

February 2019

The Woodland WORD



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The Villages of
Woodland Springs
Homeowners' Association

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

Board Members

President.....	Jim Houston
Vice President	Tony DeVito
Treasurer/Secretary	Frank Friar
Member	Lora Fulmer
Member	Frank McArthur
Member	Charles Stark

The Villages of
Woodland Springs
Homeowners' Association

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



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On-Site Management Team:

Craig Asaff, General Manager
Craig.Asaff@fsresidential.com

Claudia Lindsey, Assistant General Manager
Claudia.Lindsey@fsresidential.com

Jessica Chandler, Administrative Assistant
Vows.Admin@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

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- ▶ Do you want to let others know how awesome someone is?

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

Your HOA Management Team

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 March 2019 Issue
Is January 31, 2018**

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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>



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 claudia.lindsey@fsresidential.com to schedule and appointment.

Services are free to VOWS residents.

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CODE BLUE CONNECTION

How to Identify a Citizen on Patrol Volunteer

We have had parents ask us how their child can identify a Code Blue Citizen on Patrol volunteer. Every volunteer is required to have several identifiers.

Each member has:

1. A picture ID Badge
2. A royal blue Code Blue polo type shirt, denim shirt, jackets or designated attire for walking or biking, all with the FW Citizen's Patrol logo on them.
3. While patrolling each member must have signage on their vehicle. Signs may vary slightly. There are magnetic, window cling and window flags. All signs say Citizen on Patrol.

Our training includes a police background check, 4 hours of classroom training, a ride-in with an on-duty patrol officer and ride-ins with seasoned patrollers. We are also required by the Dept. of Public Safety to have

Security Awareness Training as Certified by the Criminal Justice Information Services. This allows the volunteer to listen to live police calls or view police information.

We are permitted to patrol on foot, bike or motor vehicle. Bike or walkers must use a reflective Code Blue vest.

Every patroller has a police radio and must carry a cell phone with them. We have designated radio base operators who check on us every hour. They are there to assist the patroller. Any member can learn to be a radio base operator, as well. This basing procedure can be performed from the comfort of their home. It is a vital position to help protect the safety of the patroller. At certain times, the patroller

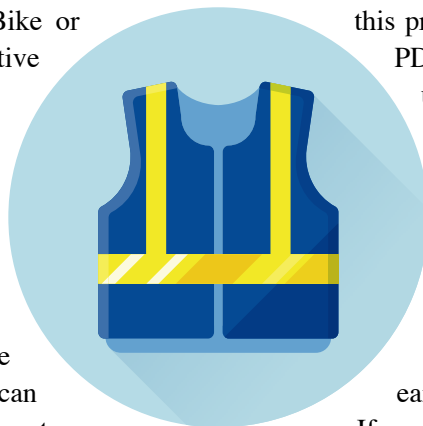
is assisted by an actual Dispatcher from the 911 call center. Our safety is the number one priority of the Fort Worth Police Dept.

The Citizens on Patrol are partners with the FWPd. The police and the city take this program very seriously. The

PD will stand by every volunteer 100% providing we follow the rules and guidelines of the program. All equipment belongs to the FWPd (excluding cell phones).

We do not carry any weapons and are eyes and ears only for the FWPd.

If you have additional questions about the Citizens on Patrol program, please contact Cindy Strause the North Division Code Blue Coordinator. Cindy.Strause@fortworthtexas.gov.



TREE AND SHRUB CARE - FEBRUARY

Unusually mild weather might cause some buds on flowering shrubs to bloom prematurely. These flower buds will not rebloom in spring, but there will be enough of the unopened buds to flower at their appropriate time. Forsythia, viburnum, flowering quince, weigela, and magnolia will often bloom sporadically during warm periods in late fall or early winter.

Continue to cut branches for forcing indoors. Branches with interesting foliage as well as flowering branches can be forced. Prune carefully, using proper pruning techniques and cutting off only those branches that are not essential to the plant's basic shape. Branches should be at least 1 foot long, full of fat flower buds, and cut on a day above freezing. Lay the branches in a bathtub filled with room-temperature wa-

ter. Make crosscuts in stem ends or smash woody ends with a hammer to allow quick uptake of water. Keep branches in a cool room out of direct sunlight and change the water every other day. When the buds color up or the foliage begins to unfurl, arrange the branches in a vase and display them in a cool room out of direct sunlight.

Heavy pruning of large woody plants can be done this month, weather permitting. To avoid sacrificing spring flower display, prune large flowering trees and shrubs after they bloom in spring. Fruit trees are best pruned in late February or early March.

If tree branches become covered with ice, let the ice melt gradually rather than cracking the ice with a heavy object. If large evergreen branches become anchored to the snow, gently sweep snow with a soft

broom and then elevate the branch from underneath. Using heavy or sharp objects like shovels to remove snow on trees risks cutting the tree bark and creating a point of entry for disease or insects.

Check newly planted softwood trees for frost cracks or sunscald injury that might occur when winter temperatures fluctuate dramatically from a sunny warm day to a subzero night. Consider wrapping vulnerable tree trunks with protective wrap in fall and removing it in early spring.

If weather is unusually warm, avoid pruning trees that will "bleed," or discharge large amounts of water, such as elms, maples and birches. Prune these trees only when weather is quite cold or in summer. Immediately prune out broken or damaged branches.



Love your dog, leash your dog



We love dogs — we really do. That's why the association is committed to enforcing the county leash law on association property. According to the U.S. Humane Society, an unleashed dog has an average life span of less than four years? Allowing your dog to run free threatens your dog's health and welfare and the happiness it brings to you.

We also love our community. That's another reason the association is committed to enforcing the county leash law — so all residents may enjoy our community.

We trust we can count on you for voluntary compliance with the leash law. We don't like to call animal control, but we won't have any choice if your dog is running free.

VOWS OWLS

Older, Wiser, Lively Seniors



Every Wednesday
VOWS Amenity
Center
10 AM – 11:30 AM

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.

80'S DANCE PARTY



RIGHTEOUS!

VOWS first ever 80's dance party will be like totally cool! Throw on those neon leg warmers, grab a date and jump back in time! There will be pizza, arcade games, a photo booth and a live band to help you dance the night away.

Saturday, February 16th

Festivities will start at 6pm

Amenity Center

12209 Timberland Blvd. • Fort Worth, TX 76244

Registration is limited so sign up now at

vows80s.athlete360.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. 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.

VOWS BOOK CLUB

Meets the second Thursday of the month at 8:00 pm. 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".

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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Yard of the Month is taking a break.

See you next Spring!

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**

February 2019 Upcoming Events:

February 2nd Daddy Daughter Dance
February 5th Annual Meeting
February 16th 80's Dance Night
February 16th NFWA Meeting
February 26th Board Meeting

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Certain expensive common elements must be replaced every 10, 15, or 20 years.

Part of preparing the budget includes calculating how much money the association must set aside this year so we have the needed funds when the pools need to be resurfaced and ponds need to be dredged. To make sure we estimate as accurately as possible, we work closely with a reserve specialist.

The reserve specialist will prepare a study that will provide the board with guidance on how to keep our association's physical assets from deteriorating faster than our financial assets increase.

The reserve specialist will visit the community to inspect it and prepare a written reserve study for the association. That report will include an inventory of all common area items, recommendations on what needs to be replaced and when, what the replacements will cost, and a plan for paying for them.

The reserve specialist chosen by the board has the expertise and experience to accurately determine the life cycles of our common components and will help the board estimate the cost to repair or replacement them.

The reserve specialist is also expert at analyzing the financial resources needed to maintain the common elements over time and will advise the board how to balance the size of the reserve fund against the deterioration of the common elements.

Since the community's physical assets are constantly decaying, the guidance of a reserve specialist will help the board protect those assets and keep the community looking its best at all times—and that helps protect our property values!

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)

Homeowners 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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214.330.1396
ntfb.org**

The Villages of Woodland Springs **Daddy Daughter Dance**

Saturday, February 2, 2019

We will have two dances this year!

1st Dance
4:30pm-6:30pm

2nd Dance
7:00pm-9:00pm

12209 TIMBERLAND BLVD.



Tickets
\$5.00 per person.

**Registration will begin on
Monday, January 14 at 7:00am.**

Register at vowsdance.athlete360.com

**Fathers, Uncles,
Grandfathers, or anyone with
a special girl is invited to
spend a semi-formal evening
full of music, dancing, pizza
and lots of sweets.**



The Villages of Woodland Springs Homeowners Association ANNUAL MEETING

The association's annual meeting is the best opportunity for you to learn about this year's events and get caught up on everything happening in *our* community. Here are a few agenda items and meeting activities you won't want to miss:

- Meet board and committee members and the manager.
- Learn about the association's mission statement.
- Get an update on all current and future scheduled projects.
- Review the proposed budget, and hear the association treasurer explain how your assessments are being used and reserves are being invested.

Be an active community resident and attend the annual meeting. Come introduce yourself to the board, the manager and your neighbors and find a wealth of information about your community!

This year's annual meeting will be held February 5, 2019. There are three open positions on the Board.

FEBRUARY

5

Attention Renters: Welcome to the Neighborhood



If you rent a home in our community, you're part of our community association, and we welcome you. We'd like to meet you at our community events, meetings, and social gatherings.

Sometimes we can't reach you to announce a party or meeting, especially if you're leasing from an out-of-state owner or a corporation. If this is you, please let our manager know your name, address, and phone—and we'll include you on all our mailing lists.

In case your landlord hasn't passed along this information, here are a few tips to make living in our community enjoyable and stress free:

- All residents—owners and renters—must comply with association rules and regulations. They're reasonable rules protect property values, preserve the nature of our community, and make more life enjoyable for everyone. If you need a copy of our rules, please contact the manager. The association has the legal authority to enforce all rules, which we do—equitably and consistently. We don't like to take action against those who may not have received this important information, but it's our obligation to do so.
- Renters are entitled to all the privileges of association membership except voting. We can't extend those privileges to you if we don't know who you are. Contact our manager and let us know how to reach you. That gives you the advantage of knowing what's going on in the community.
- You don't have to own your home to be interested in your community. If you'd like to volunteer for a committee or other type of service to the association, we can't wait to meet you. Responsible, service-minded residents are the backbone of our association regardless of their ownership status.
- If your lease is about up, and you're moving away, we're sorry to see you go; but, please notify the manager.

So, welcome to our community. We want you to enjoy your experience here—perhaps enough to become an owner some day.

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MACARONS

3/4 cup Almond Flour
Salt - just a pinch
3/4 cup Powdered Sugar
1/4 cup Super Fine Sugar
2 medium Egg Whites only (no Yolk!)

Pipping Bag with tip
Silicon Baking Mat

****If you want to make colored macarons, do not use a liquid food colors use coloring pastes only to keep the mixture intact. A little goes a long way!**

FILLING

2/3 cup unsalted butter, softened
2/3 cup Powdered sugar

1. Preheat the oven to 300 degrees.
2. In your bowl of dry ingredients, mix Powdered Sugar and Almond Flour together and set aside.
3. In a separate, dry, clean bowl beat the egg whites and salt until they form soft peaks. Next add the Super

Fine Sugar, in small parts and continue to beat until the whites are thick and glossy. You should be able to hold the mixing bowl upside down without the whipped whites coming out like the Dairy Queen kids do with your Blizzards, but I don't think I would try it

4. Gently stir in the Almond Flour and Sugar from your dry mixing bowl. Your mixture will become much looser at this point.
5. Place your mixture into your piping bag with tip
6. Pipe small circles onto the silicon sheet (note the mixture will spread so leave space for expansion!) Tap your baking sheet on the counter to break any air bubbles.
7. Let your macaroons dry and settle for 20 minutes - the top of the macaron will become smooth and shiny
8. In your preheated oven you will bake for a total of 14-16 minutes. Be sure to open oven door to let out

any steam halfway through bake time. Macarons are cooked when they rise and are firm.

9. Slide your silicon baking mat (with macaroons on it) onto cooling rack. Do not remove the macarons from the mat until they are cold or they will break. Do not leave on hot pan to cool!

FILLING

1. Beat the softened unsalted butter until fluffy. Next add in the powdered sugar. Now is the time to add any additional flavorings you want.
2. Put about a teaspoon of the filling to one side of one macaroon (flat side) and sandwich together with another then twist ever so slightly to create a seal.
3. Macarons are best if refrigerated for a day. Enjoy!

*Makes approximately
20 completed macarons (or 40 pieces)*

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Preventing Carbon Monoxide Poisoning



Carbon monoxide, or CO, is a poisonous gas that can be particularly dangerous because it is colorless and odorless. Headache, nausea, dizziness and even permanent brain damage or death can occur. Hundreds of people die each year from accidental CO poisoning, many of them while using portable generators during severe weather.

A byproduct of burning fuels such as gasoline, propane, kerosene, natural gas, oil, wood or coal, carbon monoxide is emitted from internal combustion made by engines, like those that power lawn mowers, portable generators, cars, power washers and many household appliances such as furnaces, ranges, fireplaces, water heaters and room heaters. To prevent CO poisoning in your home, be sure to take the following precautions:

- Educate your family about the causes of CO poisoning and how to prevent exposure to this deadly gas.
- Do not use portable generators indoors, including in garages, carports, storage sheds and the like, even with doors and windows open. CO can quickly build to lethal levels in even partially enclosed spaces.
- Do not place pressure washer engines indoors, and, when using pressure washers outdoors, keep engines away from open windows, doors or vents during use, as CO can seep inside through the openings.
- Hire qualified professionals to install new furnaces and appliances and to inspect and service your HVAC system, chimneys and flues.
- Never service fuel-burning appliances without proper knowledge, skills and tools. Always refer to the owners' manual when performing minor adjustments or performing maintenance on fuel-burning equipment.
- Never use portable fuel-burning camping equipment or burn charcoal indoors.
- Never leave a car running in a garage, even with the garage door open.
- Never use your gas oven or clothes dryer to heat your home.
- Never operate unvented fuel-burning appliances in any room where people are sleeping.
- Do not cover the bottom of natural gas or propane ovens with aluminum foil. Doing so blocks the air flow through the appliance and can produce CO.

Install CO detectors throughout your home, especially in hallways near sleeping areas, and follow the manufacturers' instructions for testing and replacing. Keep detectors unobstructed by furniture or draperies.

Volunteerism

While serving on the board is probably the most visible example of volunteerism in our association, there are many other ways that you can contribute your time and talents to improving our community.

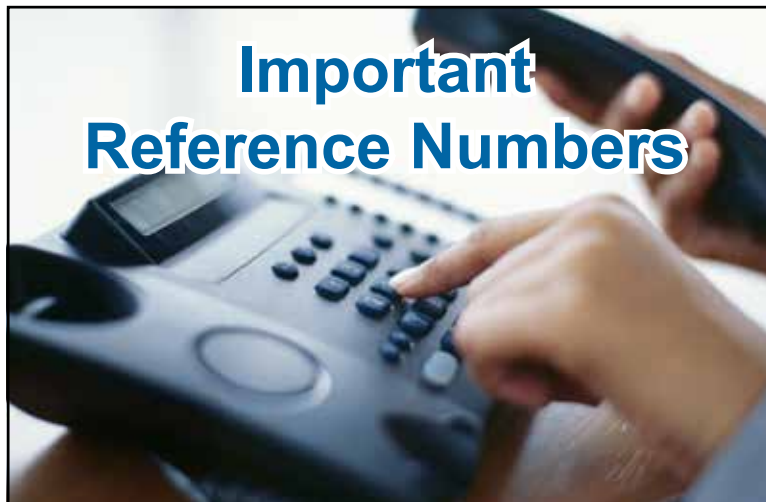
Your participation in the community is beneficial to you, your neighbors and the association. For example, common benefits gained by volunteering include:

- making a positive difference in other peoples' lives
- sharing or learning new skills
- boosting your resume—volunteer jobs are fair game
- meeting new people
- having fun

Don't let our community suffer from lack of enthusiasm. Even a few hours of your time can make a big difference in the culture of the community. Help us generate goodwill, encourage "paying it forward" and strengthen our community.



Important Reference Numbers



Important Reference Numbers

Animal Control.....	817-392-1234
Code Enforcement.....	817-392-1234
Fire (non-emergency).....	817-922-3000
Graffiti.....	817-392-3670
Police (non-emergency).....	817-392-1234
Trash/ Recycle.....	817-392-1234
Water.....	817-392-4477
VOWS (onsite office).....	817-741-1719
VOWS (after hours).....	877-378-2388

flowers

BY FARMGIRL FLOWERS

Discover a new company to purchase the most beautiful flower bouquets for all occasions or no occasion at all! Farmgirl Flowers is the latest and greatest company and has been touted by Ree Drummond (Pioneer Woman) on her blog, have had articles written in Vanity Fair and Vogue, and the company creators were interviewed on The Today Show to name a few endorsements.

At Farmgirlflowers.com you will find a gorgeous array of flower bouquets made by hand and heart with amazing attention to details. Designer quality bouquets created with American grown seasonal flowers wrapped in burlap and tied up with string. Ordering is easy and fast! The burlap-wrapped bouquets are priced beginning at \$42.00 to \$82.00, plus tax and delivery.

If you are in the market for flowers, look no further than Farmgirlflowers.com. You will be pleased with your purchase and the recipient will be totally thrilled with a stunning gift of exceptional beauty.



Super Recipes for the Super Bowl

Fried Raviolis

24 ravioli, squares (about 48 if using mini raviolis)
olive oil (for frying)

BATTER

1 cup milk
5 tablespoons whole wheat flour (you can use all-purpose flour if you don't have this on hand, batter should be runny but able to stir)
1/4 teaspoon pepper
1/4 teaspoon kosher salt
1/4 teaspoon basil

BREADING

2 cups panko, bread flakes (normal breadcrumbs will work too)
2 teaspoons Italian seasoning

Coat the raviolis in batter, drip off the excess, then coat in the breading.

Fry in the olive oil (I only needed a little bit to do a whole batch), about 2-3 minutes on each side,



blot on paper towels. Shake some parmesan cheese or queso cotija on them. Serve with salsa and/or marinara sauce for dipping.

NOTE: When frying, the raviolis may show thermal expansion if there's more air than cheese in there if you used storebought. This is totally normal; just fry it as usual though it may be harder to shallow fry in a pan like how I do. But don't pop it because the cheese will get everywhere and make a total mess.

Awesome Spinach and Artichoke Dip

Ingredients

- 2 10 oz. boxes of the chopped frozen spinach (thawed and thoroughly drained)
- 2 - 16oz cans of artichoke hearts (Chopped)
- 1 - 8oz. Package of cream cheese
- 1 - 16oz. Tub of sour cream
- 1 1/2 - 2 1/2 cups of mayo (depends on how creamy you want it.)
- 3 garlic cloves (finely chopped)
- 1 bag of shredded 5 cheese Italian Cheese
- 1 bag of Parmesan cheese shredded
- Olive Oil



On the stove top: In a medium sauce pan, sautee the garlic cloves in the olive oil. Then add your chopped spinach and artichokes

Add your cream cheese, sour cream and mayo and stir until everything heated but don't let it simmer.

Then start adding your cheese. Keep stirring until it is melted.

Place in a small crock pot to serve to keep it warm. Serve with crackers OR my particular favorite - Pita Chips!!!

PREPARE FOR COLD AND FLU SEASON

- Wash hands frequently!
- Carry hand sanitizer for those emergencies. Kids can get clip-on bottles for backpacks or purses.
- Get a flu vaccine. Every pharmacy (and even Walmart and Target) offer very affordably flu vaccines and most stores or pharmacies will take insurance. Many insurance cover a flu vaccine at 100% for children under 6. Contact Denton County Health Department Flu Vaccine Hotline at 940-349-4358 if you have any questions.
- Lots of (healthy) fluids. Water and drinks high in Vitamin C will boost your immune system and keep any germs from staying too long.
- Everyone has heard a mother or grandmother say "Cover your mouth when you cough." Well, that's mostly true. Sneeze into a tissue if its available but if not, sneeze into the crook of your elbow. But be sure to wash that clothing soon as you can. Do not sneeze into your hands so you will not spread any germs to another surface afterwards such as a door knob. The next person behind you will touch that surface and now they have your flu germs and the cycle is spread to others.
- Keep clean any area you frequently touch. The worst offenders of germs are phone and remotes, door knobs, light switches, the refrigerator. We touch our face and then touch an object more than we realize. If you have little ones, this is especially true. Day care, school and church may be great for kids to play with each other, but they also love to share – that includes germs. Many stores now offer sanitary wipes for carts and hand baskets.



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.

Macarons ~ A Valentine's Day Treat

A sweet meringue-based double layered treat filled either with ganache, buttercream or jam. If you haven't tried a macaron yet there is nothing else really like it, with a slight crunch on the outside, a soft cookie surrounding a delicious filling is sure to please. You can choose to make your own macaron or you can purchase macarons at several sweet shops in and around the North Dallas area.

One very place can be found in Historic Downtown McKinney. This sweet shop called Savor Patisserie, sells a great variety of macarons flavors such as salted caramel, red velvet, birthday cake, champagne, lemon and the list goes on and on! At Savor Patisserie you can customize your macarons for a party or event, by choosing your specific colors, flavors and sprinkles. Another fun addition to selling these delightful macarons at Savor Patisserie, they offer classes! Each person that participates in a class will bake macarons and take a gift box of macarons, recipe card and tote bag home with them. Coming up in February, you and your significant other can register for a 'Valentine's Day Date Night Baking Class!' Do not wait long, classes fill up quickly. You can sign up online for classes and get location details at www.savorpatisserie.com.



AMENITY CENTER RULES & REGULATIONS

Thinking of renting the Amenity Center for a party or event?

**Please call the office today at
(817) 741-1719 to reserve your spot.**

The Amenity Center can be rented by VOWS homeowners for their personal use. However, in the interest of maintaining the Center, avoiding extra work for the on-site staff, avoiding potential damages and keeping the Center in good condition, rules and regulations have been established for its use. A few rules are as follows: No Alcohol, no pets, and no fog machines. For a complete list of rules visit our website at www.woodlandspringshoa.com.

When each homeowner rents the Amenity Center, a contract must be signed signifying their understanding, acceptance, an agreement to follow the rules and regulations regarding the rental. Violation of any of these rental conditions is cause for denial of future rentals.

A deposit of \$500 is also required. This deposit will be returned in full after the event if the Amenity Center is cleaned, put in order, and determined to be damage-free. A list of the charges that will be deducted from the deposit for non-compliance is provided each renter at the time the rental contract is signed.

Each renter should take pictures and provide them to the office staff to verify the condition of the Amenity Center when the rental is started in order to avoid potential deductions from the deposit amount.

KNOW THE RULES

Have you checked out the HOA's covenants, conditions and restrictions (CC&Rs) lately? If not, now's a great time to brush up on the do's and don'ts of the community.

For those of you who were unaware, CC&Rs play a crucial role in keeping the association running smoothly. CC&Rs are legally binding rules and regulations that each homeowner agrees to when he or she purchases a unit within the association. If owners rent out their homes, it's the owner's responsibility to inform the new residents of the bylaws as well. CC&Rs include stipulations on assessments, building design and additions, and the governance of the



association. All residents need to understand these CC&Rs so they don't unintentionally violate them; owners can be fined by the association and—in extreme cases—sued for violating the CC&Rs. Owners are empowered when they understand the CC&Rs and the procedures for changing or amending them when they are no longer applicable or relevant to the community.

While they may seem arbitrary, the CC&Rs are legally enforceable. They also help ensure the association as a whole can thrive and that members are treated fairly and equally. So don't be left in the dark—check out the association's CC&Rs today!

If you do not have a copy of the CC&Rs, please visit the resident portal at www.thevillagesofwoodlandsprings.connectresident.com.



Reach Your Neighbors! Advertise in this Magazine!



Contact Community News
Connection
for more information:

972-396-8855

info@communitynewsconnection.com

DFWHS Pet of the Month

Meet Tubbs, the world's cutest and cuddliest kitty!

Tubbs is a 5-month-old domestic shorthair male with lots of love to give! We call him "Mister Perfect" because he's perfect in every way. He's got big beautiful green eyes, and a belly that demands kisses. When he's not running around playing with his mouse toys, he likes to lounge in your lap, purring himself



to sleep. You won't believe how cuddly this fella is!

Tubbs is ready for his loving forever home and includes the following:

- Spay/Neuter
- Leukemia test
- FVRCP Vaccination
- General deworm
- Microchip
- Microchip Enrollment
- Free Exam at Vet within 10 days of adoption
- Temporary carrier to transport

**If you'd like to express interest in
adopting Tubbs, please contact us at
www.dfwhumane.com or call 972-721-7788**

CALENDAR OF EVENTS – FEBRUARY 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2 Daddy Daughter Dance
3	4 VOWS Homeschool Group	5 Annual Meeting 6:30pm	6 VOWS OWLS 10-11:30am	7 Cowtown Stackers 5-6pm Scrap Book Night 6-9pm	8	9
10	11 VOWS Homeschool Group	12	13 VOWS OWLS 10-11:30am	14 Daytime Crafters 10am-2pm Cowtown Stackers 5-6pm	15	16 NFWA Meeting 80's Dance Night 6-9pm
17	18 VOWS Homeschool Group	19	20 VOWS OWLS 10-11:30am	21 Cowtown Stackers 5-6pm	22	23
24	25 VOWS Homeschool Group	26 Board of Directors Meeting 6:30pm	27 VOWS OWLS 10-11:30am	28 Cowtown Stackers 5-6pm		



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Restrictions apply, see Center Director for details. Offer valid only once per family at Children's Lighthouse Woodland Springs location only.