

Woods Garden Club HOA 2013 Newsletter

Greetings from your Woods Garden Club HOA Board! 2013 has been a very active and productive year for us and we wanted to share some of those activities with you. We also wanted to let you in on some of our plans for 2014.

2013 Activities

Below you'll see many of the major accomplishments of the 2013 WGC HOA Board:

Pool Area

- Pool House was repainted and the roof was replaced
- One of the sidewalks leading from Woods Blvd to pool was rebuilt
- Water heater in the pool house was replaced
- A new pool management company, Installation Services, was hired to take care of the pool
- The water filtering system was replaced, resulting in, as several residents mentioned, "the clearest water the pool has ever had in it"
- Additional umbrellas were purchased for the picnic tables
- Playground equipment was repaired and power-washed
- A Pool Committee was created to work with pool management company to test water daily and to keep the area around the pool clean and free of debris

Landscaping

- A Landscape Committee was formed to work closely with the landscape company to ensure proper maintenance was being performed
- Lighting at Woods Blvd and Eastwood entrances was upgraded with LED fixtures
- Over a dozen trees were removed from the greenbelts
- Several broken sprinkler system timers and sprinkler heads were replaced
- Overgrown areas throughout greenbelts were cleaned by removing underbrush and vines growing into trees
- Woods Boulevard entrance sign was power-washed and repainted

Financial Management

- Main Street Property Management was hired as our new property manager
- All property records were converted to QuickBooks
- Electronic banking for our accounts was implemented now allowing us to pay bills electronically and to allow homeowners to pay dues via Direct Debit Payment
- A new electricity provider was engaged which will result in savings to the HOA of over \$4000 annually
- A Financial Reserve Study was performed in order to identify financial requirements over the next 20 years

- Expenditures for the year were under budget and we should complete the year with a surplus (final 2013 numbers will be available at the annual meeting)

Planned 2014 Projects

- Construct new signs at the entrances at Southwood, Eastwood, and Stonebrook
- Paint all lamp posts, street signs, and stop signs and replace lettering on street signs throughout The Woods
- Resurface deck at Swimming Pool

Woods Garden Club HOA Annual Meeting

Our annual homeowners meeting will be held Thursday, January 23, 2014, at 7:00PM at the Ornelas Activity Center on Old Omen Road. The Annual Meeting is held for the purpose of informing the property owners of HOA activities performed during 2013, electing the Board of Directors for 2014, and conducting any necessary business requiring action by the property owners. The Board would like to invite you to attend the meeting.

Board Member Nominations

Three board positions are up for election this year. If you are interested in serving on the 2014 HOA board or would like to nominate another homeowner to the board, there are two ways to do this: 1) make the nomination on the WGC website at <http://www.thewoodsgardenclub.com/2014board.php>, or 2) complete the nomination form on the attached page and mail to Woods Garden Club, P.O. Box 131987, Tyler, Texas 75713. All homeowners in Good Standing are eligible to be nominated for the board. The deadline for nominations is Friday, January 17, 2014.

Dues

The annual homeowner's assessment for The Woods Garden Club members remains at \$300.00 for 2014. The assessment is only \$270 if paid in full by January 31, 2014. If you choose to pay monthly, the assessment is \$25 payable by the first of each month. **Direct Debit Payment** is now available for residents to pay their association dues. You can find more information about this free service on our website at <http://www.thewoodsgardenclub.com/assess.php>. If you choose to mail in your annual payment, please use the form on the attached page and mail to Woods Garden Club, P.O. Box 131987, Tyler, Texas 75713.

Covenant Reminders

One of the goals of the Woods Garden Club is to ensure compliance with the architectural standards detailed in the Covenants and Deed Restrictions for The Woods neighborhoods. We need your help and cooperation with these regulations to maintain the beauty and integrity of The Woods. As a reminder, please remember to submit an Architectural Control Committee Request Form for ANY exterior changes you wish to make to your home, including removal of any trees. This form and additional information about the Covenants can be found at <http://www.thewoodsgardenclub.com/deed.php>.

One of the responsibilities of our property manager is to follow-up on covenant violations that are either called in or emailed to their office. We would ask that if you receive a violation notice, please address the issue immediately. The three most common violations encountered are:

- 1) Vehicles being parked in the driveway or on the street. Our covenants require that your vehicles be parked overnight in your garages. They can only be parked in the driveway if you have more vehicles than garage bays. Oversized and commercial vehicles are prohibited from being parked overnight in driveways. Also, overnight street parking is not allowed.
- 2) Garbage cans remaining on the curb past "collection day." The garbage cans should not be placed at the curb more than 24 hours prior to pickup and must be removed within 12 hours after pickup.
- 3) Blowing grass and/or leaves into the street is not allowed. Not only do our Covenants prohibit this, but it is also a violation of the City of Tyler ordinances.

For a neighborhood of our size, our property manager issues relatively few violation notices. We would like not to have issue any notices at all. With your help, we hope to see the number of violations reduced in 2014.

We continually seek input from the community so that we're doing the work the homeowners want us to do. We would like to invite you to our monthly meetings. They are typically held the third Thursday of each month at 6:30PM at the ReMax Properties office on University Boulevard. If you're unable to attend, we hope you'll keep up with us by reading the minutes of each meeting. They can be found at <http://www.thewoodsgardenclub.com/minutes.php>.

Thank you for the support you provide your board. We're looking forward to another great year in 2014!!

Sincerely,

Steve Fitzgerald

President, Woods Garden Club HOA

2014 Board Nomination Form

Complete form below and mail to Woods Garden Club, P.O. Box 131987, Tyler, Texas 75713.

Nominee's Name: _____

Nominee's Email Address: _____

Nominee's Phone Number: _____

Nominee's Street Address: _____

Your Name: _____

Your Email Address: _____

Your Phone Number: _____

Your Street Address: _____

Do you have permission from the nominee to submit their name (yes/no)? _____

2014 Woods Garden Club HOA Dues

Complete form below and mail form and dues to Woods Garden Club, P.O. Box 131987, Tyler, Texas 75713.

Name: _____

Address: _____

Phone Number: _____

Email Address: _____

Dues Amount Paid: _____