

The Woodland

The Villages of
**Woodland
Springs**
Homeowners' Association

WORD

September 2016



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-  Build Great Relationships

Star Service
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The Villages of
Woodland Springs



Homeowners' Association

The Villages of Woodland Springs Homeowners Association Professionally Managed by FirstService Residential



FirstService Residential
Customer Service: 877-378-2388
Please use this telephone number to report all non-emergency complaints and information.

On-Site Management Team:
Edward Simon, General Manager
Edward.Simon@fsresidential.com

Lisa Roquemore, Assistant General Manager
Lisa.Roquemore@fsresidential.com

Jackie Morrow, Administrative Assistant
Jackie.Morrow@fsresidential.com

The On-Site office is located at the Amenity Center at 12209 Timberland.
On-Site Hours: Monday- Friday 9am-6pm
Saturdays 10am-4pm

On-Site Number: 817-741-1719
On-Site Fax: 817-741-1720
Account Services: 877-378-2388
www.woodlandspringshoa.com

The Woodland Word

Is the only authorized and official monthly publication for the residents of the Woodland Springs Community with news and a calendar of community events endorsed by the Woodland Springs HOA & its members.

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For information or to place an advertisement
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Advertising Deadline for the October 2016 Issue
(Delivered before October 1st)
Is September 1, 2016

Woodland Springs and Community News Connection (CNC) do not in any way endorse or support, nor does it take any credit or responsibility for any of the services, paid or volunteer, listed herein. The Woodland Word is not paid for by the home owners' dues and is not funded by the HOA in any way. The Woodland Word is not a negative publication. It is a community publication created to inform and serve the community. The Woodland Word strives to report only good news; we do not allow articles on politics, religion, controversial topics or any editorials. We also reserve the right to refuse any advertiser or article submission that we feel is not right for this "community philosophy" or not a good fit for this publication.



Coffee & Donuts



New Residents and Long-time VOWS Residents Welcome! Start your morning off right with Friends and Coffee!

Wednesday, September 7, 2016

9:30am-10:30am

Stop by the Amenity Center at
12209 Timberland Blvd.
and enjoy coffee, donuts and juice!!
Come and Go or Stay a while and chat!



If you are a new resident, owner or renter this will be an opportunity for you to ask any question you may have about the community. You will be able to pick up or purchase a pool card and this will also give you a chance to meet new neighbors! Tell your neighbors! Hope to see you there!!



Cook's Children's Medical

VOWS Garage Sale

The Villages of Woodland Springs will hold its annual Fall Garage Sale on October 30th and November 1st & 2nd. Please remember you will need to get a permit from the City of Fort Worth to participate in the sale. There is no cost to do this. You can go to website below to apply for your free permit online or print the form to complete at home.
<http://fortworthtexas.gov/planninganddevelopment/permits/garage-sales>

Garage sales and estate sales are permitted within the Fort Worth city limits, but must follow these rules:

- A permit shall be secured at least 72 hours prior to the sale and shall be prominently posted on the premises during the sale.
- One sign advertising the sale is allowed on the premises only, and must not exceed 2 square feet in size. All other signs, either on or off the premises, are prohibited
- No more than two sales on the same premises in any one calendar year.

VOWS will take care of all advertising for the community. We will place ads in both the Keller Citizen and the Fort Worth Star Telegram. We will also place large banners around the community as well. Good Luck to all the sellers!!
 Remember: One man's trash is another man's treasure.



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ATTENTION RENTERS: Welcome to the Neighborhood

If you rent a home in The Villages of Woodland Springs, you are a part of our community association and we welcome you. We'd like to meet you at our community events, meetings and social gatherings. Sometimes we can't reach you to announce a party or meeting, especially if you are leasing from an out-of-state owner who has neglected to forward your information to the HOA. If this is you, please let the HOA staff know your name, address, email and telephone number. We'll be sure to include you on our HOA mailing lists. In case your landlord hasn't passed along this information, here are a few tips to make living in our community enjoyable and stress free:

All residents – owners and renter – must comply with the association rules and regulations. They're reasonable rules to protect property values, preserve the nature of our community and make life more enjoyable for everyone. If you need a copy, you may download a set at www.woodlandspringhoa.com. The association has both the

responsibility and legal authority to enforce all community rules, which we do equitable, objectively and consistently.

You don't have to own your home to be interested in your community! If you'd like to volunteer for a committee or other type of service to the association, we can't wait to meet you. Responsible, service minded resident residents are the backbone of our association regardless of their ownership status.

If your lease is up and you'll be moving away, we're sorry to see you go. Hopefully you will reflect back fondly on your time spent in The Villages of Woodland Springs. Please notify the manager and we'll be glad to remove you from our mailing list.

So welcome to our community, neighbor! We want you to enjoy your experience here – perhaps enough to become an owner someday.

The Nutcracker 24th Anniversary Season

Open Auditions ages 5 and up
Saturday, September 10

Audition Location:

North Central Ballet
12077 Katy Road,
Suite 713
Keller, Texas 76248
817-428-8232

www.northcentralballet.com

Audition fee: \$10.00 per dancer

Age 5 || 10:00-10:45 AM
Ages 6-8 || 11:15-12:15 PM
Ages 9-12 || 12:30-1:30 PM
Ages 13+ || 2:00-3:00 PM

Performance Dates:

December 2-4, 2016

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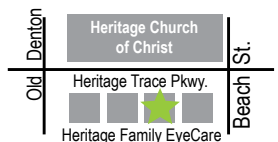
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Yard of the Month



Congratulations to the homeowners at 4841 Crumbcake Drive for the most beautiful yard in VOWS for July 2016. The homeowners received a \$30 gift card courtesy of The Flower Ranch, a yard sign designating them Yard of the Month, and of course, bragging rights! Thanks for making VOWS a beautiful place to live!

If you would like to nominate someone for yard of the month, please email vows.admin@fsresidential.com

The Villages of Woodland Springs "Yard of the Month" was established to promote goodwill and reward exemplary lawn care in the VOWS subdivision. The purpose of the program is to recognize neighbors who demonstrate above-average efforts in maintaining their property, thereby contributing to the overall appearance of the community at large. This is a great award and the program is administered entirely by volunteers and nominations from homeowners. The Villages of Woodland Springs Homeowners Association is dedicated to improving the quality of living and appearance of our community. We encourage residents to take pride in their homes and neighborhood. In turn, we look to celebrate those who do a superior job in maintaining their yards in such a way that they enhance the overall curb appeal of the entire community.

2016 Craft Night Dates



Amenity Center • 7:00pm-11:00pm

Be sure and "join" the Facebook page for more info on Craft Night. Search "VOWS Crafter's Corner"

2016

September 16th

October 21st

November 18th

December 16th

All day Saturday events: Group decides the night before what time they will meet. The On-Site Office opens at 10am if you arrive before the group gets to the Amenity Center.

VOWSvalues.com

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Community Storehouse 1/8 Color

HOT WEATHER FISHING

Man, it's HOT out there! The air temperature is often in the upper 90's if not the 100's. However, this also means that in our shallow ponds, the fish are getting hot too.

I got a message from a concerned home owner who noticed that the catfish in the VOWS ponds didn't seem to be doing well. So, I contacted our pond maintenance company looking for answers.

They put me in contact with a fish biologist who sent the following information and advice:

"In general, the water temperatures are 94F in shallow ponds (last week) and at that water temperature, the dissolved oxygen level is very low. Warm water does not hold as much oxygen as cooler water. The heat also stresses the fish. Catch and release fishing in summer often leads to fish mortality 2 or 3 days after release. That is why fishing tournaments are not held in summer months in southern states. We recommend NO fishing when temperatures are near 100F." – Bill Wingo, MS, AFS Certified Fisheries Biologist



Thank you for considering the above-provided information when you make plans for your next fishing outing at VOWS. Enjoy the rest of your summer. Stay cool and hydrated!!

Ed Simon
General Manager





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With purchase of breakfast meal. Not valid with any other offer. Exp. 9-30-16

VOWS BBQ Cook-Off and Movie Night

Chefs cooked their best BBQ for the 1st VOWS cook off. Teams competed for trophies, prizes, and glory. Thank you to Ritchie Realty, HNL Landscaping, and Brightview for sponsoring prizes. Congratulations to winning teams. Thank you to families for attending the event to sample the BBQ and enjoy the movie. Thank you to Joni and Tammy with Berkshire Hathaway for the popcorn and candy.



Congratulations to the Winners

Showmanship
Sons of Smoke II

1st Place – Beans
Evans BBQ

2nd Place – Beans
Twins BBQ



1st Place
Pulled Pork
Twins BBQ



2nd Place
Pulled Pork
Chub Grub
Crew



1st Place – Ribs
Sons of Smoke II

2nd Place – Ribs
Smokin' Hot



Game Night Done Right!

VOWS teenagers enjoyed the mobile game unit and pizza.
Thank you neighbors for coming out to play and have fun.



Save the Date!



Upcoming Events:

September 7th – Residents Coffee & Donuts

October 8th – Fall Festival

December 3rd – Breakfast with Santa

December 7th – Residents Coffee & Donuts

CODE BLUE CONNECTION



**National
Night Out**
October 4, 2016

National Night Out is a Crime Awareness outreach affiliated with local law enforcement officers to show support and to help fight crime in neighborhoods. Importantly, residents taking a stand against crime.

The Citizens on Patrol would like to encourage the residents to show their support by having block parties or simply turning on your porch light, go outside and meet your neighbors.

The Crime Watch Program is neighbors watching out for neighbors. This is the perfect time to start a contact list of neighbors on your block. Invite the neighbors on your block to bring their lawn chairs and some dessert to share with others. You can help show support for our Fort Worth Police Dept.

Thank You from the Woodland Springs Citizen's on Patrol



Alicia Ortiz
District Director and Community Activist

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Soliciting... NOT IN VOWS!!

Please be aware that it is a crime for solicitation to occur in the City of Fort Worth (without a permit). There have been a string of solicitors in VOWS recently who have been selling a household cleaner without a permit. Other vendors have been reported as well. Our own Officer Sawyer shared that often times these solicitors are checking out homes with the intent to later burglarize them. If you see a solicitor, call the Fort Worth Police non-emergency number, describe the solicitor, describe what they are selling, and where they are located (what street). With your help we can get these unwanted individuals out of our community.

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Woodland Word



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We strive to meet these values every day for our residents and hope you will join us in recognizing those individuals who go above and beyond in delivering great customer service.

- ▶ Have you witnessed an associate doing something great?
- ▶ Have you been exceptionally pleased with the service you have received?
- ▶ Do you want to let others know how awesome someone is?

Help us show recognition to our Star Performers. Please email your feedback to starserviceonsite@fsresidential.com. Be sure to list the Star performers' name and community. Thank you for allowing us to serve you.

Your HOA Management Team

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COMMUNITY ACTIVITIES

*If you'd like to inform residents of a club, group, hobby, or interest, let us know - email the management office at lisa.roquemore@fsresidential.com with the subject **ACTIVITIES**. Only residents who are current with VOWS HOA assessments may participate. All meetings below are at the Amenity Center unless otherwise noted. Please note that scheduled activities or details may change after The Woodland Word goes to print, but up-to-date info can be found at: www.woodlandspringshoa.com/community-events-calendar/*

NEW - DAYTIME CRAFTERS-

New crafters group that meets monthly at the Amenity Center. Open to anyone in the HOA. Bring any project you want to work on or just come and see what others are doing. Bring your own food and drink and feel free to come and go at any time. This is a great opportunity to meet your neighbors, share ideas and have fun. Upcoming Dates: Thursdays - Sept 1st, Oct 5th, Nov 10th & Dec 1st. Time: 10am - 2 pm. Email Janas Horner at janashorner@earthlink.net for more information.

MOMMA FIT - Want to work out but don't have anyone to watch your little kids? Come to Momma Fit Thursdays from 8 am - 9 am at the amenity center. One part playgroup, one part workout, with all fitness levels (and physical restrictions) welcome. Bring some toys for the kids to share while we work out together. A mat and weights are strongly recommended, but not required. *being a mom and/or having little kids at home not required to come work out with us!

VOWS BOOK CLUB - Meets the second Thursday of the month at 8:00pm. Books are nominated and voted on by members. Add yourself to the Facebook group "woodland springs book club" for more information.

FIT CLUB - Monday at 10:00am. Workout to PiYo, T25, Body Combat, 21 Day Fix and other Beachbody DVDs. For more info contact: Eileen at kekorsgaard@gmail.com

WALKERS/RUNNERS/BIKERS/TRI-ATHLETES - Saturdays 6:30am; meet at Bray Birch Park to go for a walk, run, or bike ride. Walkers/

Runners are diverse in experience.

HOMESCHOOL GROUP - VOWS residents who homeschool children are invited to join the homeschool group, created to support each other. Please contact Holly Bender by email at vowshomeschool@gmail.com with HOMESCHOOL in the subject line.

PLAYGROUP - Bray Birch park after school 3:00pm. Everyone is welcome!

TODDLER PLAYGROUP - Playgroup for preschool age children. Please go to the VOWS Facebook page at facebook.com/woodland.springs and search "VOWS Playgroup" in the search box for more information on this group.

FAMILY FUN - Wednesday 8:00pm: This group is about continuous, joyous family involvement through fun improvisation activities. Contact info@soultainment.com.

CRAFT NIGHT - VOWS hosts a craft night each month - see calendar for date. Admission is an item to share for the potluck meal; please bring your own drink. (No alcohol) For more info: lisa.roquemore@fsresidential.com with the subject "CRAFT NIGHT".

LUNCH BUNCH - Empty nester with extra time on your hands, like to try to get to know some of your VOWS neighbors, and do a monthly lunch out with others? This group meets the third Wednesday of each month Contact to Pauline pk0@email.com for details.

NEIGHBORHOOD PRAYER FELLOWSHIP GROUP - This group meets rain or shine every Saturday 6:30am-7:30am at Bray Birch & Lamington Dr. VOWSPrayerGroup@verizon.net

THE COWTOWN STACKERS CUP STACKING CLUB - this group meets Thursdays from 5:00pm-6:00pm at the VOWS amenity center on Timberland Blvd. Stackers from ages 5-95 with skill levels from beginner to expert are invited to attend. **Cost is free but please bring your own cups, timer, and stack mat.** For more information, contact Jimmy and Carmen Griffith at jcgx4@sbcglobal.net.

BINGO - Bingo will meet the first Friday of every month from 7pm to 9 p.m. Ages 5 and up welcome. We are asking for a \$5 donation prize item for a kid or teen. Adults play for a chance to win sponsored or donated prizes. Contact Tammy Melendez at 817-680-7766 or TammyM0415@yahoo.com or Joni Baldwin at 817-602-1194 or Joni.Baldwin@pruworldwiderealtors.com if you have any questions.

ADULT INTERNATIONAL FRIENDS ENGLISH CLASSES

- Meet new friends as you learn English! Classes are available at several levels, beginning with the very basics. Focus is on vocabulary, grammar, and conversation as well as on learning everyday tasks like banking, shopping, making appointments, and completing job applications. Students from varied backgrounds and language groups are welcome. The Fall session meets Thursdays from 10:15 a.m. - noon from September 15, 2016 through December 8, 2016. Location: First Baptist Church of Keller, 225 Keller Parkway, Keller, TX 76248, Room 224. Fee: \$5 total for class book and workbook. Contact Dorothy O'Grady (817.337.7458) or Lawrence Duhon (817.431.2545) to register.



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Homebased Businesses



While you are allowed to have a home-based business, there are certain guidelines that must be followed. Is your business visible from the street? Is it creating traffic and parking problems for your neighbors? Is your business noisy or disturbing the peace? Here

is what your CC&R's state about home-based businesses:

5.3.16

Residential Use. The use of a lot is limited exclusively to residential purposes or any other use permitted by this Declaration. This residential restriction does not, however, prohibit a resident from using a dwelling for personal business or professional pursuits provided that: (1) the uses are incidental to the use of the dwelling as a residence; (2) the uses conform to applicable governmental ordinances; (3) there is no external evidence of the uses; (4) the uses do not entail visits to the lot by employees or the public in quantities that materially increase the number of vehicles parked on the street; and (5) the uses do not interfere with residents' use and enjoyment of neighboring Lots.

BABYSITTERS OF WOODLAND SPRINGS

July 2016 – September 2016



Cathryn Corona (817) 374-2983
(American Red Cross First Aid, AED & CPR for children & adults)

The young people listed above have offered their services as babysitters in our community; the contacts are provided here for information only. Please interview any candidates and make your own decision as to the candidate's capabilities & qualifications to stay alone with your child. You may submit your contact information to lisa.roquemore@fsresidential.com if you are a VOWS resident and under the age of 21. Also please contact Lisa if your name should be removed for any reason. The list is run quarterly. We will remove your name at the end of each quarter and start a new list. If you want your name added to next quarter's list, you will need to contact the office again to let us know.

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GOT TRASH?

Fort Worth Garbage & Recycling APP



The city is encouraging residents to take advantage of the Fort Worth Garbage & Recycling APP that can be downloaded free from GooglePlay or iTunes for Android or Apple devices. Residents will receive reminders before their service days as well as incidents that we're experiencing currently with the delayed bulk collections. You can choose how to receive reminders: text message, email or voice message.

Following these simple guidelines will help the contractors stay on schedule for collection:

- Place bulk items on the curb by 7 a.m. Monday of your assigned week.
- Tree limbs that are greater than four inches in diameter or longer than eight feet are considered bulk.
- If you're putting out other bulk items, such as furniture, they need to be kept separate from the yard debris to allow for proper and timely collection.

For additional questions, notify the city's call center at 817-392-1234.

City of Fort Worth — Working together to build a strong community.

FREQUENTLY ASKED QUESTIONS

**I am selling or refinancing my home.
How do I get the resale certificate or other documents needed?**

The Villages of Woodland Springs HOA Office (on Timberland) cannot provide you with the documents you will need when refinancing or selling your home. You will need to contact the Resale Department.

There are several ways to contact the Resale Department:

1. Send an email to tx.resales@fsresidential.com
2. Go to: <https://www.fsresidential.com/texas/resale-and-lender-documents>
3. Call 214-871-9700 and ask for the Resale Department

The First Service Resale Department will provide you with the costs, time frames and other information you will need to complete your sales or refinance transaction.

Meet Your V.O.W.S. Team of REALTORS!!



VOWS Resident

Joni Baldwin
817-602-1194

Joni@JoniBaldwin.com
www.JoniBaldwin.com

Jim Carter
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Jim@JimCarterRealEstate.com
www.JimCarterRealEstate.com

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Woodland Springs Homeowner's Association

The purpose of a homeowners association (HOA) is to maintain, enhance and protect the common areas and interests of the subdivision or neighborhood. Individual homeowners, as members of the association, pay periodic assessments, support & utilize neighborhood amenities (ponds, pools, parks, tennis courts, etc.). The assessments pay for community expenses such as entrance monuments, landscaping, amenities like clubhouses, tennis courts, or walking trails, insurance for commonly-owned structures and areas, an on-site management company, or any other item delineated in the governing documents or agreed to by the homeowners' association.

Currently, the Advisory Committee, which is comprised of elected residents, is the intermediate group between the residents and the Board of Directors and Centurion American (VOWS developer). This will continue until full development of VOWS is completed. The sub-committees report to the Advisory Committee. All residents are invited to attend Advisory Committee meetings which are normally held the 4th Tuesday of each month at 6:30pm at the Amenity Center on Timberland.

September 2016 Advisory Committee Meeting Tuesday September 27th, 6:30pm At the Amenity Center

ADVISORY COMMITTEE MEMBERS

Charles-David Rogersrogershomeservicesdfw@gmail.com
David McNeildmcneil31@hotmail.com
Frank Friarfriar22@gmail.com
Frank McArthurinfo.focus@verizon.net
Lora Fulmerlorafulmer@verizon.net
Richard Gardenerperfecteyeproductions@gmail.com
Robert Rouserouse2k1@gmail.com
Shirley Gansserespartners2@verizon.net
Meredith Baker

SUB-COMMITTEE CHAIRS

Budget & Finance – Peter Stampsvows.budget@gmail.com
Newsletterlisa.roquemore@fsresidential.com
Landscape/Grounds – Jim Houstonvowslandscapeandgrounds@gmail.com
Pools – openpools.at.vows@gmail.com
Safety/Security –openvows.safesecure@gmail.com
Events – Beth Sovereignevents.vows@gmail.com

Important Reference Numbers

Important Reference Numbers

Animal Control.....817-392-1234
Code Enforcement.....817-392-1234
Fire (non-emergency).....817-922-3000
Graffiti.....817-212-2700
Police (non-emergency).....817-335-4222
Trash/ Recycle.....817-392-1234
Water.....817-871-8210
VOWS (onsite office).....817-741-1719
VOWS (after hours).....877-378-2388

Did you know that VOWS has a Facebook page???

The number of users on our neighborhood Facebook page is growing! We find this to be a great tool to get the word out about everything from lost pets to community events and everything in between.



Visit
facebook.com/woodland.springs
today!

It's important to note that the Facebook page is not monitored or endorsed by the Homeowner Association or FirstService Residential. It was created by residents as a tool to help inform neighbors of things such as missing pets, items for sale and barter, small groups and events, and so much more.

CALENDAR OF EVENTS – SEPTEMBER 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				Momma Fit 8:00am Daytime Crafters 10:00am Cowtown Stackers 5:00pm Vows Book Club 8:00pm		
4	Fit Club 10:00am Homeschool 1:30pm	6	Residents Coffee and Donuts 9:30 am Family Fun 8:00pm	Momma Fit 8:00am Cowtown Stackers 5:00pm Vows Book Club 8:00pm	9	10
11	Fit Club 10:00am Homeschool 1:30pm	13	Family Fun 8:00pm	Momma Fit 8:00am Cowtown Stackers 5:00pm	Craft Night 7:00-11:00pm	NFWA MEETING 9:00AM
18	Fit Club 10:00am Homeschool 1:30pm	20	Family Fun 8:00pm	Momma Fit 8:00am Cowtown Stackers 5:00pm	23	24
25	Fit Club 10:00am Homeschool 1:30pm	AC Meeting 6:30pm	Family Fun 8:00pm	29	VOWS COMMUNITY GARAGE SALE	

Because of families like yours, we are the top selling team in
The Villages of Woodland Springs
 As a community we can do amazing things...

There are many families in VOWS who are facing the loss of a loved one, financial hardships, loss of jobs, illnesses, and many other life changing circumstances. So we have teamed up with **MARCOS PIZZA** for our **HELPING HANDS CAMPAIGN**.

Our goal is to provide a **FREE DINNER** to a different family in VOWS every single week to help lighten some of their burdens. Please join us by visiting **TheTonyGreenTeam.com**, clicking **HELPING HANDS**, and nominating a family who could truly use a **HELPING HAND**.

Thank you so much in advance for helping us make a difference where it counts... right here at home.

TONY GREEN

Tony@TheTonyGreenTeam.com

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