

June 2011

CONGRATULATIONS, GRADUATES!

**Life is just beginning –
Be a leader, not a follower!**

June Yards of the Month

The Yards of the Month for June are Mr. and Mrs. Atkinson at 14411 Wadbridge and Mr. and Mrs. Meyers at 12623 Wood Dawn.



DOG OWNERSHIP

You must be a responsible dog owner and make sure that your dog does not run in the neighborhood or there could very well be consequences to your pet. One area resident stated if a handgun had been readily accessible it would have been used on a dog that did not have tags and was running loose in the neighborhood. Although this action is not condoned, consider it a warning of what the growing sentiment is. It is your responsibility to safeguard your pets. It is important to remember that while the average citizen or homeowner may not fear all loose dogs; do not be blindsided or become complacent. **Any size dog can attack without warning or provocation.**

Residents who have encountered incidences regarding the issue of loose dogs are reminded that the main Animal Control number is 281-999-3191. There is no quick solution, and perseverance is required to see results of such an arduous task.

HURRICANE SEASON STARTS

June 1st is the start of hurricane season. Predictions for this year indicate that our area of the Gulf could expect to see a higher possibility of activity during the early part of the season. Although drought conditions have persisted this year and we could use a large amount of rainfall, we surely don't want a major hurricane in our midst any time soon. That being said, it is important to be prepared! Start getting supplies now and avoid "panic mode". If you don't have insurance coverage, please be responsible to take care of your home and its value to both you and to your neighborhood.

HANDY TELEPHONE NUMBERS:

Harris County Dispatch - non-emergencies - 713-221-6000.

Report suspicious activities, drug activity and/or gang activity.

Street Light Outages – Call Reliant at 800-332-7143.

For location purposes, they will ask for the vertical pole number. Ave. response time 5 -7 days.

Speeding Cars – Call 713-455-8050 to file a traffic complaint.

For a deputy to be assigned to the area to monitor traffic conditions.

**Going on Vacation?
Call HCSO – 713-455-8050
FOR "VACATION WATCH"**

A MONTHLY PUBLICATION OF THE WOODFOREST CIVIC ASSOCIATION

Woodforest Gazette



WCA Financial Report

Deposits

Disbursements



\$ 19,117.23

\$ 67,789.17

Rent (May)	\$ 776.89
Utilities	\$ 586.25
elec, water, sewer, tele, internet, copy machine lease, postage meter lease, alarm monitoring	
Street lights (April)	\$ 10,805.33
Garbage Pickup (April)	\$ 38,761.78
Legal	\$ 2,379.20
Security Patrol (4 wks)	\$ 1,680.00
Payroll (4 wks)	\$ 3,702.36
Payroll Taxes	\$ 0.00
Cul-de-sac Maintenance (May)	\$ 554.67
Landscaping Lights	\$ 5,850.00
Landscape Maintenance (May)	\$ 775.00
FWDS#51 (irrigation (May)	\$ 61.10
Newsletter –May(printing, supplies, postage)	\$ 1,386.64
Computer support (May)	\$ 79.95
Office Supplies & Equipment	\$ 0.00
Resident Refund (duplicate pmt)	\$ 90.00
Building Inspection	\$ 300.00

Committee Reports

[Note: All Committee Members are asked to sign a Statement of Intent for Committee Involvement.]

Deed Restriction/ACC: There are a total of 261 open violations; 123 of those are new violations with another 138 in various stages of redress. Violations resolved due to compliance closed another 49 files. The Committee reviewed 22 ACC Request Forms; approved 18, rejected 2 and 2 are pending additional information. *[Next meeting: Thurs, June 2nd @ 6:30 pm]*

Community Awareness:

• **Beautification Committee:** Want to help? Please assist Committee efforts by picking up bandit signs you're your area esplanades or garage sale signs that are left on your street corners after Saturdays. See an exceptional yard? Call or email the office with addresses of your favorites to be considered for Yard of the Month. *[Next Meeting: Thursday, Aug 18th @ 6:30 pm]*

• **Block Captains Committee** –This committee meets on a quarterly basis; all interested persons are encouraged to join. *[Next meeting: Thurs, July 28^h @ 6:30 pm]*

• **The Good Neighbor Program** – To be a good neighbor, willing volunteers are needed to provide minor “honey-do” assistance. This committee is intended for MINOR issues around the home and the homeowner must supply materials. Large, time consuming projects that require contractors is not the intent of this assistance program.

Meeting Highlights

- There were no homeowners present for this month's meeting. The repairs to the landscaping on the Normandy esplanade that was torn up last month by a white dodge pickup has been redone...at no charge to the Association! Solar lighting at entrance area signs have also been installed this month.
- A lively discussion was held about publicizing delinquent account addresses in the newsletter. Although presumably knowing the answer, the Board asked for legal opinion from counsel. That opinion had not been rendered before printer deadline. Regardless, all delinquent accounts are currently at risk to be sent to legal for collections. Fees incurred for collection is always applicable to the homeowner.
- The definition of door to door solicitations that are addressed in our Rules and Regulations were applicably defined, as they are, back in the beginning of our community development. There are homeowners who prominently display the “NO SOLICITATORS” sign on or their front door. The general consensus is that there is a definitive difference between “door-to-door solicitations” and “distribution of flyers”. Any homeowner has the right to display a “NO SOLICITATORS” sign on their front door to discourage solicitors. It is also a homeowner's right to take a proactive approach and contact the offending company directly by phone or by letter requesting that a posted sign be respected.
- This Association has become an owner of office space and will no longer be spending funds year after year for rental space. Our bid was accepted to purchase the office space at 314 Freeport Street. Minor renovations will remove several interior walls to convert into one larger boardroom. Office space is abundant and more conducive to a business atmosphere. The transition is expected to take place sometime before July 31.
- Newsletters will soon be viewable on the public side of the website instead of the private residential side. It is important for our community to be seen as proactive, visibly accessible and a reminder to all potential homeowners that we are a deed-restricted community.

SCHOOL IS OUT

Know where your kids are ??

Parents ARE legally responsible to keep young teens off the streets.

Law Enforcement Officers are not babysitters.



Where does growth and progress stem from?

Apathy will NOT be the prevailing winds that succeed around here! It will be the perseverance and the refusal to succumb. The more we prevail the more we will see success in our efforts. We are all the seeds of vitality for this community and we must have the desire to take back our community. In my book, complacency itself is a nonverbal approval ... to continue to “get things done”. And that is exactly how it’s getting done. Occasionally, that has come with a surprise now and again. Let me remind you that the intent of this Board has always been “no excuses, no favors, just results and plenty of hard work”. We are dedicated to this community and due notice that homeowners in compliance and respect for deed restrictions are becoming a greater majority every day. Yes, there is work still to be done. We’re not miracle workers, but a few hardheaded exceptions could certainly use some intervention.

We have all noticed the new water lines being installed; including new fire hydrants in area medians. Do all of those things combine to equate progress to you? It does to me; we’re finally being “noticed” and receiving some equitable attention for our public areas and services.

If one recalls, promises made some two years ago that there would be change and while the good of this community is always the intent, it may not always be easy. We are proving just as when we were tested during Ike, no matter what winds may blow from time to time, we are strong enough to bend, make adjustments and survive!

CRIME REPORTS

Reports from residents this month include reports of a few vehicular burglaries with damage or theft of personal property. Tailgate lights were stolen in the 14000 blk of Foxford, vehicle window was busted on Haymarket, several vehicles in and around the 13900-14000 blks of Bretagne and Oakleaf reported vehicles broken into and personal property removed. Last but not least during the last weeks of school, four boys (who should have been in school) were seen around Stillington and Highland Mist trying to gain access to multiple homes. Security patrol detained a couple of teens loitering on the Northshore Elementary School campus grounds about 2:30 in the morning. It became apparent that the teens were not residents of Woodforest. The parents were contacted to transport the teens home. Both were admonished not to loiter in Woodforest again: A second time wouldn’t be transport back home.

A website to access local crime statistics provided additional information this month. Categorized offenses included one stolen vehicle, six vehicular burglaries, two home burglaries, two drug possessions and one robbery. Crimes against persons included a few domestic disturbances and simple assaults. If interested, you can go to www.crimereports.com. **ALWAYS CALL POLICE IMMEDIATELY to report active criminal activity, and ALWAYS FILE A POLICE REPORT.**

DON’T BE FOOLED!

Make personal awareness your safety motto: Be aware of your surroundings. Even when you think you are helping a person in need, just be careful. Robbery techniques get more ingenious with every passing year. You’ve likely heard about the fake baby scheme crying outside your house to entice you to open your door. Well, here’s a few more examples given by local law enforcement to be aware of:

- **Woman standing on side of road holding a baby with the hood up on the car.** Consider the surroundings and circumstances before you pull over to help. Don’t become the victim for a second person to come out of hiding with a gun to rob you and leave with your property.
- **Young person acting lost, upset or crying asking you to take them to their address.** Do NOT take them to the address they provided. TAKE THAT CHILD TO THE NEAREST POLICE STATION instead! This is a new way for gang members to rape women.

HEART ATTACK INFORMATION: NEW ASPIRIN ?

Did you know that Bayer has a new formulated QUICK RELEASE CRYSTALS to dissolve under the tongue that works faster than the tablets? If you suspect you’re having a heart attack, you should immediately dissolve two aspirins in your mouth and swallow them with a bit of water, and

Call 9-1-1 - Say” heart attack” and that you’ve taken two aspirins,

DO NOT LIE DOWN - Take a seat on a chair or sofa near the front door and wait for the EMT to arrive.

Office Hours:
Mon–Fri 9:00AM–6:00PM

13439 Woodforest Blvd.
Houston, TX 77015
Phone: 713-453-1503
Fax: 713-450-2920

Email: woodforest@comcast.net

Board of Directors

Debbie Lonon	Pres
Leigh Ann Bennett	1st VP
Joe Zatopek	
James Ballard	
Harold Baxley	
Mary Rodriguez	
Debbie Cabness	
Alan Bennett	
Carlos Cepeda	
Roy Ridgeway	

Regular Monthly Board Meetings

WCA Office on the second
Tuesdays at 6:30PM

**D/R Committee – first Thursday,
monthly @ 6:30 pm**

**Block Captain Committee –
Thursday, July 28th @ 6:00 pm**

**Beautification Committee –
Thursday, August 18th @ 6:30 pm**

We're on the Web!
woodforestcivicassociation.com

WCOP ~ Citizens on Patrol Meetings:

THIRD Tuesdays/monthly

WCA Office @ 7:00 pm

Next meeting ~ Tuesday, June 21, 2011

TEN MOST COMMONLY ABUSED DEED RESTRICTION VIOLATIONS

The Deed Restriction Committee is committed to canvassing the neighborhood for violations that need to be corrected. We all want our neighbors to take pride in the appearance of their home by taking care of their property. If you are preparing to make changes to your property, don't forget to complete an ACC Approval Form before you begin (forms are available in the Office or online). **(Commonly abused deed restrictions are paraphrased for your convenience:**

1. Homes are designated as single family dwellings, not for commercial use.
2. Yard and lawn maintenance (including curb edging) is required.
3. Plans for all construction (building or improvements) must be submitted in writing to the Architectural Control Committee (ACC). Approval must be granted before any work can commence.
4. All lots must be kept in an attractive, healthy and sanitary manner; and must not be for storage of material and equipment except for normal residential requirements.
5. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot (except no more than two dogs and two cats).
6. No sign, advertisement, billboard or advertising structure of any kind may be erected or maintained on any residential lot without the consent in writing of the Architectural Control Committee except one "For Sale" sign not larger than 24 inches square.
7. All boats, boat trailers, boat rigging, truck cabs, trailer cabs, trailer houses, campers or RVs **SHALL NOT BE VISIBLY PARKED OR STORED ON LOT OR DRIVEWAY.** The only allowance permitted is to park said vehicle no closer to the street than the building setback lines, and only for a maximum period of 72 hours for the express purpose of loading or unloading.
8. The parking of automotive vehicles on road shoulders for a period longer than twelve (12) hours is prohibited.
9. Parking automotive vehicles in the yard is prohibited.

A few summer-type deed restriction violations that are often prevalent during this time of year are annoyance and nuisance issues like loud outdoor music and/or loud parties are prohibited, do not block your neighbors' driveways, no bar-be-cue pits in the front yard, and basketball goals left in the street are subject to removal.