

THE BUZZ

July/August 2023



WOODLAKE FOREST IV HOA

9619 ½ Bayou Brook St.
Houston, TX 77063

StreetWise



All Residents Meeting on Parking

We had a successful and informative meeting at Memorial Drive Presbyterian Church on June 12th. Thanks to all who attended. Discussion included a synopsis of parking policies, an overview of our private and public streets, efforts and time expended by the Board and the Standing Committee on Parking and Streets to ensure the neighborhood continues to be safe and aesthetically pleasing, and legal actions that can be taken for continued parking offenders. The PowerPoint presentation used at the meeting is posted on the WFIV website: woodlakeforestiv.org. Click About, and then HOA Meeting Notes. Locate the Parking and Streets presentation, on June 12, 2023. Click Learn more. Please review this presentation and become familiar with our parking policies.

Curb Painting

Several members of the community have expressed concerns that the curb numbers in front of their homes are missing. Some are missing due to concrete repairs on curbs, others are just faded. The Trustee has made a complete walk-through of the neighborhood and has identified those curbs that need to be painted. Currently, the Trustee is soliciting bids for the curb number painting and at the same time curb painting to identify the fire hydrants in the neighborhood.

Contractors

Please communicate our parking policies with contractors working at your home. You are responsible for managing them. Minimize the time to drop off equipment and material and have the contractor move to a location that doesn't restrict access or parking in a no-parking zone. Reach out to your neighbors to let them know that you are having work done at your house. Parking overnight in alleyways or on private streets is a violation of the parking policies.

Visitors

We all have visitors from time to time. Unfortunately, we have narrow streets and on some you can only park on one side of the street. Our parking policy rules limit continuous parking on private streets. Let us know if your visitor will need extended time!

Please contact Debbie Biagioli, Debbie.biagioli@yahoo.com, your Trustee over Parking & Streets, or Leona Urbish lmurbish@yahoo.com, Parking Committee Chair, or other HOA Board members.

For our HOA forms, use the links below

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

For additional questions contact

Landscaping: tlmconn@gmail.com, Architecture: rgreichle@gmail.com



Be aware, be alert

Unfortunately, sometimes people are not whom they seem. We have now had several reports of people coming to someone's front door and indicating that they are with a particular service or company and want to "help" you save money with a plan they are offering. They have become quite insistent, almost aggressive, that you not only listen, but also allow them into your home under the premise of "checking" your current setup for security, or looking at a utility bill, or proposing some other guise to enter.

***UNLESS YOU KNOW WHO THIS PERSON IS,
DO NOT LET THEM IN!!!***

Solicitation in neighborhoods is tricky, especially in a neighborhood like WFIV that has both public and private streets. On public streets, solicitation activities are allowed if the person backs away from the door, so there is little we can do about that. On our private streets, however, it becomes more of a challenge unless "No Soliciting" signs are visible at entrances. [See the map of the WFIV public and private streets at <https://www.woodlakeforestiv.org>]

Your Board is considering what needs to be done to further the safety of our community. Your role is to be aware. If you have not requested them or do not know them, "Just say no!"



Orange Swizzle

1 can frozen orange juice concentrate
1 quart ginger ale
maraschino cherries
orange slices

- Fill 4 tall glasses with ice
- Place a heaping tablespoon orange juice concentrate in each glass
- Fill with ginger ale
- Stir, top with a cherry and an orange slice, and enjoy!

Optional: pour a little cherry juice in the bottom of each glass

Optional: add vodka for an adult beverage

For our HOA forms, use the links below

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

For additional questions contact

Landscaping: tmcconn@gmail.com, Architecture: rgreichle@gmail.com



Estate/garage sales on WFIV property are NOT allowed!

Holding an estate sale, garage sale, or online auction for the contents of any WFIV property is a violation of the Deed Restrictions. These restrictions have been in place since the organization of Woodlake Forest IV in the 1970s. [DCR Article XII, Section 4, Residential Use]

These include the newly captioned “transition” activities (this is a newly coined phrase for garage/estate sales). for companies that operate both in-house and on-line. Contents are usually bid for on-line, and the successful bidders are given a time at which they are to come to the residence to pick up the item(s).

WFIV has seen several of these in recent months. It has been nothing short of chaotic. Actual oversized vehicles (like moving vans) have appeared to pick up multiple items and blocked our narrow streets. People who come to pick up items have double- and triple-parked on our streets so that no vehicles can get through. Finally, increasingly rude behavior has been exhibited toward Board and other community members who attempt to express the appropriate rules.

The WFIV Board is serious about enforcing our Deed Restrictions regarding estate/garage/auction activities. Cease and desist letters were sent to homeowners engaging in these sales and letters were sent to the transition companies holding these events. Additionally, fines to the homeowner will be assessed.



Blurbs, info, and reminders

Landscaping: All of tree trimming Phase I (most critical/dangerous needs) has been done. Most of tree trimming Phase II (needed but not critical) has been done. Tree trimming Phase III (needed sooner than later) will be completed in about 2 weeks. Some mulching still needs to be completed and the landscaping crew is on it. Irrigation problems continue to be addressed.

Questions? Contact your Landscaping Trustee,
Terry McConn at tlmconn@gmail.com.

Lighting: The WFIV community continues to be in compliance for front and back lighting at 94-95%. This is one of our security measures, so your attention to burned out lights and turning them on dusk to dawn is greatly appreciated!

Questions? Contact your Lighting and Security,
Kimberly Thompson at knthompson00@gmail.com.

Pool and tennis courts: The sheeting on the back side of the tennis courts has been fixed, and lighting issues have been addressed. Enjoy these wonderful amenities during this extra-hot summer!

Questions? Contact your Pool and Tennis Courts Trustee,
Margie Plotkin at maplotkin@comcast.net.

For our HOA forms, use the links below

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

For additional questions contact

Landscaping: tlmconn@gmail.com, Architecture: rgreichle@gmail.com



Diana, thanks for all you've done

Diana Howie has been a presence in the WFIV community since 1985 when she purchased one of the last homes to be built in WFIV.

Almost immediately, Diana was spotted wheeling her KayPro computer (the first “portable” computer) into her new home and was offered the role of Secretary to the Board, the prior one having recently resigned. As she says, it was billed as “a good way to meet some neighbors,” which she says it really was (and still is!)

Diana has served on the Board several times, usually as Secretary, being one of the few residents at the beginning with a computer at home, though she also has served as pool trustee and trash/utilities trustee (note the evolution of duties for the trustees). Diana has seen the Board in the mid-80s -late 90s made up of builders and homeowners to the current homeowners-only volunteer Board.

Under her leadership during her various times as Secretary, two activities were started: Block Captains team and the handing out of “new homeowner” packets. Until a couple of months ago, Diana has continued these two activities even though she is no longer an officer of the Board. With her droll sense of humor, she says that while the KayPro computer was the start of all her service, she thinks having a home computer and printer all along was what kept these two tasks sticking to her even when she no longer served on the Board.

It now is time to let go of it all, though she is keeping her computer and printer for personal adventures and writing.

Diana, we wish you and Jeff well, and we look forward to catching up with you around the neighborhood.

With Diana’s retirement, others are taking on the responsibilities: Block Captain, Sharon Shelton; and New Resident packets, Kim Lee Richards and Ellen LeBlanc. Thanks to all our wonderful volunteers!



Heavy Trash Day August 26, 2023—8:00 AM

Dig into those closets, climb into the attic, dust off those leftover items in the garage. The Board has arranged for our annual heavy trash pickup day. Look for further announcements for acceptable items; all items need to be out by 8:00 AM for pickup.

For our HOA forms, use the links below

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

For additional questions contact

Landscaping: lmconn@gmail.com, Architecture: rgreichle@gmail.com



Annual Pool Party October 22, 2023—4:30 PM

We will hold another pot-luck pool party this fall. Look for further announcements with details, RSVP information, and fun activities.



Homeowners Monthly Board Meetings—second Tuesday of each month—6:30 PM

Announcements and the agenda are emailed and posted by the pool prior to each meeting.



WFIV Homeowners Annual Meeting November 9, 2023

While November is months away, the Board and volunteers are already preparing for the WFIV Homeowners Annual Meeting. The ballot forms are being reviewed and updated, and the schedule for notices and voting is being formulated. The outside Chief Auditor has accepted the role of counting the ballots, and other outside auditors are being contacted to assist.

Please consider running for open positions on the WFIV Board. If you have never served before, you are in for a pleasant surprise regarding how active the Board is and the many and various responsibilities that need to be carried out. There's an area of interest for everyone. If you have served before, please consider adding your expertise to next year's Board. All talents are appreciated and employed.

Being a volunteer Board, it is very important to have a solid representation of the WFIV community. If you have any questions or would like more information on what serving on the Board may entail, please contact any of the following officers:

John Williams, President, jcw7310@aol.com

Ellen LeBlanc, Vice President & Treasurer, wlfivhoatreasurer@gmail.com

Dorothy Thompson, Secretary, ddcthompson@gmail.com

For our HOA forms, use the links below

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

For additional questions contact

Landscaping: tmmcconn@gmail.com, Architecture: rgreichle@gmail.com

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

Kimberly Thompson

VOLUNTEERS

ADMINISTRATIVE

ASSISTANT/ POOL KEYS

Kim Lee Richards

BLOCK CAPTAIN LEAD

Sharon Shelton

RESALE CERTIFICATES

Barbara Stanley

THE BUZZ

Leona Urbish, Pat Cavanagh

WFCA WFIV

REPRESENTATIVE

Jana Gunter

| Woodlake Forest IV Homeowners Association, Inc. | | | |
|--|-------------------|--------------------------|-------------------|
| Maintenance Fund | | | |
| Statement of Revenue and Expenses | | | |
| As of June 30, 2023 | | | |
| | | 2023 Final Budget | Difference |
| OPERATING REVENUE | | | |
| Annual Homeowners Fee | \$ 564,167 | \$ 570,000 | \$ 5,833 |
| Annual Homeowners Late Fee | \$ 1,300 | \$ 450 | \$ (850) |
| Annual Homeowners Interest Due | \$ 234 | \$ 200 | \$ (34) |
| Resales Certificates & Transfer Fees | \$ 2,150 | \$ 1,500 | \$ (650) |
| Reserve Fund Contributions | \$ 9,500 | \$ - | \$ (9,500) |
| Other Income (Pool Keys, etc.) | \$ 773 | \$ - | \$ (773) |
| TOTAL OPERATING REVENUE | \$ 578,123 | \$ 572,150 | \$ (5,973) |
| OPERATING EXPENSES | | | |
| Landscaping | \$ 111,828 | \$ 269,000 | \$ 157,172 |
| Tree Fund | \$ - | \$ - | \$ - |
| Utilities | \$ 22,701 | \$ 69,632 | \$ 46,931 |
| Parking & Streets | \$ 250 | \$ 11,000 | \$ 10,750 |
| Pool & Tennis Court | \$ 6,837 | \$ 16,540 | \$ 9,703 |
| Security & Lights | \$ 7,685 | \$ 9,850 | \$ 2,165 |
| Special Projects | \$ 28,980 | \$ 49,212 | \$ 20,232 |
| Administration | \$ 3,172 | \$ 10,572 | \$ 7,400 |
| Professional Services | \$ 7,607 | \$ 52,600 | \$ 44,993 |
| Woodlake Forest Community Association | \$ 14,820 | \$ 14,820 | \$ - |
| TOTAL OPERATING EXPENSES | \$ 203,880 | \$ 503,226 | \$ 299,346 |
| MAINTENANCE FUND ENDING BALANCE | | | |
| HELD @ CHASE AS OF JUNE 30, 2023 | \$ 374,243 | | |
| Reserve Fund @ Chase Bank | | | |
| as of June 30, 2023 | | | |
| Beginning Balance | \$ 40,802 | \$ 40,802 | \$ - |
| Pool Expenditures | \$ 3,950 | \$ 3,500 | \$ (450) |
| Curb/Expenditures | \$ - | \$ - | \$ - |
| Landscaping Enhancements | \$ - | \$ 35,000 | \$ 35,000 |
| Lighting | \$ - | \$ - | \$ - |
| RESERVE FUND @ CHASE | \$ 36,852 | \$ 79,302 | \$ 34,550 |
| MAINTENANCE AND RESERVE FUNDS | | | |
| ENDING BALANCE @ CHASE AS OF | | | |
| JUNE 30, 2023 | \$ 411,095 | \$ 582,528 | |

| Woodlake Forest IV Homeowners Association, Inc. | |
|--|-------------------|
| Total Reserve Fund as of June 30, 2023 | |
| JP Morgan Chase | \$ 36,852 |
| Cadence Bank | \$ 226,011 |
| TOTAL RESERVE FUND | \$ 262,863 |
| Reserve Fund as a percentage of 2023 Annual | |
| Maintenance Fees | 46% |

For our HOA forms, use the links below

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

For additional questions contact

Landscaping: lmcconn@gmail.com, Architecture: rgreichle@gmail.com