

# The Woodland



# WORD

*December 2013*



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#### Contact:

**Jim Carter - 817-800-4780**

JimCarterEmail@gmail.com • www.JimCarterRealEstate.com

**Joni Baldwin - 817-602-1194**

Joni.Baldwin@PruWorldwideRealtors.com • www.JoniBaldwin.com



**Free Market  
Analysis**



## The Villages of Woodland Springs

Homeowners' Association

**The Villages of Woodland Springs Homeowners  
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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:

Justin LaHue General Manager  
Justin.LaHue@fsresidential.com

Robin Willits Assistant Manager  
Robin.Willits@fsresidential.com

Catherine McGrath Administrative Assistant  
Catherine.McGrath@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

After Hours Emergency: 214-871-9700

**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.

#### PUBLISHED BY

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**Advertising Deadline for the January 2014 Issue  
(Delivered before January 1st)  
Is December 1, 2013**

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# Breakfast with Santa

The event will be Saturday, December 7 at the VOWS Amenity Center.

Pre-registration is required for breakfast sessions.  
Registration Began: Friday, November 15 at 7:00am  
Registration Ends: Friday, December 6 at 6:00pm  
(or until all slots are sold out)  
Admission is \$5.00.  
Children 2 years old and younger are free.

First session: 8:30am to 9:30am  
Second Session: 10:00am-11:00am  
Both of these sessions will have breakfast.  
Third Session: 11:00am-12:30pm is for photos only.  
No food will be served.

Please register at:  
<http://vowsbreakfast.athlete360.com>

Email  
[events.vows@gmail.com](mailto:events.vows@gmail.com)  
for more information



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## COVENANTS CORNER

# Where do you park your car or truck?

One of the biggest complaints we get here in VOWS is street parking. The streets are the property of the City of Ft. Worth so the association can't enforce it. But we do try to encourage everyone to park either in your garage or in the driveway.

Your vehicles are safest when parked in a closed garage. If you have to park in your driveway, please remember to pull up so your car does not block the sidewalk. It is also prohibited to park any type of trailer, RV, boat, commercial vehicle, etc. in your driveway. If you cannot park them in your garage, you will need to find a storage facility for them.

### Here is what your DCC&R's state about parking:

5.3.18 Vehicles. All vehicles on the Property, whether owned or operated by the residents or their families and guests, are subject to this Section and Rules adopted by the Board. The Board may adopt, amend, and repeal rules regulating the types, sizes, numbers, conditions, uses, appearances, and locations of vehicles on the Property. Without prior written Board approval, the following types of vehicles and vehicular equipment - mobile or otherwise -- may not be kept, parked, or stored anywhere on the Property if the vehicle is visible from a street or from another lot: mobile homes, motor homes, buses, trailers, boats, aircraft, inoperable vehicles, commercial truck cabs, trucks with tonnage over one ton, vehicles which are not customary personal passenger vehicles, and any vehicle which the Board deems to be a nuisance, unsightly, or inappropriate.

This restriction includes overnight parking on streets, driveways, and alleys.

This restriction does not apply to vehicles and equipment temporarily on the Property in connection with the construction or maintenance of a dwelling. Vehicles that transport inflammatory or explosive cargo are prohibited from the Property at all times. The Association may effect the removal of any vehicle in violation of this Section or the Rules without liability to the owner or operator of the vehicle. All vehicles parked on any Lot within the view of the public shall be in good operating condition, shall have current license plates, inspection stickers and registrations and shall be in daily use as motor vehicles on the streets and highways of the State of Texas.

Your HOA Compliance Liaison will be doing property drives to ensure everyone is in compliance with the DCC&R's. Please make sure you are not in violation of any parking restrictions.



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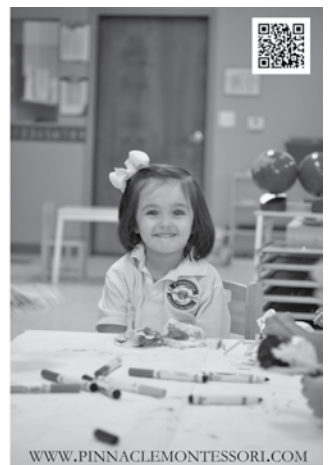
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# Yard Of The Month



Congratulations to the homeowners at 5624 English Oak Drive for the most beautiful yard in VOWS for December 2013. The homeowners will receive a \$40 gift card courtesy of The Flower Ranch @ 901 S. Pearson Lane, Keller, 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.communications@gmail.com](mailto:vows.communications@gmail.com).

## Important Reference Numbers



### Important Reference Numbers

Animal Control.....	817-392-3737
Code Enforcement .....	817-392-1234
Fire(non emergency) .....	817-922-3000
Graffiti .....	817-212-2700
Police (non emergency).....	817-335-4222
Trash/ Recycle .....	817-392-3279
Water .....	817-871-8210
VOWS (onsite office) .....	817-741-1719
VOWS(after hours).....	214-871-9700

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Physicians are members of the medical staff at Baylor Emergency Medical Centers and are not employees of Baylor Emergency Medical Centers, Baylor Health Care System, Emerus Holdings, Inc. or any of their subsidiaries or affiliates.

## 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.



## Holiday Hours for On-Site Office

Just a reminder that the On-Site office on Timberland Blvd will be closed in observance of the Christmas Holiday on Tuesday, December 24 and Wednesday, December 25, 2013. We will also be closed on New Year's Day, Wednesday, January 1, 2014. We would like to wish everyone a memorable holiday season!



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### Wish List

**Animal Care:**  
Bleach, laundry soap, dish soap  
Paper towels, cleaning supplies and disinfecting wipes  
Purina brand kitten and cat food and puppy & dog food  
Powdered milk replacer (kitten & puppy)  
Clay cat litter, dog clippers & grooming supplies, towels, bed linens, blankets and rugs  
Washable cat & dog toys, balls  
Latex gloves, Stainless steel bowls, New, or gently used, top loading electric washers & dryers  
**Spay/Neuter Surgery Dept:**  
Heating Pads  
Latex sterile surgical gloves - size 6.5

**Office Supplies:**  
Multi-purpose white copy paper (8.5" x 11")  
Laser printers (XP compatible) Computers, Pentium 4 (XP compatible) Flat screen monitors with power cords

**Equine Program:**  
Thrive horse feed, Equine Senior rolled oats, alfalfa cubes, and Coastal square bales, Halters & lead ropes, Grooming & hoof care supplies, Fencing supplies, Corral/cattle panels

*Thank you!!*



**Full Service Shelter**  
**1840 East Lancaster**  
**Fort Worth, Texas, 76103**  
**817-332-HSNT (4768)**

**www.hsnt.org**  
**hsnt@sbcglobal.net**



# VOWS Fall Festival

VOWS Fall Festival was a candy-filled, paint-a-rific, jumping good time. Kids got to ride the Boogie Woogie Choo Choo train, win prizes at the carnival games, pet the animals in the Coalson Corral sponsored by Kids R Kids, paint pumpkins donated by The Brickman Group and jump in the bounce houses provided by Keller UMC – West Campus. Thanks to all the neighbors who came out, volunteers and staff that helped with the games and food, and businesses that participated in the Trunk or Treat and donations to the charity auction. Our generous neighbors helped raised \$300 for The Community Storehouse in that auction! Happy Fall everyone!





# VOWS FALL NEIGHBORHOOD CLEAN UP – SUCCESS!!



October 12th was VOWS Fall Neighborhood Clean Up. This clean-up was in conjunction with the City of Fort Worth's Litter Stomp. About 25 volunteers came out to help and we collected over 35 bags of trash! What a great turn out and what a big success our second clean-up was!

We would like to give a special thank you to The Gajary Family, The Strain Family, The MacMaster Family, The Hampton Family, The McArthur Family, The Palson Family and The Triple H Club (Humans Helping Humans) from Timber Creek High School. If we missed anyone, please accept our thanks! To all of our volunteers, you are the BEST! We could not

do what we do out here without you! Thank you!

The next clean-up will be The Cowtown Clean-Up in March. Be watching in an upcoming Woodland Word for more details on that.




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# BABYSITTERS OF WOODLAND SPRINGS



## December 2013 Babysitter's List

The young people listed below 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.

Chloe Strickland .....	817-980-0784
Kolbie Kaminski (CPR Cert) .....	440-610-3695
Kellie Dinero .....	682-209-4347
Kaylee Kramer .....	214-295-6781
Jasmine Cerda .....	817-771-7192
Sierra Teas .....	817-505-3614
Angel Torrence .....	817-431-6926
Alyssa Wright .....	817-431-5507
Ross Taylor (CPR Cert: infant/child) .....	817-975-4535
Robyn Stadler .....	817-231-1561
Mia Hanlon (American Red Cross Babysitting) .....	817-470-9145
Addison Cassady .....	817-805-6005
(CPR Cert: Adult, Infant, Child; American Red Cross Babysitting)	

Young people who are VOWS residents and below the age of 21 may submit their contact information to [robin.willits@fsresidential.com](mailto:robin.willits@fsresidential.com).

Also contact Robin if your name should be removed from the list for any reason.

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# Holiday Reminders



The Holidays are here! To reduce the opportunity for crimes, please keep items off of the porch, close your garage doors when you are not outside and lock your car doors. It's always better to be safe than sorry.

# January 2014 HOA Assessments



This is a reminder that the semi-annual Homeowner Association Assessments will be due in January. Be watching your mailbox for your dues statement. It should arrive in December.



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## 2013 SCRAPBOOK DATES

**Amenity Center • 7:00pm-10:00pm**

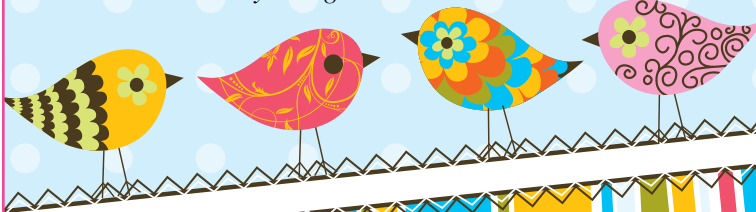
All day events: group decides the night before what time they will meet. On-Site Office opens at 10am if you arrive before the group gets to the amenity center. Be sure and "like" the facebook page for more info on the Scrapbookers. Search "VOWS Scrapbooking and Crafter's Corner"

**12/13/13**

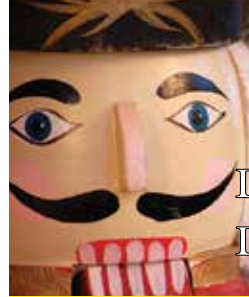
**12/14/13** All Day

## 2014 SCRAPBOOK DATES

1/17/14	7/18/14
2/21/14	8/15/14
3/21/14	9/19/14
3/22/14 <i>All Day</i>	10/17/14
4/18/14	10/18/14 <i>All Day - Begin noon</i>
5/16/14	11/21/14
6/20/14	12/19/14
6/21/14 <i>All Day - begin noon</i>	



# The Nutcracker 20th Anniversary Season



**1/2 PRICE TICKET**

(with purchase of adult ticket at regular price.)

**Performance Dates:**

December 7, 2013 7:30 PM

December 8, 2013 2:00 PM

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**info@communitynewsconnection.com**

## Christmas Sweets Recipes

**Candy Cane Cocoa Mix, Diabetic** Yield: 2 Cups

Ingredients:

1 1/3 Cups Dry Milk

1/2 Cup unsweetened Cocoa Powder

1/4 Cup sugar free peppermint candy, coarsely chopped

Splenda Sugar Substitute (optional)

Peppermint Stick Candy, optional garnish

Directions:

1. In a food processor stir together dry milk powder, cocoa powder.
2. Process until well blended.
3. Stir in the crushed candies.
4. FOR EACH SERVING:.
5. Place 2 Tbsp (or as much as you like) mix in a mug.
6. Gradually add 1 cup boiling water, stirring constantly until

crushed candy melts.

7. Add peppermint stick to mug, if desired.

[www.Food.com](http://www.Food.com)

**Peppermint Bark**

Yield: 2 pounds of candy

Ingredients:

Crushed Candy Canes, to yield 1 cup

2 Pounds White Chocolate

Peppermint flavorings, optional (Paula says use about 2 teaspoons, to your taste)

Directions:

Place candy canes in a plastic bag and hammer into 1/4-inch chunks or smaller.

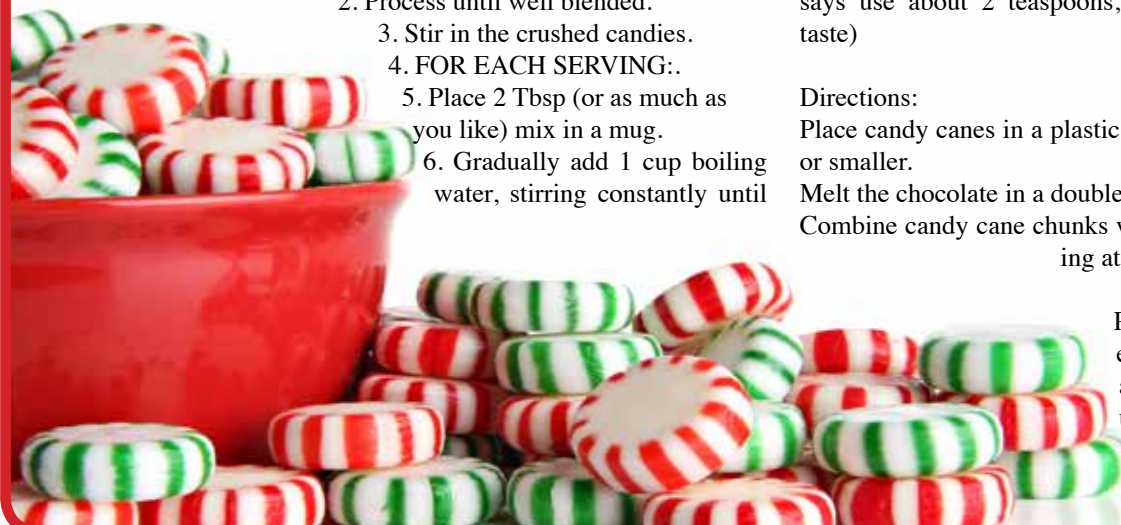
Melt the chocolate in a double boiler.

Combine candy cane chunks with chocolate (add peppermint flavoring at this point if desired.).



Pour mixture onto a cookie sheet layered with parchment or waxed paper and place in the refrigerator for 45 minutes or until firm.

*Recipe courtesy of Paula Deen*



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## COMMUNITY ACTIVITIES

If you'd like to inform residents of a club, group, hobby, or interest, let us know - email [vows.communications@gmail.com](mailto:vows.communications@gmail.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](http://www.woodlandspringshoa.com/community-events-calendar).

**P90X-BOOT CAMP** - Workouts Mon. - Fri. 5:30am; all fitness levels are invited. Must be 18 or older; register online at <http://tinyurl.com/VOWSBootCamp>. Contact [robin.willits@fsresidential.com](mailto:robin.willits@fsresidential.com) with questions.

**FIT CLUB** - Monday at 6:30pm. Workout to Turbo Fire, Insanity, P90X, and other Beachbody DVDs. Register at <http://tinyurl.com/VOWS-Fit-Club>. For more info: contact Brenda Munden at [beachbodybrenda@yahoo.com](mailto:beachbodybrenda@yahoo.com) or Jodie Rubley at [jarubley@imagination.com](mailto:jarubley@imagination.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.

**ZUMBA** - Wednesdays 6:00pm. Fun, easy-to-follow, calorie burning, Latin-inspired dance fitness party. Email Christie McDevitt at [cmcdevitt731@att.net](mailto:cmcdevitt731@att.net) for info.

**HOMESCHOOL GROUP** - VOWS residents who homeschool children are invited to join the homeschool group, created to support each other. Please contact Sarah Rockhold by email at [vowshomeschool@gmail.com](mailto:vowshomeschool@gmail.com) with **HOME-SCHOOL** 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](http://facebook.com/woodland.springs) and search "VOWS Playgroup in the search box for more information on this group.

**SOULTAINMENT** - Wednesday 8:00pm; contact Paul Brough [paul\\_brough@hotmail.com](mailto:paul_brough@hotmail.com) Soultaimment helps kids build confidence, creativity and individuality through activities and acting.

**SCRAPBOOKING** - VOWS hosts a scrapbooking 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: [events.vows@gmail.com](mailto:events.vows@gmail.com) with the subject "SCRAPBOOK".

**VOWS SINGLES** - Enjoy dinner parties, game nights and socializing with other singles from the community? Contact [vbolles@verizon.net](mailto:vbolles@verizon.net) for info.

**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 at [pk0@email.com](mailto: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](mailto:VOWSPrayerGroup@verizon.net).

**ALLIANCE BUSINESS CONTACTS** - This is a time for businesses to come together and share marketing ideas and resources. It meets the first Friday of every month in the Amenities Center from 11:00am-12:30pm.

**PARENTS SUPPORT GROUP FOR CHILDREN WITH DYSLEXIA** - This group will be a positive, supportive and informative group. Open to all VOWS

residents (public school, private school or home school children). Group will be touching on: Screening and testing for dyslexia, accommodations at school, how Dyslexia affects the children outside of school, the laws on Dyslexia and other important information. There will be guest speakers from time to time as well. It will meet the first Tuesday of every month in the Amenities Center from 7:00pm-8:30pm. For more information contact [robin.willits@fsresidential.com](mailto:robin.willits@fsresidential.com).

**FITNESS KICKBOXING** - Fitness kickboxing are high-intensity classes which are a great full body workout, incorporating a broad range of athletic drills (jabs, hooks, uppercuts and kicks), balance, coordination and strength building moves, designed to get you on your way to a leaner body and healthier state of mind. It will meet every Thursday in the Amenities Center from 7:30pm-8:30pm. For more information contact Ania at [ania.najda@yahoo.com](mailto:ania.najda@yahoo.com).

**INFORMAL TODDLER SOCCER PRACTICE/GAMES** - Soccer for Toddlers, ages 3 and 4. The group will meet at the Bray Birch Park on Tuesdays at 6:30pm. For more information contact Colleen at 817-600-3945.

**DANCE CLASS** - Ages 4-12. Class is full.



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# Your Four-Legged Friends Need Holiday Treats Too

*Bake up these delicious and nutritious treats for Fido - he'll thank you.*

## Pumpkin Cookies for Pups

2 cups whole wheat flour  
1/2 cup oatmeal  
1/4 cup nonfat dry milk  
1 teaspoon baking powder  
1 cup canned pure pumpkin  
1 egg  
1/4 cup packed brown sugar



Mix dry ingredients and wet ingredients separately and then combine. Knead dough into a ball; pull off enough dough to make 1 or 2 inch balls, depending on the size of your dog. Roll into balls and place on cookie sheet, flatten with fork in a crisscrossed pattern. Bake at 350 until brown, about 20 to 30 minutes. Cool completely.

## Gingerbread Cookies for Pups

1/2 Cup Molasses  
2 TBLS Honey  
1 1/4 Cup Water  
1/4 Cup Olive Oil  
3 Cup Whole Wheat Flour



1 tsp Baking Soda

1/2 tsp Cinnamon

1/2 tsp Ground Cloves

1 TBL Fresh Ginger, Chopped

Mix wet and dry ingredients separately. Combine wet and dry and form into two balls. Cover and refrigerate 3 to 5 hours. Roll out chilled dough to 1/4 inch thickness cut into shapes Bake 350 10-15 minutes. Cool.

## King of Rock Dog Treats

2 Eggs

1/4 Cup Smooth Peanut Butter

1/2 Cup Banana, mashed

1 Tbsp. Honey

1 Cup Whole Wheat Flour

1/2 Cup Wheat Germ or Oatmeal

Mix one egg, peanut butter banana and honey together. Stir in flour and wheat germ, mix well. Work into a ball and turn out onto a floured board, roll out to about a 1/4 thickness and cut into shapes. Separate last egg, beat the white until frothy and brush on top of cookies. Bake at 300 for about 30 minutes. Remove from oven and cool.

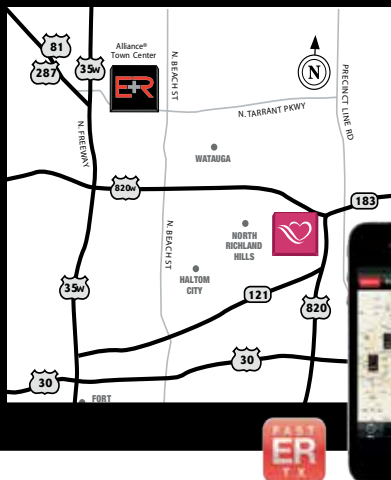


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## Woodland Springs Homeowner's Association

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 (pond, 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 6:30 pm at the Amenity Center on Timberland.

### December 2013 Advisory Committee Meeting Tuesday, December 10, 6:30pm At the Amenity Center

#### ADVISORY COMMITTEE MEMBERS

Cindy Dronette ..... cdronette@hotmail.com  
Frank Friar ..... friar22@gmail.com  
Shirley Gansser ..... espartners2@verizon.net  
Gerald Giff ..... thegiffs@gmail.com  
Jason Lonergan ..... jlone22@aol.com  
Peggy Lundquist-Wegner ..... peggy\_lundquist@yahoo.com  
David McNeil ..... dmcneil31@hotmail.com  
Jeff Michael ..... michaeljt@gmail.com

#### SUB-COMMITTEE CHAIRS

Budget & Finance - Peter Stamps .... pstamps@lsc.com.net  
Newsletter - Open ..... vows.communications@gmail.com  
Landscape/Grounds - Jim Houston ..... vowslandscapeandgrounds@gmail.com  
Pools - Peggy Lundquist-Wegner .... peggy\_lundquist@yahoo.com  
Safety/Security - Phoebe Saenz ..... vows.safesecure@gmail.com  
Events - Beth Sovereign ..... events.vows@gmail.com



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# CALENDAR OF EVENTS – DECEMBER 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 P90X 5:30am Fit Club 6:30pm	2 P90X 5:30am Fit Club 6:30pm	3 P90X 5:30am Homeschool 9:30am Dance 4:00pm Dyslexia Support Group 7:00pm	4 P90X 5:30 am Zumba 6:00pm Soultainment 8:00pm	5 P90X 5:30 am Fitness Kickboxing 7:30pm	6 P90X 5:30 am Alliance Business Contact 11:00AM	7 BREAKFAST WITH SANTA 8:30am-12:30pm
8 P90X 5:30am Fit Club 6:30pm	9 P90X 5:30am Fit Club 6:30pm	10 P90X 5:30am Homeschool 9:30am Dance 4:00pm AC Meeting 6:30PM	11 P90X 5:30 am Zumba 6:00pm Soultainment 8:00pm	12 P90X 5:30 am Fitness Kickboxing 7:30pm	13 P90X 5:30am Scrapbooking 7:00pm	14 Scrapbooking 9:00am
15 P90X 5:30am Fit Club 6:30pm	16 P90X 5:30am Fit Club 6:30pm	17 P90X 5:30am Homeschool 9:30am Dance 4:00pm	18 P90X 5:30 am Zumba 6:00pm Soultainment 8:00pm	19 P90X 5:30 am Fitness Kickboxing 7:30pm	20 P90X 5:30am	21
22 P90X 5:30am	23 P90X 5:30am	24 Homeschool 9:30am	25	26 P90X 5:30 am Fitness Kickboxing 7:30pm	27 P90X 5:30am	28
29 P90X 5:30am	30 P90X 5:30am	31 Homeschool 9:30am				

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