



Lights Please!

Keep your front door, back door, and garage door lights on from dusk to dawn. It's part of our security system. Last month, around 93% of you did so...let's make it 100%!

In Memoriam

Barbara Stanley

Warning, warning, warning!!!

Thieves and criminals abound.

Recently, we had a truck stolen off the Longmont entrance street, we've had a tailgate stolen off a pickup truck near that same Longmont location, and we've had one burglary and one attempted burglary on Bayou Brook. While we believe our WFIV neighborhood is very safe from these kinds of criminal elements, we are susceptible to crime just like other neighborhoods.

Crimes of opportunity invite bad actors into our neighborhood.

- If you park your vehicle on the street, you are open to vandalism, to break-ins, to stealing. Park it in your garage or find alternative, secure parking. Vehicles on the street invite crime—if not to you personally, then to others.
- If you leave doors or windows unlocked, you make it easy for criminals to enter your home, even if you are there. Make sure every window and door is locked at all times. Do not make it easy for vandals.
- If you leave your garage door open overnight, you invite miscreants to take items from your garage and perhaps even access your home itself. Unless you are in it, keep your garage doors closed at all times.

Be extra vigilant, make a mental checklist to secure your home at all times, and be watchful of and remind your neighbors if you observe something amiss. Lock all your doors, turn on the alarm, and pick up late-night delivery packages at the front door.

If you are unfortunate to suffer a crime, call the police to make a report and let our Board officers and our Trustee over Security know immediately. Our Flock Safety system is tied into the Houston Police Department and Harris County whereby we can check incoming and outgoing vehicles to determine if there are unregistered vehicles roaming the neighborhood that might belong to criminals.

Take this seriously!

Thank you, Chester!

On March 2, Mr. Chester Horton, our trash removal contractor, picked up our many heavy trash items. He and his crew deserve a huge thank you for handling this special pick-up. Show your appreciation when you see them on their regular Tuesday and Friday trash removal days.



WFIV Calendar

Monthly Meetings

Second Tuesday evening of each month
6:30 PM by Zoom

Annual Meeting

Tuesday,
November 5, 2024

Recreation Area

Annual Party

Sunday,
October 20, 2024

Spring has sprung!

Our trees, shrubs, flowering plants, and yards are turning green now. With that in mind, our Landscaping Trustee Marie Hartnett, wf4landscaping@gmail.com, asks the following:

Plants & Planting

If there are any plants that did not survive the freeze or for any other reason are dying, let your Landscaping Trustee know. Also, if you have privately replaced your front area and beds, let her know so your plantings will not be disturbed.

Sprinkler Systems

Check the sprinkler systems around your home to make sure they are working properly. Let your Landscaping Trustee know of any issues. Also, let her know if your sprinkler system is on your private clock and that you control it. The landscaping crew only waters areas that are not private.

Items on the Common Property

Please remove all empty pots, statues, plastic plants, and posts with bird houses or yard flags in front of or around your house on common property, including alleyways, unless you have prior Board approval. These are against the DCRs. If you are unable to remove them, we will be glad to move them for you. Discrete seasonal or holiday displays are always acceptable on private property.

Communication with Landscaping Crew

Finally, to have a regular and consistent conduit to our landscaping contractor Baldo, please do not call him directly but rather let your Landscaping Trustee know the landscaping issue. She will work directly with Baldo.



Volunteers and more..

- >> Join a committee!
- >> Help deliver WFIV news!
- >> Work with updating the *Directory*!
- >> Submit notes or articles for *The Buzz*!



For Sale or Lease Signs

All "For Sale" or "For Lease" signs must be on your private property, not on the Common Property. Please set it against your home or in the window. (See article in this issue for Common Property definition.)

"Recreation Area" ...a new name with a [somewhat] new purpose

If you look back at prior years' issues of *The Buzz* or the WFIV Directory, you will see listed a trustee whose responsibilities were "Pool and Tennis Courts".....until *The Buzz* issue last month (January/February), that is. What happened, you ask.

WFIV has seen an evolution in the use of the area we have in that Southwest corner of the WFIV property. The calling card for so many decades to prospective homeowners was that WFIV had a pool and two tennis courts as amenities. Over time, the usage of the tennis courts has declined, and Harvey damaged the courts to such an extent that the whole area had to be repaired. In the interest of cost savings and decreased use, only one court was resurfaced for tennis play. The other court was resurfaced but with the intention that it would be used in a more informal manner, such as for our annual party and other gatherings. The Board even held meetings on that resurfaced pad area during the pandemic.

With all of this in mind, it seemed that a better description of that whole area was needed, thus "Recreation Area," which is collectively the pool, the tennis court, and the recreational pad. Records from now on, the Trustee title, and other references to that area will now use the new appellation.

Governance

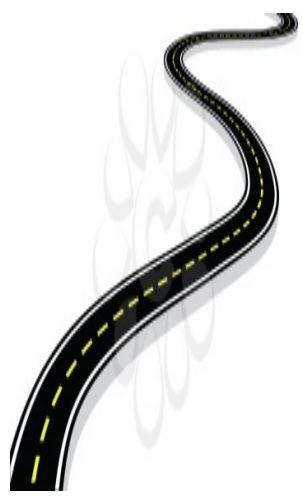
Although our Board of Trustees as a whole is the governance body of the HOA, a board position specific to Governance was created last year, in 2023. This position will work closely with each of the respective Trustees to help ensure all governing documents, including the declarations, bylaws, rules, and policies, continue being clearly interpreted, revised for the better (if appropriate), and enforced. Consistent and transparent interpretations of WFIV's guidelines and documents are necessary not only to maintain a stable neighborhood but also to bring value, both from the physical aspects and our community ethos.

All of this is in the spirit of continuing to make decisions in the best interests of the residents within our WFIV community.

Scott Cooley, your 2024 Governance Trustee, welcomes any/all input. Feel free to get in touch with Scott at srcooley@gmail.com should you have questions or concerns.

Public and private streets in WFIV

All streets in WFIV are private, except for the entrance streets of Doliver, extending all the way to the Doliver Point townhome gates; and Longmont, off Gessner and curving around till it intersects with Doliver.



For our HOA forms, please go to the Woodlake Forest IV website at <https://woodlakeforestiv.com>

StreetWise "News from the Street"

First things first!

- Register all vehicles in your household.
- Every new resident—homeowner or tenant—receives from the Standing Committee on Parking and Streets ("SCPS") a parking policy packet.
- In the packet, you receive a vehicle registration sticker application ("VRSA"), a copy of the parking policy, a copy of the introduction and general statements applicable to and part of the parking policy, and a copy of possible parking violations based on the parking policy. Please read everything carefully. It is incumbent upon you as a resident to follow the parking policy rules. If you have not received a parking packet, contact SCPS at wfivparkingstreetcomm@yahoo.com.
- If you have three cars and three drivers in your household, you should reach out to the SCPS to obtain an application for a temporary parking permit. There are separate rules for this particular exception.

Second things next!

- Park two vehicles in your garage.
- All garages in WFIV have space for two vehicles. You are always allowed some time to unpack the boxes, re-arrange or remove other items in your garage to accommodate two vehicles, make necessary physical adjustments for full garage use, or renovate to accommodate two vehicles.
- Your garages "...shall [n]ever be changed, altered, reconstructed or otherwise converted for any purpose inconsistent with the garaging of automobiles."
 - --Article XII, Section 1 of WFIV's Declaration of Covenants & Restrictions ("DCRs")
- This means your garage is not your gym, it is not your workshop, nor is it your storeroom. If you have an extenuating circumstance that truly does not allow your vehicle to be parked in your garage, you need to contact SCPS or the Trustee over Parking & Streets at Debbie.biagioli@yahoo.com to try to work out a solution.

Finally...!

- WFIV is a deed-restricted community. You should have received all the DCRs, Bylaws, policies, etc. that pertain to WFIV's formation and ensuing filings with Harris County that are the rules and regulations that all of us are bound to by virtue of moving into this community. If you need to get copies, you can go to our WFIV website: <https://www.woodlakeforestiv.com>.

Check your bags!

Check that PURPLE plastic bag!

You are starting to see purple plastic bags on your door handles or on your gate or at your front door. It is a new initiative your HOA Board has determined for delivery of news items, *The Buzz*, the *Directory*, and any other informational items that are distributed under the guise of our WFIV business and interests.

Why this and why now? An unfortunate incident occurred recently to one of our residents who was delivering items to a home that had a door mail slot. As the mail item was pushed through, a dog on the other side of the door bit off a part of the little finger of this person. Emergency room care, the trauma of a bite, and the additional ordeal of losing a part of a finger are all situations that your Board wants to avoid.

As you know, WFIV has a system of Block Captains who deliver all sorts of important internal mail to the residents of WFIV. This is in addition to deliveries of New Resident and vehicle registration packets, and a myriad of other items pertinent to WFIV and our residents' interests. We don't want to lose this internal system of delivery, but we want to put in place safety measures wherever we can. Additionally, this also puts all of us in compliance with Federal mail law, which says no one except a postal worker can put items into a mailbox, and no mail is allowed without proper postage.

[18 USC 1725]

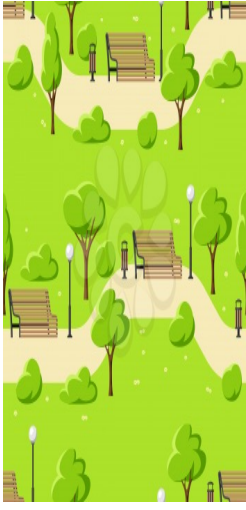
So, please get into the habit of checking your PURPLE bags!



Reminders

Register to get electronic mail

Your HOA Board continues to look for ways to cut down on costs in the neighborhood, especially regarding administrative costs. One way all of us can help is to register our electronic mail addresses with the HOA Secretary so that paper items no longer need to be printed. We would like to get to 100% of our homeowners being registered. Please contact Dorothy Thompson, Secretary, at wfivsecretary@gmail.com.



Do not obstruct walkways

All of us want to receive our mail, have our packages delivered and have our guests be able to walk up to our front doors unimpeded. This is much more difficult to achieve, and in some cases almost impossible, when a vehicle is parked in front of our walkways. Our Parking Policy states that all walkways are to be clear of any vehicle parked in front of it. Please park away from any walkway and make sure your guests do likewise.

Prowling critters—coyotes in particular

Be on the lookout, keep watch on your pets when outside, don't leave garbage out, and generally be aware of the coyotes that have been observed along the Bayou in the middle of the night, but also seen running along our streets back to the Bayou. While they may be as frightened of you as you are of them, remember they are meat eaters and are on the hunt for food.

Solicitors, scammers, and more—NOT!

While solicitors are allowed on public streets, you are not obligated in any way to engage with them. If they approach you—either on the street or at your front door—be very careful about giving any personal information unless you know them or have invited them to come. Signs indicating "No Soliciting" are being considered for the private areas of WFIV.

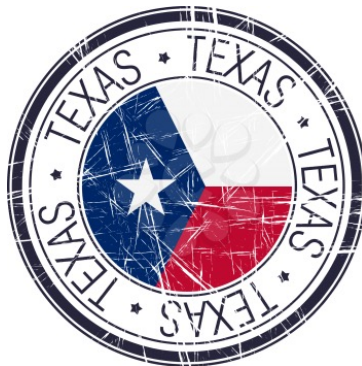
Quanah Parker

An Amazing Texan with A Life Story Like No One Else

Among the stories of Native American depredations in Texas, the massacre of the pioneer families at Parker's Fort near present-day Groesbeck on the banks of the Navasota by a band of Comanche and Kiowa Indians stands out as the most tragic in all of this state's frontier history. A beautiful little girl with straw colored hair and blue eyes, nine-year-old Cynthia Ann Parker, was taken on that day in 1836. The families living there were truly the advance guard of civilization. It is believed that she became the wife of Peta Nocona and bore a son named Quanah some time in 1848.

The Comanches terrorized the frontier in the ensuing years until 1860, when Governor Sam Houston commissioned 60 men under the command of L.S. Sul Ross. At the battle of Pease River near the current town of Quanah, Peta Nocona, now a great war chief, was defeated and his wife Cynthia was repatriated to her family and civilization. Her first born, Quanah, would have been 12 years old at that time.

The war with the Comanches finally came to an end in 1874 when cattleman Charles Goodnight convinced Quanah to lay down his arms and take up residence in SW Oklahoma. The mixed-blood Quanah (who shortly after his arrival there adapted the Parker name in honor of his mother Cynthia) had become the de-facto chief of all Comanches, and the greatest chief of what historians agree was the most powerful American Indian tribe ever.



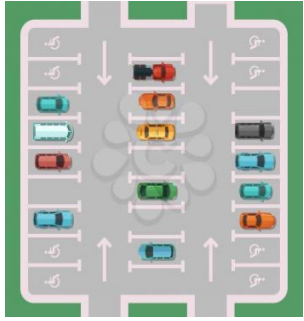
Quanah Parker (continued)

Although readers may be more familiar with the tribal names Apache and Sioux, it was in fact the legendary fighting ability of the Comanches that determined just how and when the American West opened. Comanche boys became adept bareback riders by age six; full Comanche braves were considered the best horsemen who ever rode. They were so masterful at war and so skillful with their arrows and lances that they stopped the northern drive of colonial Spain from Mexico and halted the French expansion westward from Louisiana. White settlers arriving in Texas from the eastern United States were surprised to find the frontier being rolled backward by Comanches incensed by the invasion of their tribal lands. So effective were the Comanches that they forced the creation of the Texas Rangers and accounted for the advent of the new weapon specifically designed to fight them: the six-gun (Samuel Colt's invention was originally a 5 shooter).

On the reservation Quanah Parker was a man of two worlds. While retaining many of his Indian modes and customs, he easily converted to Anglo ways of life. A shrewd investor, he became a wealthy man (one of the wealthiest Indians in America) but retained his seven Comanche wives and built a 22-room house to accommodate them. Quanah Parker rose from able warrior to tribal leader on the Comanche reservation. Between 1875 and his death in 1911, Quanah dealt with local Indian agents and with presidents and other high officials in Washington, facing the classic dilemma of a leader caught between the dictates of an occupying power and the wrenching physical and spiritual needs of his people. He maintained a remarkable blend of progressive and traditional beliefs, and contrary to government policy, he practiced polygamy and the peyote religion.

A business associate of several Texas ranchers, he became a friend of U. S. President Theodore Roosevelt; but upon his death in 1911, he was buried in full Comanche regalia. Quanah Parker was truly a man literally torn between two worlds. More meaningful than the miles Quanah traveled is the distance he traveled between disparate cultures and the transition he made between different ages in the history of the American West.

--Contributed by Glenn Andrews



No reserved parking!

There is no reserved parking on any street, private or public, in the WFIV community. Please do not take it upon yourselves to tell your neighbors that certain spots are "reserved," nor does a parking permit entitle you to a designated spot just because it is convenient for you. There are no reserved spots.

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WOODLAKE FOREST IV HOMEOWNERS ASSOCIATION, INC.

Statement of Revenue Collected and Expenses Paid

As of February 29, 2024

MAINTENANCE FUND @ CHASE BANK	Year To Date	2024 Final Budget	Difference
OPERATING REVENUE			
2024 Annual Homeowners Fee	\$ 536,500.00	\$ 570,000.00	\$ 33,500.00
Annual Homeowners Late Fee	\$ -	\$ -	\$ -
Annual Homeowners Interest Due	\$ -	\$ -	\$ -
Resales Certification & Transfer Fees	\$ 1,500.00	\$ 1,500.00	\$ -
Other Income	\$ 100.00	\$ -	\$ (100.00)
Revenue for Capital Expenses and Investments	\$ 145,103.60	\$ 45,103.51	\$ 100,000.09
TOTAL OPERATING REVENUE	\$ 683,203.60	\$ 616,603.51	\$ 133,400.09
OPERATING EXPENSES			
Landscaping			
Landscaping (Normal Fee)	\$ 33,876.00	\$ 203,256.00	\$ 169,380.00
Non-contracted Cost	\$ -	\$ 25,000.00	\$ 25,000.00
Sprinkler maintenance	\$ -	\$ 5,000.00	\$ 5,000.00
Tree care and removal	\$ 1,850.00	\$ 27,000.00	\$ 25,150.00
Mulch	\$ -	\$ 8,500.00	\$ 8,500.00
Christmans Lights	\$ -	\$ 1,900.00	\$ 1,900.00
Capital Expenditures	\$ 700.00	\$ 25,000.00	\$ 24,300.00
Total	\$ 36,426.00	\$ 295,656.00	\$ 259,230.00
Utilities			
Telephone	\$ 222.57	\$ 1,500.00	\$ 1,277.43
Electric (Reliant)	\$ 1,586.17	\$ 3,500.00	\$ 1,913.83
Water	\$ 11,072.77	\$ 68,250.00	\$ 57,177.23
Total	\$ 12,881.51	\$ 73,250.00	\$ 60,368.49
Parking & Streets			
Signs	\$ -	\$ 5,000.00	\$ 5,000.00
Curbs	\$ -	\$ 5,000.00	\$ 5,000.00
Streets	\$ -	\$ 5,000.00	\$ 5,000.00
Capital Expenditures	\$ -	\$ 5,000.00	\$ 5,000.00
Total	\$ -	\$ 20,000.00	\$ 20,000.00
Pool & Tennis Courts			
Pool Maintenance	\$ 2,250.00	\$ 12,540.00	\$ 10,290.00
Services Above Mthy Maintenance Fees		\$ 33,000.00	\$ 33,000.00
Pool House Cleanings/Repairs	\$ 140.00	\$ 1,500.00	\$ 1,360.00
Pool Area Normal Repair/Keys	\$ -	\$ 5,000.00	\$ 5,000.00
Recreational Area/Pickle Ball Court	\$ -	\$ 750.00	\$ 750.00
Capital Expenditures	\$ -	\$ 2,000.00	\$ 2,000.00
Total	\$ 2,390.00	\$ 54,790.00	\$ 52,400.00
Security & Lights			
Lights Repair and Replacement	\$ 775.00	\$ 2,000.00	\$ 1,225.00
Flock camera system	\$ -	\$ 8,750.00	\$ 8,750.00
Perimeter Fence Repair	\$ -	\$ 750.00	\$ 750.00
Trash Collection	\$ 8,208.00	\$ 49,248.00	\$ 41,040.00
Capital Expenditures	\$ 7,000.00	\$ -	\$ (7,000.00)
Total	\$ 15,983.00	\$ 60,748.00	\$ 44,765.00