

WOODS POA NEWSLETTER

2019-2020 Woods Board Members (CLIP AND SAVE)

- President--Donna Metke donna.metke@gmail.com
903-525-9090
- Treasurer- Gaylan Braselton gbgb@suddenlink.net
- VP Lake and Common Grounds- Aubrey Sharpe
aubreydsharpe@gmail.com (C-903-521-6332)
- VP Recreational Facilities and Security- Kelly Wood
kellywood813@gmail.com 903-279-6090
- VP Architectural Control, Research and Distribution *
Leland Ferguson lfergus01@aol.com
- Secretary- Kelly Wood Newsletter- (paper issue) D.Metke
- Social Chairperson-TBA

SAVE THE DATE : OCTOBER 24, 2019
YEARLY POTLUCK___MEAT AND WATER PROVIDED

**** BRING A DISH to PASS ****

Where: tennis courts
When: 5:00-7:00 pm

MEET POLICE OFFICER SCOTT BEHREND

*****PLEASE RETURN ANY UNUSED POOL KEYS TO KELLY WOOD AT 3807
LAKE FOREST DRIVE*****

HIGHLIGHTS OF THE ANNUAL MEETING

August 15, 2019 at 6:30 P.M.

Treasurer's Report -- Ben Shepherd

Presented the Budget versus Actual Report for January-July

Lake, Common Grounds Report-- Josh Hayes and Jason Waller (Balde Quintalla, absent).

I. Irrigation system not working

Estimate from Texas Pump and Controls.

II. North silt pond, West silt pond and lake in need of dredging. Bids have been submitted by various firms.

III. Wall on north side of lake in need of repair. Original contractor contacted, but quoted repair costs determined to be too costly.

VP of Recreational Facilities and Security Report-Josh Hayes

Pool manager checks and cleans pool twice a week.

We are still faced with the possibility of having to re-key our facilities to provide security and to reduce liability and possible vandalism.

We have experienced some vandalism of our restrooms this year.

Architectural Control Report-Katlyn Reedmond

There have been requests for approval of new fences.

Social Chairperson Report--Jennifer Lowrance

No report.

New Business Report--Jason Waller

- Information about possible new project along University BLVD. by UTT.
 - Proposal of Management Company in lieu of neighborhood board as researched by Leland Fergusson
 - Slate of 2019 Officers: Aubrey Sharpe presented the membership an alternate, new slate of officers consisting of former and new board members who have served on WPOA or other boards. These homeowners will serve voluntarily without any compensation beyond everyone's good will. After discussion, the ongoing board members recused themselves, were thanked by the membership, and the new board was elected to serve.
-

WPOA Meeting, Saturday, August 17, 9:00 A.M, hosted by Leland and Linda Ferguson

1. As per By-laws, the new board convened to designate officers.(page one of current newsletter. Please, clip and save).
2. Leland Ferguson distributed a needs assessment for future board consideration.
3. All agreed that repair of the sprinkling system is our most urgent need. Jim Bew presented an estimate that he had helped procure from Texas Pump & Controls to repair the issue. Because Texas Pump could not begin work until the parts were ordered (one week) , they scheduled us for repair for August 27 or 28 at the earliest. Jim Bew also shared his contact for removal of the alligator grass in the lake.
4. After discussion of both of the above items, the board agreed to meet Thursday, August 22nd at 5:30 after further researching our options. The meeting was adjourned at 10:30.

WPOA BOARD MEETING

REMAX Real Estate Office 3325 University Blvd.

August 22, 2019 5:30-6:30 p.m.

- I. Meeting was called to order at 5:35 pm by President Metke
 - A. Handouts of Bid Policy(adopted 8-27-13) were given out and reviewed as well as silt pond documents and title documents for previously purchased land and easement rights. Also handed out Texas Pump & Control estimates for suction line, and information about alligator weed control .
 - B. Minutes from the Annual Board Meeting on Aug 15, 2019 were approved as corrected.

II. Treasurer's Report, Gaylan Braselton

4.

- A. Mary Russell has agreed to continue as bookkeeper. She is out on personal leave and should return the second week of September, when we will meet to develop ongoing plans for treasurer and bookkeeper.
- B. Met with past Treasurer 8/21 to obtain files
- C. Met with Southside Bank 8/23 to transfer signature card
- D. Financial Reports presented at the WPOA Annual Meeting August 15, 2019, are included. Since the issue was raised at the annual meeting, the attached 'Budget vs Actual was modified to show the YTD percent of budget thru the seven month period. Some expenses such as our insurance costs are not seasonal and were recently paid for the next year. A future full budget year report is planned for January, 2020, and a YTD Report will be provided at the next Annual Meeting along with the past year report. The 2020 Budget planning will begin at the next board meeting. *attached
- E. Reviewed Woods Property Owners Association, Inc Budget vs Actual, 2019 Budget YTD January thru July 2019 Revised August 26, 2019

IV. Pressing Action Items

- A. VP Architectural Control, Aubrey Sharpe
Dr. Sharpe presented a detailed design from a homeowner on Pinecreek Circle who requested approval for the construction of a wrought iron fence. Dr. Sharpe personally inspected the site and visited with the homeowner. After discussion a motion was made by Donna Metke and seconded Gaylan Braselton to approve. Motion passed.
- B. L.Ferguson motioned to ratify and approve contract with Texas Pump & Control
B. Edwards 2nd, Motion passed
- C. Board approved \$1300 required deposit to Texas Pump & Controls will be paid on Friday Aug 23 to start repairs when ordered products arrive
- D. Alligator Weed proposal bid presented by Leland Ferguson. Board voted to

Table bid for further considerations.

5.

- E. It was decided that lowering the lake will make other problems easier to access
i.e. Seawall Repair, Sinkholes at north silt pond and alligator weed control
- F. Overgrown Lots (Code and Enforcement) will be handled by City of Tyler. City was notified July 25. City is now working on May enforcement so backlog is long.
- G. Contacts will be made for bids on Silt Ponds and lake dredging.
- H. Lake Committee was established to be headed by VP Aubrey Sharpe, and assisted by Bill Edwards, Mike Metke and Bill Wood
- I. New position filled by digital vote : Leland Ferguson will take over VP Architectural Control, Research* and Distribution*

The extra duties:

- Distribution: Procuring emails from POA members and creating a group list. We can use this to advise or alert folks of needed info as we reinstate and or develop our website .
- Research: Research 3 neighborhood management businesses and get estimates of cost for managing our subdivision. These estimates must list the specific services they will provide.
Secure references from current customers (with whom VP can communicate) of their satisfaction or not with each firm.

A special thanks to our Volunteer Board!!! Also, many thanks to **Bill Wood** for his amazing expertise in diagnosing and installing the emergency suction line at the pump house. **You saved our landscaping and grass!!!!**

Thanks to **Bill Wood, Mike Metke and Jimmy Harris** for repairing broken pipes and sprinklers!! Thanks to **David Berry** for help with sprinkling system! Thanks to **Mike Metke** for other repairs and clean-up around lake.

6.

We'd love to have additional volunteers. The volunteer board members are committed to restoring our beautiful subdivision with your help. We are planning workdays in the upcoming months and hope you will join us on clean up and fix up days.

Issues Addressed by the Board as of August 28, 2019

- A. Procured checkbook, changed signatory authorization. Brought overdue accounts to date.
- B. Held first mandatory meeting on Saturday, August 17th . Officer positions selected.
- C. Held 2nd Board meeting, Thursday August 22nd.
- D. Irrigation System.
 1. Ratified previous board's commitment to contract with Texas Pump & Control to install new suction line.
 2. Paid 20% deposit as per contract so work could be scheduled by Texas Pump. Parts were ordered and we are on their schedule for August 27-30.
 3. **WPOA volunteers** installed an emergency suction line to save grass and landscaping.
 4. **WPOA volunteers** identified myriad of breaks in irrigation system that would not be fixed with new suction line (they are 2 separate issues).
 5. Repaired/replaced broken pipes and fittings near covered bridge, along East side of the lake as well as breaks on North and West sides. Also repaired breaks and clogs along Lazy Creek. As a result, grass on all common grounds, as well as crepe myrtles and flower beds are in recovery. Volunteers replaced/repared about 2 dozen heads but are still working on clogged sprinkler heads along Lazy Creek.

6. Bypassed irrigation timers at 7 non-functioning stations. All non-functioning timers will be replaced by a professional in the Fall. **Volunteers** have to override controllers In order to run system manually to save landscaping. Each of the above systems needs to be physically turned off and on throughout the day. Volunteers will continue to operate the system for maximum saturation of grounds until Texas Pump begins their work.
- E. **Volunteer** Fixed metal mesh around trees to prevent nutria and beaver damage.
- F. Removed non-functioning gate at bridge that had frozen in open position and only served to collect debris.
- G. **Volunteer** repaired/attached wind screens at tennis courts
- H. Applied appropriate alligator weed treatment to test area across entire East side of lake. Will treat remainder of lake and silt ponds when the lake is lowered.
- I. Removed and replaced old locks at the **dog waste stations** and installed appropriate bags via funding from **donors**.
- J. **Volunteer** removed trailer filled with collected debris from lake--plastic bottles, Gallon jugs, logs, etc.

FAQ's

Why is there a seawall by the covered bridge?

Nearly a decade ago, two engineers from the neighborhood surveyed the critical infrastructure of our commonly-owned properties. They reported that the #1 issue for the WPOA to monitor was the integrity of our dam and spillway. Our biggest concern would be a catastrophic failure there. Over the years we have carefully monitored those areas. Several years ago water was found to be pooling below the area of the current seawall. An engineer was consulted to

make sure it was stable and safe. He said that the kind of study needed would be extensive and costly. No engineer would want to put their license on the line without careful study. A likely recommendation would be to put in a seawall. He suggested it would be more cost effective to simply install a seawall. The particular type of seawall selected has the longest lifespan and is the most cost effective and stable over time.. The panels go deep into the ground and will not be undermined by the water. There is an extensive cable system and structure holding the wall in place. Seawalls are typically undone by hydro static pressure behind the wall or by undermining from below from waves and currents. The cables and the deep penetration of the panels are designed to make this type seawall sturdy and long lasting. Of course the success of any project is dependent upon the installation workmanship and the maintenance that occurs after. It is important that any settling of the soil be filled to keep water from pooling and eroding behind the wall. Rainwater should run over top of the wall and not behind it.

Why wasn't Keystone chosen since it matches existing walls on the lake?

Keystone is a great product for retaining walls but is not designed for waterfront usage and poses many challenges. Overcoming those challenges is costly and generally requires ongoing maintenance. Steel panels are a good choice and can be driven through roots deep into the soil but the panels rust and have a life span of about 20 years. The City of Tyler studied this extensively and chose a plastic polymer product for their seawalls at the water treatment plant on Lake Tyler. The WPOA board chose the same product because it is long lasting and has the

advantage of allowing us to use regular fill or the silt from the lake rather than dredging work.

Why did the the seawall near the north silt pond fail? The contractor asked for the lake to be lowered but a few homeowners argued that fish were spawning and lowering the lake would be harmful to the fish. The contractor was assured there were no obstacles to the installation and proceeded. When he learned there was both rock and a sewer line in the way, he had to work around those challenges so it wasn't buried as deeply in the soil as the other wall. Another major impact was that the fill dirt behind the wall settled over time and was not filled back in. Heavy rains channeled behind the wall and washed out a panel. Volunteers from our neighborhood plan to lower the lake and fix the seawall soon. They will also fill the other areas along the wall that have settled.

Why are there sinkholes around the culvert on Lake Forest Dr that connects the north silt pond to our lake? We previously contacted the City of Tyler and were told it is the responsibility of the WPOA property owners so we have filled the holes several times. The City is currently checking the sewer line there and it was immediately found to be filled with roots and debris. More study is underway. No one seems to know the cause of our sinkholes. A couple of our homeowner volunteers plan to dig down and look for the cause once the weather cools and the lake is lowered.

Why were the sprinklers running when people wanted to walk the lake?

The entire sprinkler system for the lake and common grounds was broken and non functioning for months which nearly killed the lawn and landscaping in many areas. Volunteers were recently able to install an emergency suction line and attach it to the pump. With the pump running, numerous broken sections of pipe were discovered. Most of the controllers and timers at the stations around the lake were broken or non functional. Volunteers were able to bypass the controllers by manually opening and closing each individual section. To save the landscaping it was necessary to soak the common grounds almost continuously. The suction line and motor did not have enough capacity to run more than a few sections at once so valves had to be constantly opened and closed. Since people walk at various times it was not possible to accommodate everyone's schedule. However the soaking has revived most areas and we will be able to cut back on watering, especially with some rain and cooler weather. Later in the Fall, the system will be totally revamped and nighttime watering will be programmable.

Why were we wasting so much water by not having the sprinklers better positioned and more targeted? When the system is revamped, all the sprinklers will be adjusted. Our volunteers do not have the time nor the skills to do all the work needed. It should be noted that the water comes from our lake so there is no cost for the water. The excess overflow goes back into the lake.

Why aren't there any dog waste bags in the stations around the lake?

Previously some thought that this was an unnecessary expense. Also there was a report that some visitors helped themselves to many bags. Somewhere along the line the keys to the stations were lost and the bags could not be properly installed.

To help keep the dog waste from littering our common grounds, some folks supplied used grocery bags and put them in the waste stations. This was somewhat unsightly but not as much as the dog waste accumulating around the lake from inconsiderate dog owners.

Recently a volunteer removed the old locks, put in new ones and purchased several thousand bags. The waste stations are now operational.

We ask that pet owners please bring and use their own bags. The station bags should only be used for emergencies and for those considerate volunteers who pick up after other people's thoughtlessness.

Why is it so hard to get a pool key? There are no more keys and the supplier stopped making these secured key blanks. We are looking at other solutions and expect to put a new system in place for the next season. Spot checks have shown that a large number of pool users are from outside our subdivision. Some were given keys by our WPOA members. One group said that their own subdivision's pool was crowded and not as nice! There are also many instances of rule violations such as after hours usage and some vandalism. We plan to make changes and improvements that will improve this amenity for our homeowners while closing it off to trespassers.

Why has the fountain been off?

Because of electrical power limits, the fountain and sprinkler cannot be run at the same time. Saving our landscaping was paramount so we opted to turn off the fountain until everything was thoroughly watered. We plan to resume the fountain operations as soon as the new suction line is installed.

WE know this is a long newsletter. It took several hours to compile. We hope, though, that many of your questions are answered. Our next newsletter will be much shorter.

Donna

The financials are attached.