

Woodland Hills



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SPOTLIGHT ON LOUJEAN FULLER

By Kristen Isensee

**LOUJEAN FULLER
3401 QUEENSBURY WAY E.**

Roses. They have been used for hundreds of years to convey messages without words. White roses symbolize innocence and purity, the red rose conveys love and passion, and pink blooms represent happiness, romance and admiration. Their beauty is matched only by its legend and seeming boundless history. Fortunately, you cannot travel up or down Martin without noticing the beautiful rose garden on the corner of Martin and Queensbury. The colorful blooms belong to Loujean Fuller and her husband of 30 years, Mike, of 3401 Queensbury Way East.

The Fullers have been tending to the garden since they moved into Woodland Hills with their three sons, John, Justin and Jason 13 years ago. Loujean, who has been with the Colleyville Grapevine ISD for twenty years, has spent the last nine years as a part of Heritage Elementary. Heritage was nominated by the Texas Education Agency for the 2006 No Child Left Behind - Blue Ribbon Schools Award. This award is given by the United States Department of Education and Heritage was one of only 26 schools chosen by the state of Texas for this award based on their high achievement.

The garden is not the only thing Loujean and Mike have been up to. The couple has remodeled their home's interior--- changing the master bathroom, adding a wine closet and installing hardwood floors throughout--- making it the perfect setting to enjoy Ranger games and Sunday afternoon football. Meanwhile, the boys have grown. John is currently on deployment until March 2012 serving on the USS John Stennis, the seventh Nimitz-class nuclear-powered supercarrier in the United States Navy. Justin lives in Euless where he and his wife, Trisha, are expecting a baby girl, Loujean's first granddaughter, in November and Jason is just recently out of the army and living in Littleton, CO with his wife Sarah.

Congratulations to Loujean, Mike, and their entire family as they welcome Baby Lily this fall.

President's Letter

By Mark Skinner

As the president of the Woodland Hills Homeowners Association Board of Directors, one of my responsibilities is to keep our members informed on important issues that arise in our governance of this association. I believe that fiscal responsibility is paramount, especially now when every expenditure is carefully scrutinized and evaluated. I know the other WHHOA board members support this philosophy, too.

As you are aware, we completed a reserve study earlier this year to provide this board and future boards with a firm grasp of the future expenses associated with the HOA infrastructure. In addition, this study allows the association to plan for and implement certain "quality of life" projects in our neighborhood. Part of that planning process was the implementation of a dues increase for 2011.

As a result of these efforts, we expect to have funds available during the 2012 budget year for improvements. The board has identified park trails as the number one project to address with these funds. Several of our homeowners have inquired about the extent and timing of this project. Most want to replace all the old dilapidated trails as soon as possible.

It is our intent to realign some of these trails (to avoid damage from erosion) and replace the old asphalt trails with new concrete trails. How much of the trail system that can be replaced will be dependent

(Continued on Page 3)

Woodland Hills

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September Yard of the Month

By Darlene Page



*Sassan and Dejuana Babayan
4207 Chrismac Way*

The September Yard of the Month winners are Sassan and Dejuana Babayan at 4207 Chrismac Way. Dejuana likes the cottage/English style look which makes her yard both charming and distinctive. They will win a \$25 gift certificate to Calloway's.

President's Letter -

(Continued from Cover Page)

upon the construction quotes we obtain in the next few months. Our goal is to begin this work early in 2012 so they can be utilized in the spring and summer. The board feels like this is the highest and best use of our "discretionary" funds and we look forward to getting under way.

Once the trail projects are completed, we will be looking for homeowner input as to how to direct future expenditures. If you have ideas for projects or have comments on our existing plans, please let us know by contacting a board member and providing us with your input. We value your input and we appreciate your support!

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Woodland Hills

TRAPPED!

We live in such a beautiful neighborhood and yet so close to nature! Occasionally, the critters come into our yards and do some damage. If you call the City of Colleyville, they can send Animal Control to help you with proper setting of traps to catch animals in a humane way and have them relocated and released to a new home. The City's Animal Control staff are very responsive and quickly respond to calls to pick up any animals trapped. Residents and staff alike want to make sure that no animal suffers during this relocation process.

Please enjoy the photos of possum and giant armadillo captured by the Eberts of Oxford Court and a Grey Fox captured by the Sinks of Scarborough Lane. Animal Control assured us that these creatures were released in an area with a creek, shade and field mice to enjoy.



Ebert Armadillo



Ebert Possum



Grey Fox

SOCIAL EVENTS

Terri Nielsen, Social Director

MOVIE NIGHT IN THE PARK

WHEN: October 8, 2011

WHERE: Melrose Park

TIME: Dinner @ 6:30 pm, movie starts around 7:30 pm.
Sunset is 7:09 pm

Once again, the Hamburger Man to provide hamburgers, hot dogs and all the fixins and we will also have popcorn for the movie. Water is also provided. Sodas and adult beverages are BYOB. Don't forget your chairs and blankets!

CHRISTMAS IN THE PARK

WHEN: December 3, 2011

WHERE: Melrose Park

TIME: 3 PM to 6 PM

Come and enjoy the beginning of the Christmas season with the lighting of Melrose Park, Carriage Rides and Santa! We will be serving hot apple cider and hot chocolate so bring your lawn chairs and blankets for this festive occasion.

We need volunteers to help in organizing upcoming social events. If you are available, please contact Terri Nielsen at 817.684.0450 (home) 817-475-1389 (cell) or tanderson3312@sbcglobal.net.

What's the Latest?

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

Please submit information and photos via e-mail to helenharvey@att.net. 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 Sink at 214-460-7072 or email me at helenharvey@att.net. Thanks for your contributions!

*Welcome
New Homeowners*

Please extend a warm and friendly welcome
to the following new neighbors:

**Julie and John Schurman
3101 Scarborough Lane W.**

Welcome to Woodland Hills!

What's Happening in Woodland Hills?



Listed For Sale!

3304 Park View Court
Colleyville
Woodland Hills



- ★ 8 Properties Currently Listed For Sale
Average List Price - \$430,775
Average Price Per Sq.Ft. - \$123.81
Average Days on Market - 51

- ★ 2 Properties Currently Under Contract
Average List Price - \$362,450
Average Price Per Sq.Ft. - \$113.58
Average Days on Market - 98

- ★ 6 Properties Sold in the Last 6 Months
Average List Price - \$416,150
Average Price Per Sq.Ft. - \$121.83
Average Days on Market - 68
(As of 9/19/11)

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Board Positions Opening

We anticipate having some Board positions open for the Woodland Hills Homeowners Association with the new term starting in February 2012. A nominating committee will be formed in November/December timeframe to help identify potential interested parties to serve on the Board.

To serve as a board member, you will need to be a member in good standing of the HOA (no fines, no deed covenant infractions, dues are current, etc) and be able to participate in monthly meetings on the second Wednesday of each month. Because we now use a Select Management as our paid management company, the duties and responsibilities of the Board are not overwhelming. Our role is to set the direction and plans for our neighborhood and oversee the actual execution of these plans through Select Management. Participation as a board member provides a voice to the future of our neighborhood. Won't you consider volunteering just a small portion your time to serve?

If you are interested in helping as part of the nominating committee or if you would like to volunteer to serve as a board member, please contact Shonda Britton at sbritton@selectmgco.com or call Shonda at 972-755-1063.

Updates from Select Management Company

By Shonda Britton

During the 82nd Legislative Session there were 5796 bills filed in the session, 140 of those bills pertained to Homeowners Associations. Of those 140 bills that were aimed at Homeowners Associations, 16 passed. Many of the passed bills are going to bring along some huge changes to the way Homeowners Associations are currently operating. Many new policies will have to be drafted and adopted by your Board of Directors. It is Select Management's job to ensure that your Board of Directors is educated and up to speed with each and every one of the new laws and that they are aware of how they will affect the Association moving forward. Select and the Board are actively working to educate ourselves and prepare the necessary documents that are now required. To name a few of the changes you will see, changes in the foreclosure process for owners that are delinquent on their assessments, changes in the regulations on roof solar panels, flag pole guidelines and much, much more. Please stay tuned for more updates and information. If you have any questions regarding the material above, you may contact Shonda Britton with Select Management Company. sbritton@selectmgco.com or (972)755-1063

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ELDERCARE CORNER

According to the National Alliance for Caregiving, 29% of the U.S. population or 65,000,000 people care for an ill, disabled or elderly family member. 60% of these caregivers continue to work while providing care. Finding a balance between work and family can be a huge challenge. Many families find themselves needing help and resources, but have no idea where to turn.

As an eldercare advisor, I talk with families every day that are searching for resources and care options, but don't know where to turn.

A Place For Mom is the nation's largest eldercare referral service and we are a free service to families. If you are dealing with an elderly loved one, I am here to help.

Michelle Appling, CSA

A Place For Mom

*Email: MichelleAppling@APlaceForMom.com
817-251-1333*

ADOPTION COALITION

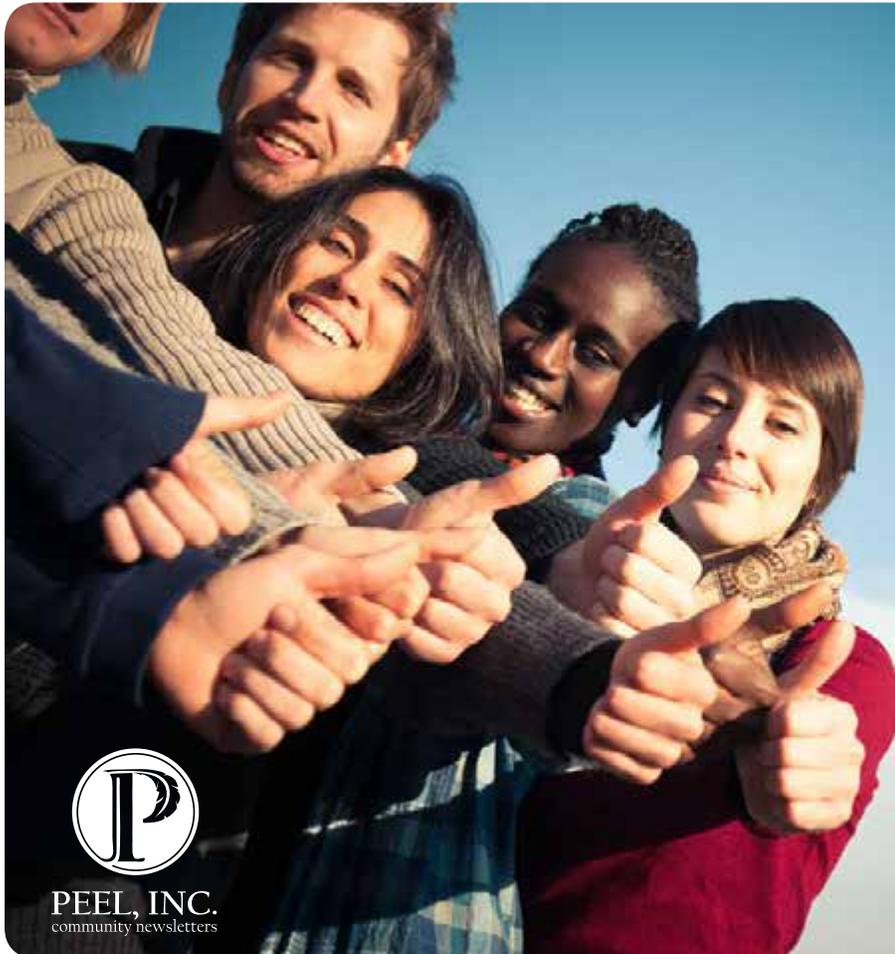
Meet Denver

Denver is 14 years old and is always smiling! He has a very sweet personality and is a friendly, polite young man. He makes friends easily and loves to have fun. Denver enjoys riding bikes, reading comic books, playing basketball and video games. He is a huge animal lover! Denver enjoys school and receives special education services. Denver needs a family to open their hearts and provide him with unconditional love.

To find out more about Denver, Please contact Stephanie Berka, Wendy's Wonderful Kids Recruiter, at the Adoption Coalition of Texas, (512) 301-2825 or stephanieberka@adopttexas.org. To learn more about the foster care adoption process, please call the Adoption Coalition of Texas at (512) 301-2825. Email info@adopttexas.org and visit our website at www.adoptioncoalitiontx.org.

Adopting a child from the foster care system requires little or no cost to the adoptive family and funding may be available to help the adoptive family support the child or sibling group.

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