

THE BUZZ

January-
February, 2023



WOODLAKE FOREST IV HOA

9619 ½ Bayou Brook St.
Houston, TX 77063

THANK YOU to two who've done so much!



The beauty of having a volunteer board for our WFIV community is that you find out who have the interests of the community at heart, are willing to put in the hours, and always give more than is anticipated. We have two retiring HOA Board members who have gone beyond expectations to serve all of us in WFIV.

Renee Gervais—Renee started her term on the HOA Board in 2017 as the Trustee for Landscaping and Irrigation, then moved into the Vice President spot, and has most recently served as the President. She has now retired after six years of dedicated service to our community. She has met challenges head on, striving to find solutions when faced with great difficulties. Aren't we all so glad that she created an alternative to monthly in-person Board meetings during the pandemic? Not a single meeting was cancelled or missed because she created a Zoom site where we could all still participate. She took on the difficult and highly charged decision of creating a process so that our DCRs and covenants would be enforced fairly for everyone. She has also taken on and guided Board projects that have been delayed in years past that simply reached a point where they needed to be done.

This is leadership, and she did it while working full time to boot. We will miss you, Renee; but we take to heart something we heard you say recently about retiring from the Board: "I will be the best volunteer there can possibly be!"

For our HOA forms, use the links below

[Landscaping](#) • [Tree Trimming](#) • [Architecture](#) • [Vehicle Registration Sticker](#)

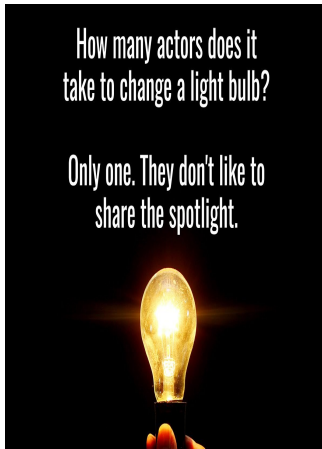
For additional questions contact

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Bob Roten—Bob began his tenure on the HOA Board as Trustee for the Pool and Tennis Courts in 2019 and moved into the Vice President spot a couple of years later. In his most recent year, he took on the responsibilities of Security and Lights. Initiatives such as more lighting around WFIV, working cameras tied into the police department, and tracking down owners of abandoned vehicles on our streets many times are done behind the scenes. Few people know or appreciate what goes into the various, hidden aspects that make our community safer, but we do, Bob! We appreciate your dedicated service in making our community safer and therefore a more secure place to live.

Thanks again to Renee and Bob for their years of dedicated service to our community. Although they will no longer serve on the HOA Board, we know they will continue to work for the betterment of WFIV.



Doliver and Longmont are lighting the way

Have you seen the lighting changes at the Doliver and Longmont entrances off Gessner?

If you have had the occasion to leave or return to our WFIV community at night, you now see that the lights in the trees at these entrances have been fixed and truly give a beautiful ambience to the esplanades. Two purposes are served: one is simply a soft, luminous glow as you turn into our WFIV community; the other is to light up the entrance for safety and security purposes.

Please pick up after your dog!



Over the past several years, we have had several articles asking residents to pick up after their dogs. Dog feces is considered a health hazard and can spread diseases. If you have guests with dogs, please remind them to pick up after their dogs, too.

We appreciate your attention to this matter.

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What's that noise?

Please, please be kind to your neighbor's morning sleep patterns, at least until after 8 AM or so. Power tools, loud mufflers, sanding machines, electric saws, drills---all of these can disrupt sleep from a block or more away.

We live in a tight, close community where sounds echo and bounce off and around our homes. Let's start our day (and our neighbor's day) off on a good note.



Owners beautify homes

Woodlake Forest IV continues its architectural renaissance thanks to new and existing residents. The efforts and ensuing results have been both amazing and exciting.

From an esthetic point of view, the overall style and color schemes of many of our homes were *au courant* for the 1980s, but some began to look dated as we settled into the 21st century. Today, new paint choices and architectural elements have helped make Woodlake Forest IV the jewel of the greater Woodlake area. Many owners have replaced decks that were decaying, and the visual results have been stunning.

From a structural point of view, owners are replacing rotten siding, putting on new roofs, and changing out windows in favor of energy efficient ones. Of special note is the use of modern composite and vinyl products which are long lived and virtually maintenance free.

All of these changes help make for a more attractive community: a place where people will want to live, and a place that's considered a solid investment.

We are so lucky to have Robin Reichle Goodland volunteer her time as our Community Representative for Architectural Control. She and her team look forward to working with owners in 2023 to help make the renaissance even greater!

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***we need your
email
address!***

*Thank you for your
support of the HOA
in this transition!*

Delivering the news in the digital age

Most of us grew up in the days when receiving a personal note through the postal service was a great thrill. You looked at the return address, gently opened the envelope, and perhaps even saved the stamp. It was the way to stay connected with the rest of the world at the time.

Both from efficiency and cost effectiveness standpoints, we need to begin sending information and news to you by email. Please help us by doing the following:

- **Send us your email address.** We do not want you to miss any news or items of interest about our neighborhood. Send your email address to HOA secretary, Dorothy Thompson ddcthompson@gmail.com, or to Board assistant, Kim Lee Richards wlfivhoconnections@gmail.com
- **Open items** from wlfivhoconnections@gmail.com. This is the email for our WFIV news blasts as well as delivery for the digital newsletter and other HOA items.
- **Look in your Spam folder.** When there are numerous recipients of emails, your computer sometimes “reads” multiple recipients as spam. If you can identify that WFIV emails are coming into your spam folder, you can add the WFIV email address to your legitimate list of addresses so that in the future, emails come directly into your inbox rather than go to spam.
- **Let us know if you do not have an email address.** We will make sure you receive the news in an alternate format.

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What about those falling leaves

Cooler temperatures! Shorter days! Football games! Sweater time! And... falling leaves! Most of the trees in WFIV are deciduous, which means they lose their leaves at the end of their growing season, part of their natural growth cycle. (As an aside, did you know that that is why autumn is referred to as the “fall,” because the leaves “fall” at the end of the season? from *Wildlife Informer*.) Even with bare branches, the many huge trees in our neighborhood are a welcome sight as we walk and drive in the neighborhood.

Our landscaping crews will continue to have full days going forward of gathering leaves into piles, bagging them up, disposing of them, and starting all over again a few days later. Please be patient if you see piles of leaves waiting to be picked up; the crew will be there soon! Likewise, though not as frequently as in the spring and summer, grass cutting will continue over the fall and winter with grass clippings also being collected for disposal.

If you see any area that seems to be neglected, please let the Landscaping Trustee know, so he can direct the landscaping crews to the trouble spot.

Directory updates

due

JANUARY 31, 2023

Your Neighborhood 2023 Directory

A few days ago, you received your neighborhood resident Directory form for updating.

We are requesting that you complete and return the form by January 31, 2023, so that we can update and print the 2023 Directory as soon as possible after February 1. Extraordinary measures were taken in 2022 by two homeowner volunteers to completely overhaul the prior programming file for the Directory. This year, and in years to come, the Directory will be a much more streamlined process, both for adding new residents as well as verifying residents already in the Directory.

*******Please return the completed form by January 31, 2023*******

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Your New 2023 HOA Board

You elected the following neighbors to the 2023 WFIV HOA Board at the Annual Meeting on November 10, 2022:

John Williams - reelected
Debbie Biagioli - new
Margie Plotkin - new

At the January 2023 HOA Board meeting, the Board responsibilities were assigned as follows:

President - John Williams
Vice President - Ellen LeBlanc
Secretary - Dorothy Thompson
Treasurer - Ellen LeBlanc
Governance - Jessica Forsdick
Architectural - John Harrison
Landscaping - Terry McConn
Parking & Streets - Debbie Biagioli
Pool & Tennis Courts - Margie Plotkin
Security, Lights & Trash Collection - TBD

Thanks to our committed volunteer HOA Board members for making our WFIV community the special place it is!

Additionally, special thanks to:

- the two Board members who have retired from the HOA Board after years of service: Renee Gervais and Bob Roten
- Senior Pastor Alf Halvorson (one of our WFIV residents) and Memorial Drive Presbyterian Church for generously allowing WFIV HOA to hold our Annual Meeting in the amphitheater of the church
- All who attended the 2022 HOA Annual Meeting. It is one of those wonderful opportunities to share what your HOA Board has done the past year on your behalf and what can be anticipated in the future.

These are your WFIV community volunteers at work.

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Woodlake Forest IV Homeowners Association, Inc.			
Maintenance Fund			
Statement of Revenue and Expenses			
December 31, 2022			
		2022 Final Budget	Difference
MAINTENANCE FUND HELD @ CHASE OF JANUARY 1, 2022		\$ 100,000	
OPERATING REVENUE			
Annual Homeowners Fee	\$ 356,000	\$ 456,000	\$ 100,000
Annual Homeowners Late Fee	\$ 750	\$ 450	\$ (300)
Annual Homeowners Interest Due	\$ 167	\$ 200	\$ 33
Resales Certificates & Transfer Fees	\$ 8,100	\$ 1,500	\$ (6,600)
Tree Fund	\$ -	\$ 300	\$ 300
2023 Annual Maintenance Fees (Collected in December 2022)	\$ 130,000	\$ -	\$ (130,000)
Other Income (Pool Keys, etc.)	\$ 7,719	\$ -	\$ (7,719)
TOTAL OPERATING REVENUE	\$ 502,736	\$ 458,450	\$ (44,286)
OPERATING EXPENSES			
Landscaping	\$ 275,339	\$ 240,256	\$ (35,083)
Tree Fund	\$ -	\$ 1,500	\$ 1,500
Utilities	\$ 63,478	\$ 47,550	\$ (15,928)
Parking & Streets	\$ 1,600	\$ 4,000	\$ 2,400
Pool & Tennis Court	\$ 11,893	\$ 15,000	\$ 3,107
Security & Lights	\$ 7,829	\$ 12,750	\$ 4,921
Special Projects	\$ 53,840	\$ 58,300	\$ 4,460
Administration	\$ 10,056	\$ 11,300	\$ 1,244
Professional Services	\$ 38,591	\$ 29,500	\$ (9,091)
Woodlake Forest Community Association	\$ 14,820	\$ 14,820	\$ -
TOTAL OPERATING EXPENSES	\$ 477,446	\$ 434,976	\$ (42,470)
MAINTENANCE FUND ENDING BALANCE HELD @ CHASE AS OF DECEMBER 31 , 2022		\$ 125,289	
RESERVE FUND @ CHASE AS OF JANUARY 1, 2022			
Beginning Balance	\$ 96,069		
Reserve Fund Transfer (Frost Bank)	\$ 46,990		
Pool Expenditures	\$ (28,457)		
Curb/Expenditures	\$ (23,710)		
Landscaping Enhancements	\$ (15,500)		
Lighting	\$ (29,880)		
RESERVE FUND @ CHASE	\$ 45,513		
MAINTENANCE AND RESERVE FUNDS ENDING BALANCE @ CHASE AS OF DECEMBER 31, 2022		\$ 170,802	
<Less> 2023 Annual Maintenance Fees Paid in December 2023 (\$130,000)		\$ 40,802	

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BOARD OF TRUSTEES

PRESIDENT

John Williams

VP / TREASURER

Ellen LeBlanc

SECRETARY

Dorothy Thompson

ARCHITECTURE

John Harrison

GOVERNANCE

Jessica Forsdick

LANDSCAPING

Terry McConn

PARKING & STREETS

Debbie Biagioli

POOL & TENNIS COURTS

Margie Plotkin

SECURITY • LIGHTS •

TRASH COLLECTION

TBD

VOLUNTEERS

ADMINISTRATIVE

ASSISTANT/ POOL KEYS

Kim Lee Richards

BLOCK CAPTAIN

COORDINATOR

Diana Howie

RESALE CERTIFICATES

Barbara Stanley

THE BUZZ

Leona Urbish, Pat Cavanagh

WFCA WFIV

REPRESENTATIVE

Jana Gunter

2023 Budget

Maintenance Fund and Reserve Fund @ JP Morgan Chase

Maintenance Fund	Budget
Revenue	
Annual Maintenance Fees and related items	\$570,650
Resale Certificates Fees	\$1,500
Total Revenue	\$572,150
Expenses	
Landscaping	<\$269,000>
Utilities & Trash	<\$118,844>
Parking & Streets	<\$11,000>
Pool & Tennis Courts	<\$16,540>
Security & Lights	<\$9,850>
Administration	<\$10,572>
Professional Services	<\$52,600>
WLF Community Assoc Dues	<\$14,820>
Total Expenses	\$503,226
Projected Ending Balance	<u>\$68,924</u>

Reserve Fund	Budget
Beginning Balance	\$40,802
Expenditures	
Landscaping	<\$35,000>
Pool & Tennis Courts	<\$3,500>
Total Expenditures	\$38,500
Projected Ending Balance	<u>\$2,302</u>

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