

Woodland Hills



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SPOTLIGHT ON WH HOA BOARD MEMBER

Nancy Coplen



Nancy and her husband Phil have lived in Woodland Hills since 2001 and in GCISD since 1990. All five of their children graduated from GCISD. The Coplens grew up in California and are graduates of California Polytechnic State University, San Luis Obispo. Nancy's professional backgrounds are in landscape architecture and tennis instructor; but she has spent the majority of her married years raising their five children. They are both active members in their church; The Church of Jesus Christ of Latter-day Saints, Colleyville Ward where currently Nancy is a den leader with the Boy Scouts of America.

Throughout the last 23 years in Texas, Nancy has been involved in the community. She served for nine years; 2001-2010 as a School Board Trustee for GCISD and during the same time on executive boards of PTAs her last being president of the CHHS PTSA for two years. Along with involvement in the school district Nancy has served on several city committees and is currently on the Historical and Keep Colleyville Beautiful boards, Colleyville Woman's Club and Colleyville Garden Club boards and Women's Division of the Grapevine Chamber; chair of Christmas Spirit.

Nancy also gives considerable time to various campaign and political activities. She recently received her master's in political science from University of Texas at Arlington. Nancy has worked and traveled for various state and national candidates since 1972, the most recent being part of the Texas Finance and Grassroots Committee for Mitt Romney, working in Iowa, New Hampshire, Texas and Virginia. She also gives assistance to state/local candidates and political organizations.

The Coplen family enjoy the friendly neighbors and beautiful parks of Woodland Hills. This is a great neighborhood for them to entertain, when their children, spouses and ten soon to be eleven grandchildren come to visit and play.

Woodland Hills

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NEWSLETTER INFO

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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 Tiki100@verizon.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.

Financial Self Defense for Seniors

Kay Allen, CFP®
Woodland Hills Resident
Aspen Wealth Management

Recently, the Certified Financial Planner Board of Standards released a consumer guide, which is "Financial Self-Defense for Seniors". This guide is a result of a 2012 survey of CFP® professionals, which found that "more than half had personally worked with an older client who had been subject to unfair, deceptive or abusive financial practices in the delivery of financial advice or the sale of financial products."

Here are a few of the "red flags" mentioned for seniors:

- Look beyond the letters after a financial adviser's name. According to the guide, there are over 170 known designations and certifications used by financial professionals. Many are little more than marketing tools, with no real education needed to "earn" them. Eleanor Blayney, the author of the guide, says, "Unless those letters stand for a designation that has rigorous and enforceable standards of ethics and practice—such as the CFP® certification—the trust you place in the advisor could be on shaky ground." Do your homework!
- If you don't understand what is being sold, don't buy it. The number of financial products is vast. Many can be extremely complicated and may be represented by their benefits alone. What is often not discussed are the downsides, such as high costs, penalties or illiquidity.
- There is no such thing as a free lunch...or dinner. Often these invitations seem harmless, but often they are accompanied by hard-sell promotions. Never give your personal information at these events, and don't confuse a sales pitch for good education.
- If it sounds too good to be true, it probably is! Don't hesitate to get a second opinion on a product or an approach. Also, you should be able to get a written description of the benefits as well as the risks of any offering in terms you can understand.

The public can access an online version of the full guide by visiting www.cfp.net/financial-self-defense-for-seniors. If you'd like a hard copy, please don't hesitate to call my office at 817-546-6353 and I'll be happy to send the guide to you.

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What's Happening in Woodland Hills?

★ 4 Properties Currently Listed For Sale	★ 3 Properties Currently Under Contract	★ 14 Properties Sold in the Last 6 Months
Average List Price - \$491,784	Average List Price - \$414,800	Average List Price - \$402,082
Average Price Per Sq.Ft. - \$126.67	Average Price Per Sq.Ft. - \$117.74	Average Price Per Sq.Ft. - \$115.43
Average Days on Market - 39	Average Days on Market - 113	Average Days on Market - 112

(As of 5/20/13)

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JULY 4th PARADE & PICNIC 10 AM TO 1 PM

Submitted by Teri Anderson

The parade and picnic is fast approaching us. As always, the parade will start at 10 am with short walk starting at Bowden Hill then on to Pembroke Parkway then on to Scarborough Lane East and then on to Martin Parkway and the final destination is Melrose Park. At the park, there are all sorts of things to do for the kids--- bounce house, water slide, face painting and balloons.

BAD NEWS/ GOOD NEWS— after years of providing and cooking the meat for the WHHOA 4th of July picnic, The Moberly Team will regrettably be unable to do so again this year due to a prior commitment. However, Julie Sullins Real Estate has stepped forward to fill the void and will be providing the brisket and hot dogs for this year's fest. A big thanks to Julie Sullins Real Estate from all of us!

Don't forget to bring your lawn chairs and relax in the shade for this fun filled day in the park. Please send your Float Entry form to John and Charna Gray at jhgray1@verizon.net or you can drop the form off to John and Charna's home at 3300 Pembroke Parkway South in the decorative mailbox on the front porch. The deadline for the entry form is July 1. This form is included in this newsletter and is also on our website at woodlandhills-hoa.com under Resources then eforms. An entry into

the parade does not have to be a fancy "float". We would love to have kids on bikes and other forms of simple fun family stuff! So please do not hesitate to be in the parade and just use your patriotic imagination!!!

UPCOMING SOCIAL ACTIVITIES

FALL GARAGE SALE - Saturday, September 21, 2013 – 8 am to NOON

FALL MOVIE NIGHT IN THE PARK - Saturday, October 12, 2013 - Melrose Park - Dinner @ 6:30 pm - Movie will start around 7:30 pm or sunset. Once again, the Hamburger man is going to provide hamburgers, hot dogs and all the fixin's and we will also have popcorn for the movie!

CHRISTMAS IN THE PARK - December 7, 2013 – Melrose Park – 3 to 6 pm - Come and enjoy the beginning of the Christmas season with carriage rides and Santa! We will be serving hot apple cider and Christmas cookies so bring your lawn chairs and blankets for this festive occasion.

If you would like to help in organizing upcoming social events, please contact Terri Nielsen or 817.475.1389 (cell) or email – tanderson3312@sbcglobal.net

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Woodland Hills

Woodland Hills Float Entry Form July 3, 2013

Liability Waiver: Participants in the Woodland Hills July 3, 2013 parade and picnic agree to hold harmless Woodland Hills Homeowner Association in the event of accident, injury, or other harm in any way. Your participation in this event signifies your concurrence.

Name of Float: _____

Float Type (example Motor Vehicle): _____

Non Profit Organization/ Commercial Business Name*: _____

Contact Information

Name: _____

Phone: _____

Address: _____

Email: _____

Sponsor (if applicable): _____

Please circle: Non Profit Commercial

Float Entry

Number of Adults: _____

Number of Children: _____

Type of Vehicle 9 (if applicable): _____

Other information: _____

*There is a \$25.00 entry fee for commercial business. Please make checks payable to the Woodland Hills Homeowners Association. All other entries are free of charge.

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Woodland Hills

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Debunking Common Myths about Sun Screen

People with naturally dark complexion do not need sunscreen. It's true that people with darker skin are less likely to burn, but their skin is still susceptible to UVA and UVB rays and they should still wear protection.

If you work inside you don't need sunscreen. Even though you work in inside you still get a fair amount of exposure every day. Even the smallest amount of exposure adds up and you still need to wear sunscreen every day.

You can't get sunburned on a cloudy day. Up to 40% of sun's ultraviolet radiation reaches the earth on a completely cloudy day.

Last summer's sunscreen is still ok to use. Some sunscreens break down quickly, affecting their ability to offer full protection. Always check the expiration date and if you can't find it and its been sitting around all winter it's time to get a new bottle.

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**5 years ago this month, Colin Holst tragically and silently drowned at the age of 4.
10 Texas children have already drowned this year.**

Be a Water Guardian and help prevent children from drowning.

Ongoing: Volunteers needed to stuff and distribute water safety packets info@colinshope.org

Ongoing: Colin's Hope Athlete Ambassadors needed! <http://www.tinych.org/signup>

Now-June 18: Discount Schlitterbahn Tickets for sale. <http://www.tinych.org/tickets>

June 18: World's Largest Swim Lesson at Schlitterbahn Waterpark New Braunfels

July 1: Colin's Hope Got2Swim Lake Austin 4 Miler (solo or relay) <http://www.tinych.org/got2swim4>

July 21: Colin's Hope Kids Got2Swim Pure Austin Quarry Lake <http://www.tinych.org/got2swimkids>

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