

Woodland Hills



The Official Publication of the Woodland Hills Homeowner's Association

Volume 7, Number 1

January 2012

President's Letter

From all of the board members of the Woodland Hills Homeowners Association, I want to wish all of our homeowners a very Merry Christmas and a Happy New Year! It's hard to believe 2011 is over and 2012 is upon us! I'm excited about what's in store for Woodland Hills in the coming months, and I'm looking forward to working with the WHHOA Board to improve our neighborhood.

I've made several references over the past months to the need for fresh ideas and new energy in order to keep the association moving in a positive direction. The board continues to work diligently to bring new members into the fold to complement the existing members and to fill expiring terms. However, one of the trends that is readily apparent is the lack of board representation from the northern portion of Woodland Hills, specifically the homeowners north of the park and creek. For some unknown reason the board has struggled recently in its efforts to recruit board participation from this area.

This hasn't always been the case, and the board would like to see this change in 2012. To accomplish this we need more volunteers from north Woodland Hills, including the Melrose area on the west. If you reside in this area the board would like to extend you a special invitation to be part of the WHHOA Board. The time commitment is very minimal (2-3 hours per month) and the atmosphere is very cordial. We actually enjoy working together and the issues we're facing aren't as contentious as you may have been led to believe!

We want your help and we need you! Please carefully consider serving in this capacity. I think you would find it to be a very rewarding endeavor, and I know from personal experience that our other neighbors appreciate our efforts to enhance the quality of life and protect our home values. Call or email any board member and we'll see that you have the opportunity to contribute.

JUST A REMINDER

Don't forget to put the 2012 annual meeting date on your calendars. The meeting will be held at the Colleyville Center on Monday evening, February 6, at 7:00pm See you there!

Annual Meeting

PLEASE PUT THE DATE IN YOUR CALENDAR

Our annual meeting will be the first Monday of February, 2012. That's February 6th. It will be at 7pm at the Colleyville Community Center. Thanks in advance for your support & participation.

Social Activities

By Terri Nielsen, Social Director

I hope everyone had great holidays including a safe New Year's celebration! As we turn the page to 2012, I would like to thank everyone who participated and attended our various social activities in 2011-The Easter Egg Hunt – record turnout; Spring Movie Night, 4th of July and Fall Movie Night were a lot of fun when we got together to mix and mingle with our fellow residents. Unfortunately, Christmas-in-the-Park was cancelled due to wet weather, but with our shortage of rainfall, maybe it worked out best that our yards got some needed relief. We hope everyone will make a point to mark their calendars for our planned 2012 gatherings listed below. We hope to top what we did last year but we can only do that with everyone's attendance. Hope to see you at each and every one of our events! Details for each will be forthcoming in future newsletters.

Easter Egg HuntSaturday, March 31
(Easter is Sunday April 8)

Spring Garage SaleSaturday, April 21

July 4th Picnic & Parade.....Wednesday, July 4

Fall Garage SaleSaturday, September 15

Fall Movie Night In the ParkSaturday, October 13

Christmas in the ParkSaturday, Dec. 1

Finally, we will not be distributing new Directories in 2012.

Instead, we encourage everyone to go to

www.woodlandhills-hoa.com

& input/update their contact information.

Doing so will enable us to send everyone the latest news in the quickest, most efficient manner. Again, thanks for your support in 2011; we look forward to another year of fun events.

Woodland Hills

BOARD OF DIRECTORS

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PUBLISHER

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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 Helen.Sink@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.

Birth Announcements

Submitted by Kirsten Isensee

Congratulations to Loujean and Mike Fuller on Queensbury East who welcome their first grand daughter, Lily Fuller. Lily was born on October 29, 2011 to Loujean and Mike's son Justin and his wife Trisha. Lily was 6 pounds, 5 ounces, and 19 inches long.

Kirsten and Tony Isensee of Wilton Woods Court also welcome their new baby boy, Colin! Born on November 10th, Colin weighed in at 8 pounds and 21 inches long. Colin has a big sister, Samantha, age 4, two big brothers, Logan, age 6, and Evan, age 8 who are very excited about having a new playmate!



Colin & Samantha

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SAMMY LETT HAS JOINED THE NAVY!

Karen, Sam and Abby Lett of Scarborough Lane W. announce the entry of their son Sammy, age 21, into the U.S. Navy. Sammy left for basic training in Great Lakes, Illinois December 5th where he will be stationed for the next 4 months. Many neighbors along Scarborough can attest to Sammy's diligence and desire to get into the Navy. He and his friends held constant workout regimens – including running with a full pack in sprints throughout this past hot summer and finishing with games of disc golf. We wish Sammy the very best of luck in his endeavor and send him prayers for safety.

Please join us in congratulating Sammy and his proud family!



Sammy and Abby Lett

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Welcome New Homeowners

Please extend a warm & friendly welcome to our new neighbors

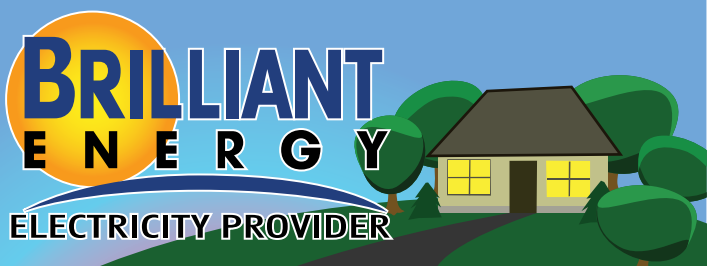
**JONATHAN GROVES
3403 QUEENSBURY WAY EAST**

Welcome to Woodland Hills!

LANDSCAPE UPDATES

By Darlene Page

- Electrical GFI's were fixed at Martin/Glade. Electrical issue checked and resolved at Cheek-Sparger/Glendale. This problem was identified during Christmas light installation.
- New pump installed in "pond" area of fountain at Martin/Glade. Original was 5 - 8 years old.
- Water leak caused by large truck running over valve at Glade/Martin. City was notified so that water was cutoff and repairs were made.



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Woodland Hills

DRUMMERS AWARDS

On November 12, 2011 the CHHS drumline won first place at the Lonestar Classic Drumline Competition. Congratulations to our local high school!



Please enjoy the photos and congratulate these two young drummers on their fine accomplishment!

There are 2 boys in our neighborhood on the drumline: Taylor Watson of Bowden Hill Lane North (son of Rick and Stephanie Watson) and Collin Tracy of Martin Parkway (son of Jaime and Matt Tracy). The drumline also won for most creative show and won the caption award for best tenor quad line.

OTHER AWARDS IN 2011 FOR THE CHHS DRUMLINE INCLUDE

2011 PLANO DRUMLINE COMPETITION (SEPTEMBER 24, 2011)
2nd Place, Marching Drumline Show - "Tales From the Sea"
Outstanding Snare Line Caption Award, Marching Drumline Show

2011 LONESTAR DRUMLINE COMPETITION (NOVEMBER 12, 2011)
1st Place, Marching Drumline Show - "Tails From the Sea"
'Most Creative' Drumline Show
Best Tenor Line Caption Award, Marching Drumline Show



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What's Happening in Woodland Hills?



Listed For Sale!



★ 7 Properties Currently Listed For Sale

Average List Price - \$479,957

Average Price Per Sq.Ft. - \$123.06

Average Days on Market - 119

★ 3 Properties Currently Under Contract

Average List Price - \$339,800

Average Price Per Sq.Ft. - \$127.56

Average Days on Market - 24

★ 6 Properties Sold in the Last 6 Months

Average List Price - \$375,650

Average Price Per Sq.Ft. - \$117.65

Average Days on Market - 54

(As of 12/20/11)

3304 Park View Court
Colleyville
Woodland Hills



**To Find Out
How Much Your Home is Worth
Go To:
www.MySubdivisionUpdate.com**

Happy New Year!
Here's to a Prosperous 2012!

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Preventing Frozen Pipes

Submitted by Chris Minteer

With the recent Frigid Winter air and more possible this winter, we thought we'd share some helpful information that we found online at www.StateFarm.com. An average of a quarter-million families have their homes ruined and their lives disrupted each winter, all because of water pipes that freeze and burst. And recovering from frozen pipes is not as simple as calling a plumber. An eighth-inch (three millimeter) crack in a pipe can spew up to 250 gallons (946 liters) of water a day. Both plastic (PVC) and copper pipes can burst. By taking a few simple precautions, you can save yourself the mess, money and aggravation frozen pipes cause.

Before the cold hits... **INSULATE** pipes in your home's crawl spaces and attic. These exposed pipes are most susceptible to freezing. Remember - the more insulation you use, the better protected your pipes will be. **HEAT TAPE** or thermostatically-controlled heat cables can be used to wrap pipes. Be sure to use products approved by an independent testing organization, such as Underwriters Laboratories Inc., and only for the use intended (exterior or interior). Closely follow all manufacturers' installation and operation instructions. **SEAL** leaks that allow cold air inside near where pipes are located. Look for air leaks around electrical wiring, dryer vents and pipes. Use caulk or insulation to keep the cold out and the heat in. With severe cold, even a tiny opening can let in enough cold air to cause a pipe to freeze. **DISCONNECT** garden hoses and, if practical, use an indoor valve to shut off and drain water from pipes leading to outside faucets. This reduces the chance of freezing in the short span of pipe just inside the house.

When the mercury drops... **A TRICKLE** of hot and cold water might be all it takes to keep your pipes from freezing. Let warm water drip overnight, preferably from a faucet on an outside wall. **OPEN** cabinet doors to allow heat to get to uninsulated pipes under sinks and appliances near exterior walls.

Before you go away... **SET** the thermostat in your house no lower than 55°F (12°C). **ASK** a friend or neighbor to check your house daily to make sure it's warm enough to prevent freezing or **SHUT OFF** and drain the water system. Be aware that if you have a fire protection sprinkler system in your house, it will be deactivated when you shut off the water.

If your pipes freeze... **DONT TAKE CHANCES.** If you turn on your faucets and nothing comes out, leave the faucets turned on and call a plumber. If you detect that your water pipes have frozen and burst, turn off the water at the main shut-off valve in the house; leave the water faucets turned on. (Make sure everyone in your family knows where the water shut-off valve is and how to open and close it.) **NEVER** try to thaw a pipe with a torch or other open flame. Water damage is preferable to burning down your house. You may be able to thaw a frozen pipe with the warm air from a hair dryer. Start by warming the pipe as close to the faucet as possible, working toward the coldest section of pipe. **DO NOT** use electrical appliances in areas of standing water because you could be electrocuted.

DFW Noise Concerns

Just another reminder that if you notice aircraft flying too close, you can call 972-973-5570 and file a noise complaint. If it's in the middle of the night leave a message, they will return your call during business hours if desired. Or, make note of the date, time, type of aircraft (if known) and about what altitude/location and make your call the next day. DFW keeps records of noise complaints to determine if flights are abiding by the agreed upon flight plans.

Website Reminder

Please use our HOA website to find information about upcoming events and use the directory. The website is www.woodlandhills-hoa.com. If you have not logged in previously, you will need to request a login ID on the home page of the website. You will receive an email from Select Management with your user ID and password. You can then login to the website to get valuable information such as Board Member contacts, meeting dates, approved budgets, etc.

The most popular request is usually about the directory. To find the directory, login to the website, then click on "Resources". You will see a drop down menu with "Directory" listed. Once you click on that, you can search by last name, first name, partial name, street name and more. It's a great tool for those times when you meet someone and all you can remember is that his name was George and he lived on XYZ Street. Just search for George and every George in Woodland Hills will appear! It's such a handy tool.

Our Social Chairperson, Terri Nielsen, has also posted all of our neighborhood events on the HOA calendar. So when you can't remember when the next garage sale is going to be, just give a look to the calendar online for all your answers.

**NOT AVAILABLE
ONLINE**

REACHING YOUR NEIGHBORS

and many others...

AUSTIN

Avery Ranch
Barton Creek
Bee Cave
Bella Vista
Belterra
Canyon Creek
Cedar Park Town Center
Chandler Creek
Cherry Creek on Brodie Lane
Circle C Ranch
Courtyard
Crystal Falls
Davenport Ranch
Forest Creek
Hidden Glen
Hunter's Chase
Highland Park West Balcones
Highpointe
Jester Estates
Lakeline Ranch
Lakeway
Lakewood
Legend Oaks II
Long Canyon
Lost Creek
Mayfield Ranch
Meadows of Bushy Creek
Pemberton Heights
Plum Creek
Ranch at Brushy Creek
River Place
Round Rock Ranch
Sendera
Shady Hollow
Sonoma
Steiner Ranch
Stone Canyon
Teravista
Travis Country West
Twin Creeks
Villages of Westen Oaks
Vista Ridge
Westside at Buttercup Creek
Wood Glen

HOUSTON

Atascocita CIA
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Bridgeland
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Coles Crossing
Copperfield
Cypress Mill
Cypress Point
Eagle Springs
Enchanted Valley
Fairfield
Fairwood
Harvest Bend The Village
Kleinwood
Lakemont
Lakes of Fairhaven
Lakes of Rosehill
Lakes of Savannah
Lakes on Eldridge
Lakes on Eldridge North
Lakewood Grove
Legends Ranch
Longwood
Normandy Forest
North Lake Forest
Riata Ranch
Riverpark on the Brazos
Shadow Creek Ranch
Silverlake
Southgate
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