



Woodforest Gazette

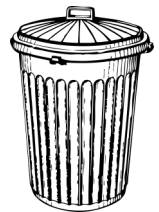
November & December 2022

2023 ANNUAL ASSESSMENTS INCREASE TO \$300 PER LOT

Annual assessment invoices were sent out on November 26, 2022. They are due in the WCA office by January 31, 2023. In accordance with the declarations and covenants of the subdivision, the obligation as stated is to pay per lot. The 2023 assessment rate has increased from \$250 to \$300 per lot. The dues have not increased in twelve (12) years. Due to inflation over the past twelve (12) years the Board has voted to increase the dues. Trash, street lights, security, landscaping, and insurance have all increased throughout the twelve (12) years, and the association has worked tirelessly to keep the dues \$250 for as long as possible. 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, 2023 will be assessed a \$25.00 late fee. Payments received on or after March 1, 2023 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 2023 assessments can be paid in the WCA office by check, money order, or 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, 2023, may result in disruption of trash service and possible legal action (at the discretion of the WCA).

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. Non-compliance with "trash can etiquette" may get you a violation letter and/or a fine if request(s) are ignored.



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.

Security in Woodforest

Over the past few months, we've been getting calls about various safety issues throughout the neighborhood. It's important to understand that the HOA Board is not a policing force. We are your neighbors simply volunteering our time to help the community. We can't help with your neighbors acting out, or if your car got broken into. However, we have recently contracted a second officer to patrol the neighborhood. We now have two officers patrolling the neighborhood for a total of 40 hours per week. As always, any criminal activities should still be directed to the Harris County Sheriffs Department. However, we DO encourage you to email or call the office so that we can keep track of any issues within our community, and relay all information to our community officers. Please understand, there isn't much we can do to enforce good neighbor behavior. Should you have any questions, please email or call the office at: woodforest@comcast.net or by phone at: 713-453-1503.

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. No floor nominations will be accepted. 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: _____

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.



HUGE SUCCESS FOR 2022 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 2022 National Night Out event. This year's event was a huge success with the greatest turnout we have seen in years. We had free flue shots provided by North Channel EMS, the Cloverleaf Fire Department stopped by for the children, a moonwalk, face painting, games, 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.

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.

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 Sheriff's 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. Let's 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—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