

Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

Volume 5, Number 9

September 2010

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 October 2010 issue is 5pm on September 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. Thanks for your contributions!

Upcoming Social Events

By Terri Nielsen. Please mark your calendar for the following Social Activities:

REMINDER- Our next **GARAGE SALE** – September 18, 2010 – 8 AM to Noon. There will be signs posted at the entries to our neighborhood as well as ads in local papers and Craig's List. So clean out your old junk so you will have money to buy new junk!

COME ONE COME ALL!! – It's Movie Night at the Park October 8th, beginning 6:30 p.m. at Melrose Park. The WHHOA invites you and your family to meet-and-greet, mix-and-mingle as well as eat and drink with all the neighbors. We'll have a 16 foot outdoor movie screen showing the Chevy Chase classic, "Vacation". The Hamburger Man will be there cooking up his specialty along with soft drinks and sides. Of course, there will be popcorn for those serious movie buffs. Just bring yourselves, your lawn chairs and blankets and join us for a fun night in the Park.

HOLIDAY PARTY - Mark your calendar, the WHHOA is also planning its annual Holiday get together on December 11th. Details will be forthcoming in the next newsletter. We hope to do another progressive dinner party and if you would like to volunteer your home for this catered event, please contact our Social Director, Terri Nielsen, at 817.684.0450 or 817.475.1389 cell.

PRESIDENT'S LETTER

The Texas heat is back! For any of our newest neighbors from other parts of the country... Welcome to summer in Texas! These past few weeks of century plus temperatures have us all dreaming of cooler climes and thoughts of donating our pool water to the local universities for biology research! Needless to say, the WHHOA and Select Management have been working diligently to preserve our beautiful parks and landscaping from the ravages of the stifling heat. Between our landscape crews and property manager, we should be able to mitigate the impact until cooler weather returns.

You can do your part by using your irrigation systems carefully and help Colleyville conserve as much water as possible.

About 18 months ago, WHHOA went from a self-managed homeowner association to an independently managed entity. We entered into a two year contract with Select Management for the day to day operations of the WHHOA. The board feels this has been predominantly positive experience and we're working to smooth out some of the wrinkles we've encountered over the term. We're planning a detailed review of the services and value received from Select Management and we will be using this review and analysis as we consider our alternatives for the HOA management going forward. This has been a new experience for all of our board members and we want do everything possible to improve that level of service to our homeowners.

There has been a flurry of legal activity over the past few weeks regarding the potential litigation involving the Bedford Colleyville Mineral Rights Coalition (BMRC). A group of attorneys has offered to pursue legal action on behalf of various property owners who did not receive oil and gas lease bonus payments as part of a negotiated agreement between BMRC and Titan/Caffey Energy back in 2008. The attorneys are taking the case on a contingency fee basis. Earlier this month WHHOA sent out an email to its members with more details about the terms of the agreement to litigate and there is a reprint of that email in this newsletter. Each property owner must enter into an independent agreement with the attorneys in order to pursue this remedy. The WHHOA does not endorse any particular course of action and therefore,

(Continued on Page 2)

Woodland Hills

BOARD OF DIRECTORS

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PUBLISHER

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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.

President's Letter - (Continued from Cover Page)

any decision by a property owner of record to participate or abstain is left up to that owner. There is a statute of limitation deadline of September 15, 2010 to respond. We highly recommend that you seek independent legal counsel with regards to participation in this action.

On another energy related front, WHHOA has recently received inquiries regarding the installation of solar panels on existing homes in the WHHOA. Upon cursory review, it doesn't appear that the deed restriction directly address the issue. However, there are multiple restrictions which may apply to these types of improvements and we want to make certain that we use prudence in our attempts to deal with this going forward. We certainly want to be sensitive to the movement to a more green friendly energy plan and the part we all play in maintaining our world environment. The dilemma for the HOA comes when trying to find the right balance between environmental consciousness and the fiduciary responsibility the WHHOA has to protect property rights and values.

The WHHOA has asked for a legal review of the various WHHOA deed restrictions and for a composite summary of other HOA policies and procedures regarding the installation and operation of solar panels. We hope to have that information available very soon and our plans are to use that information to compile a comprehensive policy for solar panels. If you have questions or concerns about this issue, please feel free to email me or any other board member. We would be happy to address those items for you.

In the meantime, STAY COOL and enjoy this wonderful Texas living!

Best Regards,
Mark Skinner

President-WHHOA Board of Directors

City Liaison Report

By Louie Sullins

Street construction is scheduled for the following areas:

1. Pembroke Pkwy S – late fall 2010 or early 2011
2. Martin and Scarborough Lane corner – large pothole due to water line break underground. Scheduled for permanent repair in first or second quarter of 2011.
3. Cheek Sparger repaving – already underway.
4. Heritage Road – between Glade Road and Cheek Sparger – resurface (not repave) in second quarter 2011.

Debris under the bridge in Melrose Park as a result of heavy rains will be removed when it can be coordinated with other sites needing the same treatment in Colleyville. This is due to the City having to rent the proper equipment and the need to do all debris removal at the same time.

We have requested that the street sign at Martin and Eaton Circle be straightened.

A ROTH IN 2010 = TAX-FREE RETIREMENT INCOME

New regulatory changes make it easier than ever to convert a Traditional IRA to a Roth IRA—even if you didn't qualify in the past because of your income level. That can mean the retirement assets you are working hard to build now will one day become retirement income, free of tax.

A Morgan Stanley Smith Barney Financial Advisor can help you decide if a Roth IRA is right for you. Please join us for a free, informative seminar to learn more about how a Roth IRA works, when it makes sense to convert, and how it may benefit your retirement strategy.

Seminar: Is a Roth Right for You? - Morgan Stanley Smith Barney
Date: Tuesday, September 28th, 2010
Time: 6:00 - 7:00pm
Place: Morgan Stanley Smith Barney
1400 Civic Place, Suite 200, Southlake, Texas 76092

Admission is free, but seating is limited. Please call us today at 817-416-4461 to make your reservation.

Please visit www.morganstanley.com/fa/TheAdamsBaduraGroup for more information on our upcoming Fall Educations Series.

Hosted by:
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Guest Speaker and Sponsor:
Jerri Hammer
CPA, JD
Travis Wolff

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Gray Family News



Garrett Gray, grandson of John and Charna Gray of Colleyville, has been selected as one of the players to represent the 2010 Team Texas Gulf Coast (15U age group) that will participate in this year's USA Baseball National Team Identification Series. This is the process by which future Junior Olympic participants are selected. Garrett was one of 18 selected

from a region that includes Texas, Louisiana and Mississippi.

The event will take place at the USA Baseball National Training Complex in Cary, North Carolina in early September. He currently resides in Sugar Land, Texas where he attends Antoinette Reading Junior High.

DFW Noise Concerns

We want to be good neighbors with DFW Airport and retain our property values. We seem to have more noise from airplanes flying directly over our neighborhood now than in the past and at low altitudes. We need to make certain that the airport understands that having the planes turn on takeoff sooner and lower does impact our aesthetic value in Woodland Hills.

As a reminder, excerpted from Pedro Reguero's February article: "If you are concerned with the situation, when you hear an aircraft over your home, call 972.973.5570 and file a noise complaint. If it's in the middle of the night, leave a message. They will return the call. Or call the next day to report a low flying plane.

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 your call to report noisy aircraft."

Also we have put a form letter on the Woodland Hills website so that you may download the form and fill in your particular noise complaint information. Go to www.woodlandhills-hoa.com. Then go to resources and eforms to get a copy.

Many thanks to Pedro Reguero for being so willing to assist with coordination of efforts and establishing a good working relationship with DFW Airport on our behalf.

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Dear Woodland Hills Homeowner:

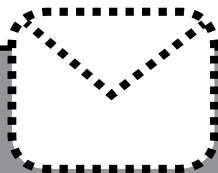
On behalf of the employees at Select Management Company, I would like to introduce myself as your new Community Manager. My name is Shonda Britton and I have been employed with



Select Management for 7 years, I currently serve as one of their 4 Senior Community Managers and I am professionally designated as an Association Manager Specialist, AMS®. I am currently working to develop a professional relationship with the Board of Directors and am excited to begin meeting each individual homeowner. As a Select Management employee, I strive to provide my clients with the best, most dependable service possible. I always welcome input from my homeowners. Please feel free to contact me at 972-755-1063 or by email at sbritton@selectmgco.com with any questions or comments. I look forward to serving the Woodland Hills Homeowners Association and thank you for the opportunity to share my professional expertise as your Community Manager.

Sincerely,
Shonda Britton, CMCA®, AMS®
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Woodland Hills

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Woodland Hills

Volunteers Needed

This is a call for volunteers to serve on the Woodland Hills Board of Directors. We anticipate 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. If you are interested, please contact our President, Mark Skinner, as listed in the front of this newsletter.

Congratulations Graduate!

We missed listing one of our Woodland Hills graduates. Matthew Hohertz graduated on May 14, 2010 from the Texas Academy of Mathematics and Science. Congratulations Matthew!

Woodland Hills Stork Report

Congratulations!
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★ Over 50 Years Combined Real Estate Experience

★ Certified Luxury Home Specialists

★ Certified Buyer & Seller Specialists

★ Our Service and Expertise is YOUR Benefit

What's Happening in Woodland Hills?



★ 17 Properties Currently Listed For Sale

Average List Price - \$383,153

Average Price Per Sq.Ft. - \$119.37

Average Days on Market - 104

★ Currently No Properties Are
Under Contract

★ 13 Properties Sold in the Last 6 Months

Average List Price - \$397,897

Average Price Per Sq.Ft. - \$114.18

Average Days on Market - 81

(As of 08/23/10)

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Spotlight On.... "Women Walkers of Woodland Hills"

I know we've all wondered many times about that "pack" of women who walk with such purpose throughout our neighborhood each morning about 8am. I've been asked to spotlight these women by a number of people. Not knowing any of them, I had to be somewhat of a stalker to track them down. I walked on my own, hovered near windows, hid in the shrubbery... well, not really, but pretty close! When I finally did connect, I had the pleasure of meeting some delightful people who love to laugh and really walk fast! Here is just a bit of what I learned:

1. How many of you are there? Is it always the same? It varies from 2-6 depending on everyone's schedule. Some of the ladies work so we walk early some days and later other days. We usually text each other the night before to confirm the time for the next day.
2. Who are you? Kathy, Carol, Jo, Judy, Jan, and Dee. (The ladies prefer to remain "incognito")
3. How long have you been walking together? Carol & Kathy began walking together almost 20 years ago. Most of the others have been walking with the group for 10-15 years.
4. How do you know one another? We are neighbors and our children went to school together at GCISD
5. Are you walking for a specific goal? No, this is our regular fitness routine. We're not planning to walk across America or anything. A few years ago Jo & Carol walked in the 3 day/60 mile Breast Cancer Walk and our fellow walkers helped us train for that. We walked 6-9 miles a couple of times a week for a couple of months.



6. And what is the routine? We try to walk everyday, rain or shine, hot or cold. We walk throughout Woodland Hills usually 45 min.-1 hr. or about 3 miles. Some days we add resistance with weighted vests.
7. What are the penalties if someone is late arriving to walk? We wait about 5 minutes then head on out if we don't hear from someone who is late. Everyone is really pretty punctual!
8. What do you talk about while walking? The time we spend together is therapy for us. We NEVER talk about our husbands! Ha! We know each other so well and we really do care about each other so we look forward to catching up...everyday! Our husbands wonder what in the world we could talk about when we see each other so often...what have we not already discussed?
9. What are your thoughts about yielding to traffic? As long as cars go around us, it's fine!
10. What I like most about living in Woodland Hills? As far as walking, it feels safe, people are friendly, and it has some steep hills for incline
11. Did you have any idea you were so well known in the neighborhood? No. There are always a lot of walkers and runners in our neighborhood but maybe we "stick out" because there are so many of us...and we can get pretty loud sometimes! That goes back to therapy. Laughter is good for the soul!

What advice would you give to others who want to start a walking routine? Get at least one good friend, an accountability partner, and start a regular routine. Encourage each other to stick with it!

Woodland Hills

Yard of the Month **August**

By Darlene Page



The winners for the Woodland Hills Yard of the Month are Dennis and Bobbee Gerson at 3201 Scarborough Lane East. Each season their yard has a new array of beautiful perennials as well as large and showy crepe myrtles to brighten up the corner at Martin and Scarborough. They will receive a \$25 gift card from Calloway's. Congratulations!

TIMELY TIP FOR SEPTEMBER GARDENERS *from Calloway's Nursery:* **Fall Lawn Care**

A Texas Summer can really take a toll on our lawns! Areas that are thinning from lack of water or too much foot traffic will often sprout up cover, often in the form of weeds. Our cool season weeds will start emerging in September once they receive a little moisture. So, now is the time to prevent weed seeds and to apply our Fall fertilizers.

Fall fertilization is the key to prolonging Fall color and promoting early Spring recovery of lawns. It will also help to promote a thick turf which resists those Winter weeds. Calloway's Premium Lawn Food supplies three sources of nitrogen. The first source provides a quick shot of nitrogen to give your lawn a nice greening effect. The other two are control-released to provide a consistent supply of nitrogen over the next several months. The 21-5-10 formula also supplies the needed nutrients to stimulate root development, make your grass hardier for the Winter months and provide food for next Spring's growth! Apply it this month or the first of October. For those who are organic gardeners, Calloway's Organic Fertilizer contains seven food grade meals and can also be applied now.

Because many weeds grow and strengthen while grass is dormant, pre-emergent weed control is important for Texas lawns. A pre-emergent weed control must be done before the weeds are growing. So, the best times to treat lawn weeds with a pre-emergent herbicide are September and mid-March.

We will be hosting a free clinic in every store on Fall Lawn Care on Saturday, September 18th at 10:15 am. Find out the secrets of a green, healthy lawn and be the envy of your neighborhood!

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

Welcome New Homeowners!

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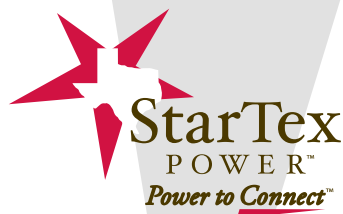


Alan "Petrodamus" Lammey, host of 'Energy Week', can be heard every Sunday on 1070 KNTH in Houston.

I'm Texas Energy Analyst, Alan Lammey. In case you didn't know, electricity rates are currently at lows not seen in year, which means that NOW is the time to lock in a very low electricity rate with the provider that I highly recommend to all my radio show listeners: StarTex Power. StarTex Power is local and reputable, with some of the most competitive rates available in all of Texas. You can switch right online at www.StarTexPower.com

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