

# Woods Garden Club HOA 2014 Newsletter

Greetings from your Woods Garden Club HOA Board! 2014 has been another 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 2015.

## 2014 Activities

Below you'll see many of the major accomplishments of the 2014 WGC HOA Board:

### Pool Area

- Pool surface was plastered and drains were moved to bring within code compliance
- Sidewalk at pool gate was repaired to alleviate standing water problem
- A new pool management company, Accredited Pools, was hired to take care of the pool

### Landscaping

- All lamp posts, street signs, and stop signs were repainted and lettering was replaced on all street signs throughout The Woods
- Major landscaping renovation was done at the Woods main entrance
- Several trees were removed from the greenbelts
- Broken sprinkler system timers and sprinkler heads were replaced
- Sprinkler system remote control was purchased to make it easier for one person to troubleshoot broken sprinkler head issues
- Final designs for multiple entrances signs were approved for installation in 2015
- Additional Christmas lighting was installed at entrances

### Financial Management

- Collected over \$5,000 in delinquent dues from 2012 and 2013
- Expenditures for the year were kept well under budget and we should complete the year with a surplus exceeding \$20,000 (final 2014 numbers will be available at the annual meeting)

## Planned 2015 Projects

- Construct new signs at the entrances at Southwood, Eastwood, and Stonebrook
- Paint fencing around Swimming Pool
- Perform additional landscaping improvements at entrances

## Newly Painted Signs

One of the major projects of 2014 was the repainting of all our sign posts. Following completion of this project, we sent a post card to all homeowners about the newly painted signs and asked everyone to refrain from posting any signs on the posts. When signs are taped to the posts then removed, the tape often takes the paint with it. Because of this, the homeowner is charged \$100 per damaged post so that we can get the post painted again. We would ask that nothing be attached to any of the posts.

After the sign painting effort was complete, we received several inquiries from homeowners with metal mailboxes who wanted to paint them so they looked as nice as our newly painted signs. In order to

encourage this effort, we can have your mailbox painted for \$40. Simply call Main Street Property Management at 903-705-4777 and they will arrange a time for your mailbox to be painted. If you're the ambitious type and want to paint your own mailbox, the paint that was used on our signs is the water based SherCryl High Performance Acrylic by Sherwin Williams. The color is Package Black.

## Leasing Policy

This year the WGC By-Laws were amended to create a policy for homeowners leasing their homes. Because there were some situations where homeowners had moved and were leasing their property and the tenants were not properly maintaining the yard, the WGC board had to hire laborers to clean and/or mow the yard. In order to cover these types of expenses going forward, the board instituted a new leasing policy where the homeowner is charged an additional \$25 per month when leasing their home. There are additional requirements of the homeowner as well, including requiring an annual lease of the tenant and notification of leasing to our property manager. You can see this policy in the bylaws on the WGC website at [http://www.thewoodsgardenclub.com/WGC\\_Bylaws\\_Updated.pdf](http://www.thewoodsgardenclub.com/WGC_Bylaws_Updated.pdf).

## Woods Garden Club HOA Annual Meeting

Our annual homeowners meeting will be held Thursday, January 22, 2015, 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 2014, electing the Board of Directors for 2015, 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 2015 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/2015board.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 16, 2015.

## Dues

The annual homeowner's assessment for The Woods Garden Club members remains at \$300.00 for 2015. If paid in full by January 31, 2015, the assessment is only \$270. If you choose to pay monthly, the assessment is \$25 payable by the first of each month. **Direct Debit Payment** is 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. If you have overnight guests, please ask them to park overnight in your driveway.

Our security patrol is now ticketing cars parked overnight in the street. Multiple parking tickets will result in violation notices being sent. Repeated violations can result in fines per the Enforcement Policy noted in the WGC Bylaws.

- 2) Blowing grass and/or leaves into the street is strictly prohibited. Not only do our Covenants prohibit this, but it is also a violation of the City of Tyler ordinances.
- 3) 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.

For a neighborhood of our size, our property manager issues relatively few violation notices. Our goal is to not issue any notices at all.

## Homeowner Involvement

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 normally 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 2015!!

Sincerely,



Steve Fitzgerald

President, Woods Garden Club HOA

## 2015 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)? \_\_\_\_\_

---

## 2015 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: \_\_\_\_\_