



Woodforest Gazette

March & April 2024

HOW DOES OUR COMMUNITY WORK?

How are decisions made regarding our community? Who is tasked with making these decisions? In an effort to educate our community on how Woodforest is run, we are highlighting the structure by which our community operates and makes decisions.

What is a homeowners association?

A homeowners association (HOA) is defined as “an organization of homeowners of a particular subdivision, condominium or planned unit development. The purpose of a homeowners association is to provide a common basis for preserving, maintaining, and enhancing their homes and property. Woodforest’s HOA, like most homeowners’ associations, are non-profit organizations. The association provides services, enforce covenants, define and enforce deed restrictions, levy assessments, and impose fines. Each member of a homeowners’ association pays assessments. Those assessments or dues are used to pay for expenses that arise from having and maintaining common property.” What does that mean? If you own a property in Woodforest, YOU are a member of the HOA! The HOA is governed by a Board of Directors.

What is the Board of Directors?

The board of directors consists of 11 people, all fellow residents, voted in by residents of our community. Board members are in charge of making decisions about landscaping, budget, and enforcing deed restrictions. All board members are unpaid volunteers, taking time away from other activities to help with our community.

Reasons To Volunteer To Serve On The Board

There are many reasons why homeowners volunteer to be a part of your Board of Directors. Our community is constantly looking for dedicated and talented homeowners to join our Board of Directors.

Why volunteer to be on the Board?

- To protect your property values and maintain the quality of life you expect in your community.
- To correct a problem within your community. Perhaps parking is an issue, or maintenance has been neglected.
- To give back to your community and neighbors.
- To be sociable, meet your neighbors, and make friends.
- To have fun accomplishing things around your community together with your neighbors.
- To get educated on the many facets of running a community association such as; the many laws and regulations, maintenance and repair, and understanding financials.

As you can see, joining your Community Association Board of Directors can be rewarding in many ways.

NEXTDOOR WOODFOREST

Nextdoor Woodforest is a private online network. On the Nextdoor site neighbors share community events, recommendations, crime reports, ideas on how to improve our neighborhood and more. Nextdoor is also linked to the Harris County Sheriff's Department where they send out blasts regarding happenings and news.

To join please visit: nextdoor.com

VIRTUAL CRIME WATCH

iWatchHarrisCounty is a virtual crime watch that you and your neighbors can use to report behaviors and activities that make you feel uncomfortable or do not look right.

Over 40 million crimes are committed every year and the number is still growing. There can't be a law enforcement officer on every corner, so citizen involvement is essential to combat this social crisis.

You are the eyes and ears of your community. Your awareness of suspicious behaviors and activities and reporting it to the police can help solve crimes or prevent crimes.

For more information please click on the link provided: <http://www.iwatchharriscounty.com/>

GARAGE SALES

Each resident in good standing with the Association is entitled to hold two (2) garage sales per year; **SATURDAYS AND SUNDAYS ONLY**. Residents must come to the Civic Association office before 6:00 pm on Thursdays prior to the requested date and provide a check or money order in the amount of \$25.00 that will be refunded on the following Monday when the garage sale permit sign is returned to our office. Additional garage sale signs are allowed to be posted in the vicinity and must be removed on Sunday no later than 5:00 pm.

PROHIBITED ITEMS AT GARAGE SALES

Garage Sales are not for the sale of new merchandise that has been purchased to be resold to the public. This would constitute conducting a retail business in a residential area, which is prohibited by our deed restrictions. These sales are for personal household items only and exclude the following items:

- ◆ Cars & Trucks
 - ◆ Boats
 - ◆ RV's
 - ◆ Food
- ◆ Animals of any kind
- ◆ Tractors (except normal lawnmowers, not exceeding 12 HP)

PARKING OF VEHICLES

(In accordance with Amended Rules & Regulations – Section 3.04 (2) (a-b))

Street congestion is an ongoing issue on numerous streets. Street parking is one of the easiest rules to abide by; yet it seems to be a consistent problem that is reported daily. This is just one requirement of living within a deed restricted community. Applicable deed restrictions are paraphrased below:

***Parking of vehicles on the grass or lawn is strictly prohibited.**

***Parking of ALL vehicles are limited to driveways and garages only.**

***No vehicle shall EVER be parked as to block other neighbors from accessing their driveways.**

***No vehicle shall park on the street for a period longer than twelve hours.**

TRASH SERVICE INFORMATION

OFS (Old Fashion Sanitation) is our sanitation/trash provider. The contact number for OFS is 281-457-2705. A few routine questions have been answered below for your convenience:

When is heavy trash pick-up? Your heavy trash pick-up is your **second** trash day of the week (Thursday, Friday or Saturday).

What will OFS (Old Fashion Sanitation) pick up? Household trash, yard debris if bagged, limbs if tied and bundled to specifications, appliance if at the curb on heavy trash day. They will pick up anything that is not construction material, metal, hazardous waste or anything that could damage the hydraulics in the truck.

Why was my trash not picked up? If you have something that is not bagged up properly, heavy items were put out on the wrong day or if your cans are over 35 gallons they will not be picked up.

If payment is not made in full on or before April 01, 2024. Trash service may be suspended and a \$25.00 trash dis-connect fee will be added to your account. When the account is brought current with assessments and late fees, a trash re-connect fee of \$25.00 will be required in order to re-connect trash.

Please note that cans are not to be left out at the curb, the driveway or in the street 24/7. You should place your cans out the night before or first thing (before 6am) in the morning. Please respect your neighbors and neighborhood and bring your cans in after the trash has been removed.

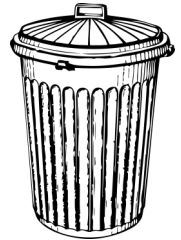
ILLEGAL SIGNS

Illegal signs are being posted in our community. The hardboard signs that state "Will buy your Home", "Home for Sale", "Earn High School Diploma." and "Tax information" are not allowed.

It is a Class C Misdemeanor Offense with a \$500 fine to post signs in our community. We can work together and take care of our street corners and light poles. If you see the signs, please take the time to stop, pick up the signs, and drop them off at the WCA office.

REMOVAL OF TRASH CANS

It is your responsibility to store your trash cans properly. That means the driveway or side yard is only an acceptable location on your specific trash pickup days. **At all other times trash cans need to be out of sight and secure.** Poor trash retention has also uncovered a growing problem with local varmints foraging for food. Noncompliance with "trash can etiquette" may get you a violation letter and/or a fine if request(s) are ignored.



Community Safety

Because we live within a community association, the potential to solve the kinds of problems that plague individual homeowners is very good. Take community safety for instance. An individual homeowner can help deter a burglary by installing an alarm which will notify the authorities after any criminal activity has been committed. We are fortunate in Woodforest to have Harris County Sheriffs office and Precinct 3 Constables patrol, but they need your assistance. Please report any and all crime to the Sheriff's department or Precinct 3 Constables. You can report crime anonymously with the Constables by calling (832) 927-8477. As a resident of Woodforest, we can keep our community safe and help eliminate vandalism, burglary and other community based crime with participation by all of the members of our community. If we all kept an eye out on our neighbors' houses while they are away, reported suspicious activity and/or persons, and complied with our rules and regulations, then we could help deter the cause of neighborhood crime. Lets start focusing on the positives and work together to contribute to community safety.



REPORT A



REMAIN ANONYMOUS
832-927-8477

**SEE IT.
REPORT IT.**

YOUR TIP CAN HELP STOP CRIME.
www.harriscountytexas.gov/conpct3

Office Hours:

Mon—Thur(8:00a.m—6:00p.m) closed
from 12p.m-1p.m.

Fri- 8:00 am- 12:00 pm

314 Freeport Street

Houston, TX 77015

Phone: 713-453-1503

Fax: 713-450-2920

Email: woodforest@comcast.net

2024 Board of Directors

Leigh Ann Bennett -President

Michael Broussard -1st Vice President

James Ballard- Vice President

Holly Bretzke—Treasurer

Cindi Nettles- Secretary

Mary Rodriguez

Lynda Hadnot

Rhonda Hollins

Vic Boudreaux

**Monthly Board Meetings are held at
the WCA Office on the second Tuesday
of every month at 6:30 p.m.**

2024 COMMITTEE CALENDAR:

**D/R Committee - first Thursdays,
monthly @ 6:30 pm at WCA Office.**

THANK YOU FROM THE WCA OFFICE

The WCA office would like to say thank you to the residents that have been emailing the office with deed restrictions concerns. We appreciate your feedback. I know we, as well as other Woodforest residents appreciate the hard work put into keeping the community clean and kept up.

IMPORTANT TELEPHONE NUMBERS

Harris County Sheriff's Dispatch - 713-221-6000 (non-emergencies)

Street Light Outages - 1- 800-332-7143

For location purposes, they will ask for the vertical
pole number. Average response time 5 -7 days.

Health Department - 713-439-6000

Animal Control - 281-999-3191

Mosquito Control- 713-440-4800

Water District #51-713-637-8835