

# The Woodland WORD



Family Game Night  
Page 3



Yard of the Month  
Page 9



Create Strong Community  
Page 10



Homebased Businesses  
Page 12





## 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.



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**



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



**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:**

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

Claudia Hagman, Management Coordinator  
Claudia.Hagman@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.

PUBLISHED BY

Community News Connection, Inc.  
206 W. McDermott Drive, Suite 120 • Allen, Texas 75013  
972-396-8855 • www.communitynewsconnection.com

ADVERTISEMENT SALES

For information or to place an advertisement  
972-396-8855 • info@communitynewsconnection.com

**Advertising Deadline for the January 2018 Issue  
Is November 27, 2017**

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.

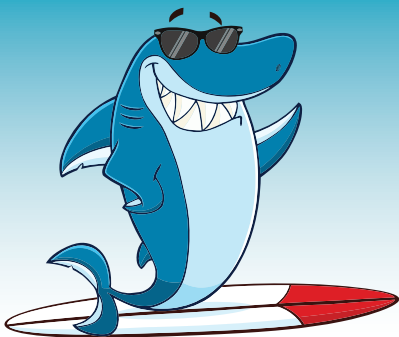


# Family **GAME** Night

**2ND** Thursday | 6:30-8:30  
each month | **PM PM**  
(Beginning Nov 9th)

Bring a few favorite games, card decks,  
your own drink and a snack to share.

*All ages welcome!*



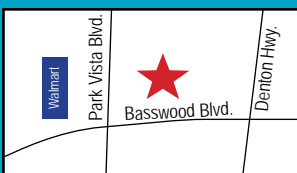
## Dr. Susan Roberts Pediatric Dentistry

Welcome to the pediatric dental  
office of Dr. Susan Roberts  
As pediatric dentists, we focus  
on preventive care to help each  
child have a healthy smile. We are  
dedicated to providing the highest  
quality of compassionate dental  
care to pediatric patients in a fun  
and child friendly environment.



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

Offering cash discount  
for patients  
without insurance.

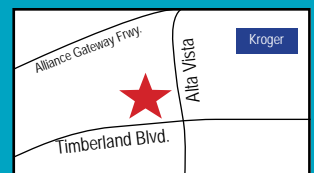


5411 Basswood Blvd.  
Fort Worth, TX 76137

**817-656-3999**

12485 Timberland Blvd.  
Suite 703  
Fort Worth, TX 76244

**817-337-9720**



# 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](mailto: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/](http://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](mailto: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](mailto: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](https://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](mailto: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](mailto: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](mailto:jcgx4@sbcglobal.net).

## LEE AIR SERVICES

Family owned Heat & Air Conditioning Company  
Serving DFW Since 1979

- 24/7 Repair Service
- Free New System Bids
- We Except All Major Credit Cards.
- Financing Available For Qualifying Customers
- Retail Parts And Filters
- Service Agreements

Call TODAY

817-337-1975

[Leeairservices.com](http://Leeairservices.com)

**office@leeairservices.com**

2390 Michael Drive • Southlake, TX 76092



TACL-A295C • TACL-A45504E • TAMU 1976

## Captain Ron's Lawns, Inc.

RELIABLE SERVICE WITH QUALITY RESULTS

Your Neighborhood  
Lawn Service

20 YEARS IN BUSINESS SERVING YOU

[captainronslawn.com](http://captainronslawn.com)

[captronlwn@aol.com](mailto:captronlwn@aol.com)

817-485-7890

NO CONTRACTS  
May God Bless





# Scrubby Soap

Soap and a scrubby, ingeniously combined into one bar! These cute scrubby soap bars are super for ridding your hands of the toughest dirt and grim, grease, paint, and oils. Scrubby Soap is gentle and mild on your skin.

Scrubby Soap is made with all-natural ingredients from the essential oils of lemon, lime, oranges, and lavender. There are no synthetic cleaning agents in the ingredients so using a Scrubby is safe for you and our planet. The natural soap is infused into a special scrubber for deep cleaning, exfoliation and the essential oils moisturize your skin.

There is a bath and body line of Scrubby Soap made from rich, pure olive oil, English goat milk and lavender oil. You can use these Scrubby Soaps for a spa experience in your bath or shower for smooth, soft, fresh smelling skin. The pure oils are strong and aromatic naturally, no fragrances are added.

Scrubby Soap is a family owned and operated company in Florida. The Scrubby Soap family was inspired by Florida oranges to create these brilliant soap bars and is manufactured in the USA. Scrubby Soap can be purchased on their website at <https://www.scrubbysoap.com> or use their online store locator map for the names and locations of local shops around town.

The Scrubby Soap is an absolute perfect gift or stocking stuffer for family and friends. These soap bars are excellent for cooks, fishermen, hunters, gardeners, artists, mechanics, and campers! They will be a favorite go-to gift for teachers and new moms. Scrubby Soap is sure to become a standard cleaning product in your kitchen, bath and laundry room.

Haven't tried Scrubby Soap yet, don't wait any longer! Your first Scrubby Soap won't be your last.



## We Build CONFIDENCE

As a parent, you understand that with educational success comes confidence. Our main focus is preparing your child with an advanced foundation and higher level skills. Kids 'R' Kids is the Smart Choice for a Smarter Child.

- 6 Weeks - 12 Years / 6:30 AM to 6:30 PM
- Advanced Accredited Program
- Cohesive Team of Highly Trained Directors & Teachers
- Advanced Curriculums & Interactive Technology
- Assessments to Evaluate Progress
- Skills Reinforcement through ABCmouse.com to Build a Bridge between the Classroom and Home

817-337-0010 • [www.krkkeller.com](http://www.krkkeller.com)  
4117 Keller Hicks Road, Keller, TX 76244

**Kids R Kids**  
Learning Academy

**SMART CHOICE. SMARTER CHILD.®**



# *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](http://www.vowsbreakfast.athlete360.com)**



# CODE BLUE CONNECTION

## Changing Times in Cowtown

2018 will most likely bring great change to Fort Worth. One day soon the population will push over one million residents. A new Bond package will help our infrastructure expand, changing our little two-lane roads into major thoroughfares. Interstate 35 will be headed toward completion. New restaurants will open near the outlet mall and the new Ikea. Construction will begin on new art sculptures in the median from Shiver to Timberland Blvd. Cowtown will be changing.

Our long awaited North Division Police Station will be opening in the first half of 2018. This station will have a community meeting room, our own North Division Captain, Detectives, Crime Prevention Specialist, and Citizen on Patrol Coordinator. Training for volunteer programs will be much easier to attend.

Even though Woodland Springs is built out and we now have a governing HOA Board, our directors will be working to keep our neighborhood top notch. We are very fortunate in VOWS that part of our dues pays for Off Duty Officers who are here to respond to crime, check our homes when we are on vacation, and patrol our streets both day and night. Many other neighborhoods don't have this advantage. In fact, many of our bordering neighborhoods don't even have a Citizens on Patrol Group to help deter crime. We are very fortunate to have all these safeguards in place. Our low crime rate is a direct result of these factors.

The Citizens on Patrol have been an active group in VOWS for 15 years! Since VOWS is so large, we always need more volunteers. Our members come and go just like our neighbors who move away. If you want to help us fight crime and keep VOWS one of the safest neighborhoods in Fort Worth, then consider becoming a volunteer.

All it takes is a background check, a four-hour training course, a visit to the 911 call center and a ride along with an on-duty Fort Worth Police Officer. You will be issued a radio, signs, a badge and a uniform. The volunteers can drive, ride a bike, patrol on foot or learn to become a base radio operator. The base operator monitors the patrollers and conducts an hourly rollcall. Radio basing can be done from the comfort of your own home. The Fort Worth program is so renown, that other cities, states and even countries look to us as a model for Community Policing.

The City of Fort Worth is so grateful for our help, they offer the volunteers gift cards as a reimbursement "Thank You" to help with our fuel costs. For every 25 hours of patrol, you can earn a \$50.00 gift card up to a max of \$500. per calendar year.

If you would like to become a Citizens on Patrol volunteer, please contact Brenda Fitts the North/Northwest Coordinator at [Brenda.fitts@fortworthtexas.gov](mailto:Brenda.fitts@fortworthtexas.gov). Classes for 2018 will be announced soon.

From all the Woodland Springs Citizen's on Patrol and Officer Barry Sawyer, we would like to wish everyone a safe and Happy New Year!

## Board of Directors Meeting December 12, 2017

The next Board of Directors Meeting will occur on December 12, 2017. If you any questions or concerns you may present them by filling out a speaker card to be discussed in the following Board Meeting. Please feel welcome to visit and learn what is going on in your community. This also gives you the benefit of seeing all the hard work these volunteer individuals do for The Villages of Woodland Springs.

## N.T.M. Services, Inc. NORTH TEXAS MECHANICAL

Lic# TACLA005328C

located in Keller  
Residential & Commercial

- Air Conditioning
- Attic Ventilation
- Filter Sales
- Heating
- Insulation
- Service Agreements
- System Replacements



Call to Schedule Service Today!  
**817-482-1647**

**Free Filter w/ purchase of  
1 Year Service Agreement**  
(Limit 2. Max \$20.00 value- HE pleated only)  
**NTM Services, Inc.**  
Call for Details - Residential Only  
Expires: 12/31/17



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





# Crowd Pleasing Holiday Recipes

## Date Swirl Cookies

### Ingredients

#### FILLING:

- 2 cups chopped dates
- 1 cup water
- 1 cup sugar
- 1 cup chopped nuts
- 2 teaspoons lemon juice

#### DOUGH:

- 1 cup butter, softened
- 1 cup packed brown sugar
- 1 cup sugar
- 3 large eggs
- 1 teaspoon lemon extract
- 4 cups all-purpose flour

### Directions

1. In a saucepan, combine filling ingredients. Cook over medium-low heat, stirring constantly, until mixture becomes stiff, about 15-20 minutes. Chill.
2. For dough, cream butter and sugars in a bowl. Add eggs, one at a time, beating well after each addition. Add extract. Combine flour, salt and baking soda; gradually add to creamed mixture and mix well. Chill for at least 1 hour.
3. On a lightly floured surface, roll out half of the dough to a 12-in. x 9-in. rectangle, about 1/4-in. thick. Spread with half of the filling. Roll up, starting with the long end. Repeat with remaining dough and filling. Wrap with plastic; chill overnight.
4. Cut rolls into 1/4-in. slices. Place 2 in. apart on greased baking sheets. Bake at 375° for 8-10 minutes or until lightly browned. Cool on wire racks. Yield: 4 dozen.



## Christmas Brunch Casserole

### Ingredients

- 1 pound bacon
- 2 onions, chopped
- 2 cups fresh sliced mushrooms
- 1 tablespoon butter
- 4 cups frozen hash brown potatoes, thawed
- 1 teaspoon salt
- 1/4 teaspoon garlic salt
- 1/2 teaspoon ground black pepper
- 4 eggs
- 1 1/2 cups milk
- 1 pinch dried parsley
- 1 cup shredded Cheddar cheese

### Directions

1. Preheat oven to 400 degrees F (200 degrees C).
2. Place bacon in a large skillet. Cook over medium-high heat until evenly brown. Drain and set aside. Add the mushrooms and onion to the skillet; cook and stir until the onion has softened and turned translucent and the mushrooms are tender, about 5 minutes.
3. Grease a 9x13-inch casserole dish with the tablespoon of butter. Place potatoes in bottom of prepared dish. Sprinkle with salt, garlic salt, and pepper. Top with crumbled bacon, then add the onions and mushrooms.
4. In a mixing bowl, beat the eggs with the milk and parsley. Pour the beaten eggs over the casserole and top with grated cheese. Cover and refrigerate overnight. Bake in preheated oven for 1 hour or until set.





# Yard of the Month



Congratulations to the homeowners at 11736 Merlotte Lane for the Most Beautiful Yard in VOWS for October 2017. 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 [vows.admin@fsresidential.com](mailto:vows.admin@fsresidential.com)



## 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](mailto:vows.admin@fsresidential.com) to schedule and appointment.

Services are free to VOWS residents.

North Central Ballet  
presents

## The Nutcracker

December 2, 2:00 PM & 7:30 PM  
December 3, 2:00 PM

Will Rogers  
Memorial Auditorium  
3401 W. Lancaster  
Fort Worth, TX 76109

**1/2 PRICE  
TICKET**

(with purchase of  
regular priced ticket)

Enter Promo Code: BALLET  
Tickets: \$35.00 \*plus service fee

Tickets available at  
[www.nutcrackertickets.com](http://www.nutcrackertickets.com)



Woodland Springs  
VETERINARY HOSPITAL

Striving to Promote  
Healthy Pets

Through Highly  
Educated Owners



Ken Slough, DVM  
Beth Loter, DVM  
Jennifer McCutcheon, DVM  
Lauren Carroll, DVM

### Our Services

- Vaccinations
- Emergency Care
- Dental Care
- Orthopedic Care
- Spay & Neuter
- Hospital Care
- Surgical Care
- Pet Allergies
- Laser Therapy

**\$40 OFF**  
New clients only



**OPEN LATE for your  
convenience**

Office Hours:  
Monday - Friday 7am - 10pm  
Saturday 8am - 10pm  
Sunday 1pm - 10pm

**817-431-3735 • [www.WSVH.net](http://www.WSVH.net)**  
11715 Alta Vista Rd. • Fort Worth, TX 76244

# how we can create a STRONG COMMUNITY

A hive of bees is a perfect example of a community working together in harmony and for the common good of all its members. After all, a bee living alone can barely survive, let alone prosper. But in a hive made up of hundreds of other bees, each taking responsibility for the various jobs necessary for the survival of the community, the lone bee not only survives, it contributes mightily to the success of the hive.

The secret of the bee's success in living together in a close-knit community is that each bee not only understands the interrelationships that exist between it and the rest of the members of its community, but is willing to accept some of the responsibility for the hive's prosperity by expanding their role in the community whenever necessary.

As homeowners, we too can choose to recognize the interrelationships that exist between ourselves and our neighbors and how those interrelationships have a direct impact on our quality of life. We can also choose to take some of the responsibility

upon ourselves to contribute to improving those relationships and in the process improve our community. In order for our community association to continue to protect, preserve and enhance our community assets and our property values, each member of our community has to acknowledge their role in our community and, at times, be willing to expand their role to take on some added responsibility.

For example: We all must obey our governing documents, we agreed to do that when we purchased our homes. By obeying community rules and regulations, we contribute to our community and accept the role of a rule abiding member.

Each year we conduct an Annual Meeting at which time we elect our Board of Directors Homeowner Representatives and Homeowner Advisory Committee Members. Although we don't have

to participate in the election process, choosing to do so contributes to the success of our community. Our role as a rule abiding member expands to include that of a voting member. We also have the opportunity to attend our Advisory

Committee meetings in order to better understand the business decisions made by the Board. When we choose to attend those meetings, our role as a rule abiding, voting member now expands to include that of a participating member.

And when we choose to serve on community committees or the Advisory Committee, we accept another role and become a rule abiding, voting, participating and contributing member.

So, let's all work at recognizing what roles we can choose to accept in our community and, like the bee, work together at making our community the best place to live that it can be.

So, let's all work at recognizing what roles we can choose to accept in our community and, like the bee, work together at making our community the best place to live that it can be.





# 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.**

## City of Fort Worth

Get connected and stay informed about city services and programs

The City of Fort Worth is launching a new information delivery service to help you get connected to your city government and stay informed about services and programs.

With the addition of this new GovDelivery platform, subscribers can choose the topics they wish to read about and determine when and how often these topics are delivered to them. Daily and weekly digest of information will be available.

All city departments will be using GovDelivery as their mechanism for news and information to residents. No content is going away – it will just look a tad different and be delivered in a new, more convenient format.

If you are an existing subscriber or member of a city email list, we have transferred your email to this new program. Visit the subscriber preference pages at the link below to manage your subscription, sign up for new topics and tell us how often you want to receive updates so you continue to receive important community news..

<https://public.govdelivery.com/accounts/TXFTWORTH/subscriber/new>



A hot cocoa bar at your next holiday gathering can be a fun new tradition. Celebrate the season, get your friends and family together, sip some great hot cocoa and let the memories begin.

Creating and preparing a hot cocoa bar is easy. Two basic steps are involved, deciding on toppings and choosing the hot cocoa recipe. Marshmallows and whipped cream are standard toppings for hot cocoa but don't let your imagination stop there! Your hot cocoa bar can include crushed peppermint candies, finely chopped candy bars, peanut butter chips, cinnamon chips, butterscotch chips, white chocolate chips and thinly sliced Andes mints. Other options are pourable ice cream toppings, decorating sugars, multi-colored sprinkles, and ground cinnamon. Candy canes and cinnamon sticks are great for stirring.

Choose a hot cocoa recipe to be cooked in a slow cooker or Crock-Pot which is the easiest and most convenient way to ensure your cocoa is hot and ready for your guests to enjoy.

Here are the ingredients needed for a simple slow cooker recipe for 8 guests:

- 2 cups heavy whipping cream
- 7 ounces sweetened condensed milk (half a 14 oz can)
- 2 cups semi-sweet chocolate chips
- ¼ cup unsweetened cocoa powder
- 6 cups whole milk
- 2 teaspoons pure vanilla extract
- Pinch of salt

Simply combine all the ingredients in the pot and cook on low for two hours; stirring occasionally to combine milk and chocolate.

You can ladle the hot cocoa in holiday themed ceramic mugs or paper cups. Your hot cocoa bar can be unpretentious or as elaborate as you desire. No matter the decorations or the simplicity of the setting at your gathering, your friends and family will enjoy each sip of their delicious hot cocoa creations!

## COVENANT CORNER

### 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.

*Give the gift  
of DANCE  
this holiday  
season!*

*Ages 2 - Adult  
Beginner - Professional*

**North Central Ballet**  
12077 Katy Rd, Suite 713  
Keller, Texas 76248  
817-428-8232  
northcentralballet.com

**2 weeks of  
FREE  
ballet  
lessons**  
\*new students only



## Reach Your Neighbors! Advertise in this Magazine!



Contact Community News  
Connection  
for more information:

**972-396-8855**

[info@communitynewsconnection.com](mailto:info@communitynewsconnection.com)





At FirstService Residential we have very strong values!

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.

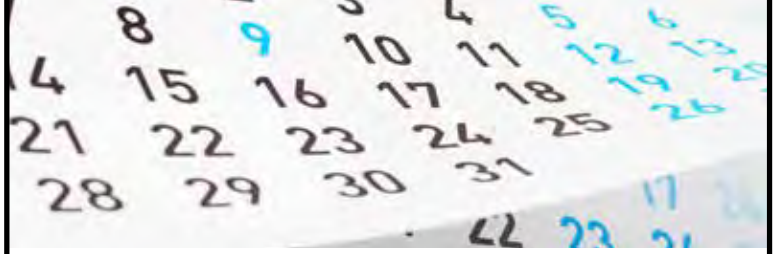
- ▶ Have you witnessed an associate doing something great?
- ▶ Have you been exceptionally pleased with the service you have received?
- ▶ Do you want to let others know how awesome someone is?

Help us show recognition to our Star Performers. Please email your feedback to [starserviceonsite@fsresidential.com](mailto: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



## 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](mailto:vows.admin@fsresidential.com)

### December 2017 Upcoming Events:

December 2nd .....	Breakfast with Santa
December 5th .....	OWLS Dinner
December 7th .....	Bible Study
December 12th .....	Board Meeting
December 14th .....	Family Game Night
December 15th .....	VOWS Craft Night
December 16th .....	North Fort Worth Alliance
December 25th .....	Christmas

## HAIR TIE OR BRACELET

Hair tie on your wrist for those times you want to put your hair up or just a trendy look. A regular hair tie was created for hair and not necessarily for wearing on the wrist leaving marks, cutting circulation and sometimes causing infections. Several companies have fashioned and produced a hair tie bracelet especially designed to wear on your wrist and in your hair. One such company is By Lilla.

By Lilla hair tie bracelets are unique beautifully hand crafted elastic hair accessories that double as jewelry! These bracelets can be purchased in a set of two or in a package of six or eight. Choose hair tie bracelet styles with words like 'besties', 'love' and 'tacos', bracelets with charms or pearls and bracelets in every color of the rainbow. By Lilla even has created and designed a man bun hair tie bracelet. These hair tie bracelets start at \$15 and some of bracelets can be customized with your name, initials or text.

In addition to hair tie bracelets, By Lilla offers hair tie ring jewelry for your fingers and can be used at the end of braided hair! The hair tie elastic rings are in a pre-packed set of 5 for \$12.00!

Any of these hair tie bracelets and rings is fantastic jewelry pieces perfect for birthdays, Christmas, teacher appreciation, and thank you gifts! Go to [bylilla.com](http://bylilla.com) to find the entire line of hair tie bracelets and rings. Girls, tweens, teens, women and the man with a hair bun will appreciate these useful handy hair accessories that have a practical purpose and function as well as being amazing fun jewelry!



As a nonprofit hunger relief organization, we distribute donated, purchased and prepared foods through a network of more than 340 Food Assistance Partners in 13 counties. Every day, we support the nutritional needs of children, families and seniors through education, advocacy and strategic partnerships.



**North Texas Food Bank**  
 4500 S. Cockrell Hill Road  
 Dallas, TX 75236-2028  
 214.330.1396  
[ntfb.org](http://ntfb.org)

# The Cost of Not Paying Dues

Not paying your dues by the due date can be costly. The Governing Documents allow the homeowners association to assess late fees as well as the costs of the letters to remind past due owners of their outstanding balances. So, if you don't pay your dues by the due date, here is what you might expect to pay –

Assessment – Due January 1st	\$245	Late after the 30th
Reminder notice	\$15	A reminder letter telling you an amount is owed, the cost of which is charged back to your account
Late Fee	\$25	Charged in accordance with the HOA Governing Documents
Late Fee Interest	\$3.68	15% Charged in accordance with the HOA Governing Documents
Second Notice	\$36	Sent Certified Notice in accordance with state law, providing 30 days to pay the dues
Late Fee + Interest	\$25 + \$4.33	Per the HOA Governing Documents
Demand Letter	\$161	Sent Certified Notice in accordance with state law, providing 30 days to pay the dues

After the demand letter, the HOA can refer the matter to an attorney, who can file a lien, seek a judgement or, if necessary, ask the HOA Board if they wish to foreclose.

The HOA wants to work with you. If you are having a hard time paying you assessment, contact the office so we can help you establish a payment plan. The payment plan will allow you to get caught up in a reasonable period of time so that you can pay what is owed on your account.

For more info, please email [vows.admin@fsresidential.com](mailto:vows.admin@fsresidential.com) or call our 27/7 Customer Care Center at 877.378.2388.



## Space for Sale

Call 972-396-8855  
or email [info@communitynewsconnection.com](mailto:info@communitynewsconnection.com)  
for ad rates and sizes.

## Apollo Rescue Dog of the Month!



**Knight**

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

LINK your KROGER or TOM THUMB card to Apollo! It's FREE for you and our non-profit still benefits from your monthly shopping! This is a great opportunity to help if you can't volunteer or donate! It's so easy all you have to do is LINK your KROGER or TOM THUMB card to Apollo!

**If interested in meeting Knight, please email:**  
[inquire@apollosupportandrescue.org](mailto:inquire@apollosupportandrescue.org)

## Apollo Support & Rescue Adoption Center

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





## 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:

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

Claudia Hagman, Compliance Coordinator  
Claudia.Hagman@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 Fax: 817-741-1720  
Account Services: 877-378-2388

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

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



**A world-class martial arts  
academy right in your neighborhood.**

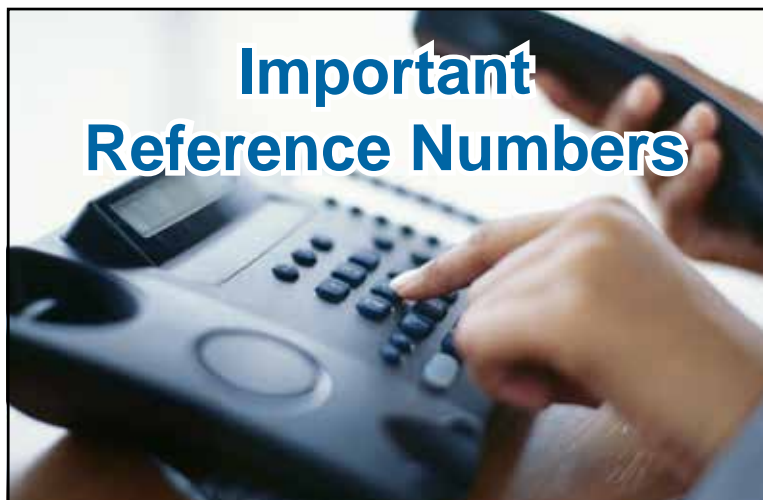


**SELF-DEFENSE • LIFE SKILLS • PHYSICAL FITNESS**

CLASSES FOR AGES 4 TO ADULT  
750 S. MAIN ST. #112  
KELLER, TX 76248  
(817) 581-6075  
TRMAKELLER.COM



## Important Reference Numbers



### Important Reference Numbers

Animal Control.....	817-392-1234
Code Enforcement.....	817-392-1234
Fire (non-emergency).....	817-922-3000
<b>Graffiti</b> .....	817-212-2700
Police (non-emergency).....	817-392-4222
Trash/ Recycle.....	817-392-1234
Water.....	817-871-8210
<b>VOWS (onsite office)</b> .....	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](https://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 - DECEMBER 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2 Breakfast with Santa
3	4 VOWS Homeschool Group 1:30-4pm	5 VOWS OWLS Dinner 6:30pm	6 VOWS Senior Club 9am-1pm	7 Momma Fit 8-9am Cowtown Stackers 5-6pm Bible Study 7-10pm	8	9
10	11 VOWS Homeschool Group 1:30-4pm	12 Board of Directors Meeting 6:30pm	13 VOWS Senior Club 9am-1pm	14 Momma Fit 8-9am Cowtown Stackers 5-6pm Family Game Night 6:30pm	15 VOWS Craft Night	16 North Fort Worth Alliance Meeting
17	18 VOWS Homeschool Group 1:30-4pm	19	20 VOWS Senior Club 9am - 1pm	21	22	23
24 31	25 Christmas	26	27 VOWS Senior Club 9am - 1pm	28 Momma Fit 8-9am Cowtown Stackers 5-6pm	29	30

**NOW OPEN**

**PICUP MART**  
Convenience Store

**BEER AND WINE**

**Contact Us**  
**682-593-0557**

**PICUP MART**  
BEER AND WINE

Visit Us For :  
Beer  
Wine  
Cigarettes  
Tobacco  
Snacks  
Drinks  
Lottery  
and other convenience items

**Opening hours:**  
Sun - Thu : 6 A.M. - 9 P.M.  
Fri - Sat : 6 A.M. - 10 P.M.

Petunia Dr

11477 Woodland Springs Dr, Fort Worth, TX 76244

Woodland Springs Dr

Keller Hicks Road

**Flooring for the way you live.**

**HARDWOOD • LAMINATE • VINYL  
TILE • STONE • CARPET • AREA RUGS**

1000's of style to choose from, let one of our design experts help you discover your perfect floor.

**Masters Flooring**  
Abbey Carpet & Floor

**817-431-8043**  
**1495 S Main Street,**  
**Suite 101**  
**Keller TX 76248**

*Prepare to be floored!*