

**JANUARY 2020**

**WOODS POA NEWSLETTER**

2019-2020 Woods POA Board Members (CLIP AND SAVE)

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- Secretary/Treasurer – Jack Balko [jbalko@muserevolution.com](mailto:jbalko@muserevolution.com)  
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- VP Lake and Common Grounds – Aubrey Sharpe  
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- VP Recreational Facilities and Security – Kelly Wood  
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- VP Architectural Control, Research and Distribution –  
Leland Ferguson [lfergus01@aol.com](mailto:lfergus01@aol.com)

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#####  
# WPOA DUES ARE OWED EACH #  
# MONTH. THANK YOU FOR #  
# PAYING ON TIME OR IN ADVANCE #  
#####

Next Board Meeting  
February 27, 5:30 PM  
REMAX Real Estate Office  
Homeowners are welcome  
to attend.

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Inside are the Minutes of the last two board meetings and special notes from officers of our association. Please review this material and let us know how we can assist you with any questions you may have.

To help us communicate with you more efficiently, please send your email address to [wpoainfo@suddenlink.net](mailto:wpoainfo@suddenlink.net). Your information will not be shared with anyone. We have more than 50 and would like to have many more.

# WPOA BOARD MEETING

REMAX Real Estate Office

December 2, 2019

## MINUTES

Attendees: Board- Jack Balko, Gaylan Braselton, Leland Ferguson, Sandy Haynes, Donna Metke, Aubrey Sharpe & Kelly Wood; and Lake Committee Member- Mike Metke

President Donna Metke introduced Sandy Haynes as the newly elected VP-Social and Recreational Activities. An email ballot of the Board of Directors was taken to elect Sandy.

President Metke then introduced Officer Ryan Caldwell of the Tyler Police Department. Gaylan Braselton and Leland Ferguson had previously met with Officer Caldwell on November 20, 2019 and provided a written report to the board. There have been numerous reports of questionable activities and undesirable conditions at a residence located on Lake Pine Circle which is occupied by renters of the residence. Also, reports of suspicious and illegal activity were provided to Officer Caldwell.

More detail was provided to the board but since this is an ongoing police investigation, it will not be included here. Just know our police have been very helpful and thorough. Based upon the police work and neighborhood reports, an eviction notice is being processed. Officer Caldwell suggested that anyone seeing improper activities call the Tyler Police at 903-531-1000 to report such activities.

President Metke thanked Officer Caldwell for his time and called the Board Meeting to order at 5:45 PM

### 1. Secretary – Jack Balko

Jack had emailed Minutes of the October 14, 2019 meeting to the board members. All members had read the Minutes and the board approved the Minutes.

### 2. Architectural Control Committee – Leland Ferguson

Leland presented a written report of the activities of his committee. Residents with signs in their yards were contacted regarding our sign policy and the members removed the signs. A new resident inquired about adding a picket fence in their back yard. He was informed his request was within the covenant restrictions. A second new resident is doing extensive remodeling including replacing fencing on the south side of the residence. Jack Balko and Leland met with the owner to discuss the fencing to assure he understood the covenants and to discuss the fence design. The owner committed to comply and assured us he was simply replacing what was in place when he purchased the property. We also discussed his mail box which consists of a plastic box on a wooden post. When informed that as a minimum, he should have a metal mailbox on an ornamental post, the owner agreed to comply.

Leland referenced terminology in the Covenants regarding mail boxes/construction and suggested we modify the covenants to be more accommodating of design/style. He recommended deferring discussion on the matter until the February meeting. Leland also inquired who on the board should interface with the community response officers. Kelly Wood, VP Recreation and Security should handle the interface activity.

### 3. Recreational Facilities and Security Committee – Kelly Wood

Kelly reported that she has located the supplier of the 911 phone system used at the pool. It has been five years since that provider has serviced our phone system. They will be at the pool Friday, December 6 to check the system and assure it is operational. Gaylan has an invoice from the firm for \$194.95 which represents quarterly billing for the service. The annual cost for this service as provided by the supplier is \$800.00. Kelly also reported that the invoices for Whitehouse Pool Service have been paid. Gaylan stated that he noted on the last check that it is the final payment to be made to the supplier. Also light bulbs at the pool and tennis courts have been replaced as required. This has resulted in reducing unacceptable activities in these areas and litter that had been a problem.

Kelly presented some preliminary budget items and will have final data by next meeting. She expects her area to require no more than \$6,500 for the 2020 budget. She raised questions regarding restrictions of access to our common areas by non-members. They are jogging around lake, using our playground and picnic areas without approval. She suggested following suggestions from the police department to have fences in some areas with a gate for access. It seems that No Trespassing signs on posts are not effective, and indeed, we do not have many of those signs. Having a gate with a No Trespassing sign on it is a stronger deterrent. Kelly recommended adding fencing and a gate at two areas – across the space between the tennis courts and the creek just in front of the parking lot, and a second area across the lake. The gates would not have a latch but would have to be pushed open to pass. She estimated this would cost approximately \$1,200 and asked that we do it now. Additional, Kelly asked for approval for new signage throughout the areas needing them (some are very old and un-readable) with cost of approximately \$1,000. Unanimous approval by the board on motion by Kelly and seconded by Aubrey Sharpe.

Jack Balko reported that he had researched gate lock systems and video monitoring systems for the pool area. A summary of his findings had been emailed to the board. Additional information and answers to questions were provided. Kelly also reported that she had obtained preliminary information about a new lock system. Jack’s system does not require a key or card, only the entry of a unique code assigned to each member. Consensus of the board was that a card or key system is required to reduce abuse or fraudulent use of the pool through easy dissemination of the codes. Jack and Kelly were requested to work together to define a solution and make a presentation to the board.

4. Lake and Common Grounds Committee – Aubrey Sharpe

Aubrey reported that all the sprinkler systems are working, which is a good thing in that the systems are very old. He also reported that the City of Tyler came out to check the sink holes. The city brought out loads of red clay to fill the holes. Gaylan confirmed the city’s action and questioned if the actions taken were going to be adequate. Aubrey reported that a new lock has been installed on the pump house and that keys were distributed as directed in the last board meeting.

Aubrey had additional information to present which will require board approval for expenditures and deferred those items until hearing the Treasurer’s report.

6. Treasurer’s Report – Gaylan Braselton

Gaylan emailed several reports to the board prior to the meeting to enable careful review by the board prior to the meeting. Included were the October and November Income and Expense reports, a draft 2020 budget and a statement reflecting delinquent member payments status. The Income and Expense Reports are as follows

|                                  | October, 2019  | November, 2019 |
|----------------------------------|----------------|----------------|
| Southside Beginning Balance      | \$134,833.60   | \$138,296.67   |
| Income                           | \$ 19,392.93*  | \$ 7,163.00    |
| Disbursements                    | - \$ 15,929.86 | - \$ 5,843.71  |
| Southside Balance Ending Balance | \$138,296.67   | \$139,615.96   |

\* Includes deposit of \$8,978.93 from closure of BOA CD 10/28/2019

As of November 11, 2019, there are 23 accounts delinquent with a total outstanding balance of \$9,687. This is an improvement from September 30, 2019 of 53 accounts delinquent with a total outstanding balance of \$15,748.

Gaylan reported receipt of an invoice from our bookkeeper. He reported that our bookkeeper, who has served our HOA for several years, has had to do a lot of extra work including additional research into past transactions in various areas of WPOA business dealings for the new board. Gaylan recommended payment of \$400.00 as compensation for the extra work and her willingness to continue overseeing the funds of our HOA. Motion by Donna, second by Leland passed by unanimous vote. Gaylan also referenced an invoice he received to renew

the domain name registration for the HOA. By consensus, the board decided to hold off on renewing the registration.

After presenting information on how he evaluated what we should place in CD's for reserves, Gaylan recommended that we designate \$50,000 as a Cash Reserve Account, putting the money into two CDs at Southside Bank. After discussion the motion was tabled for later consideration after the budget requests input from the Vice Presidents scheduled in this meeting and the next. It was noted that there are several major critical expenditures needed by HOA to address deferred maintenance.

The draft 2020 budget was briefly reviewed and discussed. It is based on an income of \$97,000 from dues and reflects expenditures totaling \$97,000. Additional work on defining the 2020 budget is deferred until the January board meeting.

7. Aubrey Sharpe presented information which was deferred earlier in the meeting that identifies immediate needs within the association. These needs have not been dealt with in prior months and now are critical. The items include:
  - a) Planting of trees – 24 on common grounds around lake; (12) of 30-gallon size – colorful foliage; (12) of 10-gallon size. Tree types to include Oak, Maple, and Elm. Total cost of materials approximately \$4,000 with planting to be accomplished with volunteers. This action required since a number of trees are in trouble or quite old.
  - b) Beaver elimination – Cost of \$1,405
  - c) Build seawall from covered bridge out past pump house. This is critical to prevent damage to and possible failure of dam. Project would include dredging for the seawall and installation of seawall materials and reclaiming shoreline that has been lost. Estimated cost of \$30,000 with one bid of \$28,000.
  - d) Dredge both the north and west silt ponds. While dredging the lake is needed, it is felt that getting the silt ponds dredged now will buy some time in dredging the lake. Estimated cost for this is between \$30,000 and \$40,000.

Considerable discussion was held concerning the timing of the payments for projects, effect on the cash balance of the association, what other "major" expenditures were likely next year, the budget for next year and how much should be set aside for reserves. Jack Balko summarized the options and impact on the cash flow by acknowledging that the total of the immediate needs is between \$65,000 and \$75,000. All the items required are carryover from prior year inaction to maintain our properties. Taking this amount out of our current cash balance would reduce the current cash balance to about \$70,000. Since we do not see any other major extraordinary expenses for 2020, the proposed budget for 2020 should yield an additional \$10,000 to \$15,000 directed to reserves, and we would reasonably have a cash reserve at the end of 2020 of about \$80,000 to \$85,000.

Gaylan indicated a preference to defer voting on these items until all budget requests were presented and considered in order to prioritize. The response indicated that there were no additional large amount one time expenditures for the 2020 budget to be added.

After considering these options, Aubrey Sharpe moved and Kelly Wood seconded a motion to approve all items a) through d) and to proceed immediately on all items. Per our standard procedure, bids and quotes will be obtained for all purchases and services. Motion approved by unanimous vote.

Adjournment: There being no further business, the meeting was adjourned at 8:00 PM

Respectfully submitted,

Jack Balko  
Secretary

# WPOA BOARD MEETING

REMAX Real Estate Office

January 15, 2020

## MINUTES

Attendees: Board- Jack Balko, Gaylan Braselton, Leland Ferguson, Sandy Haynes, Donna Metke, Aubrey Sharpe & Kelly Wood; and Lake Committee Member- Mike Metke

President Metke called the Board Meeting to order at 5:30 PM

1. Secretary – Jack Balko

Jack provided Minutes of the December 2, 2019 meeting to the board members (having previously emailed the minutes to the board). All members had read the Minutes and the board approved the Minutes.

2. Treasurer – Gaylan Braselton

Gaylan presented the Treasurer's Report for December 2019

|                                  |               |
|----------------------------------|---------------|
| Southside Beginning Balance      | \$139,615.96  |
| Income                           | \$ 2,505.00   |
| Disbursements                    | - \$ 7,112.29 |
| Southside Balance Ending Balance | \$135,008.67  |

Gaylan reported that the Income total is low and varies month to month as a large deposit had been made at the end of the prior month. Full year revenue is expected. A Year End Income/Expense Statement and Balance Sheet are attached.

Gaylan presented the proposed 2020 Budget for discussion and approval. The format of the document included the 2019 actual Income/Expenses, proposed YTY changes and notes regarding the changes per line item. Considerable discussions were held to help the board better understand the timing and level of expenditures required for fiscal 2020. One major factor in developing a "quality" budget is the difficulty in finding vendors capable and willing to quote on the dredging operations. A motion was made by Jack Balko, seconded by Leland Ferguson, to approve a final draft with revisions of the 2020 Budget. Motion passed with unanimous vote. 2020 Budget is attached.

Gaylan presented preliminary information and concepts of placing funds into CDs. He suggested a \$25,000 CD for 6 months at 1.47%, and a \$25,000 CD for 12 months at 1.55%. Early termination fees and other details were not available. No action taken.

3. Architectural Control Committee – Leland Ferguson

Leland reflected on comments presented at previous board meetings regarding signage, rental properties and mailboxes. Also, late payments by owners and possible liens for late payments, and usage of properties and facilities by non-owners have been issues of concern. Leland suggested that revision of the Covenants be addressed to deal with the issues. Donna Metke suggested that an attorney be contacted to work on revisions to the Covenants and address other issues pertinent to access of and use of the Woods POA properties. Donna will research which law firm to work with.

4. Recreational Facilities and Security Committee – Kelly Wood

Kelly reported on vandalism of the playground equipment and picnic tables. Before the holidays a young teen was seen throwing keystone blocks from the pump house wall into the lake. On December 26<sup>th</sup>, teen vandals were observed throwing large rocks at the support beam for the covered bridge. On January 5<sup>th</sup>, a group of teens tore an 8-foot plank off a picnic table seat and threw the plank and other objects against the tennis court

fence. They removed swings, broke boards on the playground equipment and did other damages to the fence and playground equipment. The police were called, and the teens ran off. Photos were taken of the damages. A criminal damage to property complaint was filed with the police department.

The Board voted to close the common areas from dusk to dawn and to post No Trespassing signs indicating permissible usage is only during daylight hours. Signs need to be posted ASAP so police can effectively enforce permitted usage. The police have promised to double up on patrols of the area. Efforts will be made to prosecute vandals and secure reimbursement for all damages.

Improved lighting for the pool and tennis courts has kept people from parking in the lots and reduced nighttime activities in the area.

5. Lake and Common Grounds Committee – Aubrey Sharpe

Aubrey presented a list of line items for consideration in working on the 2020 Budget. He also reported that the new lawn care provider has done a fantastic job. For a very nominal price (1/2 the price of second bidder) they removed two large dead trees and repaired a section of broken sidewalk. The entrances to the Woods along Lazy Creek have been planted with winter flowers and rye grass was planted in dead spots along the street. New trees were purchased and then planted by volunteers. Total cost was \$1,200 as opposed to the \$4,000 approved at the December 2<sup>nd</sup> meeting.

Quotes have been received for the seawall at the pump house and for dredging the north silt pond. The Board voted to accept the low bid for the seawall and to proceed with the work. A second motion was passed to begin dredging the north silt pond on a time and expenses basis. If funds remain, they are to be used for dredging activities at the west silt pond and the north end of the lake. Work should start in February on these projects.

Police have offered suggestions for enforcement of rules that limit usage to our WPOA members. There is some confusion and people in other HOAs in the Woods believe they are entitled to use our facilities. Others come from other areas of the city to use our common facilities because they prefer it to some of the public parks. The Board will further review these issues and alternatives for addressing them. Input and suggestions from WPOA members is welcomed.

There being no further business, meeting adjourned at 7:30 PM

Respectfully submitted,

Jack Balko  
Secretary

**Woods Property Owners Association Inc.**  
**Income Statement**  
 January through December 2019

|                                       | <u>Jan - Dec '19</u> |
|---------------------------------------|----------------------|
| <b>Ordinary Income/Expense</b>        |                      |
| <b>Income</b>                         |                      |
| <b>Dues and Assessments</b>           |                      |
| Transaction Fees                      | 550.00               |
| Dues and Assessments - Other          | <u>102,669.90</u>    |
| <b>Total Dues and Assessments</b>     | <u>103,219.90</u>    |
| Interest Income                       | 3.01                 |
| Keys                                  | <u>385.00</u>        |
| <b>Total Income</b>                   | <u>103,607.91</u>    |
| <b>Expense</b>                        |                      |
| Bank Service Charges                  | 304.00               |
| Bookkeeping                           | 6,220.85             |
| Insurance                             | 5,322.00             |
| Key Refunds                           | 35.00                |
| <b>Maintenance &amp; Repair</b>       |                      |
| Common Area                           | 1,309.52             |
| Lake & Stock                          | 2,857.00             |
| Landscaping                           | 25,087.07            |
| Pool & Bath House                     | 5,221.88             |
| Sprinkler System                      | 9,713.44             |
| Tennis Court                          | 1,075.34             |
| Tree Removal                          | <u>375.00</u>        |
| <b>Total Maintenance &amp; Repair</b> | <u>45,879.05</u>     |
| Miscellaneous                         | 130.81               |
| Office Supplies                       | 58.18                |
| Postage and Delivery                  | 185.55               |
| Printing and Reproduction             | 331.89               |
| Professional Fees                     | 260.00               |
| Social Expense                        | 150.00               |
| Taxes                                 | 381.02               |
| Uncategorized Expenses                | 0.00                 |
| <b>Utilities</b>                      |                      |
| Electric                              | 5,937.22             |
| Water                                 | <u>4,041.26</u>      |
| <b>Total Utilities</b>                | <u>9,978.48</u>      |
| <b>Total Expense</b>                  | <u>68,976.83</u>     |
| <b>Net Ordinary Income</b>            | <u>34,631.28</u>     |
| <b>Net Income</b>                     | <u>34,631.28</u>     |





**Woods Property Owners Association Inc.**  
**Balance Sheet**

As of December 31, 2019

|                                       | <u>Dec 31, '19</u>       |
|---------------------------------------|--------------------------|
| <b>ASSETS</b>                         |                          |
| <b>Current Assets</b>                 |                          |
| Checking/Savings                      |                          |
| Southside Bank                        | 135,008.67               |
| <b>Total Checking/Savings</b>         | <u>135,008.67</u>        |
| <br>                                  |                          |
| <b>Total Current Assets</b>           | 135,008.67               |
| <br>                                  |                          |
| <b>Fixed Assets</b>                   |                          |
| Common Areas                          | 999.89                   |
| Fencing                               | 5,000.00                 |
| Irrigation System                     | 23,200.00                |
| Playground Equipment                  | 3,787.67                 |
| Silt Pond                             | 50,882.23                |
| Swimming Pool/Bath House              | 45,000.00                |
| Tennis Courts                         | 30,000.00                |
| <b>Total Fixed Assets</b>             | <u>158,869.79</u>        |
| <br>                                  |                          |
| <b>TOTAL ASSETS</b>                   | <u><b>293,878.46</b></u> |
| <br>                                  |                          |
| <b>LIABILITIES &amp; EQUITY</b>       |                          |
| <b>Equity</b>                         |                          |
| Retained Earnings                     | 259,247.18               |
| Net Income                            | 34,631.28                |
| <b>Total Equity</b>                   | <u>293,878.46</u>        |
| <br>                                  |                          |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <u><b>293,878.46</b></u> |



**Woods Property Owners Association Inc.  
2020 Budget - FINAL, Approved 1/15/2020**

|                                        | <u>2020 Budget</u>    |
|----------------------------------------|-----------------------|
| <b>Ordinary Income/Expense</b>         |                       |
| <b>Income</b>                          |                       |
| <b>Dues and Assessments</b>            |                       |
| Transaction Fees                       |                       |
| Dues and Assessments - Other           | \$ 97,000.00          |
| <b>Total Dues and Assessments</b>      | <u>\$ 97,000.00</u>   |
| <br>                                   |                       |
| <b>Interest Income</b>                 |                       |
| Keys                                   |                       |
| <b>Total Income</b>                    | <u>\$ 97,000.00</u>   |
| <br>                                   |                       |
| <b>Expense</b>                         |                       |
| Bank Service Charges                   | \$ 300.00             |
| Bookkeeping                            | \$ 6,400.00           |
| Insurance                              | \$ 5,500.00           |
| <b>Maintenance &amp; Repair</b>        |                       |
| Lake & Stock                           | \$ 15,000.00          |
| Lake - OTEE* - Seawall                 | \$ 38,785.00          |
| Lake - OTEE* - Dredge 2 Silt Ponds     | \$ 45,000.00          |
| Landscaping                            | \$ 30,000.00          |
| Pool & Bath House, Security            | \$ 8,500.00           |
| Tennis Courts                          | \$ 1,300.00           |
| Sprinkler System                       | \$ 5,000.00           |
| <b>Total Maintenance &amp; Repair</b>  | <u>\$ 143,585.00</u>  |
| <br>                                   |                       |
| Office Supplies                        | \$ 50.00              |
| Postage and Delivery                   | \$ 200.00             |
| Printing and Reproduction              | \$ 400.00             |
| Professional Fees                      | \$ 350.00             |
| Social Expense                         | \$ 500.00             |
| Taxes                                  | \$ 250.00             |
| <b>Uncategorized Expenses</b>          |                       |
| <b>Utilities</b>                       |                       |
| Electric                               | \$ 8,500.00           |
| Water                                  | \$ 7,000.00           |
| <b>Total Utilities</b>                 | <u>\$ 15,500.00</u>   |
| Challenge Reserve 7.5%                 | <u>\$ 7,275.00</u>    |
| <br>                                   |                       |
| <b>Total Budget Expense</b>            | <u>\$ 98,525.00</u>   |
| <br>                                   |                       |
| <b>Total OTEE</b>                      | <u>\$ 83,785.00</u>   |
| <br>                                   |                       |
| <b>Total Budget Expense plus OTEE</b>  | <u>\$ 180,310.00</u>  |
| <br>                                   |                       |
| <b>Net Ordinary Income Before OTEE</b> | <u>\$ 475.00</u>      |
| <br>                                   |                       |
| <b>Net Ordinary Income After OTEE</b>  | <u>\$ (83,310.00)</u> |
| <br>                                   |                       |
| <b>Net Income</b>                      | <u>\$ (83,310.00)</u> |

\* = OTEE - One Time Extraordinary Expenses Approved 12/2/19

## **The President's Corner**

Hello,

We hope you each enjoyed the holiday with family and friends. December is always a busy time for everyone. However, now that the holidays are over, major projects at the lake—that tend to be messy—can begin! Dredging of the north silt pond will begin in early February. The extension of the retaining wall on the other side of the dam will begin in late February or early March depending on weather conditions. **The lake will be lowered for retention wall construction.** We appreciate your patience during this inconvenience.

We have heard many positive comments about our landscape service. Our entry ways have been cleaned up, rye grass has rejuvenated many areas, dead/hazardous trees have been removed and new trees have been planted to beautify the walkway at the lake, to give shade, and to help protect our shoreline. When a sidewalk was damaged by one of our larger trees, our landscaper restored the walkway immediately. Tony and his crew have been gradually cleaning up the common ground areas that have been left wild over the last few years. If you see Tony, please let him know that you are pleased.

Unfortunately, we have had to deal with some vandalism in the common areas. Our picnic area was the hardest hit. We have spoken to our resident officer, Scott Behrend. He has been very responsive. He is doubling up on patrols in our area and is conferring with the detective in charge of our case. **(See FAQ's for further information about the vandalism plus the actions the board is taking to protect our assets).**

Our budget meeting was long and arduous. Budget meeting always are. Nevertheless, we are pleased that we have been able to do so much by stretching our dollars while maintaining the quality of the work being done.

Wishing a prosperous, healthy and safe New Year to all. Donna

## **Treasurer's Comments**

The 2020 Budget was developed from history information plus input from the board members and our bookkeeper. It includes the anticipated income and expenses for 2020 plus reasonable allowances for unexpected expenses or emergencies. Also included were two One Time Extraordinary Expenses (OTEE) -- \$38,785 for seawall construction near the dam, and \$45,000 for dredging the two silt ponds. The OTEEs were budget to do necessary work that was not done in recent years, and a large cash balance was carried over from prior years that will cover these expenses. Without the OTEEs, our budget for 2020 is a balanced budget, with income exceeding expenses by \$475. Also, a Challenge Reserve of \$7,275 (7.5% of total budget) is included. Even with the OTEEs, the budget projects a cash balance of \$51,698 for yearend 2020.

## **FAQs**

### **Why all the new lighting?**

We replaced worn out and broken lights around the pool, tennis courts and pumphouse. The new lights are brighter and use much less electricity. Cars that parked in our dark places at night (including one homeless person) no longer are parking at the pool or tennis courts. One of our homeowners secured a scissor lift at no cost to us so we could reach the lights. By utilizing moonlighting electricians and helping themselves, our volunteers enabled us to do this work at a third of normal pricing.

### **I saw a police report in the paper about vandalism. What happened?**

Teens have been hanging out in our common areas, especially around the picnic tables and playground equipment. There have been incidents of vandalism. Over the holidays, a teen was run off for throwing large

rocks at the support beam for the covered bridge. Another was chased off for throwing keystone blocks from our seawall into the lake.

The night of January 5<sup>th</sup>, a group of teens was causing a disturbance by throwing an 8 foot plank removed from a picnic table into the tennis court fence. They also threw playground equipment and one climbed the fence. Police were called and the teens ran away. At night the police didn't see the damage, but a closer look showed they had broken and damaged our recreational facilities and tennis court fence. Repairs will be costly and the WPOA is willing to press charges to recover damages. A criminal complaint has been filed. Below are a few photos to provide some idea of vandalism. Over a dozen photos were submitted to police.

### **What else are we doing about it?**

No good seems to be happening after dark. Most parks only are open from dawn to dusk. The WPOA Board voted to close our facilities at night and has adjust signage and enforcement activities accordingly. We are working with our community resource Officer Scott Behrend, who has been terrific. He is arranging for extra patrols and coordinating with detectives that are investigating our complaint. He encourages anyone to call the police if they witness anything out of order. Call 911 for an active complaint or 903 531 1000 for a non-emergency report.

### **What else is the Board considering?**

Because of aging facilities and equipment, the costs of maintaining our pool, tennis courts, playground, picnic area, lake and common grounds continue to rise, even without vandalism. Most of the vandalism and much wear and tear result from people that are not dues paying homeowners in our subdivision. Some folks trespass via keys to the pool and tennis courts and some assume ours is a neighborhood public park. Police have offered several suggestions to help us restrict trespassing and unauthorized usage. A few nonresidents have inquired about paying to be associate members to be able to use our facilities. Board members are investigating IRS membership requirements and other issues.

The Board takes its fiduciary duties to preserve our common assets and amenities very seriously. It is clear to the Board that allowing our amenities to be used by the public at no charge will raise costs and lower the attractiveness of our neighborhood. There are also concerns that by allowing open access, we may create an "attractive nuisance" and that a non WPOA member using our facilities could sue if injured. We have seen unattended children playing unsafely on the bridge, playground and shoreline. These are no easy solutions and it is also clear that almost anything we do will upset someone.

### **Why were truckloads of broken cement and bricks dumped on our property near the north silt pond?**

The seawall panels that were installed years ago could not be driven down deep enough because of the sewer line that runs under that area. Heavy rains and current through the culverts washed dirt away and one panel had to be replaced. Rip rap is commonly installed to prevent erosion and strengthen seawalls. The estimate to purchase and place 22 tons of rip rap was just under \$6,000. With the help of a demolition company that donated materials and worker volunteers that placed the material, WPOA's cost was zero- even though a concerned homeowner did call the police!

### **What's the status of the trees around the lake?**

Two very dangerous trees close to the walkway were removed. One had been struck by lightning and the other was damaged by beavers. They were rotten and dangerous to pedestrians. In fact, a huge, rotted limb broke off and landed on the sidewalk while they were removing the tree. There are several other trees that are being monitored as best we can.

Many of our trees are will be coming down in the months and years ahead due to beaver or nutria damage as well as disease and age. With the help of a committee of volunteers and an arborist from Texas A&M

Extension Services, trees and locations were selected that are suited for our soil and climate. This should help us remain a beautifully wooded subdivision over time. We were able to secure wholesale pricing from two nurseries and volunteers to plant the trees which allowed us to do this project for a fourth of the normal cost.

### **What's next?**

It's going to get ugly for a while before it gets more beautiful than ever! The lake will be lowered, dirt will be dredged and stacked up to dry several weeks before being hauled away.

We have many more needs for projects than we have funds, so we are beginning with the most urgent and cost-effective projects. Failure at the dam and spillway has always been the biggest concern of our engineers so strengthening the dam area is continuing. The pump house seawall must be replaced and the new wall will include the dam as well. Shoreline will be restored with the new seawall located further out into the lake. This will strengthen the dam and create a chute to the spillway that doesn't trap debris along the shore. Dredging material will be used for backfill. Panels will be buried deep into the lake bottom. Work will begin later next month.

The silt ponds protect the lake from filling in and should be dredged in alternate years. This avoids the enormous expense of dredging the lake. Because we are overdue for dredging, costs are higher than our funds permit, and we were unable to secure affordable bids. We believe we have a good alternative plan that we are testing on the north silt pond. We have secured a bid from an owner/operator to work at an hourly rate that should yield more removal at a lower cost. We will monitor closely to make sure that our dredging costs per cubic yard are significantly lower. If results are as hoped, we will complete work at the north pond and then use savings to do some work at the west pond.

### **How is our new yard service, Green Grass, doing?**

While most of us were happy with our former provider, we rebid services this year and accepted the lowest bid submitted by Green Grass. Tony and his helper, Jorge, seem eager to please. They have shown initiative by cleaning up and beautifying flower beds, planting rye grass and getting rid of a lot of brush and debris. If you are pleased, let them know and if you aren't, let us know!

### **What can homeowners do to help?**

A lot! Our police officers suggested that the 4 wheeler ATV that tore up the lawn adjacent to our tennis courts and also did similar damage to the lawn of one of our homeowners is not street legal and almost certainly is from our area. If you see an ATV driving in our area, please see if you can identify it, take pictures or video, and get a description for the police. If you know the owner of an ATV that you have seen operating here, please let the police know.

New signs are up that clearly state that our facilities are private and are closed at night. The vandalized playground equipment is now unsafe for use and cordoned off. Please report to police if you see any suspicious or prohibited activity. Police have made it clear they wish to identify vandals and stop undesirable behavior and loitering by trespassers now before it becomes worse.

