

November 2017

The Woodland WORD



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NOTARY ON SITE

Notary Public services are now at the VOWS HOA office. Services are provided by appointment only.

Please call or send an email to
vows.admin@fsresidential.com to schedule and appointment.

Services are free to VOWS residents.



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Your HOA Management Team





The Villages of Woodland Springs



Homeowners' Association

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On-Site Management Team:

Megan Keohen, General Manager
Megan.Keohen@fsresidential.com

Claudia Hagman, Management Coordinator
Claudia.Hagman@fsresidential.com

Linda Allgood, Compliance Coordinator
Linda.Allgood@fsresidential.com

VOWS Office email - vows.admin@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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**Advertising Deadline for the December 2017 Issue
Is October 27, 2017**

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CONGRATULATIONS

New Board Members

As you may know, on September 19th The Villages of Woodland Springs underwent a transition. The association is now under homeowner control. What this means is the association's Board of Directors is now made up of homeowners only.

Join us in congratulating the following new members of The Villages of Woodland Springs Board of Directors.

Shirley Gansser – President
 Tony DeVito – Vice President
 Frank Friar – Secretary/Treasurer
 Lora Fulmer – Member
 Frank McArthur – Member
 Robert Rouse – Member
 Charles Stark – Member



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Apollo Rescue Dog of the Month!

Knight is a super sweet boy. He loves everyone! It is rare to find him without a toy in his mouth. He is house trained and crate trained. He used to live with a family of his own until hospice split them apart and they could no longer care for him. He loves attention and loves to go on long walks exploring. He likes kids and other dogs but does not get along well with cats. Knight was born January of 2014. Included with adoption: Age-appropriate vaccinations, heartworm preventative, heartworm test if over 6 months, insurance for 30 days, one free veterinary visit, microchip with registration, and spayed or neutered- if not already, a voucher is provided. House trained • Spayed/Neutered • Current on vaccinations • Prefers a home without: Cats



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If interested in meeting Knight, please email:
inquire@apollosupportandrescue.org

Apollo Support & Rescue Adoption Center

1170 Dove Hill Rd., Justin TX 76247
 Open 9-5 Monday-Sunday



Save the Date!



If you are not currently receiving emails from the HOA,
please email us so that we can add you to the list:

vows.admin@fsresidential.com

2017 Upcoming Events:

November 1st -3rd..... Early Voting
November 7th General Election Voting
November 10th VOWS Craft Night
November 18th NFWA Meeting
November 23rd Thanksgiving
November 28th Board Meeting

Yard of the Month



Congratulations to the homeowners at 2620 Sandcherry Drive for the Most Beautiful Yard in VOWS for October 2017. 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

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You will be more comfortable in everyday life with a Ring Doorbell. Once installed, you can literally answer your door from anywhere. The Ring Doorbell has an HD camera, built-in speakers and microphone which allow you to hear, see and speak to anyone who comes to your door...when you are not home, when you are at work and when you are out of town. Ring Doorbell is weather-resistant, uses infrared night vision allowing you to monitor your home night or day as well as rain or shine for a more secure, safer home.

From the Ring app, you can set motion zones, schedule motion detection times and set smart alerts. You can assess motion event history and use live viewing anytime to keep an eye on your doorway.

You can watch uploaded videos of any suspicious activity posted by your Ring Doorbell neighbors as well as share your own videos with others. Video sharing on the Ring app is called Neighborhood and specifically relates to your neighborhood and area. You can even start a digital neighborhood watch with other Ring Doorbell neighbors in your community.

Convenient and affordable, the Ring Video Doorbell can enhance your feeling of security and contribute to a safer community by simply monitoring activity at your doorstep.



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2017 VOWS Fall Festival

Climbing, jumping, riding fun was had at VOWS Fall Festival. Neighbors enjoyed the petting zoo sponsored by the Tony Green Team. Businesses provided a trunk or treat alongside food trucks, bounce houses, a barrel train, pumpkin painting, and rock wall. Inside was the cupcake walk, photo booth, and carnival games. Thank you to the volunteers for setting up and managing the event. Thank you for donations to the charity auction benefitting the Community Storehouse, thanks to Endersby Photography, Perfectly Posh by Eileen Korsgaard, ChickFilA, Scentsy by Cheryl Mix, Berkshire Hathaway by Tammy Melendez, Tiger-Rock Martial Arts, Sweet Frog Yogurt, Keller ATA Martial Arts, Nova Hair Studio, Taste Buds Kitchen.



CODE BLUE CONNECTION

Safety First, During the Holidays

As we come into the holiday season our minds become preoccupied with shopping, baking, cleaning, decorating and planning. We become so busy, we can forget the simplest safety prevention of the season, "Take it and Lock it".

Imagine that you have been out shopping all day, going store to store. Instead of putting your purchases in the trunk-out of sight, you leave your bags in the car. During the holidays the bad guys are just waiting for an opportunity to do their own shopping. Believe it or not, they are sitting in lots watching and waiting. If you have an SUV without a trunk, carry a dark blanket to cover your bags, or keep them out of sight. Every precaution should be taken to prevent crime before it happens.

We all enjoy the sights and sounds of the season with the caroling, lights and decorations. Even with the festive Christmas lights illuminating our streets, it's wise to leave a porch light and sensor lights on to deter vandalism. It's sad when others destroy our property, but lights and cameras are a good way to deter property crime.

'Tis the season for package thefts. While the delivery drivers are busy with their golf cart deliveries, we can be good neighbors by looking out for suspicious vehicles following delivery trucks. Watch for slow moving vehicles traveling down our streets. Also, watch for suspicious people walking with satchels or backpacks, who may be looking for delivered packages. There are options to home deliveries, like the lockers that packages can be delivered to, or notify a trusted neighbor about an expected package delivery.

Mail theft is another concern during December. Mail theft is a Federal crime. If you see someone other than a U.S. Postal worker driving up to mailboxes, try to get the license plate and call the Fort Worth PD Non-Emergency number. (817 392-4222)

Don't be afraid to call the Non-Emergency number. Whether you see something suspicious or something that you feel needs police attention, call. If it's a life or death situation or something that needs immediate attention, call 911. If you see someone breaking into a vehicle, call 911. The police have a better chance of catching the person when the call is a higher priority. Don't be afraid to call. If you do not need the assistance of an officer, you can do an on-line report at www.fortworthpd.com.

As a reminder, if you witness criminal activity, call the police first. DO NOT put a post on Facebook before you call the authorities. The police are not going to respond to a Facebook post. The drama created on Facebook may make you feel important, but it won't help the police keep all of us safe.

If you are interested in the Code Blue Citizens on Patrol program, please contact Brenda Fitts, the North Division Coordinator at Brenda.Fitts@fortworthtexas.gov.

From The Woodland Springs Citizens on Patrol and Officer Sawyer, have a safe Holiday season.



Making Any Changes? Don't Forget To Obtain Approval First!

Our governing documents require that the Association approve all proposed architectural changes (additions, improvements, installations, modifications or reconstruction) before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction.

Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of your home is directly related to the condition, appearances and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values.

Getting our Association to approve all proposed architectural changes is not just a good idea to protect your investment, it is a requirement! If you have any questions, please do not hesitate to contact the Management Office at 817-741-1719.

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The Canine Escape Artist



Escaping is a serious problem for both you and your dog, as it could have tragic consequences. If your dog is running loose, he is in danger of being hit by a car, being injured in a fight with another dog, or being hurt in a number of other ways. Additionally, you're liable for any damage or injury your dog may cause and you may be required to pay a fine if he's picked up by an animal control agency. In order to resolve an escaping problem, you must determine not only how your dog is getting out, but also why he is escaping.

Why Dogs Escape

- Social Isolation/Frustration
- Your dog may be escaping because he's bored and lonely if:
- He is left alone for long periods of time without opportunities for

interaction with you.

- His environment is relatively barren, without playmates or toys.
- He is a puppy or adolescent (under three years old) and doesn't have other outlets for his energy.
- He is a particularly active type of dog (like the herding or sporting breeds) who needs an active job in order to be happy.
- The place he goes to when he escapes provides him with interaction and fun things to do. For example, he goes to play with a neighbor's dog or to the local school yard to play with the children.

Recommendations:

- We recommend expanding your dog's world and increasing his "people time" in the following ways:
- Walk your dog daily. It's good exercise, both mentally and physically.
- Teach your dog to fetch a ball or Frisbee and practice with him as often as possible.
- Teach your dog a few commands and/or tricks. Practice these commands and/or tricks every day for five to ten minutes.
- Take an obedience class with your dog and practice daily what you've learned.
- Provide interesting toys (Kong-type toys filled with treats or busy-box toys) to keep your dog busy when you're not home.
- Rotate your dog's toys to make them seem new and interesting.
- Keep your dog inside when you're unable to supervise him.
- If you have to be away from home for extended periods of time, take your dog to work with you or to a "doggie day care," or ask a friend or neighbor to walk your dog.

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Santa is coming to VOWS!

Breakfast
with
Santa



Enjoy breakfast and have your picture taken with Santa at the Amenity Center on Saturday, December 2nd.

Elote Mexican Kitchen will be providing breakfast burritos, and fruit and cereal boxes will be available too. Residents can attend either a breakfast session at 8:30 or 10 a.m., or the photo only session at 11 a.m.

Registration is required and opens at 7 a.m. on November 6th

**Register at:
www.vowsbreakfast.athlete360.com**



Seasonal Decorations...

While we all love the holiday lights that are put up each year on houses and in yards, they are just that, Holiday lights. So when the holidays are over, it's time to take them down. I know it's sad to see them go. They are pretty but the DCC&R's override our thoughts on that. **Here is what your DCC&R's state about seasonal decorations:**

5.3.20 Seasonal Decorations. Seasonal decorations may be installed no more than one month prior to the holiday and must be removed within two weeks after the holiday.



VOWS Safety/Security Committee: VACATION HOUSE CHECKS

Planning to be out of town? Even with a neighbor or a friend watching the house, it's a good idea to contact the VOWS Off Duty Officers to come do a Vacation House Check. (available year round)

Home owners just need to email them a week in advance, please include the details of the attached sheet, you'll get a response it was received. They really need at least a week to hear from you in case more info needed, so don't wait until the last minute to email them!

Off Duty Officers that VOWS hires will come by and check on the house, NOT just drive by. They will check the door, etc.

Just email : Police4VOWS@gmail.com

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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 vows.admin@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/*

VOWS OWLS – Over 50? Meet fun folks at our weekly event. Bingo, card games, exercise classes and potlucks are just a few of the future activities planned. Our goal is to bring together senior residents in our community for fun activities. Meets every Wednesday at 10:00 AM in the Amenity Center.

DAYTIME CRAFTERS- 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. Email Janas Horner at janashorner@earthlink.net for more information.

Adult International Friends English Classes – Meet new friends as you learn English! Classes are available at beginning, advanced beginning, and intermediate levels. 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 9:30 a.m. – 11:30 a.m. from September 7, 2017 through December 7, 2017. Contact Dorothy O'Grady (817.337.7458) or Lawrence Duhon (817.431.2545) to register. Location: First Baptist Church of Keller, 225 Keller Parkway, Keller, TX 76248, Room 224. Fee: \$5 total for class book and workbook.

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.

WALKERS/RUNNERS/BIKERS/TRI-ATHLETES - Saturdays 6:30 am; 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 3:00 pm. 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.

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: dikes1@aol.com with the subject "CRAFT NIGHT".

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

THE COWTOWN STACKERS CUP STACKING CLUB – This group meets Thursdays from 5:00 pm -6:00 pm 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.

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To obtain an Architectural Control Committee form, please visit the HOA website at www.wood-landspringhoa.com or call the onsite office at 817-741-1719.

Here is what the CC&R's have to say about Accessory Structures and sheds:

5.3.7 Accessory Structures. Without the prior written approval of the ACC, accessory structures – such as dog houses, gazebos, playhouses, trampolines, swimming pools, greenhouses, pergolas, workshops, backyard kitchens, fire pits, and tornado shelters are prohibited (not allowed) if (1) they exceed

the height of a fence, or (2) are visible from a street or common area, or (3) are visible by a person standing on the surface of an adjoining lot. Accessory structures may not be located in front yards or in unfenced portions of side yards facing streets. If an accessory structure is installed in violation of this Section, the ACC reserves the right to determine that the accessory structure is unattractive or inappropriate or otherwise unsuitable for the Property, and may require the owner to screen it or to remove it. Except for children's playhouses, dog houses, greenhouses, gazebos and buildings for storage of lawn maintenance equipment, no building previously constructed elsewhere shall be moved onto any Lot, it being the intention that only new construction be placed and erected thereon.

5.3.8 Storage Sheds. A detached storage shed (one per residential lot) shall be allowed on the property with the following conditions:

- a. Shed shall be no larger than 10' x 8'.
- b. Shed shall be no taller than 9' 0" as measured from the ground.
- c. Shed shall not be visible from the street immediately in front of the lot on which



the shed is located. Additional review and consideration will be given to corner Lots to assess visibility of sheds from the side streets.

- d. Shed shall be situated behind the wooden privacy fence.
- e. Shed shall be painted to match the trim color of the house.
- f. Shed shall have a roof shingle similar to the roof shingle on the house.

These conditions are a guide for review by the Architectural Control Committee (ACC). The ACC may grant variance from these conditions or impose additional restriction(s) on a case-by-case basis.

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Preserve Pumpkins and Gourds

Decorating with colorful pumpkins and gourds during autumn is an easy way to bring seasonal design inside your home. It can be a challenge however to keep gourds and pumpkins looking fresh especially if you plan to use them through to Thanksgiving.

Here is a little suggestion to preserve pumpkins and gourds:

- Mix one gallon water, two tablespoons of bleach and a squirt of dish soap in a tub, bowl or kitchen sink.
- Soak pumpkins and gourds for about 30 minutes, rinse and dry well.
- Use a spray matte sealer to coat pumpkins and gourds giving them an extra boost of preservation.

Happy Decorating!



VOWS OWLS

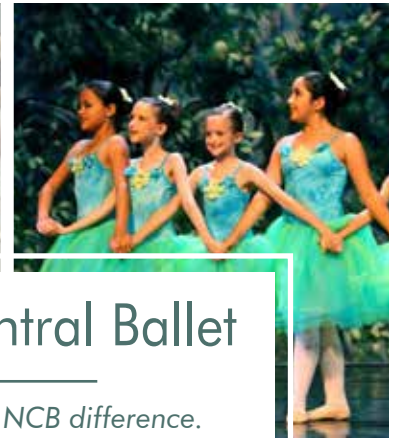
Older, Wiser, Lively Seniors



Every Wednesday
VOWS Amenity
Center
10 AM – 1 PM

Over 50? Meet with fun folks at our weekly event. Bingo, card games, exercise classes and potlucks are just a few of the activities planned. Our goal is to bring together senior residents in our neighborhood for fun activities. We plan to meet weekly on Wednesdays at 10:00 AM in the Amenity Center.

For more information, please contact the HOA office at 817-741-1719.



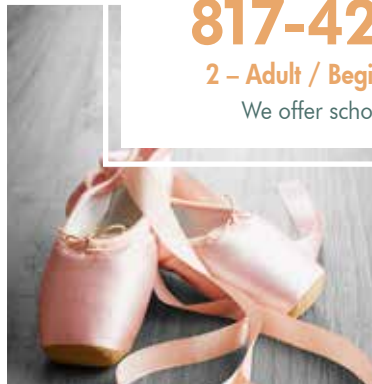
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My Sister in Law's Apple Cake

- | | |
|---|---------------------|
| 1 ¼ cup vegetable oil | 2 eggs |
| 1/4 cup water | 2 cups flour |
| 2 cups sugar | 1 tsp baking soda |
| 3 cups apples chopped (about 3 ½ large) | ¾ tsp baking powder |
| 1 cup walnuts chopped | 1 tsp cinnamon |
| | 1 tsp vanilla |

Beat oil and sugar together. Add eggs and vanilla beat well. Add apples, fold. Mix flour and all dry ingredients together, mix with wet ingredients. Fold in walnuts. Pour into prepared bundt pan and bake at 350 for 1 hour.



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Daylight Savings Time 2017 Ends November 5th



Thankful Ideas for Thanksgiving



Do you ever think that Thanksgiving is just another lunch or dinner? Or that the meaning of Thanksgiving is lost in the details of cleaning, decorating, cooking and watching football? Do you want to bring a little 'thanks' to your Thanksgiving? Here are a few ideas to help:

Thankful Leaves – you need a few permanent markers and bag of artificial fall leaves. Ask your family and guests to write one thing they are thankful for on the leaf. Set the leaves on your

Thanksgiving table as decoration and read them out loud during meal time.

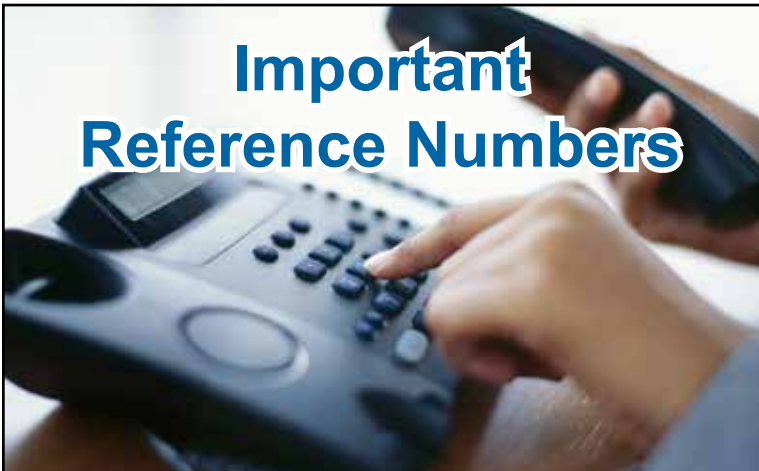
Thankful Guest Book – purchase a guest book and markers. Have your guests and family members write something they are thankful for and their names. Bring the guest book out each Thanksgiving as a reminder for years to come.

Thankful Rolls – you will need small strips of parchment paper, pen and crescent rolls. As your

family and guests arrive have them write one thing they are thankful for on the strip of paper. Tuck the paper in the crescent rolls before baking. (Be sure and tell everyone to be looking for the paper in the rolls before they eat them.) As each guest tears into their rolls, have them read the words of thankfulness.

Thanksgiving Donation – ask your family and guests to bring an item to donate such as clothing, blanket or food for a nearby shelter or food pantry.

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)	817-392-4222
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 – NOVEMBER 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Early Voting	2 Early Voting	3 Early Voting	4
5	6 VOWS Homeschool Group 1:30-4pm	7 General Election Voting	8 VOWS Senior Club 9 AM – 1 PM	9 Momma Fit 8 – 9 AM Daytime Crafters 10 AM – 2 PM Cowtown Stackers 5 – 6 PM	10 VOWS Craft Night 7:00 – 11:00PM	11
12	13 VOWS Homeschool Group 1:30-4pm	14	15 VOWS Senior Club 10AM – 1PM	16 Momma Fit 8 – 9AM Cowtown Stackers 5 – 6PM	17	18 North Fort Worth Alliance Meeting 8 – 11AM
19	20 VOWS Homeschool Group 1:30-4pm	21	22 VOWS Senior Club 10AM – 1PM	23 Thanksgiving	24	25
26	27 VOWS Homeschool Group 1:30-4pm	28 Board Meeting 6:30pm	29	30		



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Jennifer McCutcheon, DVM
Lauren Carroll, DVM

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