



Woodforest Gazette

October 2022



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.

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.)

COMMITTEE NEWS

Are you looking for a worthwhile project this year? The **Woodforest Civic Association** has some openings on our committee rosters that are waiting to be filled by energetic people like you! You can serve on our Block Captain committee, where you can assist and voice the community awareness issues that directly affect you and your neighbors. Contact our office if you are interested in becoming a community leader!



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](https://www.nextdoor.com)

2022 ANNUAL MEETING AND ELECTION

The 2022 Annual Meeting and Election for the 2023 Board of Directors for the Woodforest Civic Association, Inc. will begin at 7:00 p.m. on **Tuesday, November 08, 2022** at the Woodforest Civic Association located at 314 Freeport St. Houston, TX 77015 (location of this meeting subject to change at the discretion of the Woodforest Civic Association). This meeting will be in person. Six positions on the Board of Directors will be available in this election for a term of two years.

You can vote in person at the election or by proxy (if voting by proxy the person you authorize as your agent to vote must attend the meeting in order to vote on your behalf).

ASSIGNMENT OF PROXY

The 2022 Annual Meeting and Election for the 2023 Board of Directors for the Woodforest Civic Association, Inc. will begin at 7:00 p.m. on **Tuesday, November 08, 2022** at the Woodforest Civic Association located at 314 Freeport St. Houston, TX 77015 (location of this meeting subject to change at the discretion of the Woodforest Civic Association).

INSTRUCTIONS: Complete this form only if you want someone who will attend the meeting to vote on your behalf as he or she deems worthy. You must write that person's name on the line below. Give this form to that person to carry to the meeting, **or drop it off at the WCA Office.**

PROXY ASSIGNMENT: I, the undersigned, appoint, direct and authorize _____, or his/her designee, as my agent and proxy to vote and otherwise represent me on any business at the meeting specified above and any adjournment or rescheduled meeting thereof with the same effect as if I were present. [This Proxy may be revoked by me at any time, prior to the conclusion of the voter registration portion of the meeting, if I personally attend said meeting or upon receipt by WCA of a written revocation of Proxy signed by the undersigned.]

Printed Name: _____ **Date:** _____

Signature: _____

Property Address: _____

WCA September Monthly Financial Report

Deposits- \$ 15,994.56

Disbursement- \$ 91,496.95

Office/Utilities- \$ 5,120.09

Utilities, telephone & internet, copy machine, alarm monitoring, website subscription, software, document control, building insurance, system updates, internal training, postage, credit card machine fees, pest control, water & sewer, accounting fees, IT support, and office supplies.

Street lights- \$ 10,334.48

Garbage- \$ 43,292.08

Payroll- \$ 13,383.12 (5 pay periods)

Landscape/Maintenance - \$ 3,690.00

Community Repair \$ 5,695.00

Security— \$ 3,500.00

Attorney Fees— \$ 3,442.18

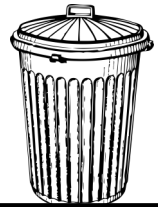
Clean Streets Program— \$ 3,040.00

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.



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.**

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

CRIME

REMAIN ANONYMOUS
832-927-8477

**SEE IT.
REPORT IT.**

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

Office Hours:

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

Friday (8:00a.m.– 12p.m.)

314 Freeport Street

Houston, TX 77015

Phone: 713-453-1503

Fax: 713-450-2920

Email: woodforest@comcast.net

2022 Board of Directors

Leigh Ann Bennett -President

James Ballard -1st Vice President

Michael Broussard– Vice President

Holly Bretzke—Treasurer

Cindi Nettles- Secretary

Harold Baxley

Mary Rodriguez

Lynda Hadnot

Vic Boudreaux

**Monthly Board Meetings are held
at 314 Freeport St. Houston, TX
77015 on the second Tuesday of
every month at 6:30 p.m.**

2022 COMMITTEE CALENDAR:

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

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