

# The Woodland

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

# WORD

*October 2015*



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Lisa Roquemore Assistant Manager  
*Lisa.Roquemore@fsresidential.com*

Brittany McCorkle Administrative Assistant  
*Brittany.McCorkle@fsresidential.com*

**The On-Site office is located at the**  
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**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.

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**Advertising Deadline for the November 2015 Issue**  
**(Delivered before November 1st)**  
**Is October 1, 2015**

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***Choo Choo, Bring on Fall!***

Join us at our annual Fall Festival on Saturday October 10 from 4-7 p.m. for games, bouncing, barrel train, and Trunk or Treat.

Food trucks will be selling delicious dinner, and win a round at the cupcake walk for dessert!

The event will be at our Amenity Center, 12209 Timberland Blvd.

Please register at <http://tinyurl.com/vows-fall-festival>.

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One billion people view Facebook per day! That's a staggering figure for a captivated audience. Take that into consideration the next time you make a "Post". Most assume their "Post" is only seen by those in the group in which it was posted. However, when someone takes a screen shot or the post goes viral, it's now out there for the world to see!

Don't be naive. The bad guys are using Social Media too. When you post for help to install your "NEW" 52 inch TV, or you are arming yourself to protect your property or you are trying to find someone to watch your pet while

## SOCIAL MEDIA... The Good, the Bad and the Ugly

you are on vacation, you just announced:

- We have a new 52 inch TV
- We have guns in our home
- No one will be at home for 2 weeks

**DON'T BECOME A VICTIM!**

When the TV Media reports that crime in our area is due to unlocked car doors, why does our crime increase? Because we just announced to the bad guys, we leave our car doors unlocked!

There's a time and a place for everything. When minutes count and lives are in danger, call the police. Don't rely on Social Media to protect you or your family from harm's way. Recently, the family of a missing 13 year old male (who may have been trying to harm himself) wasted precious time by posting on Facebook, to find out if his friends knew where he might be. After 3 hours passed, they finally called the police to notify them that he was missing and may try to harm himself. Consider the circumstance first and don't let precious time slip away.

Please consider how Social Media affects others. The Fort Worth Police Department is running into obstacles due to Social Media outlets. Posts on Nextdoor or Facebook are jeopardizing criminal investigations! We want the crime to go down, the violence to stop and the police presence to increase, but due to Social Media posts, information is being compromised.

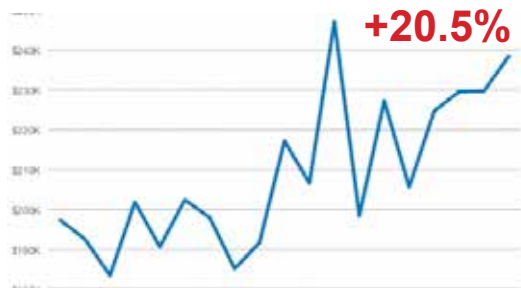
Be mindful when posting on Social Media outlets. Ask yourself these questions before posting:

- Is this "Post" necessary?
- Am I putting myself or others at risk by this "Post"?
- Am I jeopardizing the work of others by this "Post"?

Social Media can be a real asset, when using it wisely.

If you have questions regarding this article, please contact: Officer Barry Sawyer at Barry.Sawyer@fortworthtexas.gov.

### The numbers that YOU care about... Average sales price for VOWS from January 2014 to August 2015



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# Coffee & Donuts

New Residents and Long-time VOWS Residents Welcome!

Start your morning off right with Friends and Coffee!

Wednesday, October 7, 2015

9:30am-10:30am

Come and Go or Stay a while and chat!

Stop by the Amenity Center at 12209 Timberland Blvd

and enjoy coffee, donuts and juice!!

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 a pool card (homeowners will be given the card that morning. Renters will be given a form that they will need to give to their landlord to fill out.) This will also give you a chance to meet new neighbors!

Hope to see you there!!

Thank you so much to those of you who came by last month!  
We hope to see all of you back along with some new faces!



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## COVENANT CORNER

### Fences

There are many fences in the neighborhood that are in need of replacement or repairs. Maybe it's time to re-evaluate your fence. Does it need to be stained? Does it need repair or replaced? With cooler temperatures, it would be a great time to get this done. Please remember to apply to the ACC prior to making any changes to your fence. It's a simple process. It's just a one page form to fill out. The ACC request form can be found on the website at [www.woodlandspringshoa.com](http://www.woodlandspringshoa.com) or you can get one from the on-site office.

Here's what your HOA DCC&R's state about fences:

**5.3.4 Fences & Walls.** This Section is subject to the ACC's right to adopt additional or different

specifications for construction or reconstruction of fences. Any fence or wall must be constructed of masonry, brick, wood or other material approved by the Association. No chain link fences are permitted (except community athletic fields). No fence or wall shall be permitted to extend nearer to any street than five feet (5') from the front of any residence. However, all side yard fencing on corner Lots shall run parallel to the curb and may be placed up to the side Lot line and shall not extend beyond a point of five feet (5') behind the front of the residence on that side. Any fence or portion thereof that faces a public street shall be so constructed so that all structural members and posts will be on the side of the fence away from the street so



that they are not visible from any public right-of-way. No portion of any fence shall extend more than eight feet and one-half feet (8-1/2') in height. If Owner desires to stain the fence the approved stain color is medium brown. All other fence stain colors must have prior ACC approval. Retaining walls must be constructed entirely with ACC-approved materials, however railroad ties may not be used for a retaining wall visible from a street. Fences may not be constructed between a dwelling's front building line and the street. Each owner, at owner's expense, must maintain the fence to a standard, and with the appearance that is commensurate with the neighborhood. Specifically, each fence must not have:

- Rotting fence posts causing fence to lean
- Missing or broken fence panels or boards
- Boards that are not secured to main fence structure

**5.3.5 Iron Fences.** On Lots opening onto a public park, open space common area, or green belt, the Owner is required to erect (excluding the utility easements) an iron fence on that portion of the lot that is contiguous and adjacent to the open space, a public park, common area and/or greenbelt. The iron fence must be at least four (4) feet tall and may not exceed six (6) feet in height. The iron fence must be uniform throughout any particular Section of the subdivision and the detail for the iron fence must be approved in writing by the Architectural Control Committee.

Your HOA Compliance Liaison will be driving the community to ensure all fences are in good condition. Please take this time to check your fence and make any necessary repairs so that you are in compliance with the DCC&R's.



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# Yard of the Month



Congratulations to the homeowners at 11821 Basilwood Drive for the most beautiful yard in VOWS for September 2015. The homeowners received a \$30 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 [lisa.roquemore@fsresidential.com](mailto:lisa.roquemore@fsresidential.com)

## 2015 Craft Night Dates



### Amenity Center • 7:00pm-11:00pm

**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 "join" the facebook page for more info on Craft Night. Search "VOWS Crafter's Corner"

#### 2015

10/16/15

11/20/15

12/18/15



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# Save the Date!



## 2015

November 4..... Resident Coffee & Donuts  
December 2..... Resident Coffee & Donuts  
December 5..... Breakfast with Santa

## 2016

January 6..... Resident Coffee & Donuts  
February 3..... Resident Coffee & Donuts  
February 6..... Daddy Daughter Dance

## BABYSITTERS OF WOODLAND SPRINGS

October 2015 - December 2015 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.

Renee Garrett..... 817-201-1757

Bethany Kloesel ..... 817-948-8835  
(American Red Cross: First Aid, AED, CPR Certified)

Logan Thomas..... 817-228-8166

Young people who are VOWS residents and below the age of 21 may submit their contact information to robin.willits@fsresidential.com. Also contact Robin if your name should be removed from the list 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 the next quarters list, you will need to contact the office again to let us know.

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# Learning was fun with the Eagle Scouts at VOWS Back to School event!

The Scouts demonstrated skills such as rope tying, branding, and making donuts and survival bracelets. The local Fire Department brought out their truck for tours. Pizza was enjoyed before the free sno cones, thanks to Kristen Stuhler with State Farm. At sunset, popcorn was served with the family movie. Thank you to the Boy Scouts and Eagle Scouts for serving our community with such an enjoyable event.





# Halloween Safety Tips



## ALL DRESSED UP:

- Plan costumes that are bright and reflective. Make sure that shoes fit well and that costumes are short enough to prevent tripping, entanglement or contact with flame.
- Consider adding reflective tape or striping to costumes and trick-or-treat bags for greater visibility.
- Because masks can limit or block eyesight, consider non-toxic makeup and decorative hats as safer alternatives. Hats should fit properly to prevent them from sliding over eyes.
- When shopping for costumes,

wigs and accessories look for and purchase those with a label clearly indicating they are flame resistant.

- If a sword, cane, or stick is a part of your child's costume, make sure it is not sharp or too long. A child may be easily hurt by these accessories if he stumbles or trips.
- Obtain flashlights with fresh batteries for all children and their escorts.
- Do not use decorative contact lenses without an eye examination and a prescription from an eye care professional. While the packaging on decorative lenses will often make claims such as "one size fits all," or "no need to see an eye specialist," obtaining decorative contact lenses without a prescription is both dangerous and illegal. This can cause pain, inflamma-

tion, and serious eye disorders and infections, which may lead to permanent vision loss.

- Teach children how to call 9-1-1 (or their local emergency number) if they have an emergency or become lost.

## HOME SAFE HOME:

- To keep homes safe for visiting trick-or-treaters, parents should remove from the porch and front yard anything a child could trip over such as garden hoses, toys, bikes and lawn decorations.
- Parents should check outdoor lights and replace burned-out bulbs.
- Wet leaves should be swept from sidewalks and steps.
- Restrain pets so they do not in-

~ Continued on next page ~

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# Halloween Safety Tips

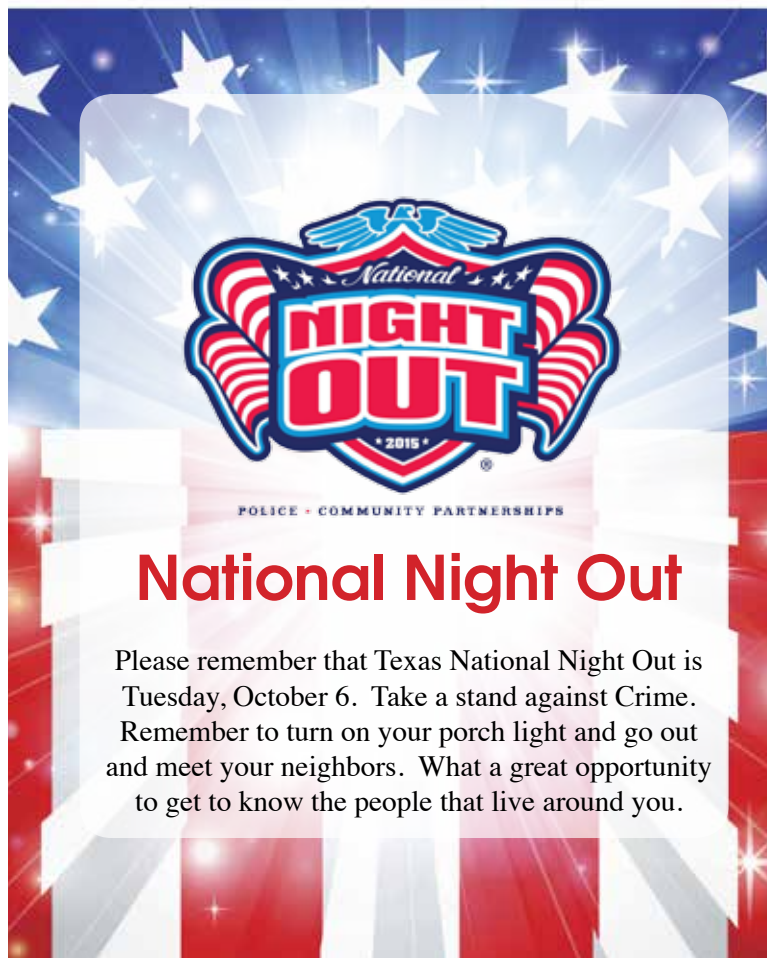
adventently jump on or bite a trick-or-treater.

## ON THE TRICK-OR-TREAT TRAIL:

- A parent or responsible adult should always accompany young children on their neighborhood rounds.
- If your older children are going alone, plan and review the route that is acceptable to you. Agree on a specific time when they should return home.
- Only go to homes with a porch light on and never enter a home or car for a treat.
- Because pedestrian injuries are the most common injuries to children on Halloween, remind Trick-or-Treaters.
- Stay in a group and communicate where they will be going.
- Remember reflective tape for costumes and trick-or-treat

bags.

- Carry a cell phone for quick communication.
- Remain on well-lit streets and always use the sidewalk.
- If no sidewalk is available, walk at the far edge of the roadway facing traffic.
- Never cut across yards or use alleys.
- Only cross the street as a group in established crosswalks (as recognized by local custom). Never cross between parked cars or out driveways.
- Don't assume the right of way. Motorists may have trouble seeing Trick-or-Treaters. Just because one car stops, doesn't mean others will!
- Law enforcement authorities should be notified immediately of any suspicious or unlawful activity.



**National Night Out**  
\* 2015 \*

POLICE • COMMUNITY PARTNERSHIPS

**National Night Out**

Please remember that Texas National Night Out is Tuesday, October 6. Take a stand against Crime. Remember to turn on your porch light and go out and meet your neighbors. What a great opportunity to get to know the people that live around you.

North Central Ballet  
presents

## The Nutcracker

December 5, 7:30 PM  
December 6, 2:00 PM

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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](mailto: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/](http://www.woodlandspringshoa.com/community-events-calendar/)*

**VOWS TWO-STEP CLUB** – Wednesdays, 6:30pm-7:30pm. This group is for those interested in learning country dance at the Amenity Center. Everyone is welcome, with or without a partner. There will be no room for children who are not participating in the lesson. For more information visit The Villages of Woodland Springs Two-Step Club Facebook page at <https://www.facebook.com/groups/1542475359355305/>

**VOWS BOOK CLUB** – Meets the first Thursday of the month at 8:30pm. Books are nominated and voted on by members. Add yourself to the Facebook group “woodland springs book club” for more information.

**PiYo** – Fri. 9:00am-10:00am. Come get a great strength, cardio, and flexibility workout using your own body weight. PiYo is for all fitness levels and very easy on the body. Great music too! Bring your yoga mat. (PiYo is a combination of yoga and Pilates but more fast-paced than traditional yoga.) For more info contact: Eileen at [kekorsgaard@gmail.com](mailto:kekorsgaard@gmail.com)

**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](http://tinyurl.com/VOWSBootCamp). Contact robin. willits@fsresidential.com with questions.

**FIT CLUB** – Monday at 9:00am. Workout to PiYo, T25, Body Combat, 21 Day Fix and other Beachbody DVDs. For more info contact: Eileen at [kekorsgaard@gmail.com](mailto: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](mailto: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](https://www.facebook.com/woodland.springs) and search “VOWS Playgroup in the search box for more information on this group.

**INFORMAL TODDLER SOCCER PRACTICE/GAMES** – Soccer for Toddlers, ages 3 ½ to 6 years old. The group will meet at the Bray Birch Park on Tuesdays from 6:30pm-7:15pm. For more information contact Colleen at 817-600-3945.

**TEEN IMPROV GROUP** – Wednesday 8:00pm; contact Paul Brough [paul\\_brough@hotmail.com](mailto:paul_brough@hotmail.com) This group helps kids build confidence, creativity and individuality through activities and acting.

**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](mailto: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 [pko@email.com](mailto:pko@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)

**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](mailto: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](mailto:TammyM0415@yahoo.com) or Joni Baldwin at 817-602-1194 or [Joni.Baldwin@pruworldwiderealtors.com](mailto:Joni.Baldwin@pruworldwiderealtors.com) if you have any questions.

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

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# BONE YARD IS RETURNING FOR ITS 7TH YEAR!



We are proud and happy to announce that the Bone Yard is returning for its 7th year in the Villages of Woodland Springs! Despite the loss of one of our founding members and CEO to college, the tradition of providing fun and memories for our neighbors, and collecting food for The Community Storehouse, is continuing.

Many people have commented to us individually and through our Facebook page that they would love to come through, but their children

are too little. We have good news for those families – we will be having a non-scary, family-friendly preview on Friday, October 30th, starting around dusk for those who are too little and/or too afraid to go through a regular haunted house. Bring your kids and yourself and see how much planning, time and work goes into this every year, and of course bring a can of food for The Community Storehouse!

For those that are brave and/or crazy enough to go through a real haunted house, we are excited

to invite you to come through on Halloween starting at dusk or so. The time is approximate as we're expecting some of the undead to show up this year and they are a little sensitive to daylight, if you know what I mean! You may want to consider not wearing any perfume (or deodorant for that matter) as they have an extremely sensitive sense of smell....

Like us on Facebook!

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### Important Reference Numbers

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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.

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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.

### OCTOBER 2015 Advisory Committee Meeting Tuesday, October 27, 6:30pm At the Amenity Center

#### ADVISORY COMMITTEE MEMBERS

David McNeil .....	dmcneil31@hotmail.com
Frank Friar.....	friar22@gmail.com
Frank McArthur .....	info.focus@verizon.net
Lora Fulmer .....	lorafulmer@gmail.com
Matt Lorenzi .....	mlorenzi567@hotmail.com
Peggy Lundquist-Wegner .....	peggy_lundquist@yahoo.com
Richard Gardener .....	perfecteyeproductions@gmail.com
Robert Rouse .....	rouse2k1@gmail.com
Shirley Gansser .....	espartners2@verizon.net

#### SUB-COMMITTEE CHAIRS

Budget & Finance - Peter Stamps .....	vows.budget@gmail.com
Newsletter .....	lisa.roquemoire@fsresidential.com.
Landscape/Grounds - Jim Houston .....	vowslandscapeandgrounds@gmail.com
Pools .....	lisa.roquemoire@fsresidential.com.
Safety/Security - Open .....	lisa.roquemoire@fsresidential.com.
Events - Beth Sovereign .....	events.vows@gmail.com

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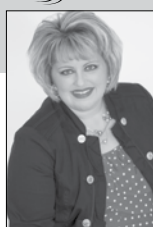
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# CALENDAR OF EVENTS – OCTOBER 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 P90X 5:30am Cowtown Stackers 5:00pm Vows Book Club 8:00pm	2 P90X 5:30am PiYo 9:00am Bingo 7:00pm	3
4	5 P90X 5:30am Fit Club 9:00am	6 P90X 5:30am Homeschool 9:30am Dance 3:30pm	7 P90X 5:30am Resident Coffee/ Donuts (AC) 9:30am Two Step 6:30pm Teen Improv 8:00pm	8 P90X 5:30am Cowtown Stackers 5:00pm	9 P90X 5:30am PiYo 9:00am	10 FALL FESTIVAL (AMENITY CENTER) 4PM-7PM
11	12 P90X 5:30am Fit Club 9:00am	13 P90X 5:30am Homeschool 9:30am Dance 3:30pm	14 P90X 5:30am Two-Step 6:30pm Teen Improv 8:00pm	15 P90X 5:30am Cowtown Stackers 5:00pm	16 P90X 5:30am PiYo 9:00am Craft Night 7:00pm- 11:00pm	17
18	19 Early Voting 8am-5pm	20 P90X 5:30am Early Voting 8am-5pm Dance 4:00pm	21 P90X 5:30am Early Voting 8am-5pm Two-Step 6:30pm Teen Improv 8:00pm	22 P90X 5:30am Early Voting 8am-5pm Cowtown Stackers 5:00pm	23 P90X 5:30am Early Voting 8am-5pm	24 Early Voting 7am-7pm
25 Early Voting 11am-4pm	26 P90X 5:30am Early Voting 8am-5pm	27 P90X 5:00am-7:00am Early Voting 8am-5pm AC meeting 6:30pm	28 P90X 5:30am Early Voting 8am-5pm Improv 8:00pm	29 P90X 5:30am Early Voting 7am-7pm	30 P90X 5:30am Early Voting 7am-7pm	31

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