



# Woodforest Gazette

November & December 2024

## **MERRY CHRISTMAS FROM THE WCA OFFICE!**

**We wish you a happy and blessed Christmas and may your holiday season be merry and bright!**

### **HUGE SUCCESS FOR 2024 NATIONAL NIGHT OUT**

On behalf of the Woodforest Civic Association and the WCA Board of Directors we would like to thank all who participated in the 2024 National Night Out event. This years event was a huge success. We had face painting for the children, music, delicious food and great door prizes. A special appreciation for the appearance of the Harris County Sheriff deputies, Cloverleaf Fire Department and the North Channel EMS. The North Channel EMS also provided free flu shots for the community . Thank you to all of our volunteers, employees, and board members that came out to support the effort to educate and motivate our community. National Night Out is made possible each year through the combined efforts of many individuals, businesses and organizations, along with local law enforcement, fire and medical personnel.

### **2025 ANNUAL ASSESSMENTS REMAIN \$300.00**

Annual assessments are due in the WCA office by January 31, 2025. In accordance with the declarations and covenants of the subdivision, the obligation as stated is to pay per lot. The 2025 assessment rate remains the same at \$300.00 per lot. The assessment payment is mandatory and is legally enforceable as a condition of living in a deed restricted community. Homeowners are encouraged to pay their assessments promptly to avoid late charges. Late payments received on or after February 1, 2025 will be assessed a \$25.00 late fee. Payments received on or after March 1, 2025 will be assessed an additional \$45.00 late fee. There is a \$25.00 fee for trash disconnection and an additional \$25.00 for trash service reconnection. The 2025 assessments can be paid in the WCA office by check, money order, credit card (\$5.00 service fee when using a credit or debit card). We also accept payments 24 hours a day/7 days a week through our drop box located at 314 Freeport Street. Failure to pay by April 15, 2025 may result in disruption of trash service and possible legal action (at the discretion of the WCA).

### **PAYMENT PLANS AVAILABLE FOR 2025 ASSESSMENTS**

Starting December 2024 the WCA office is offering payment plans for the 2025 assessments. It will be separated into a 90 day payment plan (recommended). The first payment will require a \$35.00 administrative fee to start the payment plan. Every payment thereafter will have a \$10.00 administrative fee to each payment. If a payment plan has defaulted in the past, the payment plan option is not available to the resident. Payment plans for senior citizens over the age of 60 will not be charged any administrative fees on payment plans.

## **Board Meeting Conduct**

1. The Board meeting is a meeting of the Directors of the Corporation.
2. As homeowners, you have a vested interest in your community, and you elected the Board members to take care of those interests.
3. Business matters come before the Board when a motion is made, and seconded. Each motion has a discussion period before a vote is taken. This discussion is to take place only between the Board members (and with management, if needed).
4. When a vote on a motion is taken, it is voted on by the Board members only.
5. If you would like an item to be considered by the Board to be on a future agenda for a decision, please submit your request or suggestion in writing at least a month before the next meeting. If you only want to verbally address the Board, you should plan on participating in the Open Forum portion of the meeting by calling the office and requesting to be added on the agenda for that meeting. (Note: The Board may be unable to make decisions on items until they have done the proper research and had time to consider their findings.)

## **DANGEROUS DOGS**

Dogs that meet the following criteria may be declared dangerous:

A dog that makes an unprovoked attack on a person that occurred in a place other than an enclosure in which the dog was being kept; or A dog that commits an unprovoked act in a place other than an enclosure in which the dog was being kept and that act would cause a person to reasonably believe that the dog will attack and cause bodily injury. All dogs and cats, whether considered dangerous or not are prohibited from running loose in Harris County. Owners of loose dogs and cats may be cited by Harris County Sheriff's Deputies or Animal Control for failure to restrain your pet(s) at all times. Fines could run as high as \$500 for this offense.

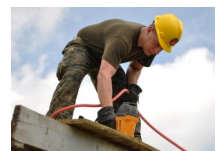
### **HOW TO RESTRAIN YOUR PET**

1. Keep your pet in your house.
2. Keep your pet in your fenced in yard.
3. Keep your pet on a leash led by a person capable of controlling your pet.
4. Keep your pet attached to a line not longer than 6 feet that will keep your pet from entering a public walkway or street. You know your pet isn't dangerous but the person walking past your house doesn't know that.

PLEASE OBEY THE LEASH LAW AND KEEP YOUR PET(S) RESTRAINED AT ALL TIMES TO AVOID THE POSSIBILITY OF A TICKET RESULTING IN A FINE.

## **NEIGHBORHOOD VENDOR REFERRALS**

The WCA office has a reference book of local companies the residents can voluntarily use for projects at home. These vendors provide services such as landscaping, painting, plumbing, tree removal, roofing and general contractors. If you have had a project done and would like to refer a company in good standing, please contact the WCA office to include in our records. If you own a local business and would like to refer your company you can also complete the reference paperwork and return it to the WCA office.



## 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.

Trash service holiday schedule: Wednesday December 25, 2024. trash service will resume the next schedule trash service day (Saturday). Wednesday January 1, 2025. Landfill will be closed. Trash service will resume the next scheduled service day (Saturday).

**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 (no earlier than 5:00 pm) or first thing (before 6:00 am) in the morning. Please respect your neighbors and neighborhood and remove your cans from public view no later than 12:00 pm the following day.**

## Are You Picking Up After Your Pet?

Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and to other pets. One of the most common forms of disease transmission between dogs is through fecal matter.

**It is important to remember to immediately clean up after your pet.** When walking your dog, take along a baggie with you to pick up waste with and then dispose of it properly. Also, when walking your dog in our community, remember that it must be leashed.

**Thank you for your cooperation!**

## 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.**

## NEIGHBOR TO NEIGHBOR



Please be respectful of your neighbors. We have received numerous complaints of loud music and noise into the late hours of the night.

**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

Maru 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.**

**IMPORTANT TELEPHONE NUMBERS**

**Harris County Sheriff's Dispatch - 713-221-6000**

(non-emergencies) - Report suspicious activities,  
drug activity and/or gang activity.

**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**