

**MAY 2020**

**WOODS POA NEWSLETTER**

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

- President – Donna Metke                    [donna.metke@gmail.com](mailto:donna.metke@gmail.com)  
903-525-9090
- Secretary/Treasurer – Jack Balko [jbalko@muserevolution.com](mailto:jbalko@muserevolution.com)  
214-536-2720
- VP Lake and Common Grounds – Aubrey Sharpe  
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- VP Recreational Facilities and Security –
- VP Architectural Control, Research and Distribution –  
Leland Ferguson [lfergus01@aol.com](mailto:lfergus01@aol.com)

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#####	<u>Next Board Meeting</u>
# <b>WE NEED YOU!</b> #	June 4 Thursday 5:30 PM
# <b>SEE DETAILS INSIDE</b> #	REMAX Real Estate Office
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Inside are the Minutes of the last two board meetings and special notes from officers of our association. Also, a significant **FAQ** section provides comprehensive information on the overall vision and goals of our WPOA, status of projects being accomplished within our Association, why certain actions and activities are occurring, and schedules and timing for use of our facilities including the swimming pool and tennis courts.

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 57 and would like to have many more.

# WPOA BOARD MEETING

REMAX Real Estate Office

February 27, 2020

## MINUTES

Attendees Present: Board - Jack Balko, Leland Ferguson, Donna Metke, & Kelly Wood; Lake Committee Member- Mike Metke, and Association Members - Mr. and Mrs. Jack Jones. Absent: Aubrey Sharpe

President Metke called the Board Meeting to order at 4:36 PM

President Metke introduced Mr. Bobby Stark, President of Storey Lake HOA

Mr. Stark informed the board about their plans to re-channel the creek south of our swimming pool to straighten the channel which will eliminate the washout of our creek shore behind the swimming pool. Their interest is to prevent degradation of their lake and they recognize the benefit to our association by securing the creek shore line at our property. The total cost of the project is \$8,000 and they are requesting that the Woods POA share the cost at \$4,000. After the new channel is cut, the curved channel will be filled in and rip rap will be placed on our shoreline of the new channel to prevent future erosion. Donna thanked Mr. Stark for his information and informed him that the board would consider the matter.

The board then discussed the proposal by Mr. Stark and on motion by Jack Balko, seconded by Kelly Wood, motion passed. A concern was expressed about assurance of the quality of the retainage of the creek shore. Jack Balko, Mike Metke and Leland Ferguson are to oversee the work as it progresses and at completion.

### 1. Secretary – Jack Balko

Jack provided Minutes of the January 15, 2020 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 – Jack Balko

Upon the resignation as Treasurer by Gaylan Braselton, President Metke asked Jack Balko to assume the position until the next annual meeting. An email vote by the board approved this appointment.

January 1, 2020	Southside Beginning Balance	\$135,008.67
January 1-31, 2020	Income	\$ 30,355.00
January 1-31, 2020	Disbursements	- \$ 4,746.79
January 31, 2020	Southside Balance Ending Balance	\$160,616.88

The January 2020 Balance Sheet, Income/Expense Statement and Disbursements Statement are attached. Also attached is a detailed Treasurer's report for the month of February, 2020 dated February 29, 2020. February 2020 Balance Sheet, Income/Expense Statement and Disbursements Statement are included. The summary of February activities is as follows:

February 1, 2020	Southside Beginning Balance	\$160,616.88
February 1-29, 2020	Income	\$ 7,313.21
February 1-29, 2020	Disbursements	- \$ 11,711.67
February 29, 2020	Southside Balance Ending Balance	\$156,218.42

As noted in Balko's Treasurer's Report, a revised 2020 Annual Budget was reviewed and approved by the board. Also, the board approved Balko's recommendation to secure two CD's for \$25,000 each, one for a six month term and the second for a twelve month term. This action is taken based on confirmation that no principal or credited earned interest would be lost if early withdrawal of the CD is required. The board approved the Treasurer's report.

3. Architectural Control Committee – Leland Ferguson

Leland presented information about HOALeader.com, an online service that provides significant information about HOA Governance. There is a monthly fee of \$11.99 or an annual fee of \$119.00. Up to 9 members of the HOA board can access the site under one membership fee. Leland committed to sign up for the monthly fee and evaluate the site as well as provide a link to the site to board members.

Mike Metke reported that an email from Officer Barron reported that the property owner of the rent house at 3210 Lake Pine Circle said the renters would be out of the house by the end of February.

4. Recreational Facilities and Security Committee – Kelly Wood

Kelly recommended eliminating the swing set instead of trying to repair or replace it. It is a draw to teenagers who have been destructive to our common areas in the past. Kelly also recommended replacing the boards on the picnic tables and treating them with sealer to extend the life of the boards. The board approved both recommendations.

5. Lake and Common Grounds Committee – Aubrey Sharpe

In the absence of Aubrey Sharpe, Mike Metke reported that the dredging of the north silt pond was being done and total cost for that by Mr. Glyn Thomas should not exceed \$7,400. This will include the dredging, removing any soil not required to level out the site, and seeding the exposed soil. This work was approved at a prior board meeting. Mike also reported on the vendor providing the dredging for Storey Lake as a possible resource for the additional dredging we need. Their equipment is a pontoon mounted back hoe which significantly increases the capacity to get to the middle of silt ponds and into the lake for dredging. Mike will obtain quotes for hourly service from the firm and if favorable, arrange for our dredging requirements. Funds have been approved for all dredging operations up to \$45,000 at prior board meetings.

Mike informed the board that information about a new assisted living development in being planned west of our west silt pond and the potential impact that will have on our silt pond. The board needs to be involved to assure that the developers provide adequate silt ponds of their own during construction to assure our pond does not have to accommodate significant buildup as a result of their activities.

There being no further business, meeting adjourned at 5:58 PM

Respectfully submitted,



Jack Balko  
Secretary

**### WE NEED YOU! ###**

The Board of the WPOA is comprised of seven (7) elected members of the Association. The election of board members is held at the annual meeting of the Association in August each year. Each newly elected board member serves for a two-year term and may be re-elected for additional terms. Immediately following the annual meeting, the new board elects the officers of the board for the coming year. This year several new board members will be required to be elected to have a complete board. Nominations will be taken soon to be placed on a ballot for presentation to the membership prior to the annual meeting. If you (1) are interested in our Association, (2) care about the decisions required to have and manage a quality Property Owners Association, and (3) are willing and able to dedicate the time and energy to serve on the board, then please contact President Donna Metke or Secretary Jack Balko. Details of the duties and responsibilities will be provided. Our Association only works well when we have good, committed and involved board members. Please HELP!

## WPOA BOARD MEETING

Metke Patio

April 29, 2020

### MINUTES

Attendees Present: Board - Jack Balko, Leland Ferguson, Donna Metke, Aubrey Sharpe, & Kelly Wood;  
Lake Committee Member- Mike Metke

President Metke called the Board Meeting to order 5:39 PM

#### 6. Secretary – Jack Balko

Jack provided Minutes of the February 27, 2020 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.

#### 7. Treasurer – Jack Balko

Jack presented the Treasurer's Report for March 2020

March 1, 2020	Southside Checking Acct.	Beginning Balance	\$156,218.42
March 1-31, 2020		Income	\$ 3,490.00
March 1-31, 2020		Disbursements	- \$ 26,631.58
March 16, 2020	Transfer to Challenge Reserves		-\$ 1,818.75
March 31, 2020	Southside Checking Acct.	Ending Balance	\$131,258.09
March 31, 2020	Challenge Reserves Account Balance		\$ 1,818.75

As approved by the Board, Jack established a Challenge Reserves account at Southside Bank with an initial deposit of \$1,818.75 (3 months at \$606.25) and set up an automatic deposit on the first of every month. This account is to accumulate funds to support emergency, un-budgeted expenses whenever they occur.

A review of the Delinquent Account Analysis dated April 1, 2020 reflects a significant number of accounts in arrears totaling \$13,781.00 which is 12.5% of the total HOA annual dues. There are two accounts which are 32 months in arrears. Files and previous communications are being reviewed prior to doing additional collection work.

The lake and silt pond dredging project expenditures to date and plans/costs to finish the project completely are within budget. The March Balance Sheet, Income/Expense Statement and Disbursements are attached plus the Delinquent Account Analysis Report. Board approved the Treasurer's report.

#### 8. Architectural Control Committee – Leland Ferguson

Leland provided information and a request from member Glenn Price for approval for construction of a storage unit to be built onto the rear of his garage at the back of his lot. Leland made motion, seconded by Aubrey Sharpe to approve the request with the stipulation that the improvement be constructed

with materials of the same as existing dwelling and the garage door side of the facility will reflect a standard garage structure.

Leland also reported two vacant lots which need cutting. He will call City of Tyler Code Enforcement Department to report the status of the lots.

9. Recreational Facilities and Security Committee – Kelly Wood

Kelly reported that a locksmith will install a new lock and provide new keys for the pool on Tuesday, May 5. The keys will be numbered to enable identification of member's assignment of keys by number. Kelly also provided a list of recommendations for board action. All these items will be addressed in a FAQ section of the next WPOA Newsletter. The board approved items a.-g. of the report (pool issues, rules for common areas and parking, and possible Covenant revisions) and held approval on items h.-j. pending receipt of bids for fencing and further consideration on associate memberships and use of paid ground security personnel monitors.

Donna presented information obtained from the CEO of NETX Public Health District and from attorneys at Ladd & Thigpen LLC. regarding a schedule for opening the pool in light of the COVID-19 virus. The recommendation was to follow the actions of the City of Tyler regarding scheduling an opening date and required cleaning procedures.

10. Lake and Common Grounds Committee – Aubrey Sharpe

Aubrey reported that all dredging of the lake and silt ponds has been completed and all raw dirt areas prepared and hydro mulched. The project has been accomplished within the budget established for 2020. Board members and association members contributed major hours and efforts to oversee and perform tasks required to achieve the results required. The seawall between the dam and pump house is completed, a new light installed at the covered bridge, numerous sprinkler heads and broken pipes replaced and repaired and drainage of sidewalk areas improved. More details will be provided in the next Newsletter FAQ section

There being no further business, meeting adjourned at 7:44 PM

Respectfully submitted,



Jack Balko  
Secretary

### **DELINQUENT ACCOUNTS**

As noted above, a significant number of member accounts are seriously past due in payment of monthly WPOA dues. Please note that dues are required to be paid the first of each month unless they are prepaid for a year or other specified period. **Statements of account balances are mailed to every member at the end of each quarter in April, July, October and January.**

There are provisions in the By-Laws and Covenants for legal actions when accounts are delinquent for more than specific months. Also delinquent accounts may be reported to credit bureaus.

The board will very soon commence addressing delinquent accounts with the goal of having all accounts current. If your account is delinquent, please take action now to bring it current and avoid the uncomfortable actions the board will of necessity have to take in addressing the issue with you. If you have any questions about your account status, please contact Treasurer, Jack Balko, 214-536-2720 or email at [jbalko@muserevolution.com](mailto:jbalko@muserevolution.com).

## Woods Property Owners Association Inc.

### Balance Sheet

As of March 31, 2020

	<u>Mar 31, '20</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Challenge Reserve Account	1,818.75
Southside Bank - Checking	<u>131,258.09</u>
<b>Total Checking/Savings</b>	133,076.84
<b>Total Current Assets</b>	133,076.84
<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	<u>30,000.00</u>
<b>Total Fixed Assets</b>	158,869.79



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**TOTAL ASSETS**

**291,946.63**

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**LIABILITIES & EQUITY**

**Equity**

**Retained Earnings**

293,878.46

**Net Income**

(1,931.83)

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**Total Equity**

**291,946.63**

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**TOTAL LIABILITIES & EQUITY**

**291,946.63**

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**Woods Property Owners Association Inc.**  
**Budget vs. Actual**  
January through March 2020

	TOTAL					
	<u>Mar '20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Mar '20</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense						
Income						
Dues and Assessments						
Transaction Fees	100.00	0.00	100.00	150.00	0.00	150.00
Dues and Assessments - Other	3,390.00	8,083.33	(4,693.33)	41,008.21	24,249.99	16,758.22
Total Dues and Assessments	<u>3,490.00</u>	<u>8,083.33</u>	<u>(4,593.33)</u>	<u>41,158.21</u>	<u>24,249.99</u>	<u>16,908.22</u>
Total Income	3,490.00	8,083.33	(4,593.33)	41,158.21	24,249.99	16,908.22
Expense						
Bank Service Charges	25.00	29.00	(4.00)	79.00	87.00	(8.00)
Bookkeeping	400.00	400.00	0.00	1,250.00	1,200.00	50.00
Insurance	0.00			380.00	380.00	0.00
Maintenance & Repair						
Lake & Stock	0.00	2,000.00	(2,000.00)	97.39	3,000.00	(2,902.61)
Landscaping	1,985.00	2,500.00	(515.00)	6,641.20	7,485.00	(843.80)
Pool & Bath House	263.69	3,100.00	(2,836.31)	895.41	3,700.00	(2,804.59)
Total Maintenance & Repair	<u>2,248.69</u>	<u>7,600.00</u>	<u>(5,351.31)</u>	<u>7,634.00</u>	<u>14,185.00</u>	<u>(6,551.00)</u>
Postage and Delivery	0.00			93.00	93.00	0.00
Printing and Reproduction	0.00			168.87	170.00	(1.13)
Professional Fees	0.00	1,000.00	(1,000.00)	275.00	1,000.00	(725.00)
Security	0.00			102.78	0.00	102.78
Taxes	0.00			0.00	250.00	(250.00)
Utilities						
Electric	431.57	687.50	(255.93)	1,277.64	2,062.50	(784.86)
Water	86.32	562.50	(476.18)	307.27	1,687.50	(1,380.23)
Total Utilities	<u>517.89</u>	<u>1,250.00</u>	<u>(732.11)</u>	<u>1,584.91</u>	<u>3,750.00</u>	<u>(2,165.09)</u>
Total Expense	<u>3,191.58</u>	<u>10,279.00</u>	<u>(7,087.42)</u>	<u>11,567.56</u>	<u>21,115.00</u>	<u>(9,547.44)</u>
Net Ordinary Income	298.42	(2,195.67)	2,494.09	29,590.65	3,134.99	26,455.66
Other Income/Expense						
Other Expense						
Seawall	0.00	38,785.00	(38,785.00)	0.00	38,785.00	(38,785.00)
Silt Pond Dredging	23,440.00	25,000.00	(1,560.00)	31,522.48	35,000.00	(3,477.52)
Total Other Expense	<u>23,440.00</u>	<u>63,785.00</u>	<u>(40,345.00)</u>	<u>31,522.48</u>	<u>73,785.00</u>	<u>(42,262.52)</u>
Net Other Income	<u>(23,440.00)</u>	<u>(63,785.00)</u>	<u>40,345.00</u>	<u>(31,522.48)</u>	<u>(73,785.00)</u>	<u>42,262.52</u>
Net Income	<u>(23,141.58)</u>	<u>(65,980.67)</u>	<u>42,839.09</u>	<u>(1,931.83)</u>	<u>(70,650.01)</u>	<u>68,718.18</u>

## FAQs

### **What is the overall vision and goals for our WPOA?**

When the Board was elected last August, we said we would work to restore our subdivision's beauty. Each of us that decided to live in this uniquely lovely area of Tyler was drawn here by the attractive entries, beautiful grounds, private tennis courts and pool, pretty lake, and friendly neighbors. Since last fall, the Board launched the most ambitious projects in our WPOA history. So far, we have restored flower beds at entries, made the grounds green again, removed dead trees and planted new ones, removed sediment filling in the lake and ponds, strengthened the eroding shoreline around the dam and pumphouse, made repairs at the tennis courts and pool, reduced vandalism, and improved lighting and security.

We hope to continue restoring our neighborhood to make it even more welcoming and valuable to those that live here or wish to purchase a home here. We hope to sponsor more social events in the future such as volunteer work days, a picnic meeting with our neighborhood police officer, social outings such as those previously sponsored by the "Ladies of the Woods," and yearly potlucks such as a fall picnic and a winter Christmas party.

Working together and continuing forward we hope to make our WPOA subdivision the friendliest and most attractive in Tyler. By restricting trespassing and limiting usage to our dues paying homeowners, we will protect our facilities, encourage neighborhood volunteerism, and encourage friendliness among residents. Neighborhood pride, revitalization, and property values will increase and make us all glad that we chose to invest our money and our spirit in this neighborhood.

### **When will the pool open?**

The WPOA Board has carefully researched health agency and governmental recommendations as well as to consult with our WPOA insurance agent and our attorney. The consensus of all of them is that we should postpone the opening of our saltwater pool until we can be assured that it is both feasible and safe to do so.

Area public and private pools are also grappling with all the issues. Staffing will be required to monitor usage and social distancing, as well as frequent cleaning and sanitation of all surfaces including chairs, bathrooms, and deck. It is also not clear whether the WPOA may have lawsuit exposure for not taking sufficient measures to protect pool users. The pool, the pool grounds, and parking lot will remain closed until further notice.

### **What can we do to open the pool sooner?**

Our current board members are unpaid volunteers that are contributing their own time and money. The individual Board member overseeing the pool, tennis courts and security was doing a wonderful job but has had to resign due to an out of state job relocation. The issues in opening and staffing the pool are prohibitive unless other WPOA members are willing to donate significant time and resources. The WPOA does not have funding for staffing and supplies needed to follow the governmental and health agency recommendations necessary to protect health and safety and as well as to avoid potential lawsuits. Any WPOA member willing to head up this area and organize/supervise the operations is encouraged to volunteer.

### **What kind of fencing is being added and why?**

The Board is committed to restoring our beautiful subdivision and enhancing usage for our homeowners. Because of liability issues, our insurance carrier and attorney have advised against allowing our private facilities to become open to the general public. Our neighborhood police officer suggested appropriate signage and gates would better inform the public and enable police to better assist with trespassing and vandalism issues.

While helping preserve our beautiful grounds and facilities, we also hope to enhance usage by our homeowners and their guests. Entry gates will be unlatched and unlocked. Users will simply need to push the gate open and it will self-close. Fencing will only cover part of the grounds, but it will be clear to trespassers that they are entering private property.

Ornamental metal gates and fences will be installed at all entries to the lake. Gates will be unlocked, and signage will note that usage is for homeowners. Bikes speeding along walkways will be prohibited, but children learning to ride and accompanied by adults are permitted.

Fencing at the tennis courts will match the existing chain link. There will be an unlatched pedestrian gate as well as a large, locked gate for heavy equipment and lawn mowers to enter as needed. This should eliminate the problems with ATVs, golf carts and other vehicles driving around these areas.

### **Why are the sprinklers on when I want to walk around the lake? Why are some sections muddy while others are too dry?**

The sprinkler system is old and has not worked properly for years. When the new board took office, the system was completely non-functional with all sections and stations having broken pipes, broken valves, and broken sprinkler heads. The wiring to link sprinklers to an automated system was broken or missing. Volunteers were able to

repair and replace components and get sprinklers working in order to save our landscaping last summer. There are nine stations and our pumphouse can only run two stations at a time. Valves at each station around the lake must be manually opened and closed so that each station can run about 90 minutes. Complete replacement of the system is currently unaffordable, but the board has a cost-effective plan to revamp and completely hard wire our current system next fall. It will require shutting down sprinkling for several weeks and it is not feasible to do it this summer.

Because of underground springs as well as pool and other drainage, some areas within each station get too much or too little water.

Unless we find a volunteer or volunteers to stay up during the night to run the sprinklers, there will be times when it is necessary to dodge the sprinklers or alter routes. Thank you for your patience and understanding as we work to restore our beautiful Woods subdivision.

### **Will the tennis courts remain open?**

The tennis courts will remain open to dues paying members and are only for tennis. Usage is at your own risk and users should maintain social distance and take appropriate precautions. No staffing, special cleaning or sanitizers are being provided. We recommend that no more than 4 players should be at the courts at once. Users should be careful to lock facilities when leaving.

### **What are our hours of operation?**

Hours of operation are from dawn to dusk. This is in line with most public and private parks. The extra lighting that has been added was to minimize gatherings in the dark and prevent vandalism. It has greatly decreased both.

### **What is proper etiquette for dog owners?**

All dogs must be on leash at all times. Dog owners should give way to pedestrians. They should bring their own bags to clean up after. The bag stations were repaired, and bags were privately purchased by a WPOA member. The bags were provided as a courtesy for those that forget to bring their own. Please do not make others clean up after your pet.

### **What is the purpose of the new signage around the lake?**

The large influx of people using our facilities from throughout the city has brought along bicyclists, skateboarders, off leash dogs and fishermen that impact our members' usage of their own facilities. We've had reports of near collisions with speeding bikes. Our members have had to give way to bikers on their pedestrian paths. Fishing from the covered bridge and over the newly seeded areas is also a problem. Fishermen have left behind their used or tangled lines and hooks in the grass which has damaged the lawnmower and the weed eater of our lawncare service. Signage to limit sidewalks to

pedestrian usage and to keep people from trampling newly seeded areas is being put up. Off leash dogs are prohibited and owners should pick up after. Also, teens and children have entered the private, wild areas along the dam and tennis courts. Besides the danger of snakes and poison ivy, the adjacent property owners asked that our visitors not trespass on their property. The new signage is for these purposes.

**Can homeowners' visitors and guests use WPOA's parking areas for surplus parking needs such as for a small RV, boat, or extra vehicle? Can the public use our parking facilities?**

No. Parking is for WPOA members while using our facilities. You will need to use street parking for excess needs. Parking overnight at our facilities is prohibited. Parking at the pool is closed and parking at the tennis courts is for WPOA members only for daytime usage at our tennis courts, picnic area, and common grounds. Vehicles that are abandoned or parked illegally on WPOA property limit the usage and enjoyment of our members. Towing has been and will be enforced as required.

**What is the status of the work around the lake?**

A tremendous amount of work has been done! Special thanks to all our unpaid board members and WPOA homeowner volunteers. Below is a brief summary:

- North and West silt ponds have been dredged, graded, leveled and hydro mulched.
- Sediment in the lake near the culverts at the West and North ends of the lake has been dredged and low areas along the shoreline were filled in.
- A new sea wall has been professionally installed from the covered bridge in front of the dam to just past the pumphouse. This restores shoreline, strengthens the dam and funnels water flow to the spillway.
- The covered bridge has been rewired and the broken light fixture has been replaced with dawn to dusk lighting.
- In partnership with Storey Lake's HOA, the stream alongside our pool has been re-channeled to avoid further erosion of the shoreline next to the pool. It is now restored and protected with large rocks to prevent future erosion through this very cost-effective partnership.
- Numerous sprinkler heads and broken pipes from the heavy equipment usage during the dredging, leveling and seawall work have been repaired/replaced by WPOA volunteers that supplied/purchased their own parts and labor.

- Volunteers were able to borrow a Bobcat to improve drainage around the sidewalks. After heavy rains or sprinkling, water was trapped making low areas of the sidewalks impassable. The new drainage works as planned. Barren areas will be seeded as needed.
- Cedar tree knobs that blocked drainage and created hazards for mowing and walking were improved in a few areas. Volunteers were able to borrow a stump grinder for a few hours to clean up tripping hazards and improve drainage.
- About 100 feet of abandoned wiring and PVC conduit was removed from around the lake.
- Despite weather challenges our contractor did an excellent job completing the sea wall in front of the dam and pump house.
- Preparation of vast areas for hydromulching required enormous amounts of manual labor to rake grounds, lay matting and place tons of rip rap in the form of 80-pound bags of cement. Our wonderful **volunteers** did lots of heavy lifting. In addition, Tony Patricio, who maintains our grounds, rounded up helpers and worked extremely hard to get everything finished so we could complete hydromulching before the rains came. Secretary/Treasurer **Jack Balko** did a great job of planning and overseeing this major project.
- Our sprinkler system is well beyond its functional life span, but we are limping along with it. New plumbing and faucets were installed to place temporary sprinklers at the West and North ponds to hydrate the newly seeded areas.
- The valve that lowers the lake is over 40 years old and recently broke. It is an expensive but critical part of lake maintenance and lake preservation. We are working on a plan to install a new valve.

**Which security issues and concerns have arisen and how are they being addressed by the Board?**

Due to the pandemic, our common grounds have been heavily used by visitors that come from all over to partake of this unique area of Tyler. We have received complaints

of teen and adult bicyclists nearly colliding with pedestrians and frightening people seated on the covered bridge. Hydromulched areas have been trampled by fishermen, bikers and other visitors which is requiring re-seeding and additional expense to our WPOA. Unsupervised children and some adults have gone into the private, natural habitat areas around the dam, stream and other WPOA wild areas that are also inhabited by snakes and poison ivy.

WPOA Board members take their duties seriously. Our homeowner dues currently sustain our facilities and common grounds only through heroic volunteer work and donations. The costs of providing our assets and amenities to the general public is unsustainable. Besides increased maintenance, open access can create an “attractive nuisance” that draws the public to our lake and common grounds. Many non-WPOA members have allowed their unsupervised children to play in dangerous areas where injury or worse could occur. Without taking appropriate steps to restrict trespassing, WPOA’s liability insurance rates will go up significantly. No other private organization in Tyler allows the public free usage of its amenities. For the WPOA to continue to do so, it will require a steep increase in dues. Public access also lowers our property resale values while increasing the value of nearby properties that currently have free usage.

The Board plans to implement initiatives to regain control and limit usage of our shared assets to dues paying members only. It will also research the feasibility of allowing non-WPOA members to pay a fair-share equalization usage fee. Such membership changes would require by-law changes approved by the membership.

In addition to the previously mentioned actions, the WPOA Board approved the following security items:

- A new pool lock system with non-duplicable keys was purchased and installed. When the pool re-opens access can be controlled. Previous usage checks indicated that many or most users were from other subdivisions and neighborhoods increasing our maintenance costs.
- All common area sidewalks shall be limited to pedestrian usage only. Exceptions to this pedestrian-only rule still allows for parents supervising their small children that are learning to ride a bike or scooter.
- The President and Treasurer, along with any other interested Board members, will work with our attorney to update the WPOA’s covenants and bylaws. Best practices regarding weekend rentals, drug houses, and other emerging issues will be reviewed. Our attorney will also advise regarding signage language and enforcement issues regarding the implementation of new safety and security measures. The attorney will help develop enforceable anti-trespass measures. The attorney will also advise about the feasibility of creating non-voting associate memberships that allow non-paying visitors, that currently are



trespassing but wish to continue to use our beautiful and valuable facilities, the opportunity to pay their fair share for this usage. Any changes developed and recommended by the Board will be voted upon at the annual meeting.

- The Board approved the installation of attractive fencing and signage around the WPOA's properties to help improve security and civility.
- Guidelines for towing of abandoned vehicles as well as trespassing vehicles parked on WPOA property were approved. Towing will be at the owner's expense.