scheduled pickup day. For more information regarding schedules, routes, and garbage or recycling customer service, please call IESI at 817.222.2221.

**DO NOT PUT IN YOUR RECYCLING BIN** - Household trash, aluminum foil, auto glass, clothing or bedding, drink boxes and straws, garden hoses, gift wrap and greeting cards, hangers (plastic or metal), hard cover books, light bulbs, medical waste (including syringes, lancets, iv bags and tubing, and medications), paper milk and juice cartons, paper that comes into contact with moist food, including pizza boxes, some frozen food containers, waxed drinking

cups, etc., plastic containers that held hazardous materials such as gasoline, motor oil, paint pesticide or weed killer. Throw empty containers in trash. Plastic bags including grocery sacks, dry cleaners bags, newspaper wrappers, etc., toys, styrofoam (foamed polystyrene) cups, food containers, formed packing, "peanuts," etc., waxed paper and waxed food containers, yard trimmings

**HOUSEHOLD HAZARDOUS WASTE** - 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 \$47.00 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.

**ECC HOURS AND LOCATION:**Address: 6400 Bridge St. Hours: Thursdays and Fridays from 11 a.m. until 7 p.m.; Saturdays from 9 a.m. until 3 p.m. Closed on the following days: Nov. 26-28, 2009; Dec. 24-26, 2009; Jan. 1, 2010; April 2, 2010; May 29, 2010; July 3, 2010; and Sept. 4, 2010.

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## Hello Woodland Hills Homeowners:

Have you wondered what Select Management does for Woodland Hills? This is a question I hear frequently! In a nutshell, Select is a third-party management company that interacts with homeowners, your Board of Directors and vendors. Select performs twice monthly inspections of your community to ensure your community stays beautiful. Specifically on our inspections we are looking for landscaping violations and architectural compliance from the owners in Woodland Hills. Please remember, we do not do inspections to "punish" homeowners. The inspections are a vital part of a homeowners association's management to ensure that your home values remain high and your community is gorgeous all year long. Next month, I will go into more detail about how Select helps your Board of Directors. If you have any questions or comments about your community, please feel free to contact me!

Have a great summer!

Amy Edwards, Property Manager  
aedwards@selectmgco.com, 972-755-1063

## Recent Updates in Woodlands Hills

*From Darlene Page and Louie Sullins*

You may have noticed that our lake levels have been low in Melrose Park in mid-May. The main pump had broken and was replaced. Water levels are on the rise again.

Annual color for our flowers was completed so that we have all new season annuals and perennials. Requests were made to improve the median landscaping and that has also been completed by The Lawn Firm. It should look much more attractive now.

The water crossing arms to warn of high water across Martin at Melrose Park were repainted by the City of Colleyville. We will have our wrought iron fences and lamp posts painted in the park soon. There will also be some new additional signs posted in the park to remind everyone of our park rules.

## Promenade Tour Home in Woodland Hills!

*By Darlene Page*

The yard of Larry and Alison Johnson at 3408 Langley Hill Lane was recently showcased as part of the Colleyville Garden Club Promenade Tour. Through their passion and creativity, the Johnson's transformed a forgettable backyard into an Asian inspired paradise with waterfalls, a koi pond, and a host of shade-loving plants that thrive under a canopy of mature trees. Congratulations!



Chalk art from the heart

Participate this June 12th - 20th in *Chalk Art from the Heart* and help us promote water safety. Drowning is Preventable!

Check out our website for details, contest rules and PRIZES!

[WWW. COLINSHOPE.ORG](http://WWW.COLINSHOPE.ORG)  



COLIN'S HOPE

## Shut Out From Roth IRAs No Longer

**Submitted By:** Mark L Adams

**Branch Name:** Morgan Stanley Smith Barney Southlake Texas

**Phone Number:** 817-416-4462



In May 2006, the Tax Increase Prevention and Reconciliation Act (TIPRA) revised some of the guidelines covering IRAs. As a result, high-income investors whose earnings level would previously have restricted them to a Traditional IRA can now convert those to Roth IRAs, effective January 1, 2010, and reap the long-term tax advantages if they will be in the same or a higher tax bracket in retirement.

Because the guidelines allow investors to withdraw all contributions and those earnings that meet certain requirements without federal income tax, Roth savings vehicles now appeal to a growing list of investors. Previously, Congress limited Roth conversions to those whose modified adjusted gross income was under \$100,000 or, if married, filed a joint tax return. Under the new rules, however, the conversions will be available to investors at any income level regardless of tax filing status.

So if you've maxed out your 401(k) or 403(b) contributions and don't qualify to make Roth IRA contributions because of your income level, you still can make nondeductible contributions to a Traditional IRA (for 2009 through April 15, 2010) in 2010 and then convert them to a Roth IRA in 2010.

At conversion, taxes will not be owed on the original nondeductible contributions although any earnings on those contributions will be taxable. (If the investor owns other Traditional IRAs, those other IRA amounts must be taken into account when performing the calculation to determine the cost basis on Form 8606.) Those who convert in 2010 only, have the extra incentive of being able to spread the taxable income from the conversion over two years- 50% of the income will be taxed in 2011 and 50% will be taxed in 2012 at the rates in effect in those years. Thereafter, all future earnings in the Roth IRA will be available for tax-free distributions if certain requirements discussed below are met.

With a Traditional IRA, account holders are taxed on both their original contributions and their investment earnings when they start withdrawing money. Essentially, the tax responsibility has been deferred, not eliminated. The tax responsibility for a Roth IRA comes at the front end with nondeductible contributions. One of the advantages to account holders, however, is that if certain requirements are met, they do not have to pay any taxes — even on investment earnings — at the time of withdrawal. And that means that Roth IRAs essentially can make investment income tax-free income.

The opportunity to translate nondeductible contributions into additional savings that could result in a tax-free income stream for retirement is especially attractive for high-net-worth individuals who can afford to pay the conversion taxes without using funds from the account itself. By doing so, an investor avoids paying taxes on the distribution of earnings as well as an early distribution penalty of 10 percent if the Roth IRA has been open for at least five years and the investor is at least age 59½. Moreover, because high-net-worth families often have retirement income from other sources, they may not need to tap into their converted Roth IRA for many years, if at all. (Unlike Traditional IRAs, there are no mandatory withdrawal rules for Roth IRAs after the owner attains 70½.) So investors who choose the conversion option can theoretically shelter their earnings until death — an attractive advantage in estate planning.

Here is a simple example of the potential advantage of doing a Roth conversion: A married couple where both spouses are under age 50 can make nondeductible contributions of up to \$10,000 per spouse (\$5,000 for 2009 through April 15<sup>th</sup> and \$5,000 for 2010) to Traditional IRAs in 2010. That amounts to \$20,000 in additional savings, excluding earnings, in 2010. When the couple converts their Traditional IRAs to Roth IRAs in 2010, the taxable income will, unless elected otherwise by the client, be included in 2 equal installments in tax years 2011 and 2012. All future earnings, however, will accumulate tax-free and all withdrawals from the Roth IRA will be tax-free as well, if the distribution requirements are met (i.e., later than age 59½ and five years after Roth IRA is established). And that's something all investors can appreciate. For more information, please contact Mark L Adams at Morgan Stanley Smith Barney, 1400 Civic Place, Suite 200, Southlake, Texas 76092.

*Note: If you already have a traditional IRA with pre-tax dollars (i.e., deductible contributions, rollovers from qualified plans), you should consult your tax advisor about the aggregation rules that will apply if you convert any traditional IRA assets to a Roth IRA.*

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## Teenage Job Seekers

**SAMPLE**

NAME	AGE	BABY SIT	HOUSE SIT	PET SIT	YARD WORK	PHONE
Doe, Jane.....	15	✓	✓	✓	✓	111-1111
Doe, John.....	13	✓	✓	✓	✓	111-1111

+ CPR TRAINING / FIRST AID TRAINING \* HAS REFERENCES

### ATTENTION TEENAGERS:

If you are seeking work over the summer months (or even during school year), please submit the following information to [helenharvey@att.net](mailto:helenharvey@att.net). I will print in the newsletter a list of all teenagers seeking work in the next edition. You must submit your info no later than June 18th to be included in the list of Job Seekers. Please include the following information: your name, age, phone number, and services you are willing to do. Services can include baby sitting, pet sitting, house sitting, yard work and other suggestions. This is a free service offered by Peel Publishing. Good luck and Happy Summer Jobs!

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# Woodland Hills

## WOODLAND HILLS JULY 3rd Parade Entry Form

1. Name of Your Float or Entry: \_\_\_\_\_

2. Select Float type:

Woodland Hills Residents: Individual    Group (circle one)

Non-Profit or Civic Organization    Name: \_\_\_\_\_

Commercial Business Name: \_\_\_\_\_

(\$25 entry fee for Commercial Businesses. All others no charge.  
Please make checks payable to Woodland Hills Homeowners Association)

3. Contact Information

Name: \_\_\_\_\_ Sponsor (if applicable) \_\_\_\_\_

Phone \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_

4. Select Category for entry: (circle one)

Animal    Walk    Ride    Car    Patriotic    Group    Child/Family    Theme    Other: \_\_\_\_\_

5. Float Entry Information:

a. # of adults: \_\_\_\_\_    b. # of children: \_\_\_\_\_

c. Type of Vehicle (if applicable) \_\_\_\_\_

6. Other Information: \_\_\_\_\_

**Liability Waiver: Participants in Woodland Hills Parade and Picnic agree to hold harmless the Woodland Hills Homeowner Association in the event of accident, injury or other harm in any way. Your participation in this event signifies your concurrence.**

### RETURN FORM TO:

Helen Harvey Sink, 3007 Scarborough Ln.W., Colleyville, TX 76034 (drop box at the house)

FAX: 817-358-0678

email [helenharvey@att.net](mailto:helenharvey@att.net)



# Nancy Dennis

BEST  
**D**  
2010

## & Associates

BEST  
**D**  
2009

*Selling Homes of Distinction*

BEST  
**D**  
2008

June 2010

BEST  
**D**  
2007

### Woodland Hills

**4104 Pembroke**  
\$349,800 | 4BR, 3 1/2 BA | Pristine home that backs to green belt. Granite countertops, pool & spa

**For Sale**



*Nancy Dennis & Associates*

**817-992-7889**

Nancy.dennis@cbdfw.com  
[www.NancyDennis.com](http://www.NancyDennis.com)

**3402 Langley Hill**



**3407 Middleton**  
\$304,000 | 3BR, 2 1/2 BA | Updated one level with private back yard, arbor and fountain

**For Sale**



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