



Annual Membership Meeting – January 17, 2017

by Glenn Scalia, President

Woodfield’s Annual Membership Meeting is scheduled for Tuesday, January 17, 2017, 7:00 PM at the Brooker Creek Elementary School. It will include an election for 2 available positions on the Board of Directors. Each position will be for a term of 2 years (Jan. 2017 – Jan. 2019). There will be 3 candidates on the ballot: Jorge Andino, Bob Bloomfield, and Kathy Kukulski. Proxy ballots will be included in your annual package which should arrive in Woodfield mailboxes some time in December. Candidate bios are available for viewing at www.WoodfieldCommunity.net. If you do not plan to attend the Annual Membership Meeting, please complete your proxy and mail it promptly to:

Woodfield Community Association
c/o Management & Associates
720 Brooker Creek Blvd, #206
Oldsmar, FL 34677

2017 Annual Budget

by Glenn Scalia, President

The Board of Directors approved an annual budget of \$205,040 for 2017 at the November 15, 2016 Budget Meeting. Assessments for 2017 will be \$440 (\$110 per quarter) per homeowner. Please remember that quarterly assessments are due on or before the first day of each quarter (January 1, April 1, July 1 and October 1). Payments received after these dates are considered delinquent.

Failure to make payments in a timely manner subjects the homeowner to Association collection procedures along with the responsibility for all costs incurred. Please do not enclose correspondence with your payments. Payments are deposited directly to the bank, and correspondence are not forwarded to the Association. If you are a new homeowner and have not received your coupons, please contact property manager Fay Suber at 813-433-2018 or fsuber@mgmt-assoc.com.

A Stroll Down Memory Lane

by Debbie Legnon, Oaklake Village

- Peek through the window and what do you see?
Sparkling lights, ornaments, garland wrapped ‘round a tree!
- Peek through the window and what do you find?
Ribbons, boxes, wrapping paper in designs of all kinds!
- Peek through the window, what catches your eye?
Mountains, trees, cars and houses - choo-choo trains zipping by!
- Peek through the window, what comes into view?
Holiday high fashion gowns, jewels, bags and shoes!
- Peek through the window men, take a quick glance,
Lap tops, TVs, tablets, put you into a trance!
- Peek through the window - what brings kids such joy?
A rainbow of every newly invented toy!
- Peek through the window of sweet memories,
Fudge, candies, pastries, “A dozen of each please!”
- Peek through the window - a fireplace? Big red chair?
Milk and cookies on the table! Soon Santa will sit there!
- Peek through the window, a bright star shines below
on the story of Christmas that began long ago!
- You’ve peeked through each window, been awed by each display,
May this tour of winter’s fantasy bring mem’ries of yesterday!
- Enjoy yesterday’s memories, today’s presence (and presents!)
and tomorrow’s dreams!

MERRY CHRISTMAS Y’ALL!



First Quarter Assessment Reminder

The First Quarter Assessment of \$110 is due on January 1, 2017.

Design Review

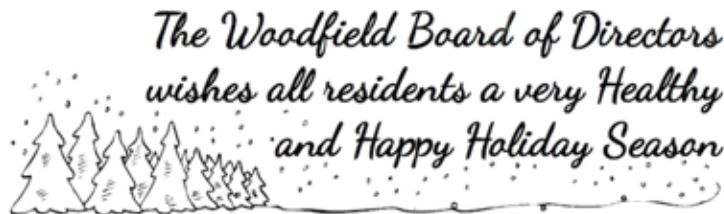
By Thomas Kukulski, Chairperson

Please remember that homeowners must apply for and receive written approval from the Design Review Committee (a.k.a. DRC) before making any modification or addition to the exterior of their property. All such modifications must adhere to the DRC guidelines, Woodfield's governing documents, as well as state and local codes. Failure to comply may result in fines up to \$1,000 per infraction.

- All Design Review Committee applications must be submitted through the management company and properly date stamped. Only date stamped applications will be acted upon. Although applications can take up to 30 days to process (as allowed by Woodfield's documents), the DRC acts on most applications in 7 to 10 days. You may hand deliver or mail your applications to Management and Associates at the address listed on the application.
- Please submit only ONE (1) project per application.
- Submit all required information (i.e. paint chips, roof tile/shingle sample, photos, site plan drawings, etc.). Incomplete applications will be returned and will not be processed, causing delay of the project.
- Often times, projects can be delayed. Please be advised when an application is near its deadline and an extension is required. Written notification must be submitted to the DRC for approval. If written notification is not submitted, the application will expire and a new application will be required before the project can commence.
- Need a permit? When in doubt, check it out! If you are making an improvement or change that requires a county permit; or a change in county right of ways or easements that are governed by the county, please call the Pinellas County Regulatory Services Group at 727-464-3404 to obtain information regarding necessary permits.

You may obtain application forms and guidelines by calling our property manager Fay Suber at 813-433-2018. Applications and guidelines are also available online at WoodfieldCommunity.net (click on "Design Review"). A copy of the Design Review Application form is also included in this publication.

Thank you for your cooperation!



NEWS DEADLINE:
for articles in the next issue is **FEBRUARY 19TH.**
Submit Articles to:
www.hoapub.com

Directory

BOARD OF DIRECTORS

President Glenn Scalia
 Vice President John Alvarez
 Secretary Susan Liddy
 Treasurer Kathy Kukulski
 Director Jamie Gillespie

PROPERTY MANAGER

Fay Suber

Management and Associates

720 Booker Creek Blvd. #206, Oldsmar, FL 34677
 Office: 813-433-2018 Email: fsuber@mgmt-assoc.com

DESIGN REVIEW COMMITTEE

Tom Kukulski, Chairperson
 Phillip Matzner • Mark Murphy

COMPLIANCE REVIEW COMMITTEE

Jorge Andino, Chairperson • Tami Rush
 Charles Misuraca • Bob Bloomfield • Ellie Hofer

NOMINATING COMMITTEE

Kathy Kukulski, Chairperson
 Phillip Matzner • Joseph Darflinger

GROUNDS COMMITTEE

Bob Dray, Chairperson
 Stu Hazard, Advisor
 Susan Liddy • Glenn Scalia

WOODFIELD WEBSITE

www.WoodfieldCommunity.net

IMPORTANT PHONE NUMBERS

Emergency 911
 Sheriff's Office (727) 582-6200

ALLIGATOR REMOVAL

1-866-FWC-GATOR (1-866-392-4286)

PINELLAS COUNTY EMERGENCY MANAGEMENT

www.pinellascounty.org/emergency – (727) 464-3800

PINELLAS COUNTY INFORMATION CENTER

(727) 464-3000

HUMANE SOCIETY OF PINELLAS

24 Hours / 7 Days a Week (727) 797-772



Production Manager Claudia Huerta
 Director of Bus. Development/Acct. Rep. Jarrod Wallach

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Pressure Washing Season

This is the perfect time of year to pressure wash your sidewalk, driveway, and tile roof (if applicable) if you have not done so already. Please help Woodfield look its best for the holidays and throughout the dry season. Thank you!

Lawn Mowing Near Ponds

For those of us whose properties are adjacent to Woodfield ponds:

Please remember to direct your mower deck away from the water when lawn mowing near any of Woodfield's ponds. Accumulation of grass clippings in our ponds makes for an unsightly mess and is detrimental to the health of the ecosystem.

Pinellas County Water Restrictions

Irrigation using County Water or Well for unincorporated Pinellas County.

Frequency: Two Days a Week, One Time per Day

Hours: 4:00 PM to 10:00 AM
(watering prohibited between 10:00 AM and 4:00 PM)

Addresses Ending In: **Authorized Watering Days:**

Even numbers 0, 2, 4, 6, 8 **Thursday and/or Sunday**

Odd numbers 1, 3, 5, 7, 9 **Wednesday and/or Saturday**

For additional details, please visit:

<http://www.pinellascounty.org/UTILITIES/water-restrict.htm>

Do you have concerns?

You may address your concerns by writing to the Board of Directors, c/o of Property Manager Fay Suber, Management and Associates, 720 Brooker Creek Blvd. #206, Oldsmar, FL 34677. You may also email fsuber@mgmt-assoc.com.

Your concerns and comments will be reviewed on their merit and your name will be kept confidential if you so desire. Please note that anonymous letters are neither acted upon nor taken seriously.

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MARK YOUR CALENDARS!

December 21
Winter Begins



December 25
Merry Christmas!

December 25
First Day of Hanukkah



January 1
First Quarter Assessment Due (\$110)

January 1
Happy New Year



January 16
Martin Luther King Day

January 17
Annual Membership Meeting



February 14
Valentine's Day

February 20
Presidents Day

Visit Us On The Web ...

WWW.

WoodfieldCommunity.

net



WOODFIELD COMMUNITY ASSOCIATION, INC.
2017 APPROVED OPERATING BUDGET
 Assessments: \$110/Quarter (\$440/Year)

ACCT. NO.	DESCRIPTION	2016 BUDGET	2017 BUDGET
REVENUE			
6010-000	MAINT FEE - OPERATING	\$202,739.40	\$187,075.00
6028-000	MAINT FEE - DEF MAINTENANCE	\$17,210.00	\$17,965.00
6070-000	INTEREST INCOME - OPERATING	\$200.00	\$0.00
6071-000	INTEREST INCOME-RESERVE	\$0.00	\$0.00
6076-000	INTEREST INCOME - OWNER	\$0.00	\$0.00
6083-008	OTHER INCOME-FINES	\$0.00	\$0.00
6083-015	OTHER INCOME-2016 GARAGE SALE	\$0.00	\$0.00
6083-098	OTHER INCOME - LEGAL	\$0.00	\$0.00
6083-099	OTHER INCOME - PRE LIEN	\$0.00	\$0.00
6900-000	INCOME TRANSFER TO RESERVE	(\$17,210.00)	(\$17,965.00)
6901-000	INTEREST TRANSFER TO RESERVE	(\$200.00)	\$0.00
TOTAL REVENUE		\$202,739.40	\$187,075.00
ADMINISTRATIVE			
7110-000	INSURANCE - GENERAL	\$6,500.00	\$7,000.00
7115-001	BANK CHARGES	\$100.00	\$0.00
7211-000	LEGAL- GENERAL	\$19,000.00	\$17,000.00
7212-001	PROFESSIONAL - AUDIT FEES	\$1,500.00	\$1,600.00
7310-000	TAXES & LICENSES - GENERAL	\$300.00	\$300.00
7310-002	TAXES - CORP ANNUAL	\$62.00	\$62.00
7410-000	MANAGEMENT FEE	\$30,677.40	\$32,208.00
7510-000	ADMIN EXPENSES - GENERAL	\$10,000.00	\$7,000.00
7510-099	ADMIN EXPENSES - 45 DAY PRELIEN	\$500.00	\$1,000.00
7810-000	UNCOLLECTIBLE ASSESSMENTS	\$1,000.00	\$1,000.00
7810-001	BAD DEBT EXPENSE	\$5,000.00	\$2,000.00
TOTAL ADMINISTRATIVE EXPENSES		\$74,639.40	\$69,170.00
SERVICES AND UTILITIES			
8012-001	SECURITY	\$0.00	\$810.00
8110-000	REPAIR & MAINTENANCE - GENERAL	\$14,000.00	\$2,995.00
8110-024	R & M - PRESSURE WASHING	\$5,500.00	\$5,500.00
8110-031	R & M - HOLIDAY DECORATIONS	\$1,000.00	\$5,000.00
8210-001	GROUNDS - LAWN SERVICE	\$47,300.00	\$47,300.00
8210-002	GROUNDS-LIGHTING	\$1,500.00	\$1,500.00
8210-003	GROUNDS - PLANTS.SOD	\$3,800.00	\$3,800.00
8210-004	GROUNDS - TREES	\$7,000.00	\$8,000.00
8210-008	GROUNDS - IRRIGATION GENERAL	\$5,000.00	\$5,000.00
8210-011	GROUNDS - POND MAINTENANCE	\$18,000.00	\$18,000.00
8710-000	UTILITIES - ELECTRIC - GENERAL	\$25,000.00	\$20,000.00
TOTAL SERVICES & UTILITIES		\$128,100.00	\$117,905.00
TOTAL OPERATING EXPENSES			\$187,075.00
TOTAL RESERVES			\$17,965.00
TOTAL EXPENSES			\$205,040.00

Bust holiday-hosting stress with these 5 smart party-planning tactics



This holiday season, try some stress-busting tactics to ensure you stay calm, your party runs smoothly, and your guests arrive to a warm welcome. Here are five ways to minimize party-planning, prep and presentation stressors:

1. Become a fixture at your local rental store

Stop scouring the house for enough chairs to seat everyone, agonizing over not having enough tables, or worrying which of your grandmother's prized china dishes will crash to the floor during this year's party. Renting the items you need spares you the time, logistical challenges and expense of buying or borrowing. What's more, you don't have to worry about where you'll store rarely used items from year-to-year.

Continued on page 5...

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Continued from page 4

Local rental stores carry a range of products perfect for holiday gatherings, such as tables and chairs, dishes and silverware, warming trays, lighting, centerpieces - even portable dance floors. To find an American Rental Association member store in your area, visit www.rentalHQ.com. Just remember to contact them and reserve your items early, as the holidays are a busy time for rental stores.

2. Take a shortcut to menu planning

Your guests can only eat so much turkey, ham, green bean casserole and fruitcake; you'll need to flesh out your menu, even though you may not have the time to be creative. Figuring out what to make besides the must-have traditional favorites can be a drag, but an online search can make the task easier.

A plethora of web sites offer not just great recipes to try, but entire suggested menus. Some smart online searching can yield a host of ideas, even if you're hosting people with special dietary needs, like vegan or gluten-free. Some sites even allow you to plug in preferred ingredients, dietary restrictions, etc. and have a menu generated for you.

3. Cheat shamelessly on food prep

In a perfect world, your holiday meal prep would run like a precision instrument, and all your dishes would be done at exactly the same time and arrive on the table at the same moment. Who lives in that world? In reality, making food a day or two - or even a week - ahead, freezing it, and heating it when you need it is a much smarter way to get everything on the table in a timely manner.

Or, you can buy prepared items from your grocery store - like brown-and-serve rolls, cook-and-serve sides, etc. - and "doctor" them to be more like your own. Another option is to supplement your own cooking with a dish or two from your favorite restaurant. Or, you can go all-out and have the entire affair catered.

4. Tactics for easier decorating

Unless you started a week before Halloween, you may not have the time to decorate the whole house from top to bottom

like something out of a home decorating show. Instead, decorate wisely and time-efficiently by focusing your attention on key areas guests are most likely to see. A great entryway sets the mood, and a well decorated kitchen and dining room evoke a festive atmosphere. Don't overlook the powder room! A scented candle on the vanity and some sleigh bells on the doorknob are both decorative and practical. And go ahead and buy that pre-lit Christmas tree - you'll save scads of time not having to untangle lights and get them in just the right spot on the tree.

5. Simplify your spirits

You could make yourself crazy trying to prepare for everyone's spirit wish list - but don't! Simplify your beverage service with one good red, a fine white, and one each of a domestic, imported and light beer. If you must serve cocktails, wow your guests with a single "signature" holiday cocktail that's easy to whip up. You can find plenty of holiday cocktail ideas online.

Staging a holiday celebration doesn't have to be stressful, if you use resources like rental stores and pre-made items and ideas to make the task easier. So, invite your guests and enjoy their company during the holiday season.

Street Light Outages

It's quick and easy to report a street light outage online at www.progress-energy.com. Click on the Report an Outage link, then follow the prompts. It's quicker than waiting on the phone for a representative as long as you have the pole number. The repair is usually handled within a few days. Or, if you prefer to phone, please call Duke Energy Florida's Customer Service at 727-443-2641. NOTE: Each pole has a metal strip (approximately eye height) with the pole number embossed on the strip. Be sure to have the pole number when you call or go online.

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WOODFIELD COMMUNITY ASSOCIATION, INC.

DESIGN REVIEW COMMITTEE

c/o **MANAGEMENT & ASSOCIATES**

720 Brooker Creek Blvd, #206

Oldsmar, FL 34677

DESIGN REVIEW APPLICATION

Please allow thirty (30) days after the Design Review Committee receives your application for written approval.

***PLEASE SUBMIT ONLY ONE (1) PROJECT PER APPLICATION.
INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.***

Date: _____

Day Phone: _____

Name: _____

Night Phone: _____

Address: _____

Cell Phone: _____

The above Homeowner(s) request approval for the following:

Please include site plan drawing, along with dimensions, setbacks, measurements, etc. Describe all materials and include sample paint color chips, roof tile/shingle, etc. and photos if necessary. If you are planning an addition, please include a copy of the blueprints and architectural drawings. An Architect Review Fee may be required.

★ Please be advised that any exterior alteration or addition to an existing lot/dwelling should not commence without written approval from the DRC. Failure to comply could result in fines up to \$1,000.00 per infraction. Responsibility for obtaining county permits rests with the homeowner.

Your exterior change may require a Pinellas County permit. Responsibility for obtaining county permits rests with the homeowner. Please call the Pinellas County Regulatory Services Group at 727-464-3404 to obtain information regarding necessary permits.

If applying for a fence, play set, addition or other visible structure you must obtain the signatures of adjacent homeowners:

Name _____ Address _____

Name _____ Address _____

Signatures acknowledge notification of the proposed alteration. They do not constitute approval. Comments regarding this request should be sent by separate letter to the Property Manager.

We submitted this application for approval and acknowledge that we have received a copy of the current DRC guidelines governing our request:

Homeowner(s) Signature

Date

Real Estate Today!

Hugh A. Lichter, M.A. REALTOR®, Century 21 East Lake Realty

Turn on your TV nearly any time during the day or night and you are sure to find a "reality show" on home buying, home renovations, investing in real estate, etc.

These shows depict generally good-looking, well-dressed, eager, and attentive agents, contractors, investors, and buyers in home markets where prices are generally high and homes are generally large.

One show has agents and contractors simultaneously spending large sums on getting a home ready to sell, while at the same time, the seller is now out looking for the next home. Another one has the agents or contractors shopping for tile, carpet, furniture, and décor, while the other "partner" is marching the seller (now buyer) through multiple "next home" possibilities.

These shows are highly entertaining, offer a peek into the process, and sell a great deal of advertising. In general, however, they are not "reality"!

Few of these "stories" depict the real business of selling, renovating, and buying a home.

For instance, if a home seller who is "moving up" has available cash, few realtors will recommend using a large portion of it to renovate a home for the purpose of a sale. After all, the funds would be better utilized for the down payment on the future home, and the buyer of the "outgoing" property would want to make their own decisions on flooring, bath and kitchen updates, etc. Sure, doing minor "fix up" and cosmetic repairs are important in the home selling process, but unless a home has been truly neglected, the money would be far more wisely spent on the future purchase.

Few, if any, of these shows depict the "grunt" work of applying for a mortgage and providing the large amount of documentation required. Few, if any, of these shows depict the large amount of time actually spent in the home-buying and home-selling process. Few, if any of these shows depict the stress and strain of getting

the home "depersonalized" for the sale, or the organizing, packing, moving, unpacking, and re-organizing of the household into the new home.

Nobody in the real estate business would argue against watching these shows. After all, the more that folks pay attention to the real estate, home renovation, real estate investing, and lending business, the more active the real estate market becomes! And, certainly, we can all get ideas from these shows, and that's a good thing!

But, we all need to remember that TV is entertainment and the reality is what happens every day in our business! Knowing what's important in the home buying or selling process is what separates entertainment from reality!

If you are even thinking of selling, you owe it to yourself to have a conversation with a real estate professional. We can give you sound advice and good, solid local market info that will greatly assist you. And, if you or someone you know is even thinking of buying, a real estate professional is best able to go over price, payment, location, and value information for this very large decision.

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Five Holiday Ideas for Every Home

By Sally Giar

Here are some sure-fire tips to help your home embrace the holiday season!

1. CANDLES, CANDLES, EVERYWHERE!

Well, maybe not EVERYWHERE, but certainly candles are appropriate in many rooms in your home. Nothing softens a room more than the soft glow of candlelight! Tall and tapered, short votives, star shaped- colors and scents abound! Remember groupings of varying heights will be YOUR key to a successful candle display!

2. SPARKLE!

Mirrors, silver and gold ornaments, picture frames, and even candlesticks will help your room shine. Don't be afraid to mix metals. And by all means get out that antique silver, polish it up, and put it center stage! Nothing says "Holidays" like the twinkle of hundreds of tiny white lights. The smallest of plants to the largest of Ficus trees will come alive when you add a few inexpensive strands of white lights. Also, consider draping white lights inside silver netting or garland, and wrap your staircase in a fabulous and unique new look.

3. CHIC TABLE TOPS!

Setting a beautiful table can set the mood for all your holiday entertaining. Try adding bows to the stems of wine glasses. Fold napkins in a special way, and tie them together with a gold tassel. Use gold or brass chargers under your special china. And pull it all together with a table runner and a wonderful holiday floral or greenery arrangement.

4. MERRY MANTLES!

It all starts with a theme! Possibilities might include your prize collection of antique Santas, snowmen, birdhouses or reindeer. Whatever theme you select, use different shapes and sizes to create visual interest. Unify your display with garland, ivy, magnolia leaves, or anything else that is soft and easily draped.

5. FESTIVE FRUITS AND VEGETABLES!

Put the "green" in your holiday decorating by using nature's bounty in a decorative way. Adding cloves to oranges, limes or lemons will create a beautiful and fragrant pomander. Simply stacking fresh lemons or limes in a tall glass hurricane can make a truly impressive decorative statement.



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This fall, the Mitchell Rehabilitation Hospital at Morton Plant North Bay completed an expansion and renovation. This 30-bed acute care inpatient rehabilitation facility specializes in neurological and orthopedic rehabilitation, and is the only CARF* and Joint Commission-accredited facility in Pasco and Hernando counties.

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*Commission on Accreditation of Rehabilitation Facilities

**For a physician referral or more information:
(727) 953-6809 | MortonPlantNorthBay.org**



In December, we are opening the new Morton Plant North Bay Hospital main entrance, and our ER renovation is expected to be completed by the end of 2017.



**Morton Plant
North Bay Hospital**
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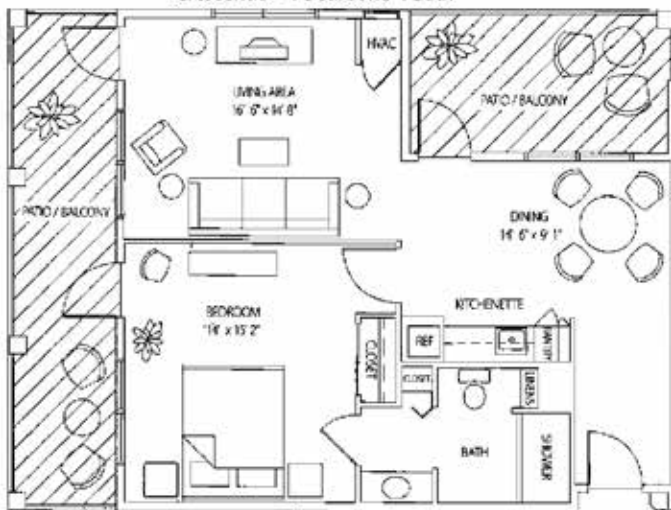
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No Fishing

Please respect Woodfield's restriction on fishing. Many of you have chosen to impose your own priorities on the rest of the community by ignoring this important rule. There are many reasons for the "No Fishing" rule. Here are just a few:

- Alligators patrol our ponds – some as long as 8 feet. Encouraging children, especially the younger ones, to stand on the banks is irresponsible and dangerous. We've already had unfortunate incidents where gators have taken pets.
- The people who own homes on Woodfield's ponds paid substantial premiums for their properties. They are entitled to have their space, privacy, and security respected.
- Woodfield's fish are essential to the health of its ponds. They, along with all of our wildlife, should be left unmolested.
- Residents who ignore our "No Fishing" and "No Trespassing" signs encourage non-residents to do the same. Woodfield Boulevard and Forelock Road already carry more non-resident traffic than we'd like. Further, those who park their vehicles off-road damage the grass in those areas.
- Every pond in Woodfield is man-made – engineered and built as a stormwater retention basin, not as a fishing pond. They are the property of Woodfield Community Association, Inc., and not for public use.

- Lastly, we are all contractually obligated to abide by all of Woodfield's rules – "No Fishing" included.

Street and Sidewalk Parking

This is another friendly reminder about parking cars in the street and parking over sidewalks. Article IX, Section 5 of Woodfield's Covenants and Restrictions limits parking and storage of vehicles to garages and driveways

Woodfield residents have rightfully voiced concerns about vehicles that are parked over the sidewalks, thereby prohibiting pedestrians (including children, parents with strollers, and people in wheelchairs or using walkers) from passing freely.

So please clean the junk out of your garage and use it to store your vehicles, as it was designed. If you have too many vehicles to fit in your driveway, then maybe it's time to add a circular driveway. Keeping your vehicle parked off Woodfield's streets benefits all of us. It improves the appearance of the community and reduces the risk of vandalism and traffic accidents.

Thank you for your cooperation.



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Notable Past Sales w/Select Properties

- 3363 Hickorywood in Woodfield
- 358 Waterford in Woodfield
- 4150 Rotherham Court in Ridgemoor
- 3672 Windber Blvd in Ridgemoor
- 3271 Glenridge Drive in Ridgemoor
- 3924 Belmoor Drive in Ridgemoor
- 60 Willowood Lane in East Lake Woodlands
- 95 Deerpath Drive in East Lake Woodlands
- 1703 Captiva Drive in East Lake Woodlands
- 4620 Aylesford Drive in Lansbrook
- 458 Knight Dr in Keystone Bluffs
- 5253 Mira Vista in Lansbrook
- 4301 Auston Way in Lansbrook
- 4068 Carlyle Lakes Blvd in Lansbrook
- 4301 Fallbrook Blvd in Lansbrook
- 5294 Karlsburg Place in Lansbrook
- 3562 Justin Drive in Lansbrook
- 3968 Executive Drive in Lansbrook



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